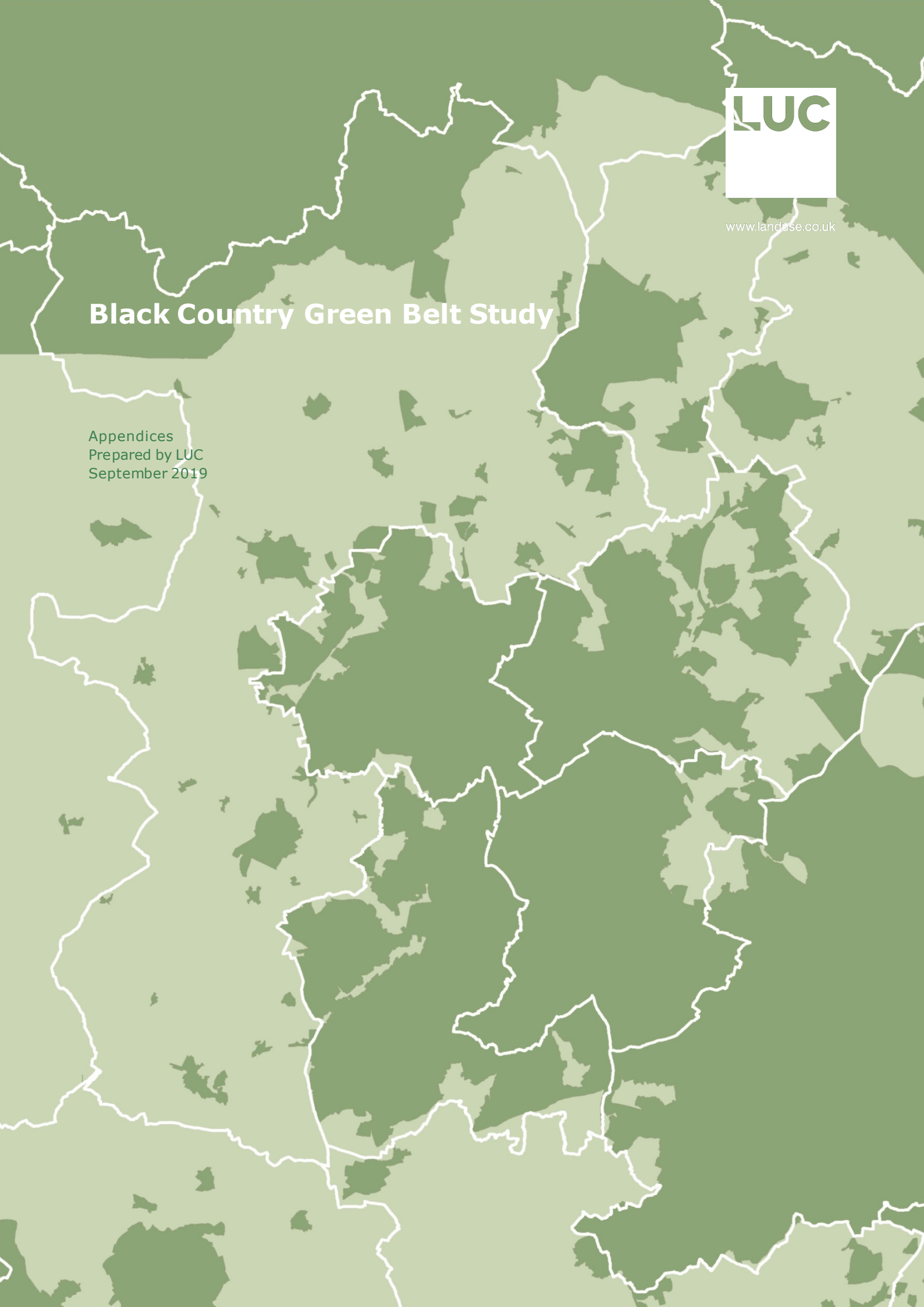




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Black Country Green Belt Study

Appendices
Prepared by LUC
September 2019



Appendix 3

Stage 2 Harm Assessments

This appendix provides the detailed Stage 2 assessments of the potential harm of removal of each Green Belt sub-parcel from the Green Belt. The methodology for this assessment is explained in **Chapter 6** and a summary of findings is provided in **Chapter 7**.

Sub-Parcel Ref: B1A-Kitchen Lane Open Space

Sub-Parcel Size: 7.3ha



Sub-Parcel Description

The sub-parcel, Kitchen Lane Open Space, contains open grassland with pockets of dense woodland adjacent to the urban edge of Wednesfield within the suburb of Ashmore.



View looking south across the sub-parcel from Kitchen Lane.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	Land plays no role in maintaining the separation between West Midlands conurbation and Cheslyn Hay due to the extent of its containment by inset settlement.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land is open and contiguous with the wider countryside but is largely contained by the urban area.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not form part of the setting of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

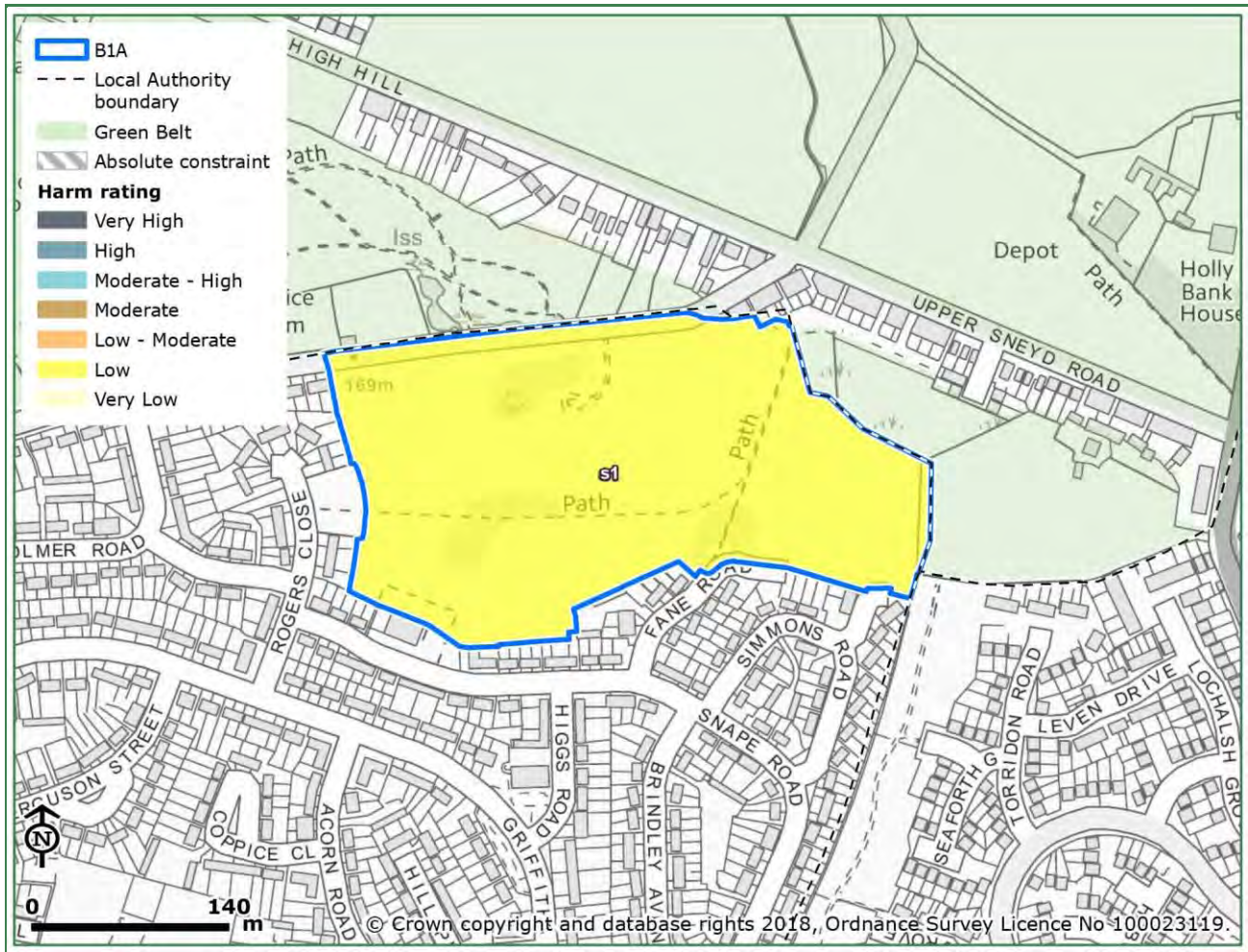
Scenario	Size (ha)	Rating
B1As1 Release of any land within the sub-parcel	7.33	Low

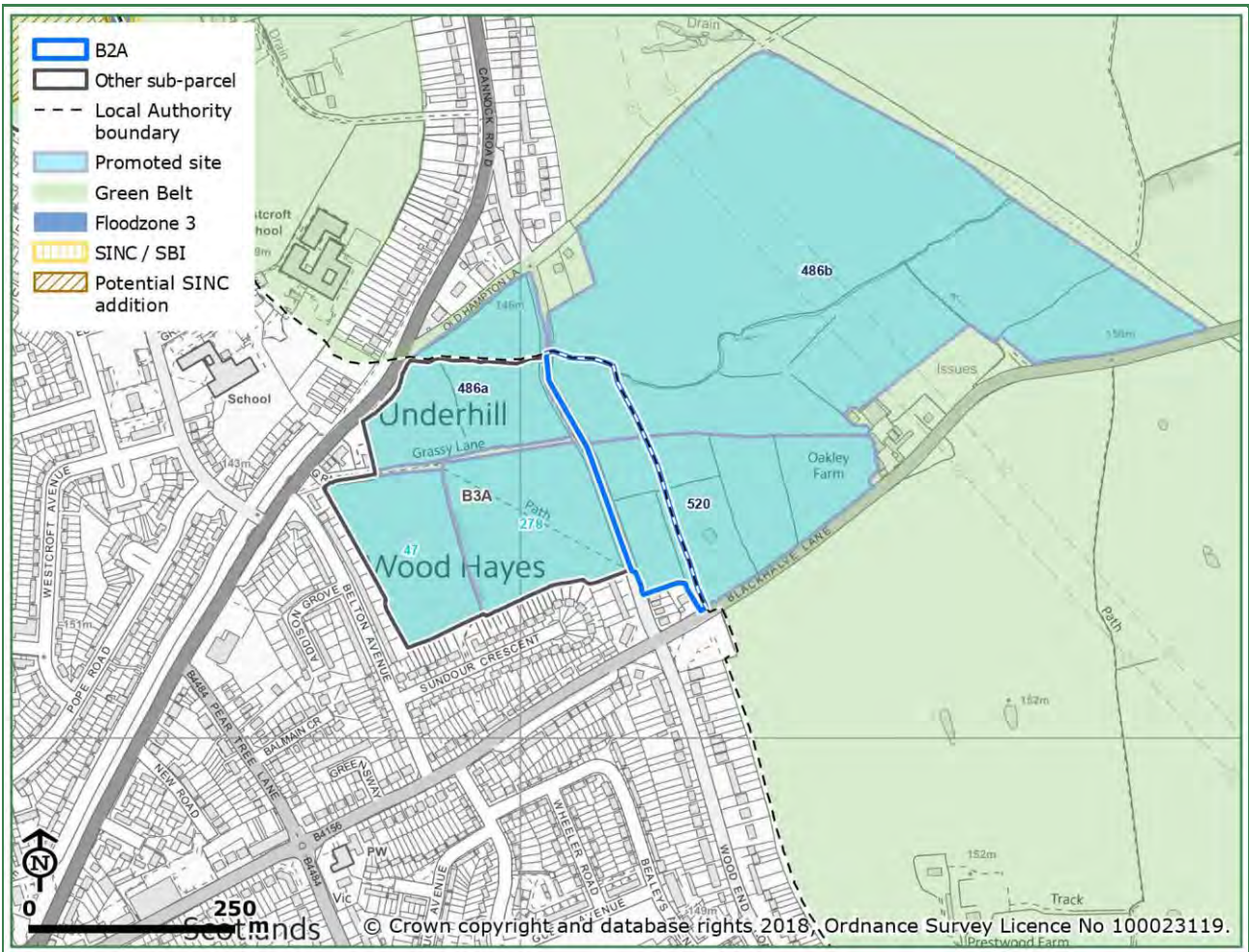
List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to checking sprawl from the West Midlands conurbation and safeguarding the countryside from encroachment. The sub-parcel is adjacent to the urban edge and is loosely contained by urban settlements, however the sub-parcel contains the characteristics of the open countryside. Release of sub-parcel B1A, together with adjacent land in South Staffordshire, would simplify the existing Green Belt boundary as it would be realigned to the existing settlement edge along Kitchen Lane. The release of the sub-parcel would also not weaken the neighbouring Green Belt to the north, as Kitchen Lane plays a significant role in separating sub-parcel B1A from the open countryside.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Three open fields divided by patchy hedgerows situated between the suburbs of Bushbury and Wood Hayes on the north eastern edge of Wolverhampton.



View southeast into fields from Wood Hayes Road.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation, contains no significant urban development, and has strong openness. It retains a relatively strong relationship with the wider countryside.	Strong
P2: Preventing the merging of neighbouring towns	Land preserves separation between parts of Wolverhampton and Wednesfield, but development elsewhere has significantly compromised the sense of distinction between the two settlements.	Moderate
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not form part of the setting of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

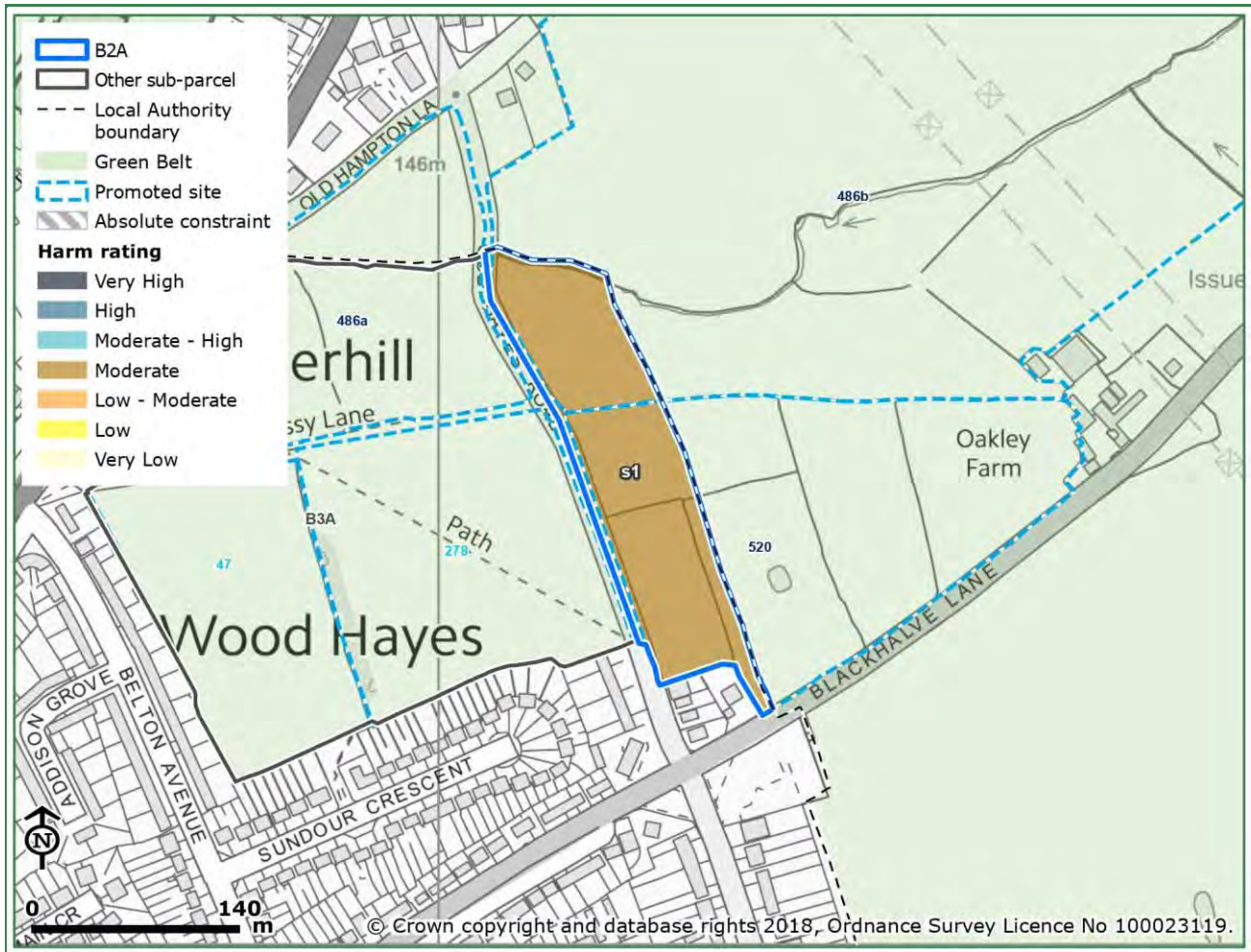
Scenario	Size (ha)	Rating
B2As1 Release of any land within the sub-parcel	2.17	Moderate

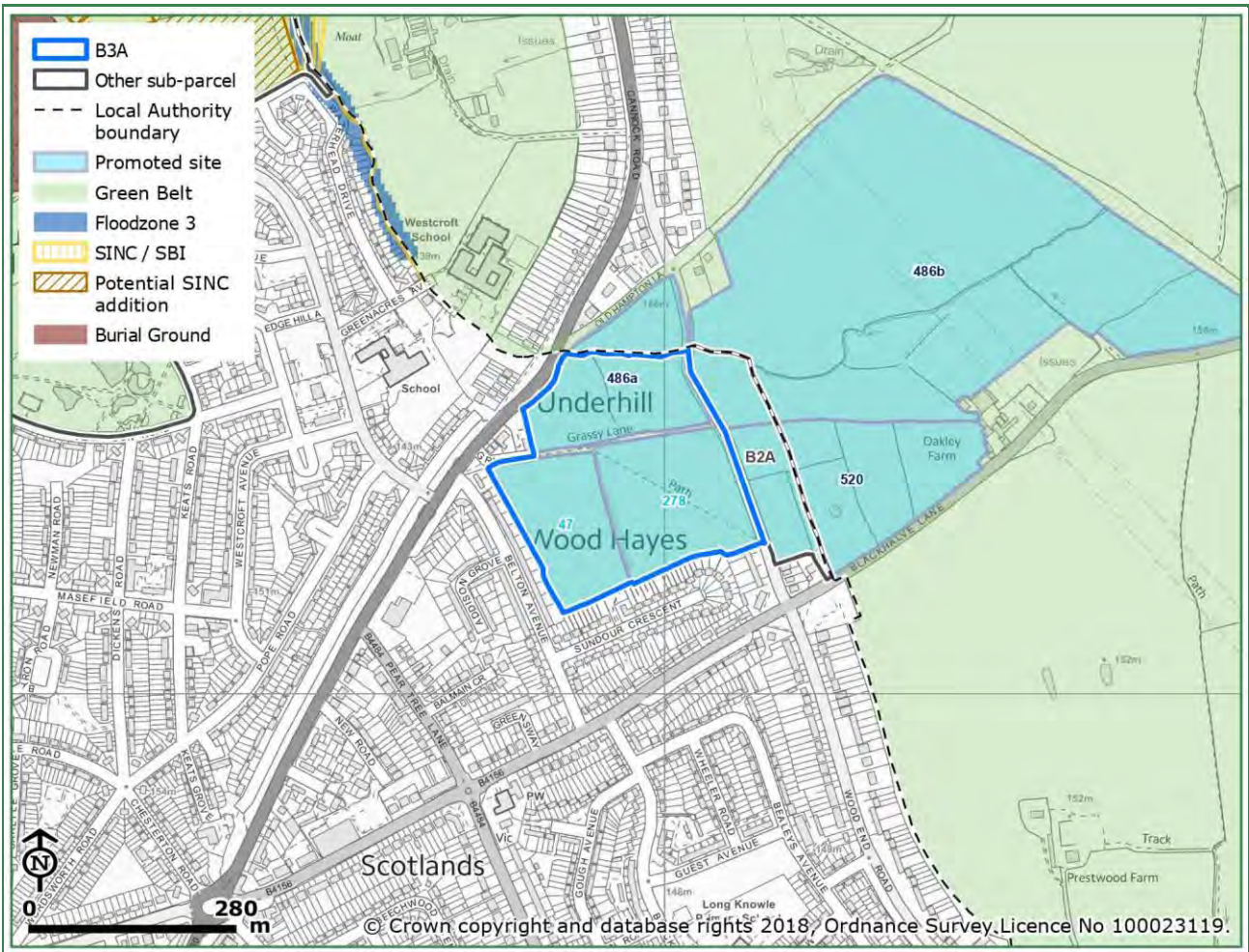
List of Sites Within the Scenario

Ref: 486b (Housing); Ref: 520 (Housing)

The sub-parcel makes a strong contribution to checking sprawl from the West Midlands conurbation and preventing encroachment onto the countryside, and a moderate contribution to preventing the merging of settlements. The sub-parcel is adjacent to the urban edge and comprises of open countryside. Housing along Wood Hayes Road forms a consistent settlement edge to the north and south, so release of the sub-parcel alongwith the land to the west of the road (sub-parcels B3A and land within South Staffordshire) would result in a consistent boundary that would not reduce the integrity of the adjacent Green Belt land to the east.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Three open fields located between the suburbs of Bushbury and Wood Hayes on the north eastern edge of Wolverhampton.



View south towards residential area from Grassy Lane.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation and is open, but contained to the west and south by residential development.	Moderate
P2: Preventing the merging of neighbouring towns	Land preserves separation between parts of Wolverhampton and Wednesfield, but development elsewhere has significantly compromised the sense of distinction between the two settlements.	Moderate
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not form part of the setting of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

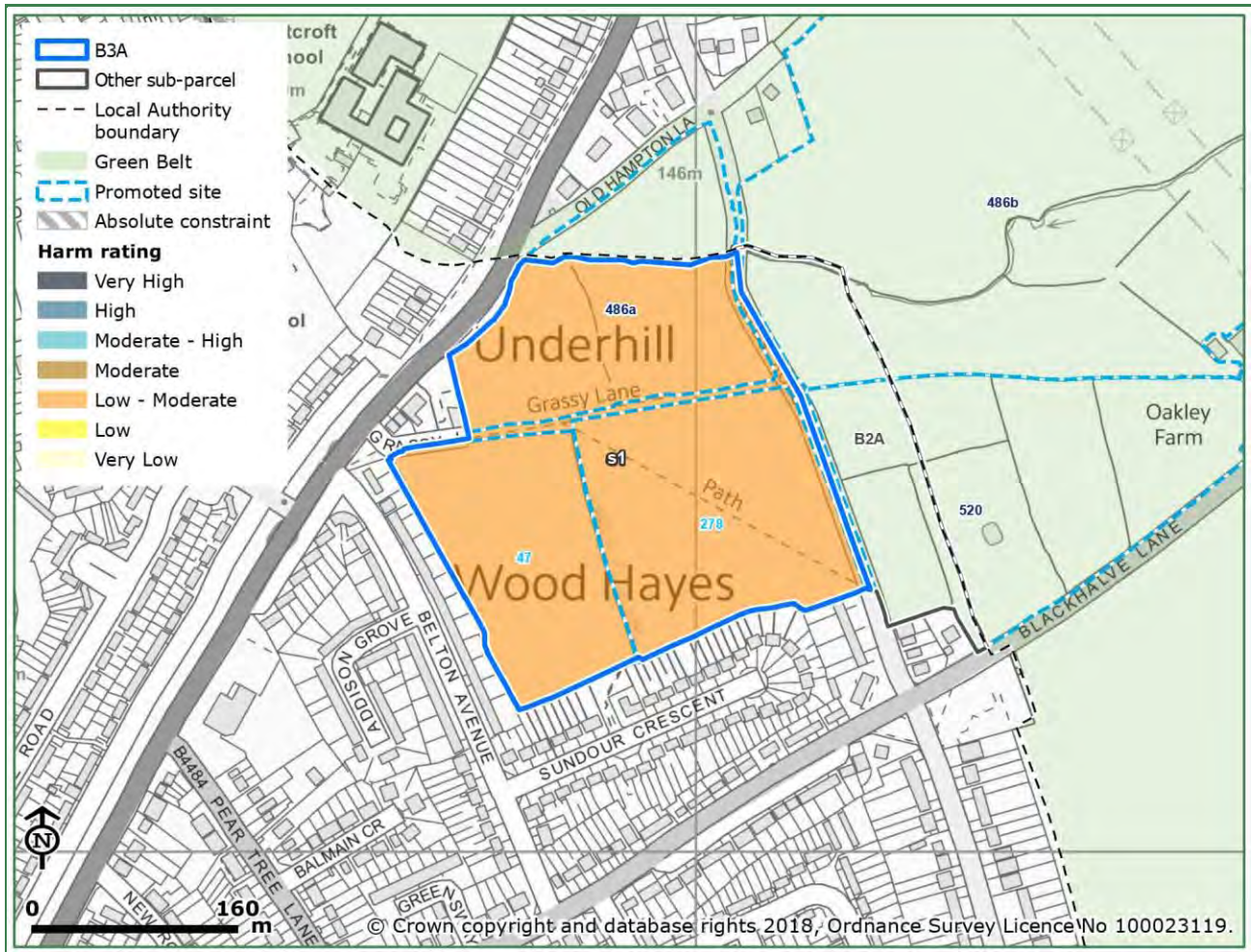
Scenario	Size (ha)	Rating
B3As1 Release of any land within the sub-parcel	8.32	Low - Moderate

List of Sites Within the Scenario

Ref: 278 (Housing); Ref: 47 (Housing); Ref: 486a (Housing)

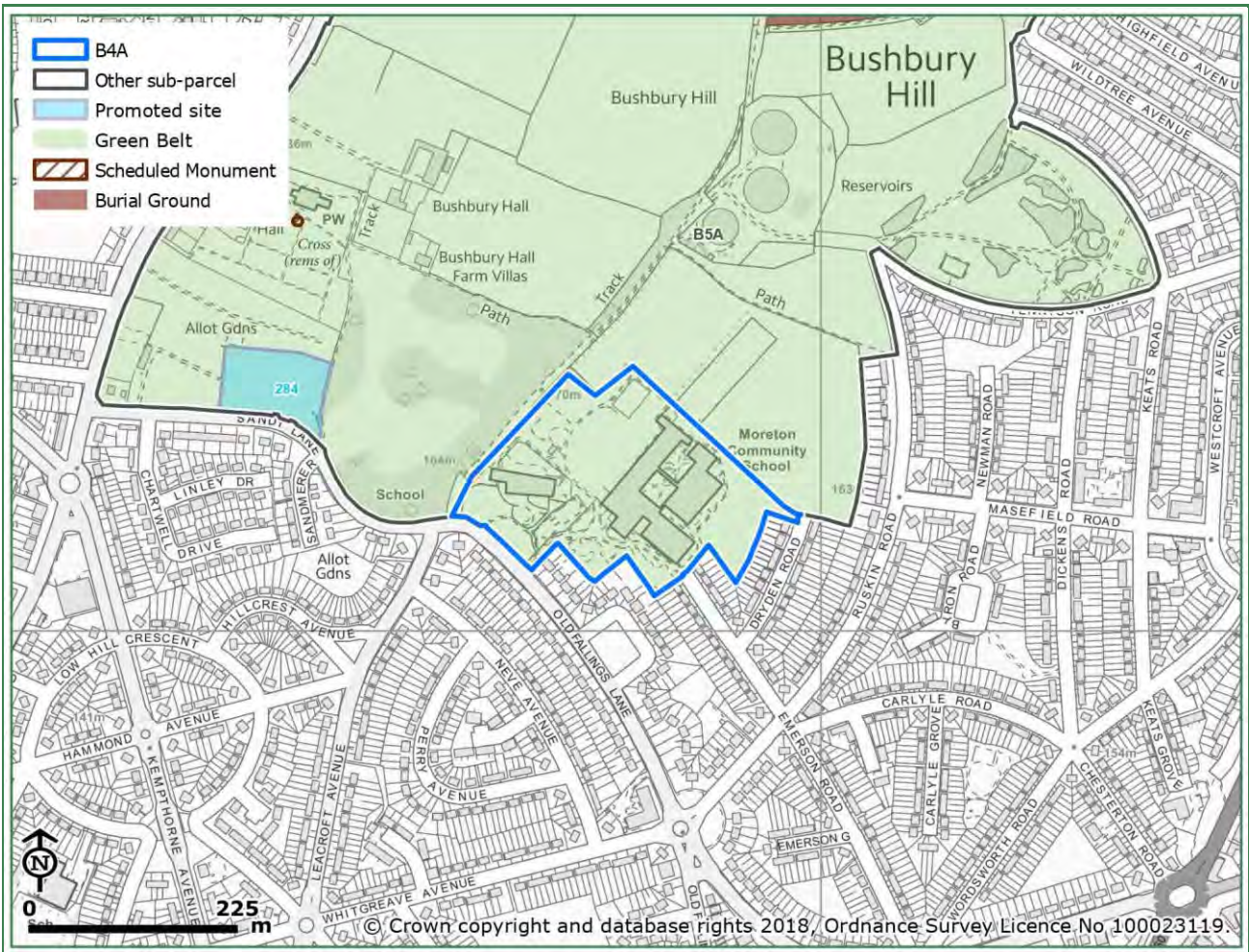
The sub-parcel makes a strong contribution to safeguarding the countryside from encroachment, and a moderate contribution to checking sprawl from the West Midlands conurbation and preventing the merging of settlements. However, its release would not weaken the neighbouring Green Belt to the east, as housing along Wood Hayes Road forms a consistent settlement edge to the north and south. Release of this sub-parcel would increase containment of neighbouring Green Belt Land in South Staffordshire, leaving less justification for the latter remaining within the Green Belt; but this would not increase the level of harm to Green belt purposes.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B4A-Moreton Community School

Sub-Parcel Size: 5ha



Sub-Parcel Description

Moreton Secondary School and associated playing fields, on the edge of the Wolverhampton suburb of Bushbury.



View northeast across Old Fallings Lane to school entrance.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation and contains some urban development, but also retains some openness and a relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	Land plays no significant role due to the extent of development within it.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land retains some degree of openness but is compromised by urbanising development within it.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

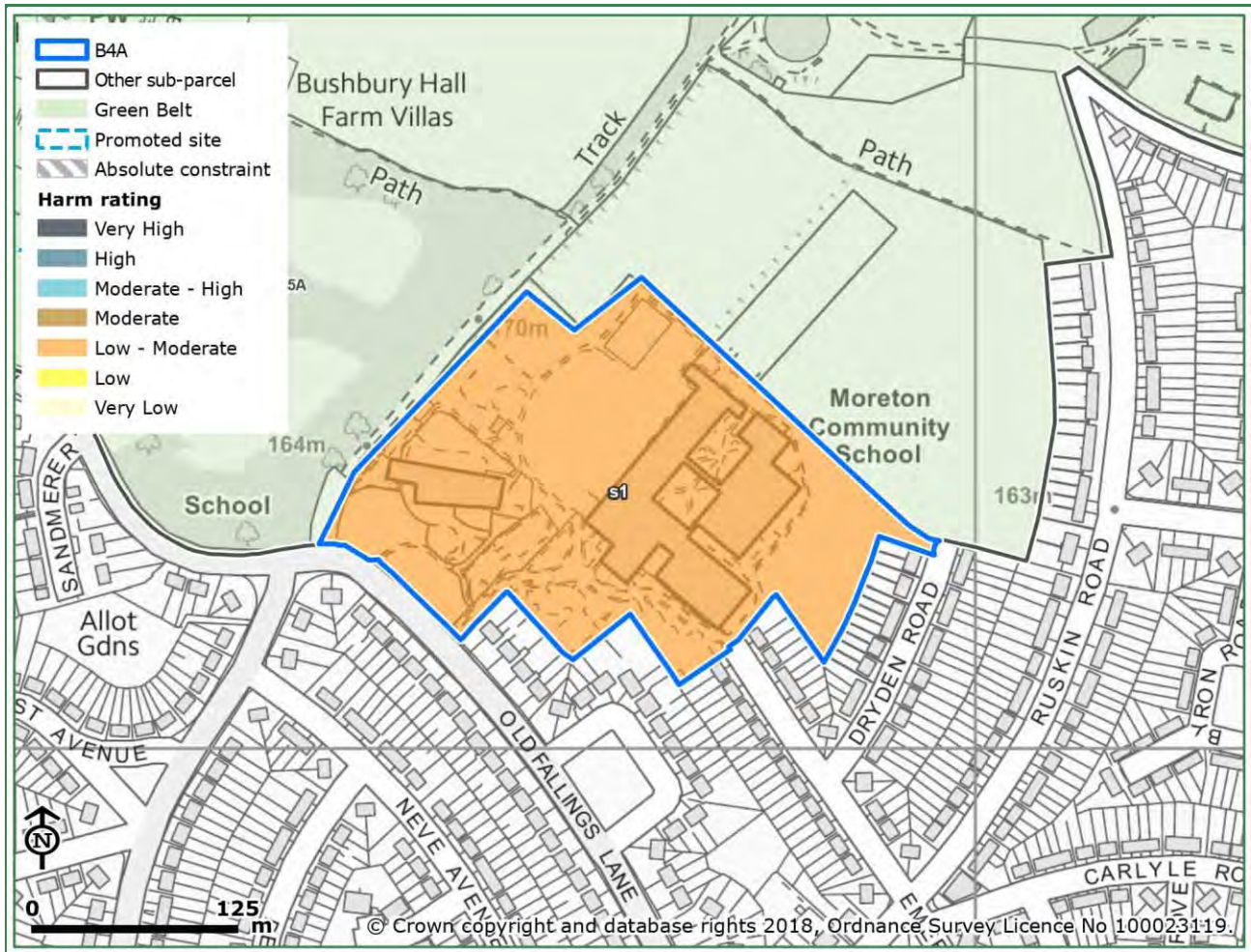
Scenario	Size (ha)	Rating
B4As1 Release of any land within the sub-parcel	5.05	Low - Moderate

List of Sites Within the Scenario

None

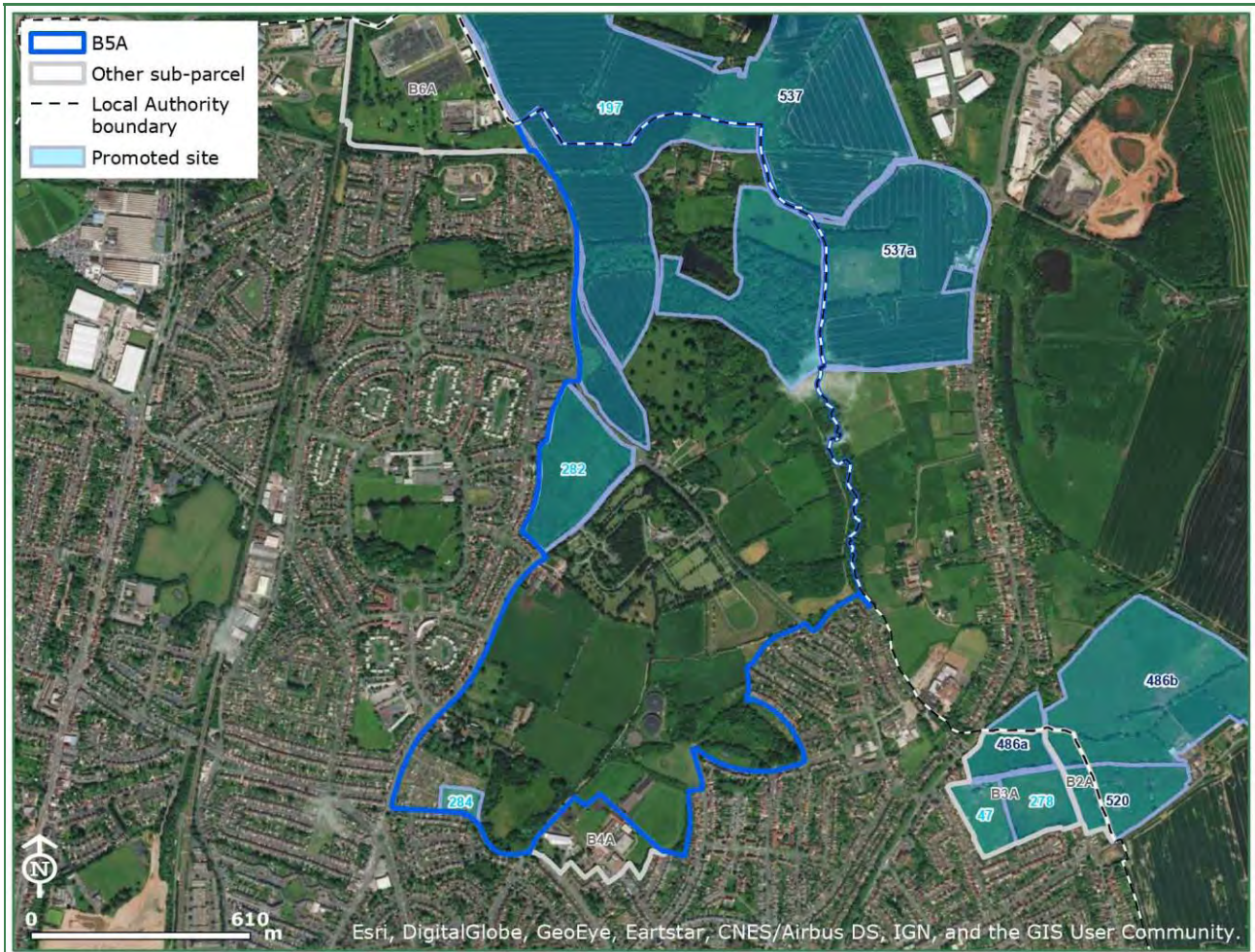
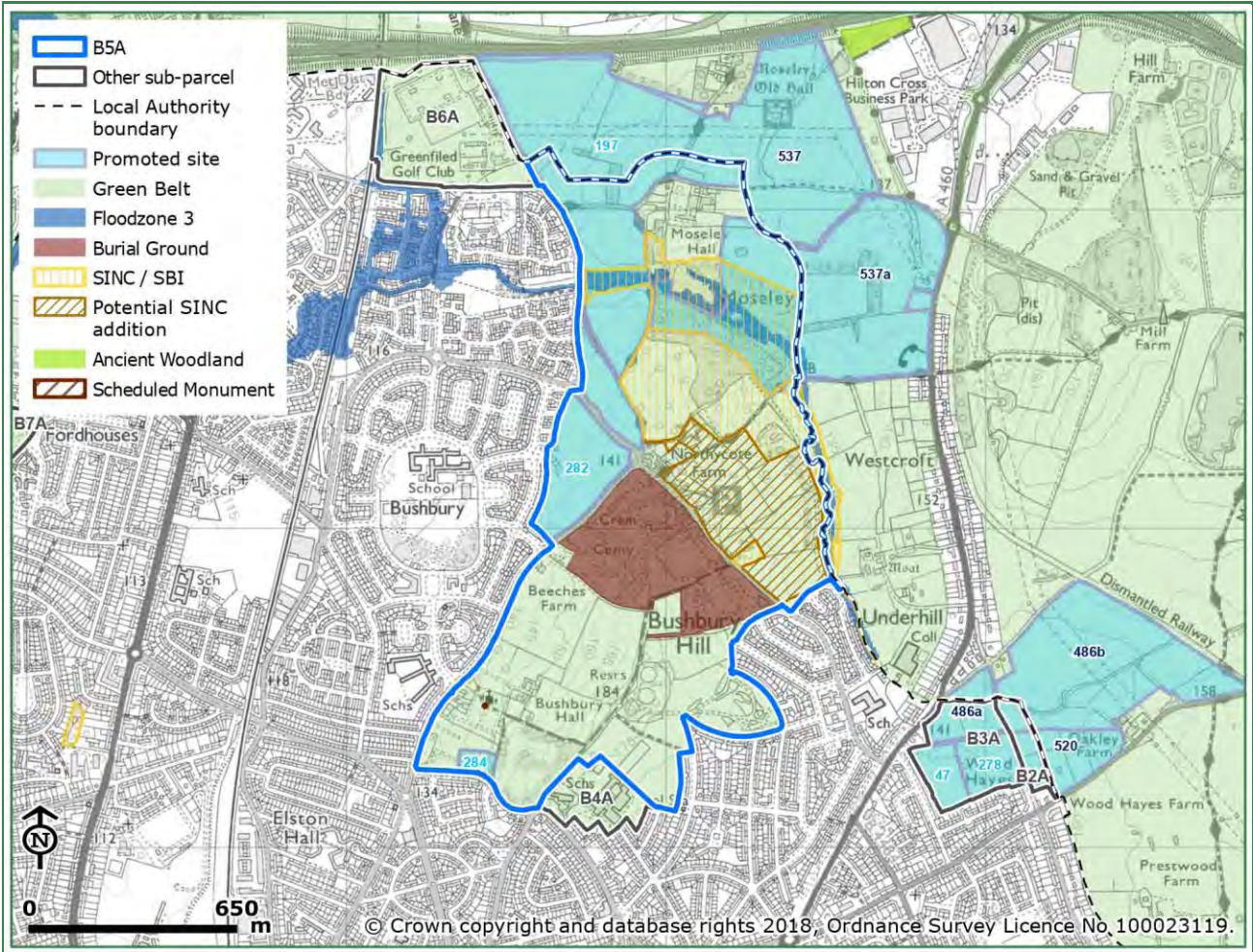
The sub-parcel makes a moderate contribution to checking sprawl from the West Midlands conurbation and preventing encroachment onto the countryside. The sub-parcel contains some open land, but is dominated by urbanising uses and adjacent inset settlement edges. The sub-parcel has clear boundaries, and its release would not significantly weaken adjacent open land.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B5A-Bushbury Hill

Sub-Parcel Size: 153.4ha



Sub-Parcel Description

Land at Bushbury Hill, between the Bushbury and Underhill suburbs of Wolverhampton, including a church, crematorium and farmland. The burial ground and SINC land to the north are deemed inappropriate sites for development. Land across Underhill Lane from Bushbury Cemetery is potentially to be designated as a SINC which would preclude development.



View west from Bushbury Hill towards Bushbury Lane and residential/industrial sites beyond.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation, contains no significant urban development, and has strong openness. It retains a relatively strong relationship with the wider countryside.	Strong
P2: Preventing the merging of neighbouring towns	Land lies between the West Midlands conurbation and Cheslyn Hay, which forms part of the large built-up area of Cannock. There is significant distance between the two, and the M6 and M54 motorways add separation, but the parcel's high ground makes it prominent, and the extent of intervening inset development reduces the perceived open countryside gap.	Moderate
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B5As1 Release of any land within the sub-parcel to the north of Legs Lane and to the east of Bushbury Lane	109.06	Very High

List of Sites Within the Scenario

Ref: 284 (Housing)

The sub-parcel makes a strong contribution to checking sprawl from the West Midlands conurbation and preventing encroachment onto the countryside, and a moderate contribution to preventing the merging of settlements between the West Midlands conurbation and Cheslyn Hay. The topographic gradient within the sub-parcel creates a strong distinction between the settlement edge and the Green Belt, so any release in this area would weaken this role.

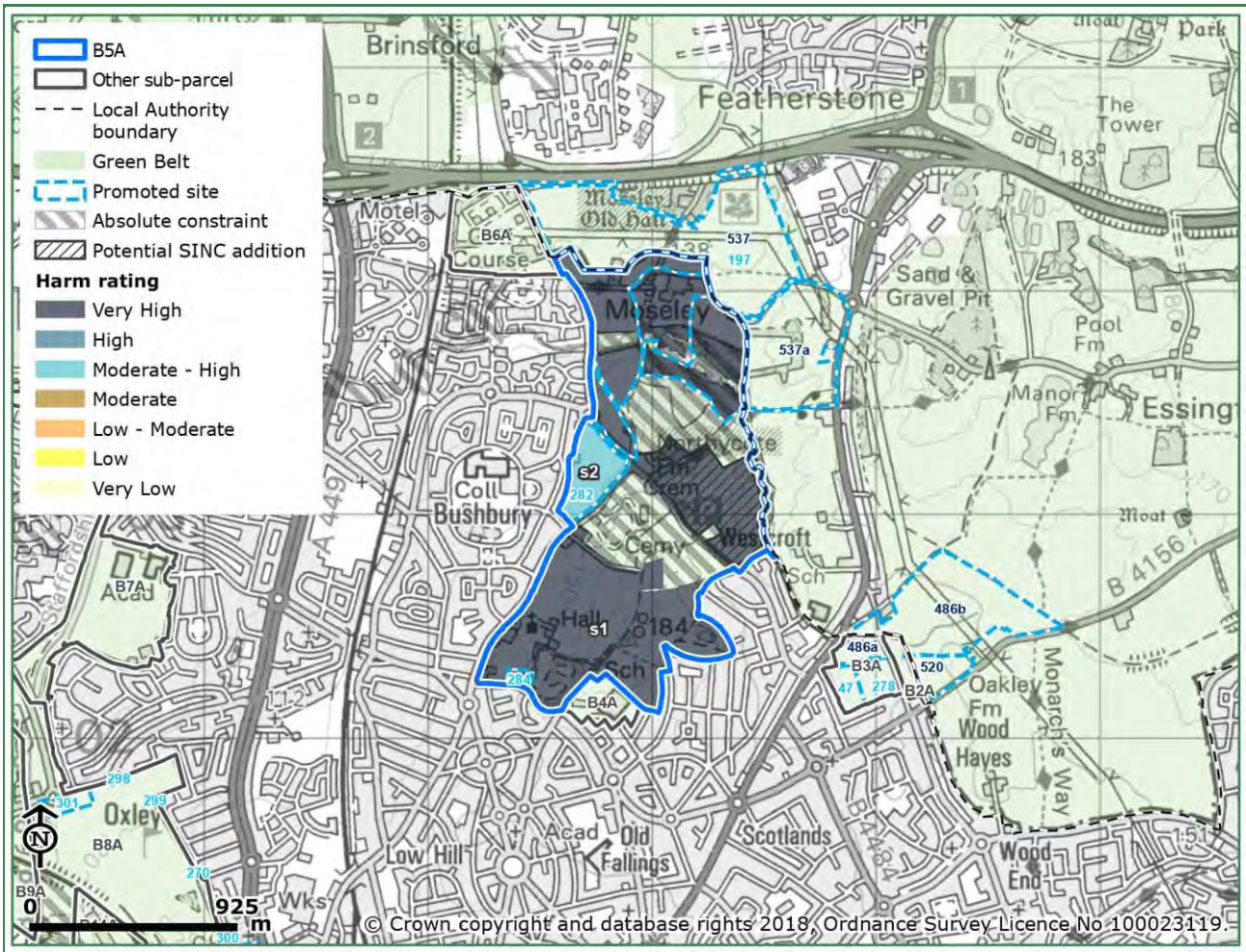
Scenario	Size (ha)	Rating
B5As2 Release of the field adjacent to the Bushbury settlement, bounded to the north by Legs Lane, and Bushbury Lane to the east	7.42	Moderate - High

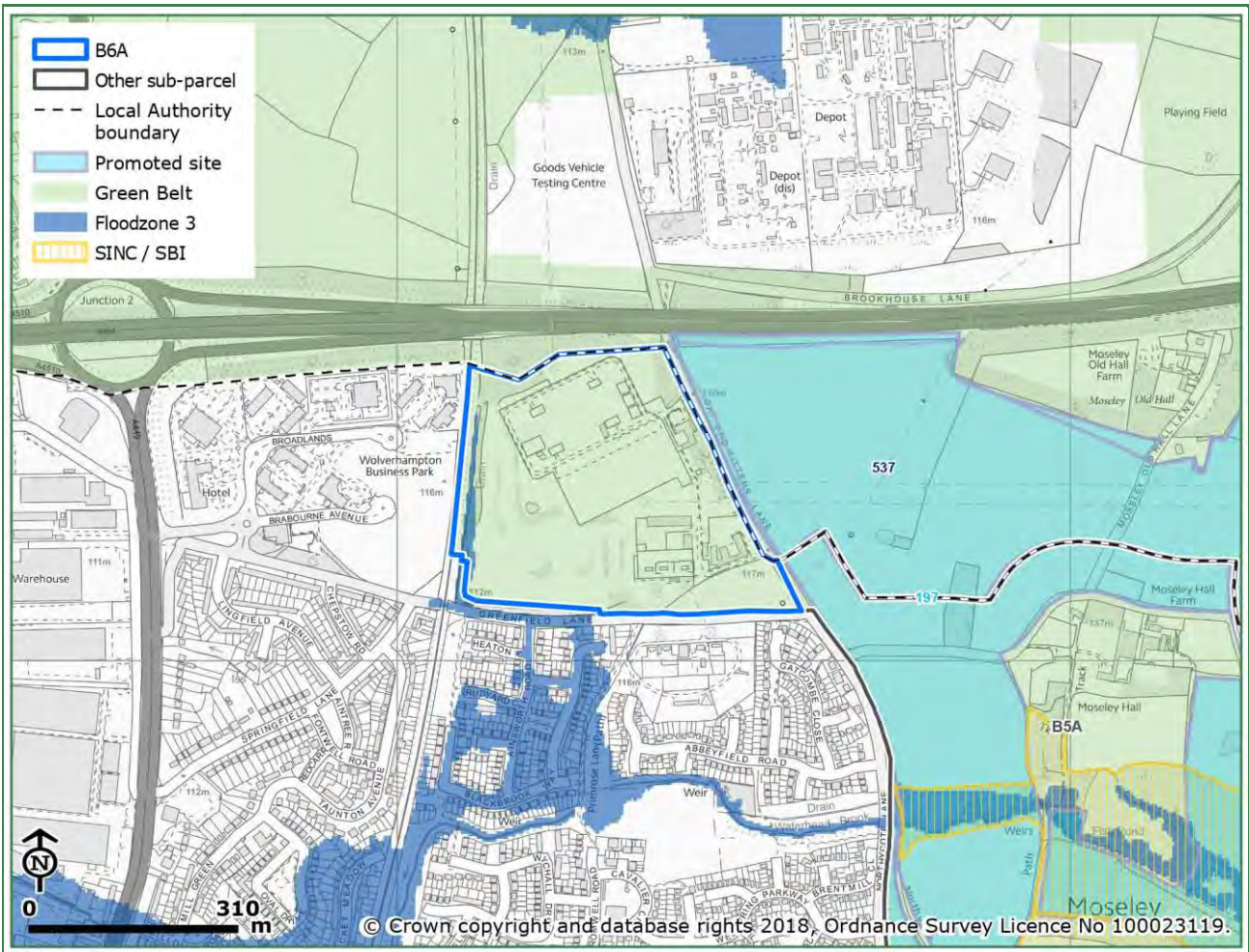
List of Sites Within the Scenario

Ref: 197 (Employment and housing); Ref: 282 (Housing)

The sub-parcel makes a strong contribution to checking sprawl from the West Midlands conurbation and preventing encroachment onto the countryside. The sub-parcel also makes a moderate contribution to preventing the merging of settlements between the West Midlands conurbation and Cheslyn Hay. This is flatter area contained by roads which already form the settlement edge to the north and south, so its release would not weaken the integrity of the neighbouring Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Large electric substation and adjacent golf course on the northern edge of Wolverhampton, bound to the north by the M54 and to the east by Cat and Kittens Lane.



View of entrance to substation off Greenfield Lane

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation and contains some urban development, but also retains some openness and a relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	Land lies between the West Midlands conurbation and Cheslyn Hay, which forms part of the large built-up area of Cannock. However, there is significant distance between the two and the M6 and M54 motorways provide a sense of separation.	Moderate
P3: Safeguarding the countryside from encroachment	Land retains some degree of openness and a relationship with surrounding countryside, but is compromised by urbanising development within it.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

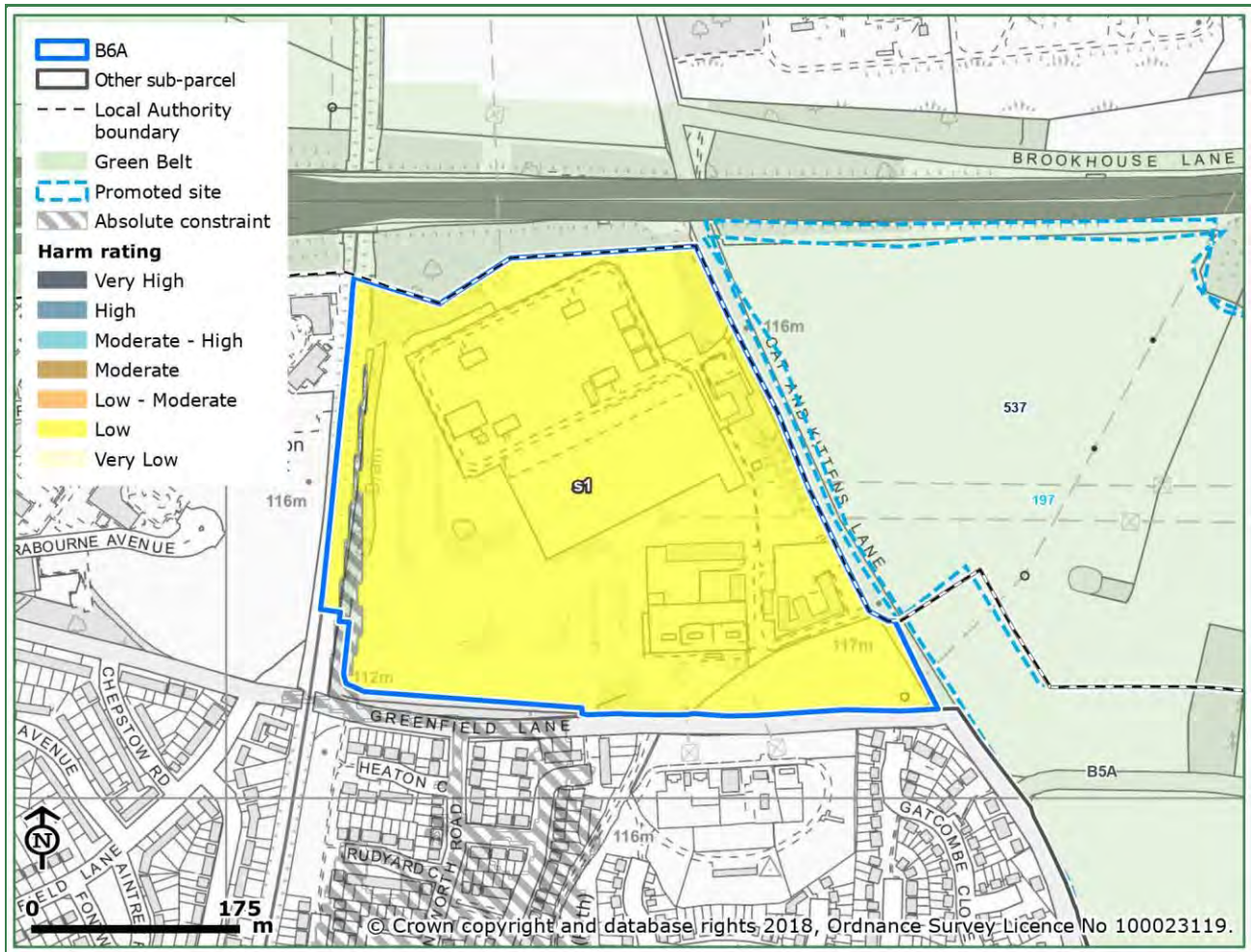
Scenario	Size (ha)	Rating
B6As1 Release of any land within the sub-parcel	14.64	Low

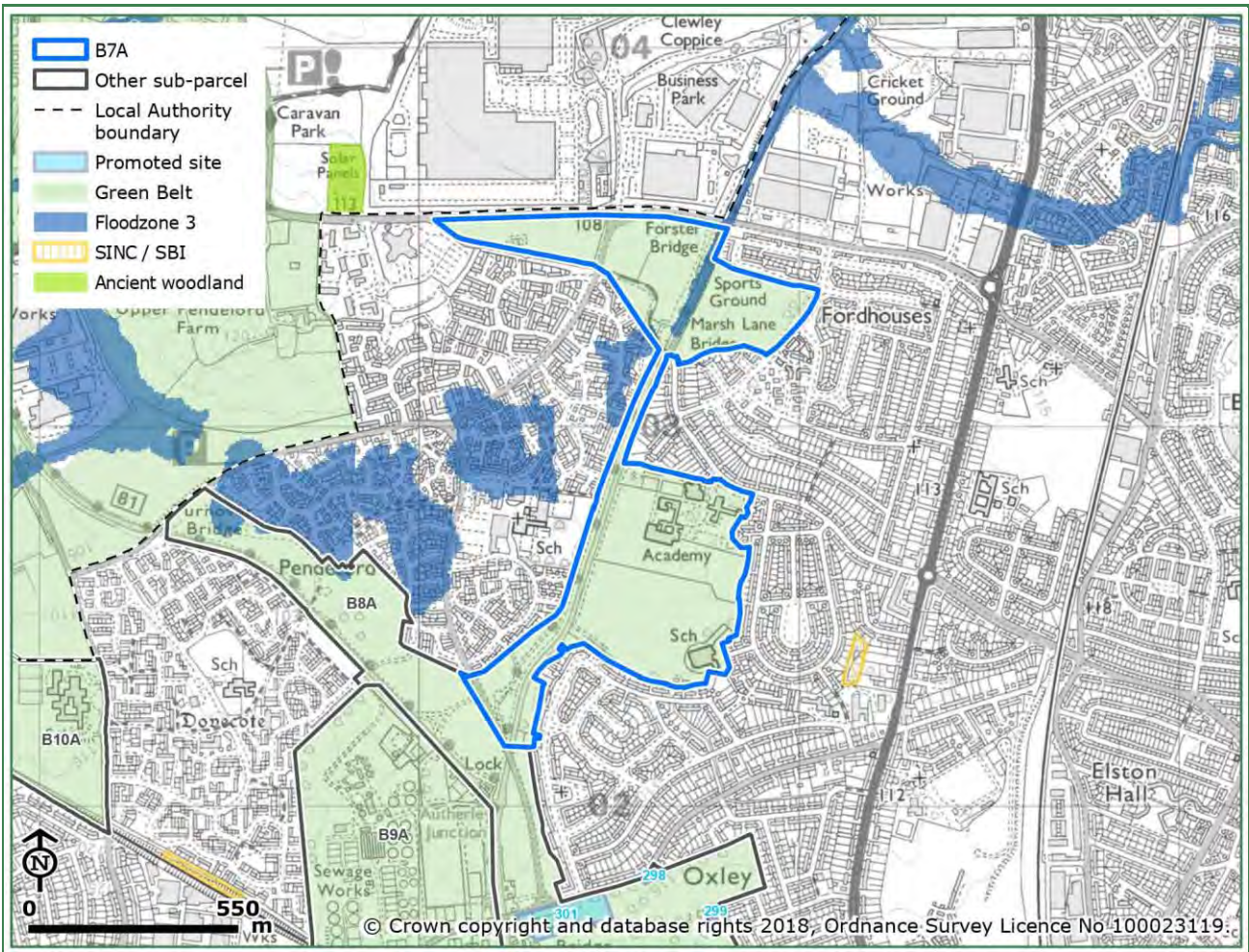
List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation to the north of Wolverhampton, to maintaining the separation between the neighbouring towns of Wolverhampton and Cannock, and to preventing encroachment on the countryside. The sub-parcel is adjacent to the settlement edge to the south and the railway to the west, leading to a degree of containment by urbanising uses. However, it still retains some relationship with the open countryside to the east. Due to the degree of containment and the strong boundary provided by the M54 to the north, the release of land in this sub-parcel would not significantly weaken the integrity of surrounding Green Belt land, and Cat and Kittens Lane would represent a simpler boundary consistent with the settlement edge to the south.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Buildings and facilities of primary and secondary schools, along with adjoining playing fields, on the northern edge of Wolverhampton. Surrounded by the urban edge and bound to the west by the Staffordshire and Worcestershire Canal.



View across canal to school from end of Holbury Close.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is too contained by development within the West Midlands conurbation to have any significant relationship with the wider countryside.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	The land lies to the south of the northern edge of the West Midlands conurbation, and so does not form part of the gap to Cannock built-up area, the nearest neighbouring town.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land is too influenced and contained by urban development to retain any significant relationship with the wider countryside.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

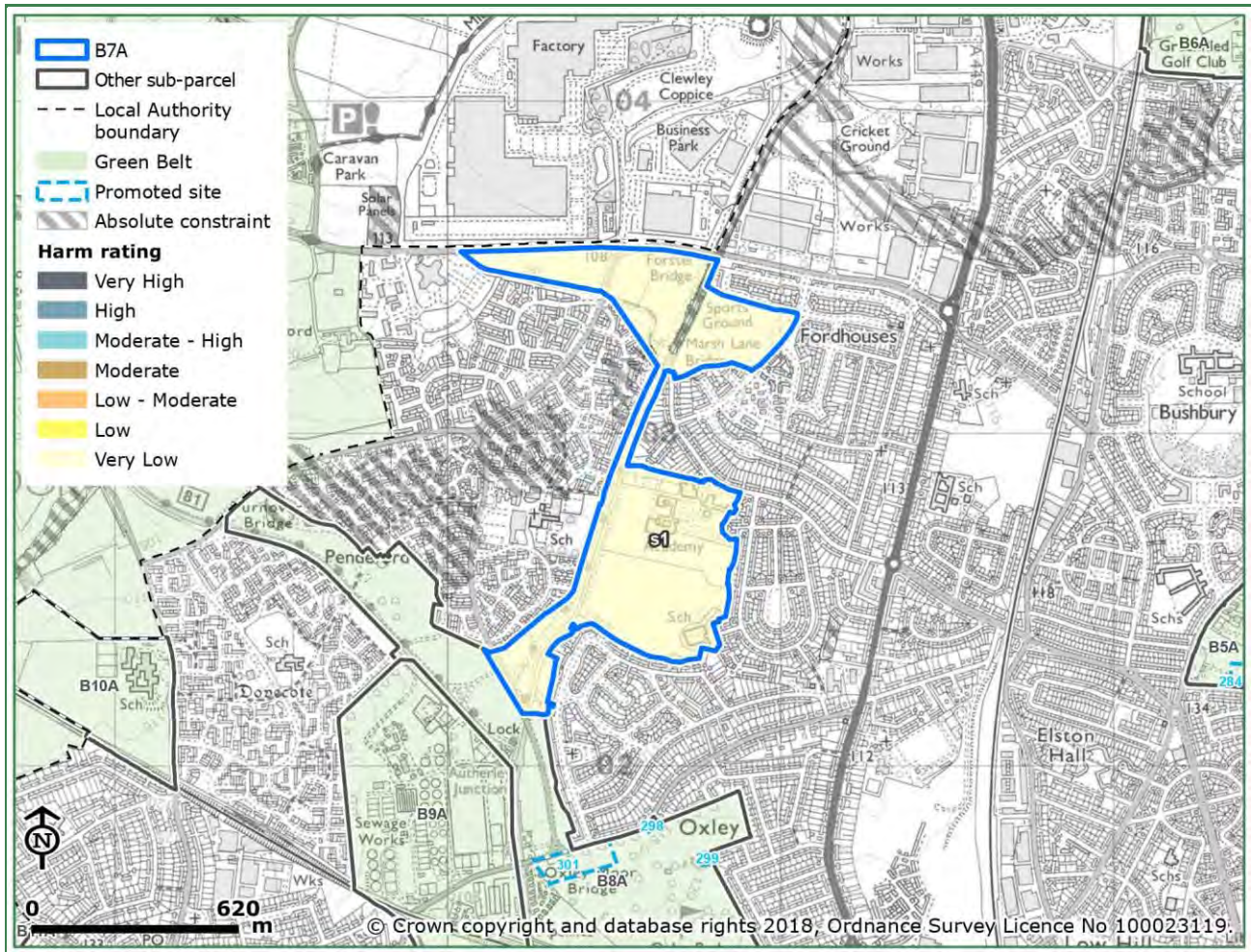
Scenario	Size (ha)	Rating
B7As1 Release of any land within the sub-parcel.	44.03	Very Low

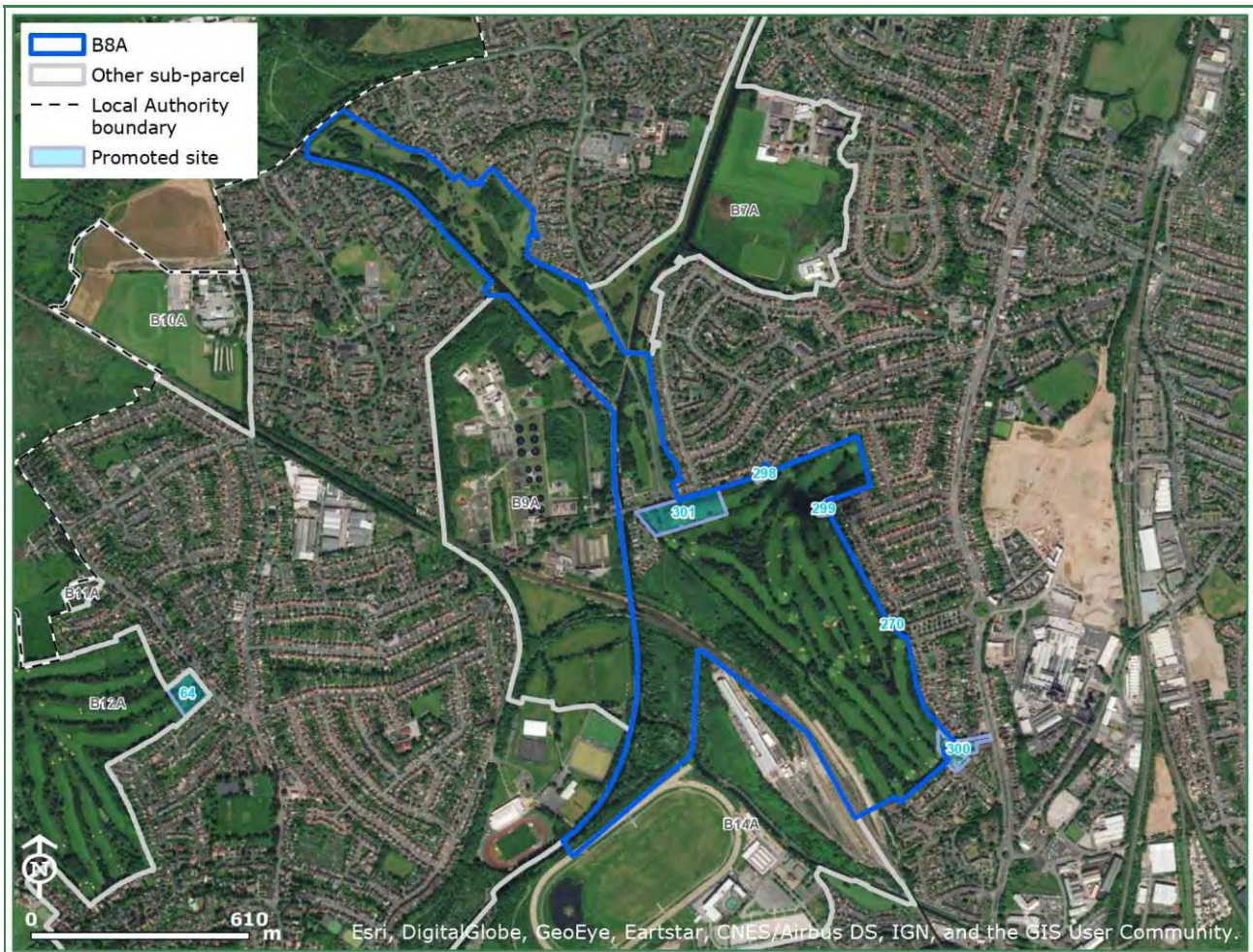
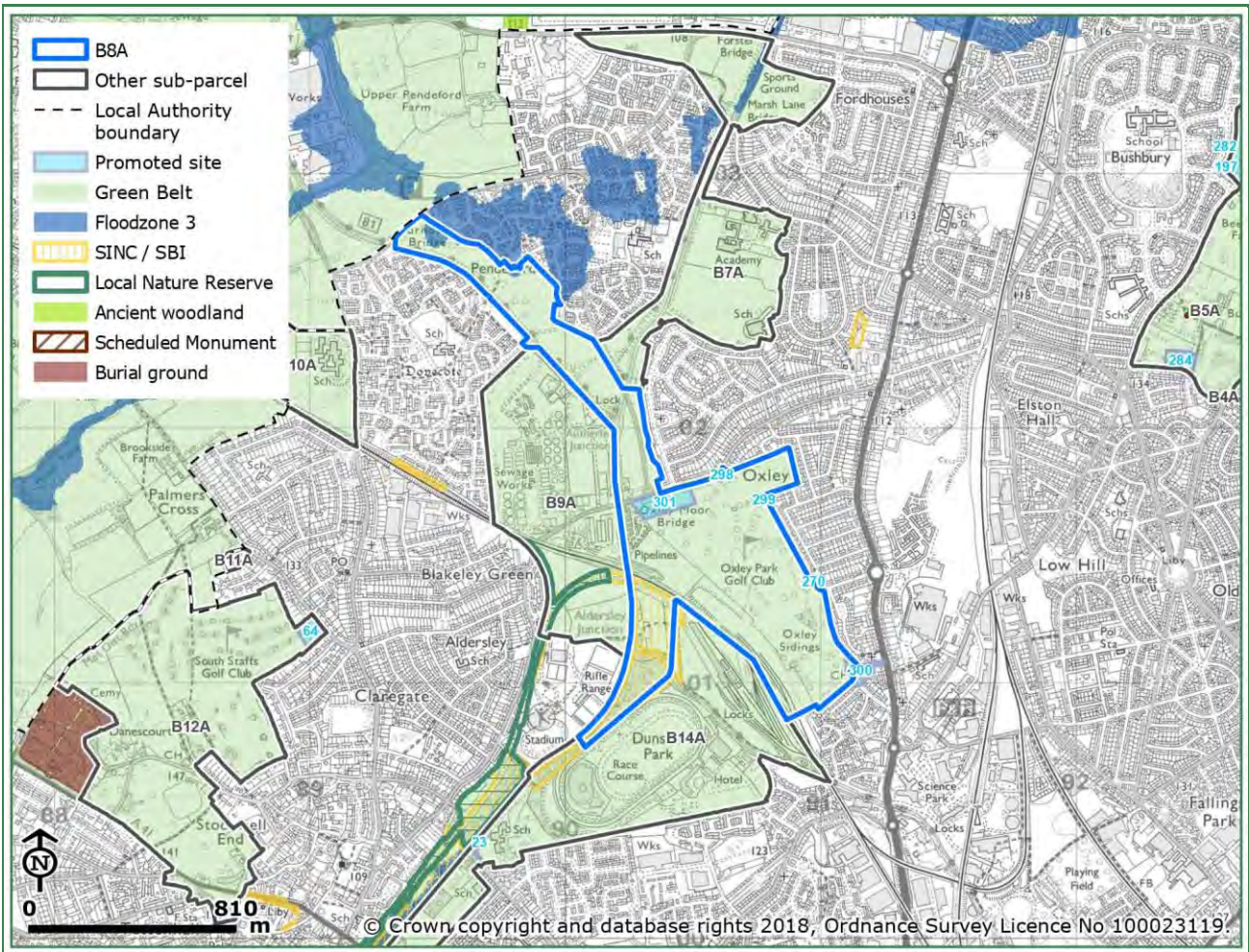
List of Sites Within the Scenario

None

The sub-parcel makes a weak contribution to all Green Belt purposes. The land is significantly contained on all sides by the settlement edge and a business park, and has a stronger relationship with the urbanising uses than the open countryside. As a result, releasing land in this sub-parcel would not weaken the integrity of the surrounding Green Belt and would give a strengthened and simplified Green Belt boundary.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Golf course, caravan park, and grassland/park lying in the gap between the different suburbs of Wolverhampton and bisected by the railway line. The parcel includes rail sidings in the south and the nature-designated area at Oxley North in the east.



View south along Blaydon Road, with sub-parcel to the right.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	The land lies to the east of the western edge of the West Midlands conurbation, and so does not form part of the gap to Albrighton, the nearest neighbouring town.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms), and has a stronger relationship with the urban area than with the wider countryside due to its containment by urbanising features.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

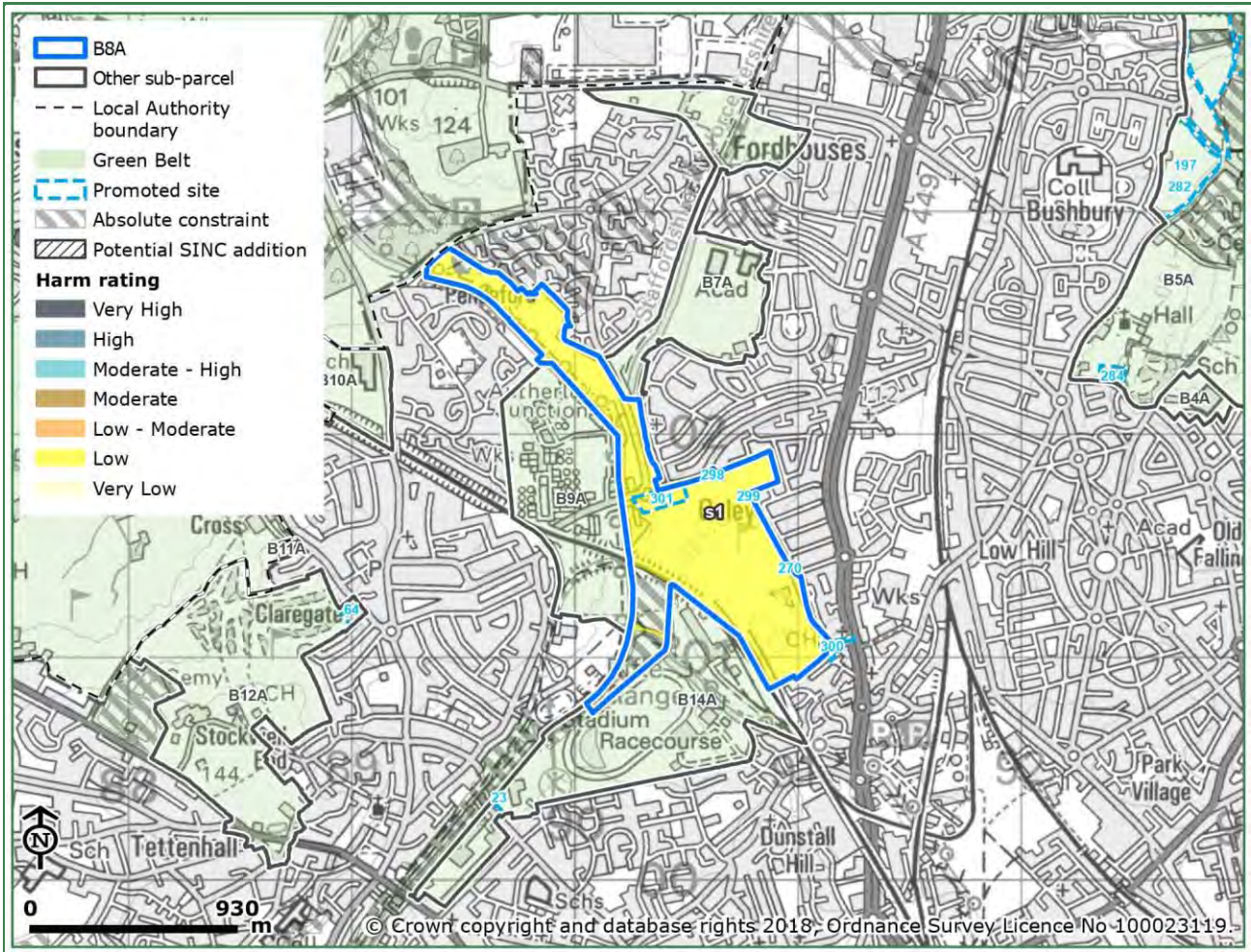
Scenario	Size (ha)	Rating
B8As1 Release of any land within the sub-parcel	70.67	Low

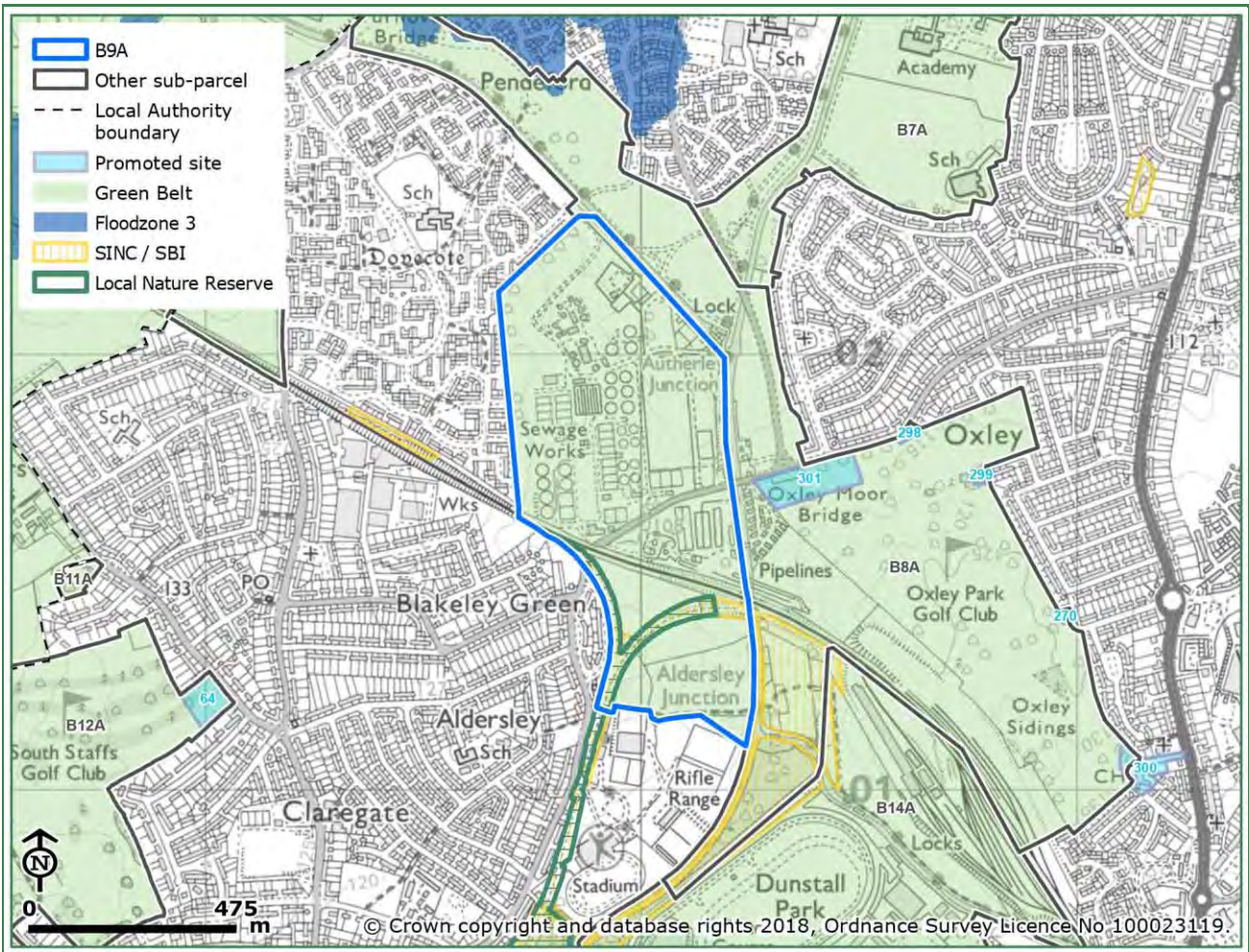
List of Sites Within the Scenario

Ref: 270 (Housing); Ref: 298 (Housing); Ref: 299 (Housing); Ref: 300 (Housing); Ref: 301 (Golf Club House)

The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton, and to preventing encroachment on the surrounding countryside. The sub-parcel is significantly contained on all sides by settlement edges, resulting in a weak relationship with surrounding open countryside. The release of land in this or adjacent parcels would not weaken the integrity of the wider Green Belt, and would result in a strengthened and simplified Green Belt boundary. Release of the sub-parcel would result in the complete containment of neighbouring parcel B9A, leaving little justification for the latter retaining its Green Belt status; but this would not increase the level of harm to Green Belt purposes.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Large sewage treatment works on the edge of Claregate and the northern fields of the Aldersley Leisure Village. Bound by the Shropshire Union Canal to the east and crossed by railway lines.



View of entrance to sewage works on Oxley Moor Road

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	The land lies to the east of the western edge of the West Midlands conurbation, and so does not form part of the gap to Albrighton, the nearest neighbouring town.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land is open and contiguous with the wider countryside, but is largely contained by the urban area.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

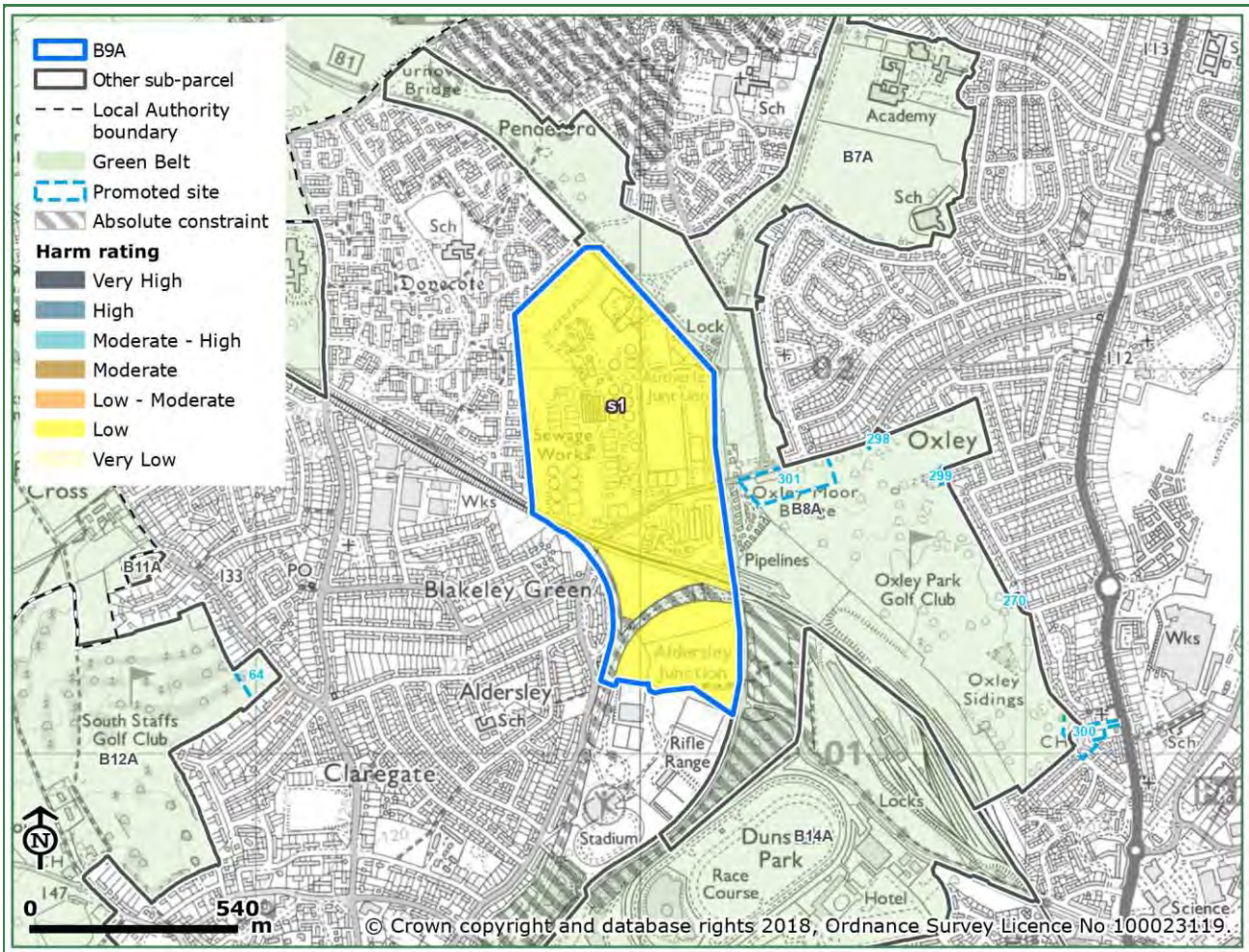
Scenario	Size (ha)	Rating
B9As1 Release of any land within the sub-parcel	42.93	Low

List of Sites Within the Scenario

None

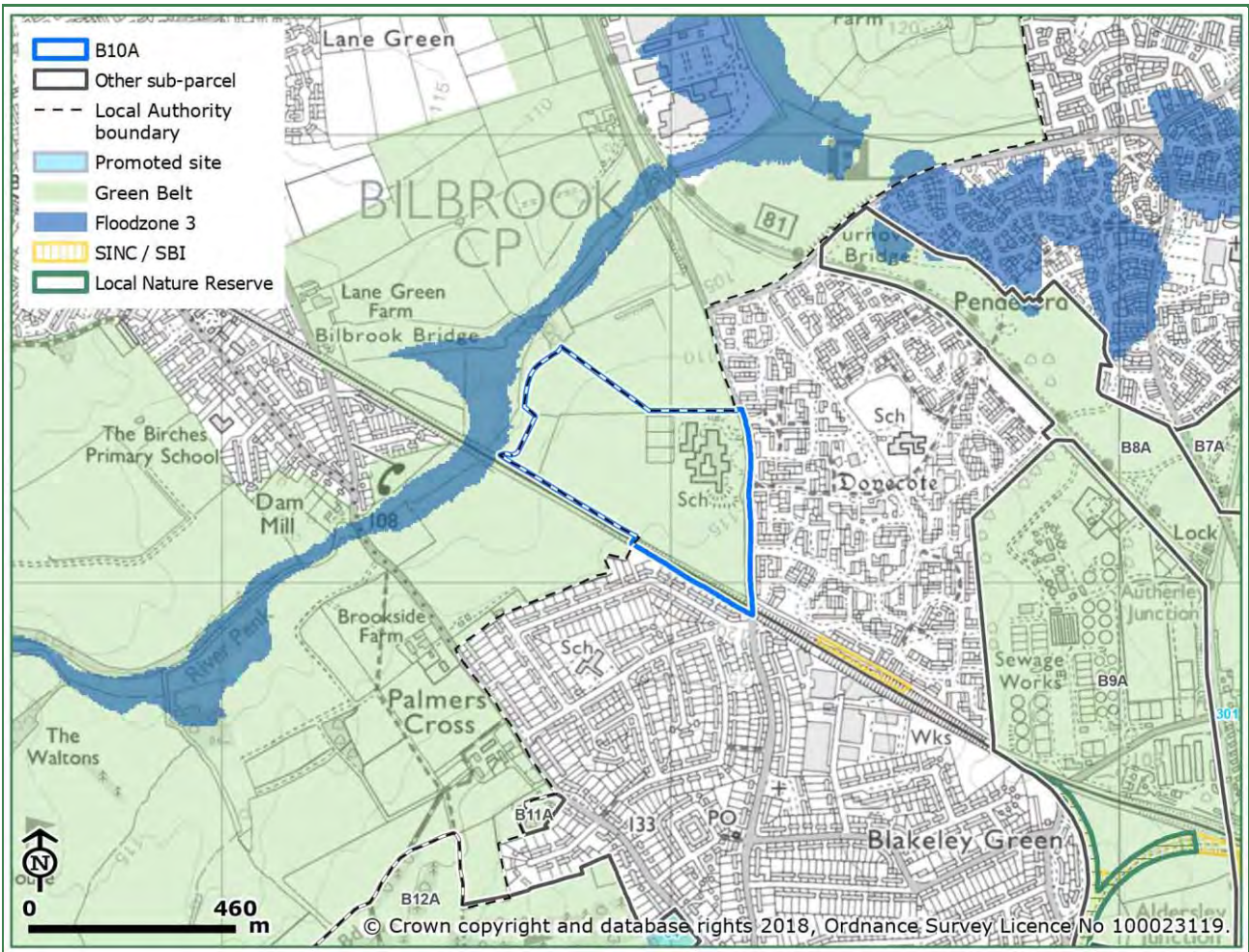
The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton, and to preventing countryside encroachment. The sub-parcel is adjacent to the settlement edge, and along with the B8A, is contained on all sides by settlement edges; resulting in a weak relationship with the surrounding open countryside. The release of land in this or adjacent parcels would not weaken the integrity of the wider Green Belt, and would result in a strengthened and simplified Green Belt boundary.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B10A-Aldersley High School

Sub-Parcel Size: 17.1ha



Sub-Parcel Description

Buildings, facilities, and playing fields of Aldersley High School, on the western edge of the suburb of Pendeford and forming part of the gap with the inset settlement of Codsall and Bilbrook.



View north towards school buildings from Barnhurst Lane

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation and contains some urban development, but also retains some openness and a relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	Land lies between Wolverhampton and Albrighton. Although the distance between the two towns is significant, the merged villages of Codsall and Bilbrook sit inbetween, significantly reducing the open countryside between the towns. There is sufficient physical or visual separation for each town to retain its own distinct landscape setting, but by virtue of the fact that the land maintains separation between Wolverhampton and Codsall/Bilbrook it makes a contribution.	Moderate
P3: Safeguarding the countryside from encroachment	Land retains some degree of openness but is compromised by the urbanising development of school facilities.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

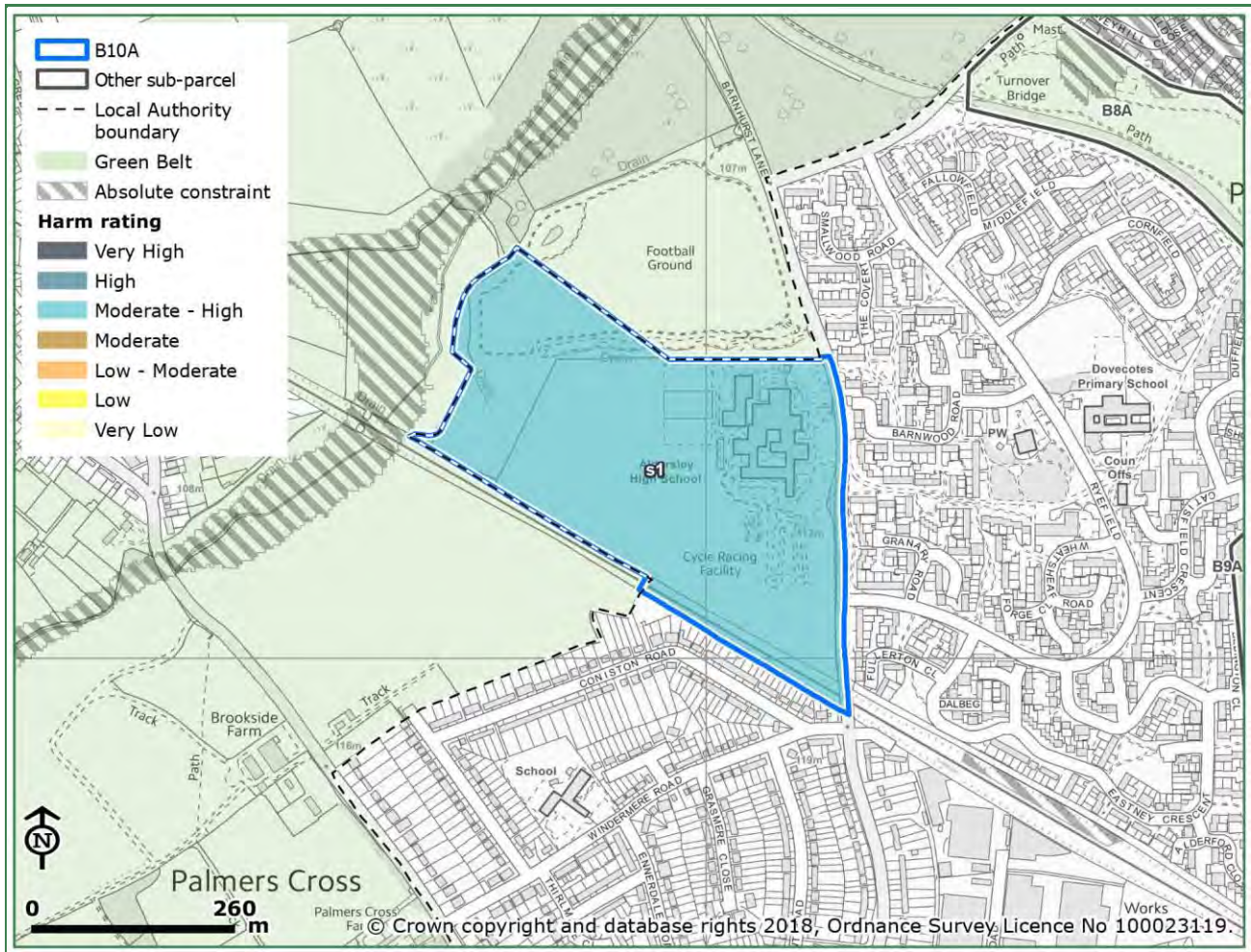
Scenario	Size (ha)	Rating
B10As1 Release of any land within the sub-parcel.	17.06	Moderate - High

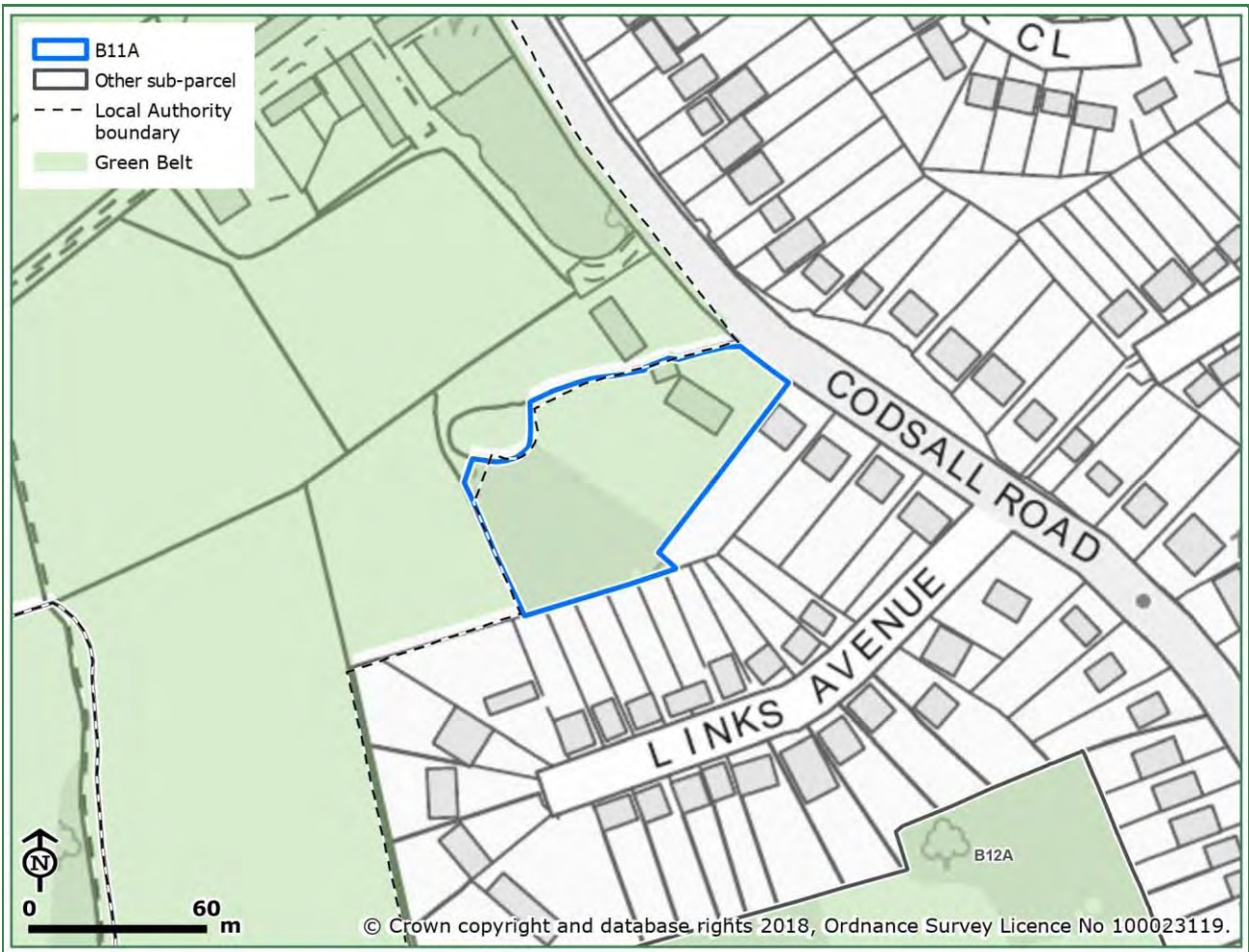
List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to preventing urban sprawl of the West Midlands conurbation at Pendeford, a suburb of Wolverhampton, and to safeguarding the countryside from encroachment. The sub-parcel is adjacent to the settlement edge and its spatial openness is weakened by the presence of Aldersley High School, although the boundaries of the railway line to the south and Barnhurst Lane to the east maintain a degree of distinction from the urban edge. The release of land here would significantly weaken the adjacent Green Belt by increasing its containment and leaving very little separation between Codsall/Bilbrook and Wolverhampton.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

A residential dwelling with garden on Codsall Road, Palmers Cross (a suburb of Wolverhampton), including a woodland block at the western end.



One of two adjacent dwellings off Codsall Road.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation but contains a residential development and associated garden.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land plays no significant role due to the development within and adjacent to it, and the distance westwards from Wolverhampton to the nearest town (Albrighton).	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains and is bordered by urbanising development of a scale and form that significantly compromises openness.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

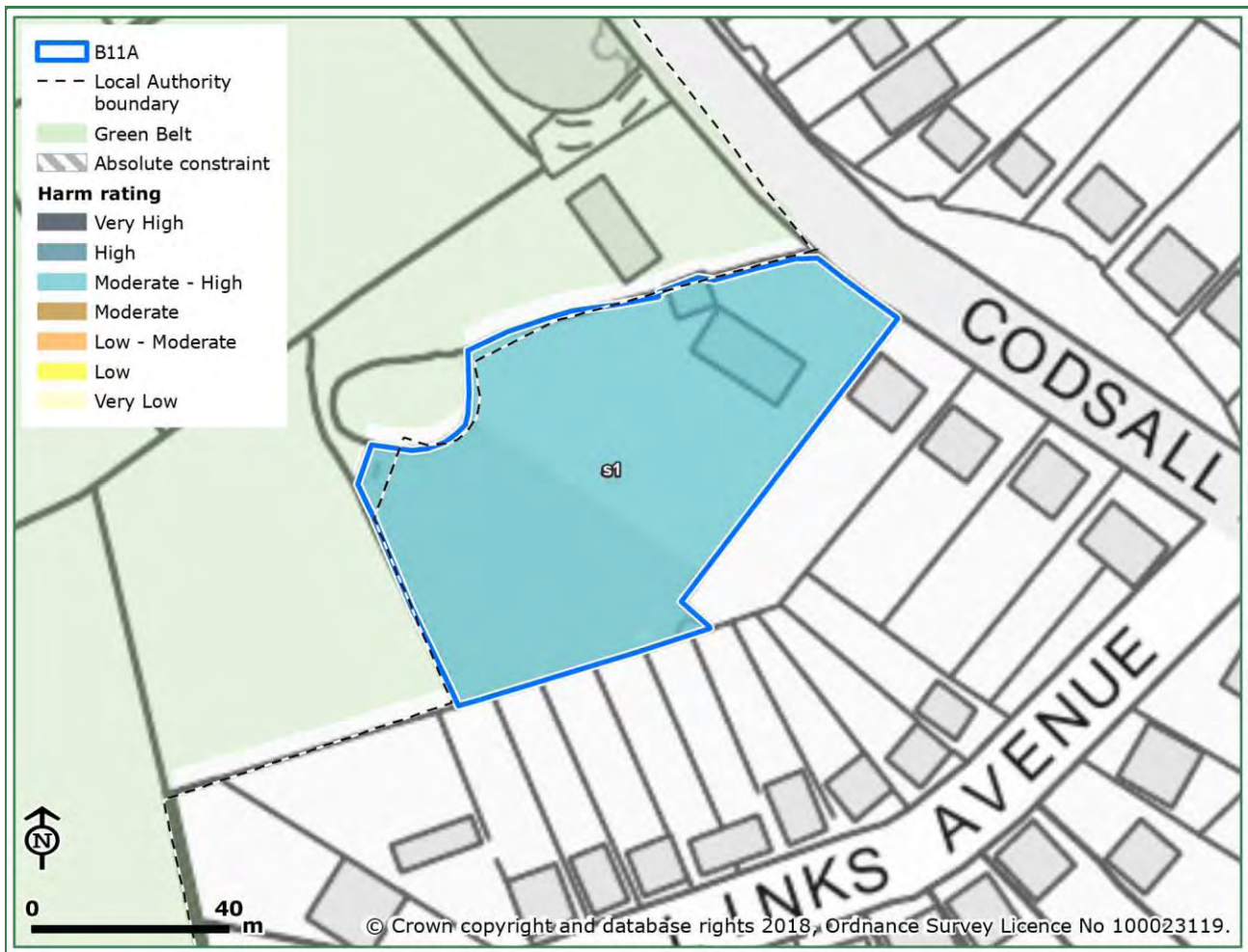
Scenario	Size (ha)	Rating
B11As1 Release of small woodland block	0.55	Moderate - High

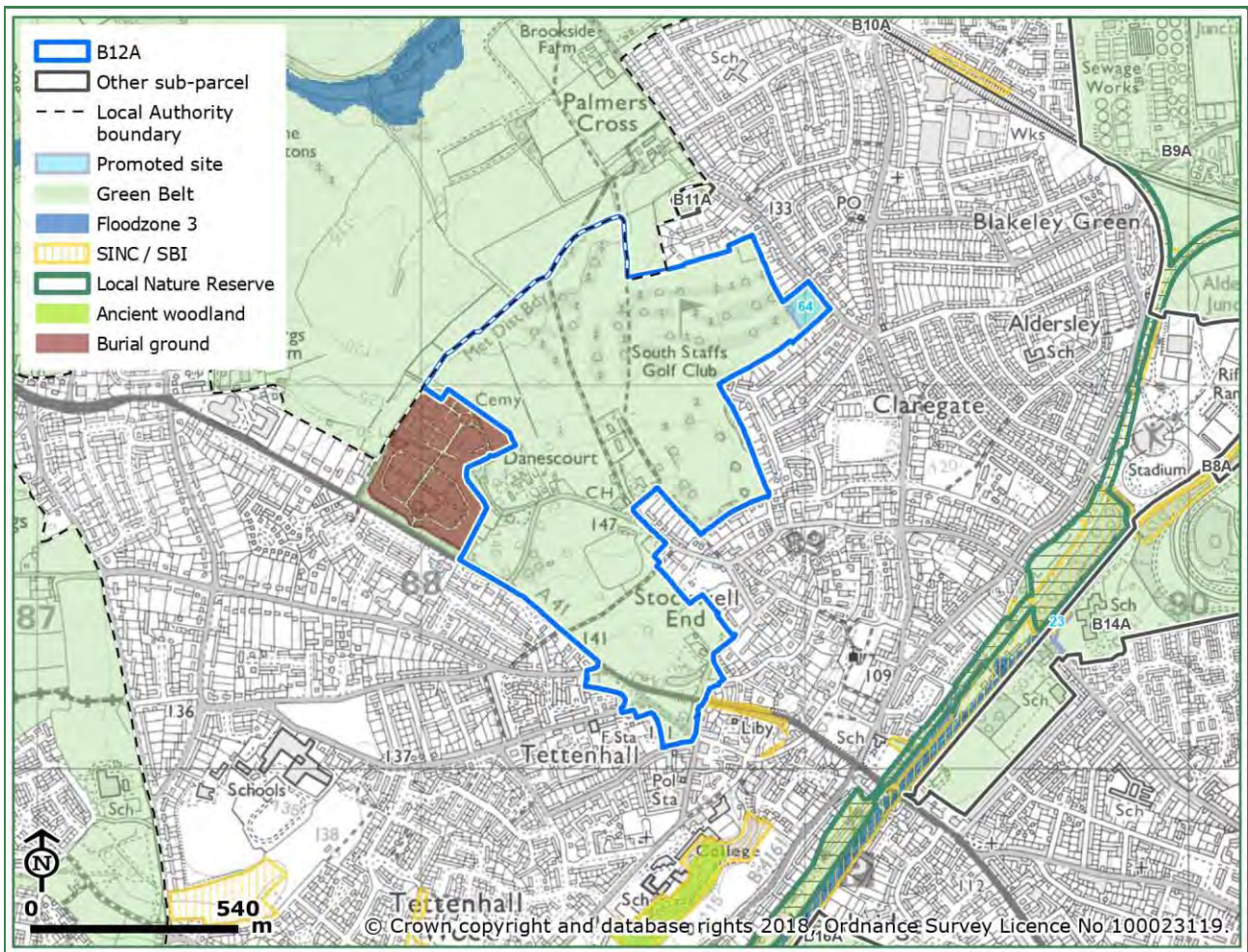
List of Sites Within the Scenario

None

The woodland block forming the western end of the sub-parcel makes a strong contribution to preventing sprawl and countryside encroachment and would result in moderate-high harm. The residential dwelling and garden forming the rest of the sub-parcel has no clear distinction from the adjacent inset settlement, and its release would not result in any significant harm.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Golf course, park and playing fields, cricket ground and some housing in the converted Danescourt Lodge between the Wolverhampton suburbs of Tettenhall, Stockwell End, and Palmers Cross.



View into golf course from Coppice Lane.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation, contains no significant urban development, and has strong openness. It retains a relatively strong relationship with the wider countryside.	Strong
P2: Preventing the merging of neighbouring towns	The land lies to the east of the western edge of the West Midlands conurbation, and so does not form part of the gap to Albrighton, the nearest neighbouring town.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

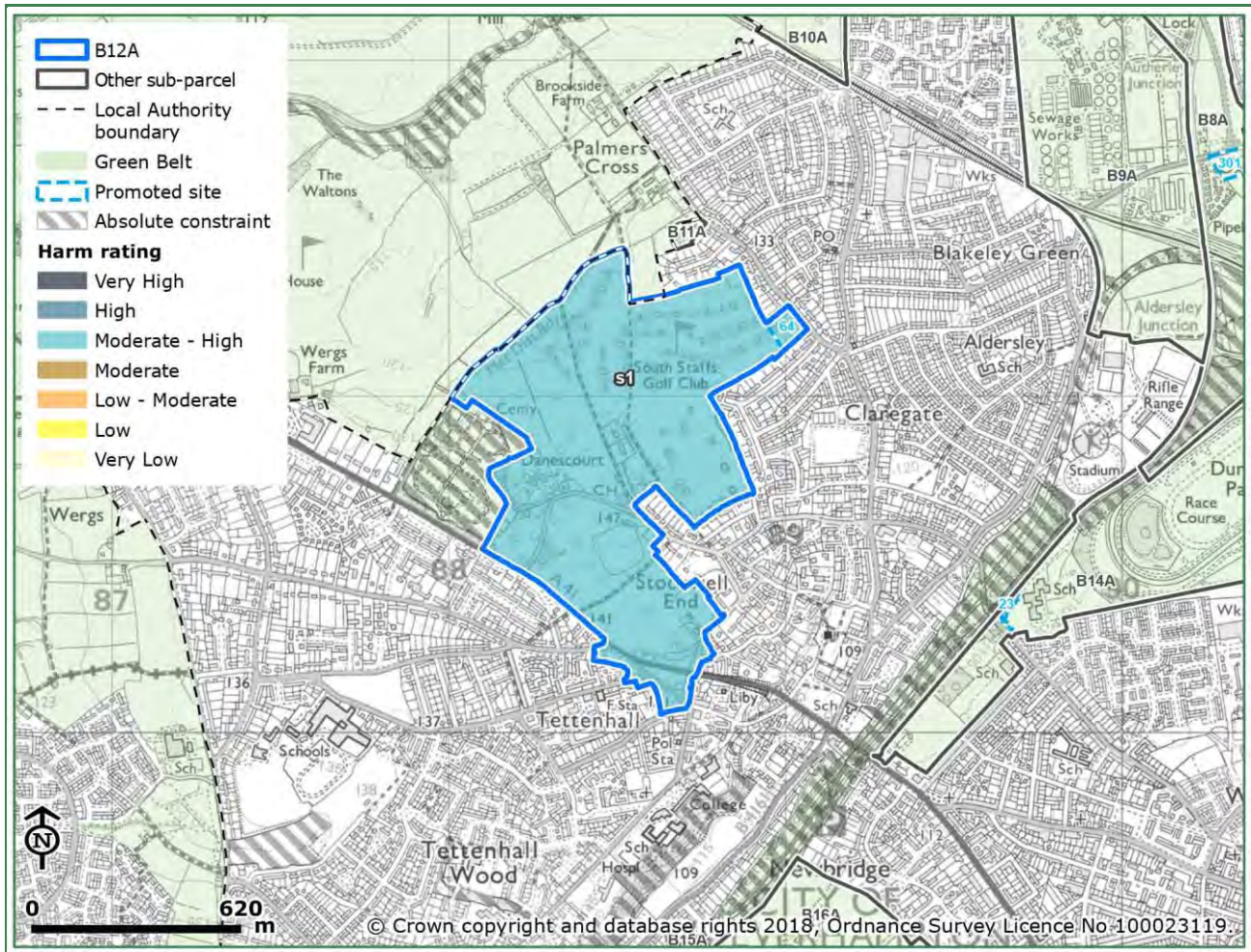
Scenario	Size (ha)	Rating
B12As1 Release of any land within the sub-parcel	71.14	Moderate - High

List of Sites Within the Scenario

Ref: 64 (Housing)

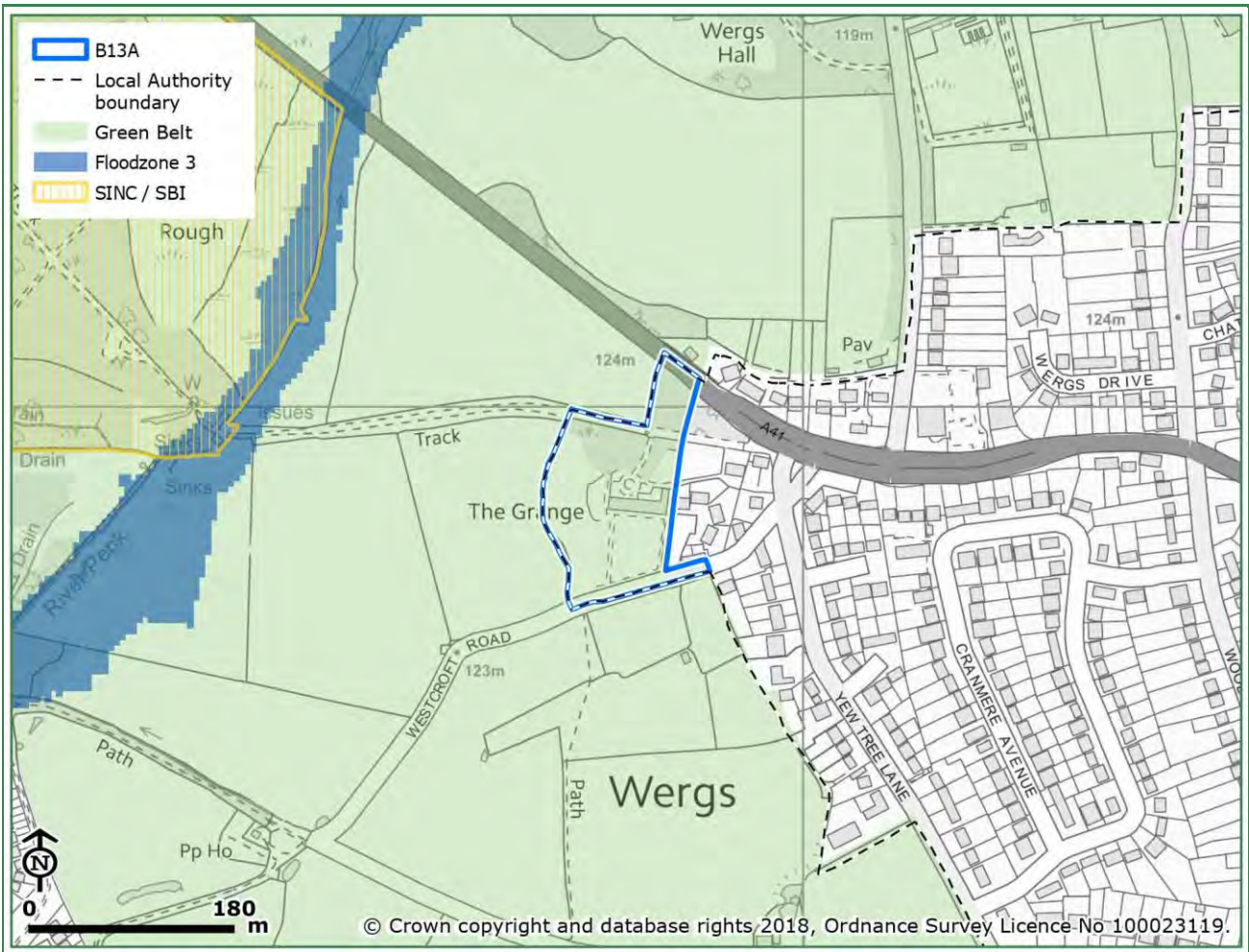
The sub-parcel makes a strong contribution to checking sprawl from the West Midlands conurbation, and a strong contribution to preventing encroachment into the countryside. It is contained on three sides by inset urban edges, but retains a strong relationship with the wider countryside. The A41 forms a consistent boundary to the south, but is breached by inset development to the east and west of the sub-parcel. Other boundaries are less clearly defined, so land could be released without weakening the Green Belt edge or significantly affecting the integrity of the wider Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B13A-The Grange

Sub-Parcel Size: 1.9ha



Sub-Parcel Description

Country house surrounded by open grounds, bound by tree lines and tracks, adjoining a residential estate on the northeast of Wolverhampton.



View looking across the sub-parcel from the southwest.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation and contains a residential development, but retains some openness and a relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	Land plays no significant role due to the distance between the West Midlands conurbation and Albrighton, its nearest neighbouring town.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains and is bordered by residential development, but retains some openness.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

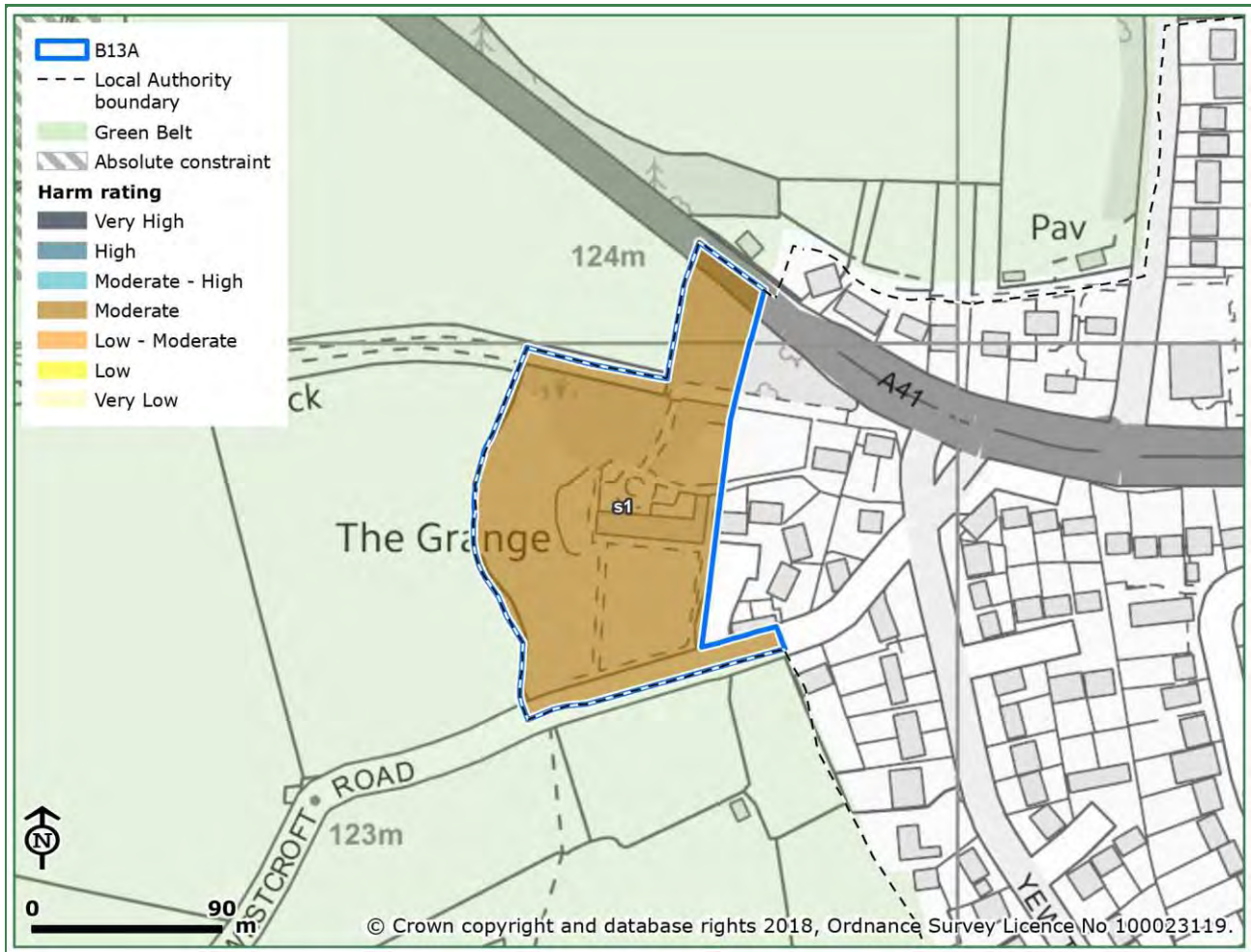
Scenario	Size (ha)	Rating
B13As1 Release of any land within the sub-parcel	1.86	Moderate

List of Sites Within the Scenario

None

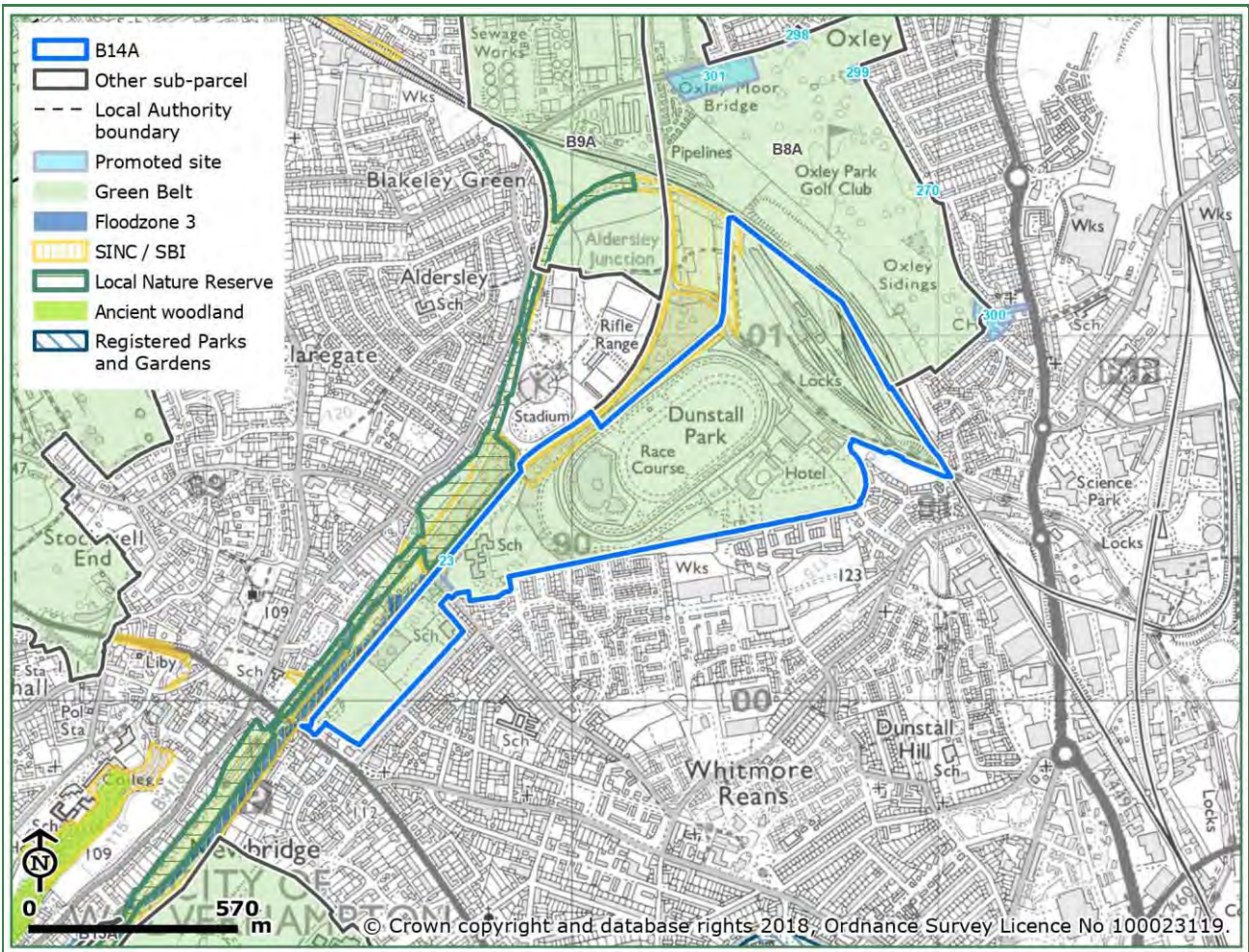
The sub-parcel makes a moderate contribution to checking sprawl from the West Midlands conurbation and a moderate contribution to preventing encroachment into the countryside. The expansion of Wolverhampton into the sub-parcel would increase urban influence upon surrounding Green Belt land and as such, release of this land would constitute a limited weakening of the Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B14A-Dunstall Park

Sub-Parcel Size: 64.6ha



Sub-Parcel Description

School buildings and playing fields, an allotment, and a racecourse with associated facilities adjacent to a stretch of the Birmingham Canal with rail depot facilities to the east.



View towards hotel complex and racecourse beyond, from entrance to car park.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is contained by the large built-up area and contains some urban development, but retains openness and some relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	The land lies to the south of the northern edge of the West Midlands conurbation, and so does not form part of the gap to Albrighton, the nearest neighbouring town.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land retains some degree of openness but is compromised by urbanising development within it, and has a stronger relationship with the urban edge than the wider countryside.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

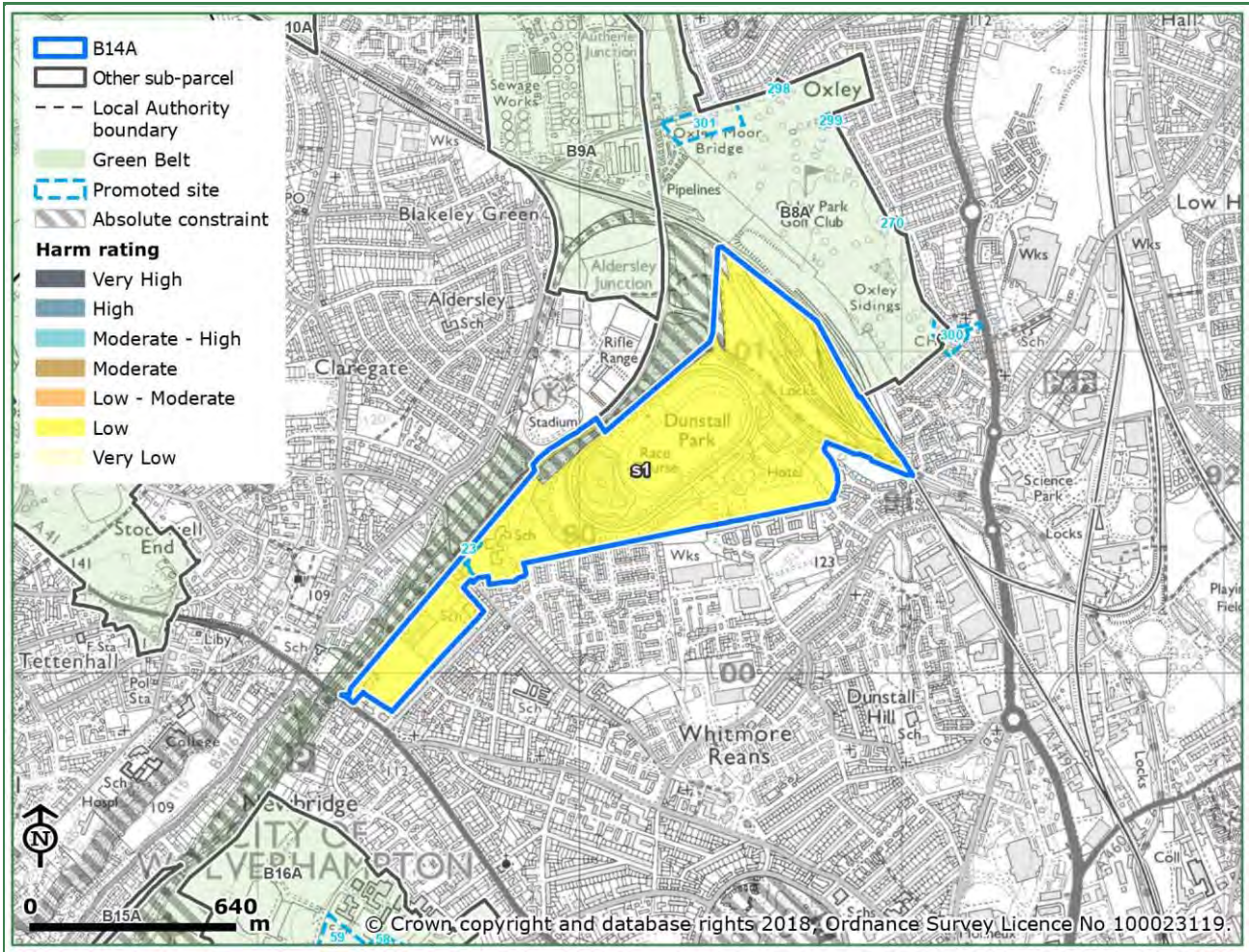
Scenario	Size (ha)	Rating
B14As1 Release of any land within the sub-parcel	61.99	Low

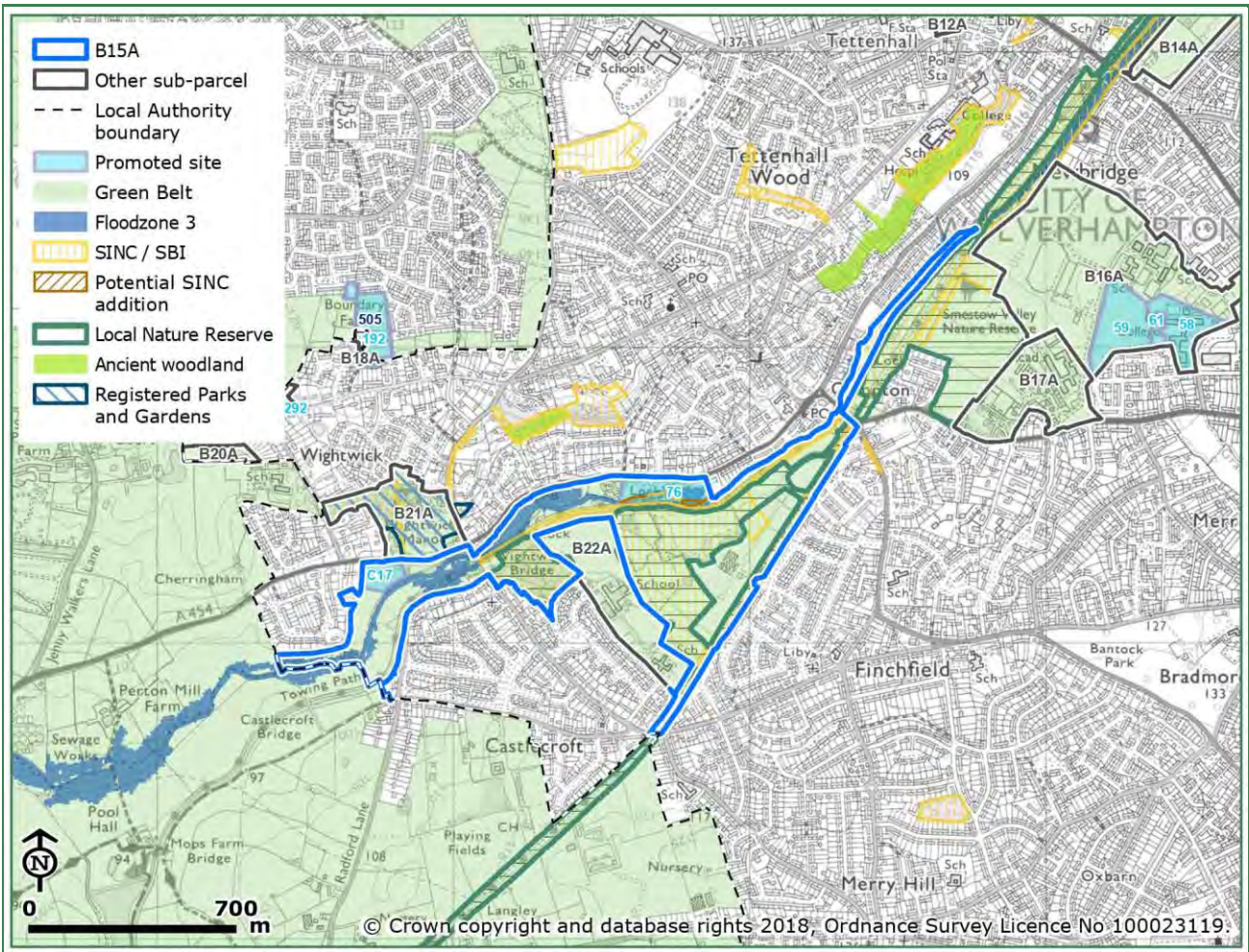
List of Sites Within the Scenario

Ref: 23 (Wildside activity centre improvement)

The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton, and encroachment of the countryside, by virtue of the fact that it sits in a green chain running between Wolverhampton and Tettenhall. However, the sub-parcel is adjacent to the settlement edge and significantly contained by surrounding urbanising uses. Releasing land within this or adjacent parcels in this narrow belt would not weaken the integrity of the wider Green Belt, and would result in a strengthened and simplified Green Belt boundary.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Wedge of grassland and woodland separating different suburbs of Wolverhampton and the inset settlement of Castlecroft. Largely constrained by SINC within the Smestow Valley Park and flood zones around the waterway in the north. Presently the unconstrained areas include fields opposite Wightwick Manor to the north, and the former Wolverhampton Environment Centre in the south (currently undergoing redevelopment of former buildings). The triangle of land around the Environment Centre site, contained within the Smestow Valley Local Nature Reserve, is to become an extension to the Nature Reserve (this was a condition of the planning consent for the Environment Centre redevelopment).



View looking south across the sub-parcel from Bridgnorth Road.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	Land plays a very limited role in maintaining the separation between towns due to the presence of significant distance between Wolverhampton and the nearest neighbouring town of Bridgnorth, and its significant containment by the urban edge.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land is open and contiguous with the wider countryside, but is largely contained by the urban area.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

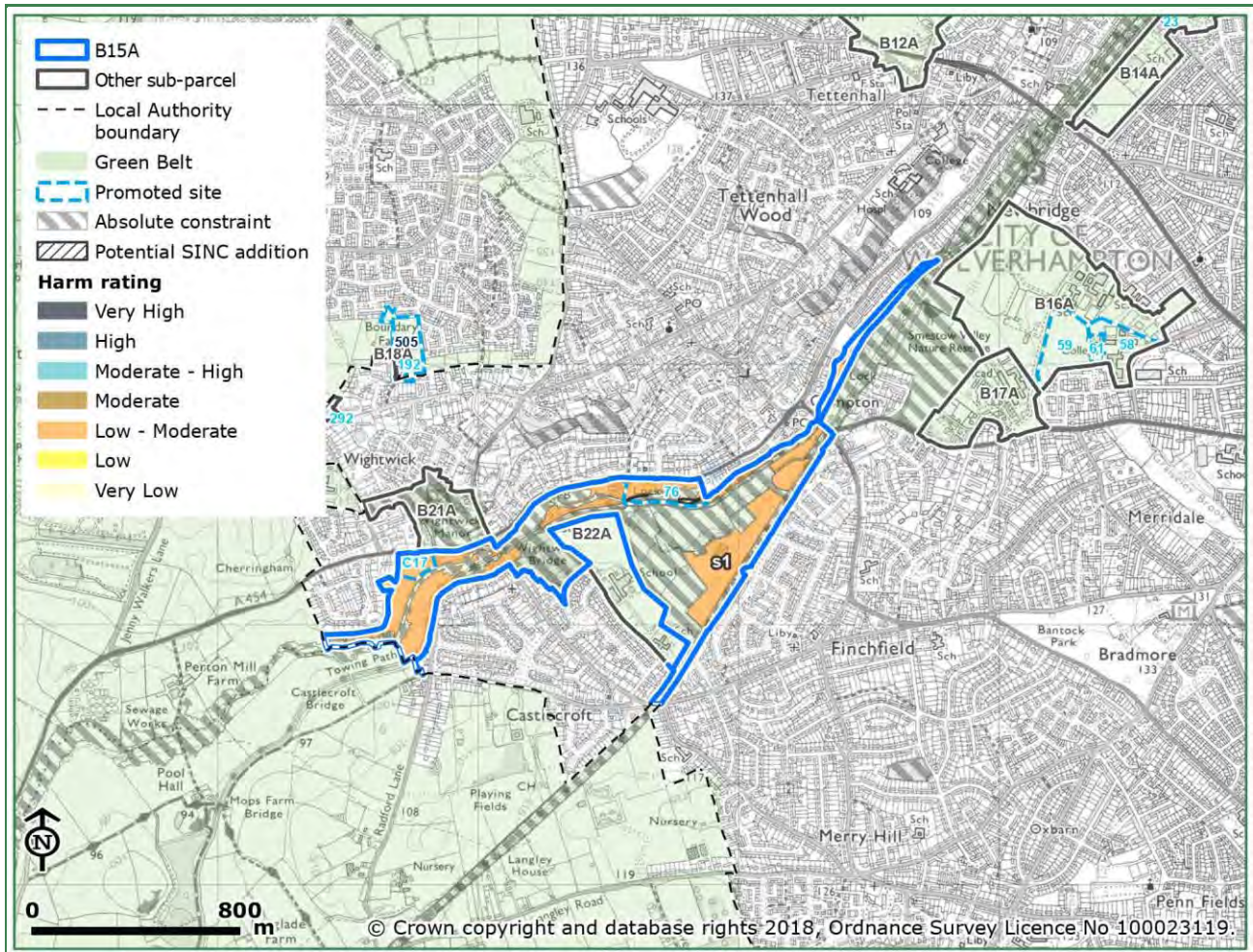
Scenario	Size (ha)	Rating
B15As1 Release of any land within the sub-parcel	23.98	Low - Moderate

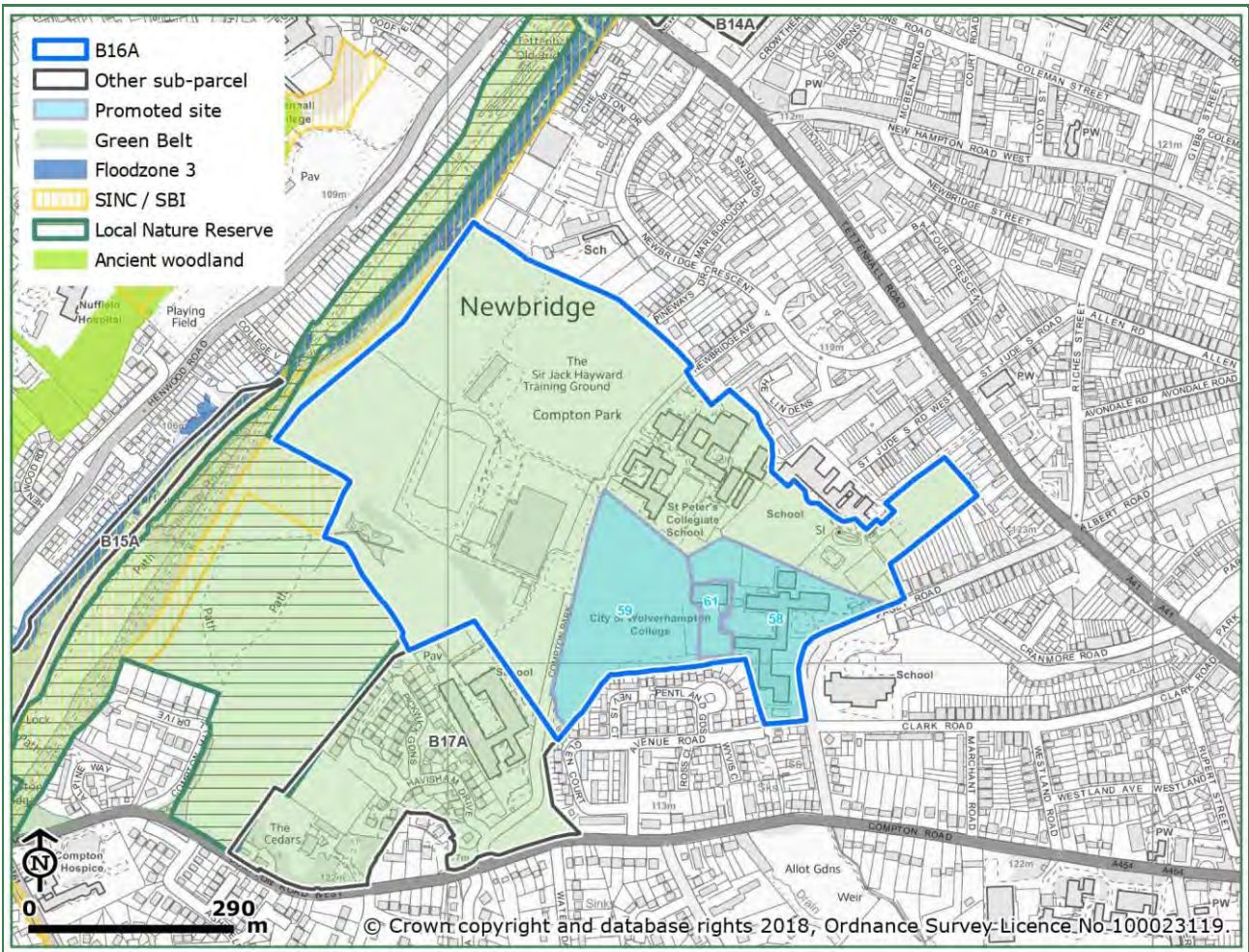
List of Sites Within the Scenario

Ref: C17 (Housing)

The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton, and in preventing encroachment on the countryside. The sub-parcel is relatively free of urbanising uses, however it is contained by settlement edges on all sides and has a minimal relationship with the open countryside around the conurbation. As a result, the release of this sub-parcel would not weaken the integrity of surrounding Green Belt land. Releasing this land would result in the entire containment of sub-parcel B22A, leaving little justification for the latter remaining within the Green Belt; but this would not increase the level of harm to Green Belt purposes. The vast majority of the parcel is designated as either Local Nature Reserve, SINC, or Flood Zone 3. The remaining pockets of Green Belt land that are not covered by these designations are too small or irregular in shape to represent alternative release scenarios in their own right.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Grasslands, sports facilities, and school buildings/facilities that lie in the gap between Wolverhampton and the settlement of Tettenhall Wood, both part of the West Midlands conurbation. The land is bound on its northwestern edge by the Staffordshire and Worcestershire Canal, and on its western and northwestern edges by the Smestow Valley Nature Reserve.



View north from Newbridge Avenue to playing fields and facilities, opposite St Peter's school.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	The parcel is almost entirely contained by the urban area, meaning it has some association with it, but also retains some distinction due to its size and openness.	Moderate
P2: Preventing the merging of neighbouring towns	The land lies to the east of the western edge of the West Midlands conurbation, and so does not form part of the gap to Albrighton, the nearest neighbouring town.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land is too influenced and contained by urban development to retain any significant relationship with the wider countryside.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B16As1 Release of any land to the west of St Peters Church of England School and Wolverhampton College	24.43	Low

List of Sites Within the Scenario

Ref: 59 (Housing)

The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton. However, the sub-parcel is highly contained by the surrounding settlement edges and, as such, has a minimal relationship to the open countryside surrounding the conurbation. The existing urbanising uses within the sub-parcel also mean it has weak spatial openness in Green Belt terms. The release of land here would not weaken the integrity of surrounding areas of Green Belt, and would result in a simplified and strengthened Green Belt boundary. The release of this sub-parcel would leave parcel B17A entirely contained, leaving little justification for the latter remaining within the Green Belt; but this would not increase the level of harm to Green Belt purposes.

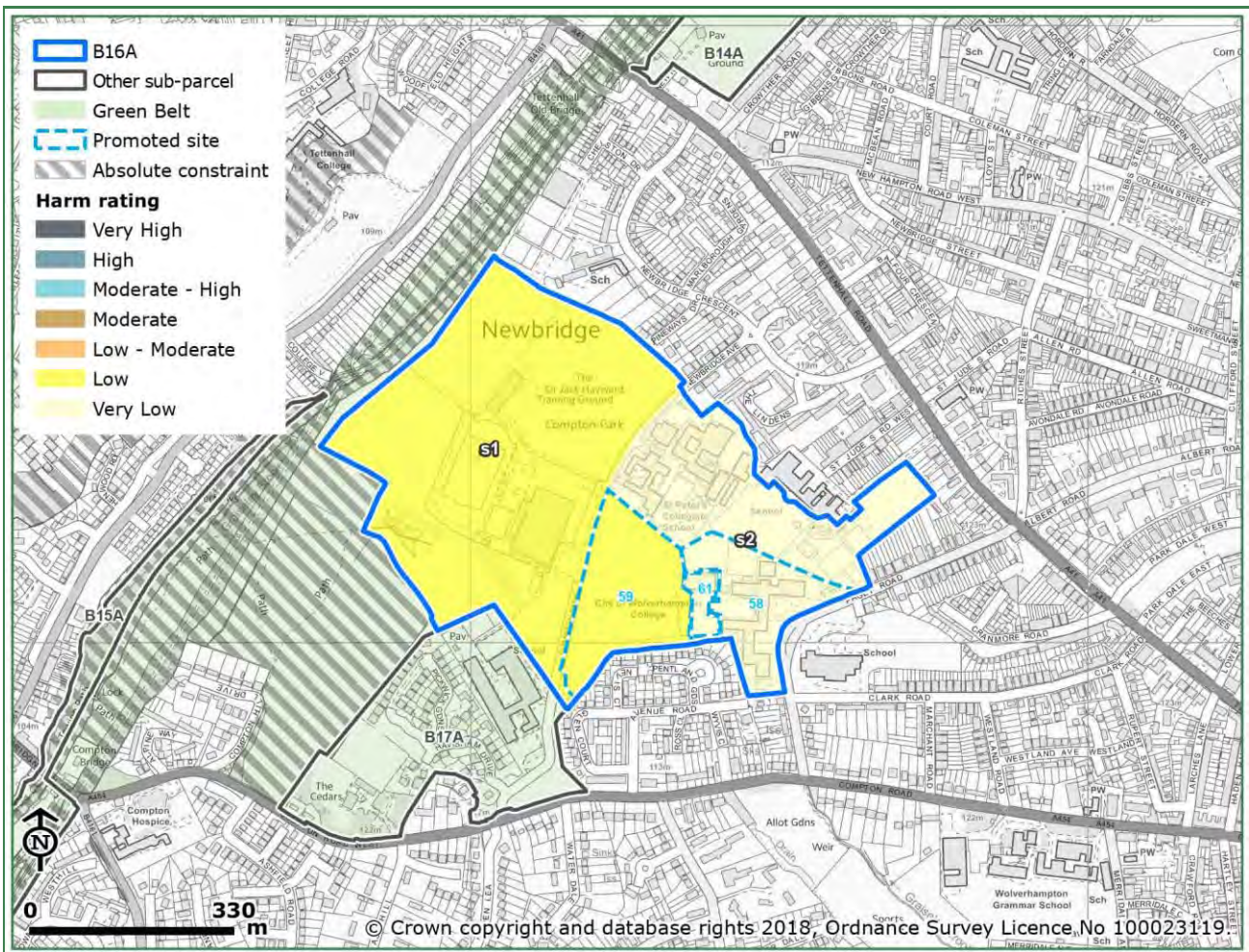
Scenario	Size (ha)	Rating
B16As2 St Peters Church of England School and Wolverhampton College and the land to the east	10.62	Very Low

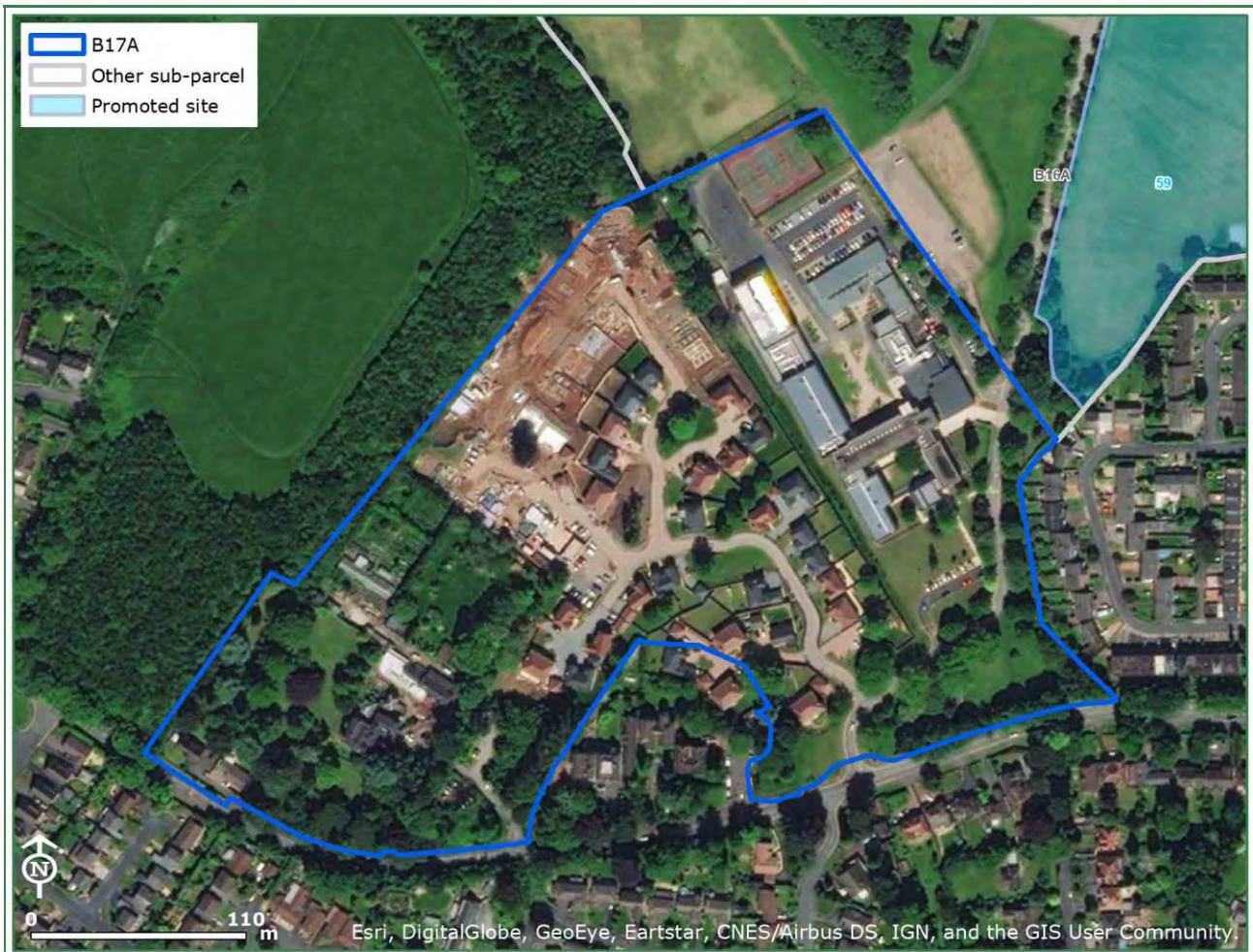
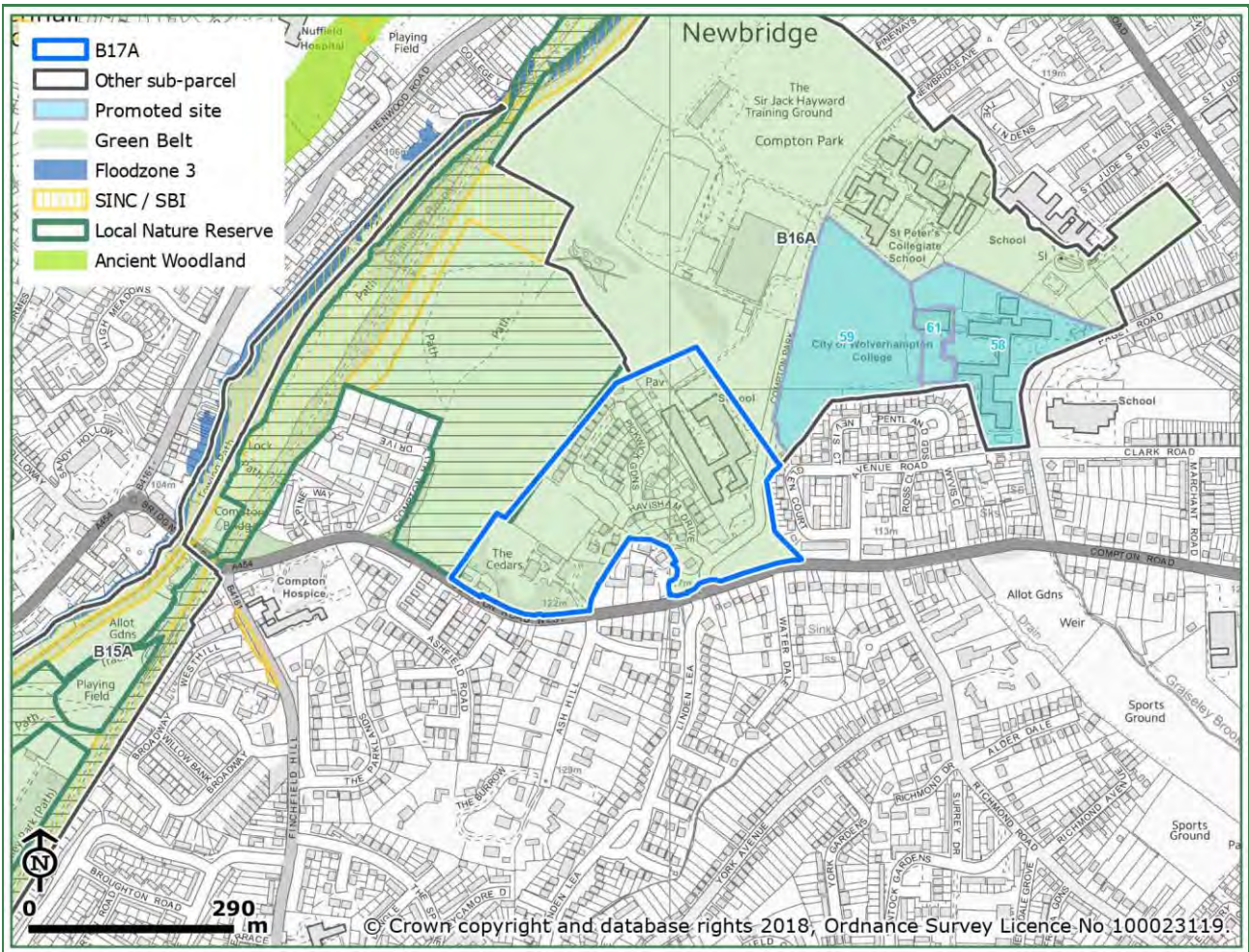
List of Sites Within the Scenario

Ref: 58 (Housing); Ref: 61 (Housing)

The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton. However the sub-parcel is highly contained by the surrounding settlement edges and, as such, has a minimal relationship to the open countryside surrounding the conurbation. The scale and density of the school and college buildings within this area, combined with the close proximity of the urban edge to the west, result in particularly weak spatial openness in Green Belt terms. The release of this Green Belt land would have a limited effect on the remaining Green Belt land to the west.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Residential development and adjacent school buildings with facilities forming part of the Compton suburb of Wolverhampton. The development on this site has been extended beyond the areas shown on the map and aerial view above, and now includes land on the western side of the site between The Cedars and Havisham Drive.



View of residential development on Havisham Drive/Pickwick Gardens

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the large built-up area and is wholly developed.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	The land lies to the east of the western edge of the West Midlands conurbation, and so does not form part of the gap to Albrighton, the nearest neighbouring town.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains urbanising development of a scale, density, and form that significantly compromises openness.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

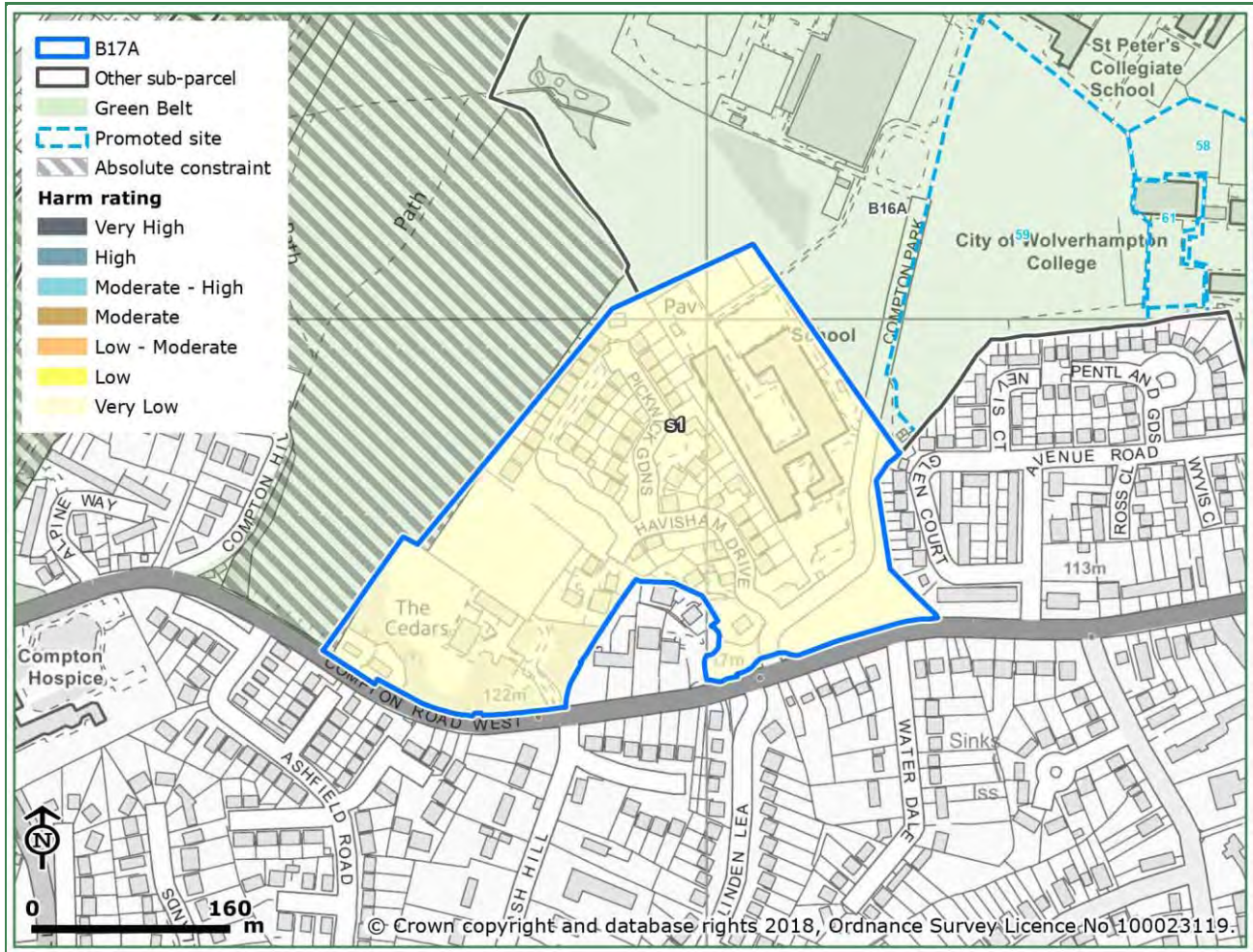
Scenario	Size (ha)	Rating
B17As1 Release of any land within the sub-parcel	9.81	Very Low

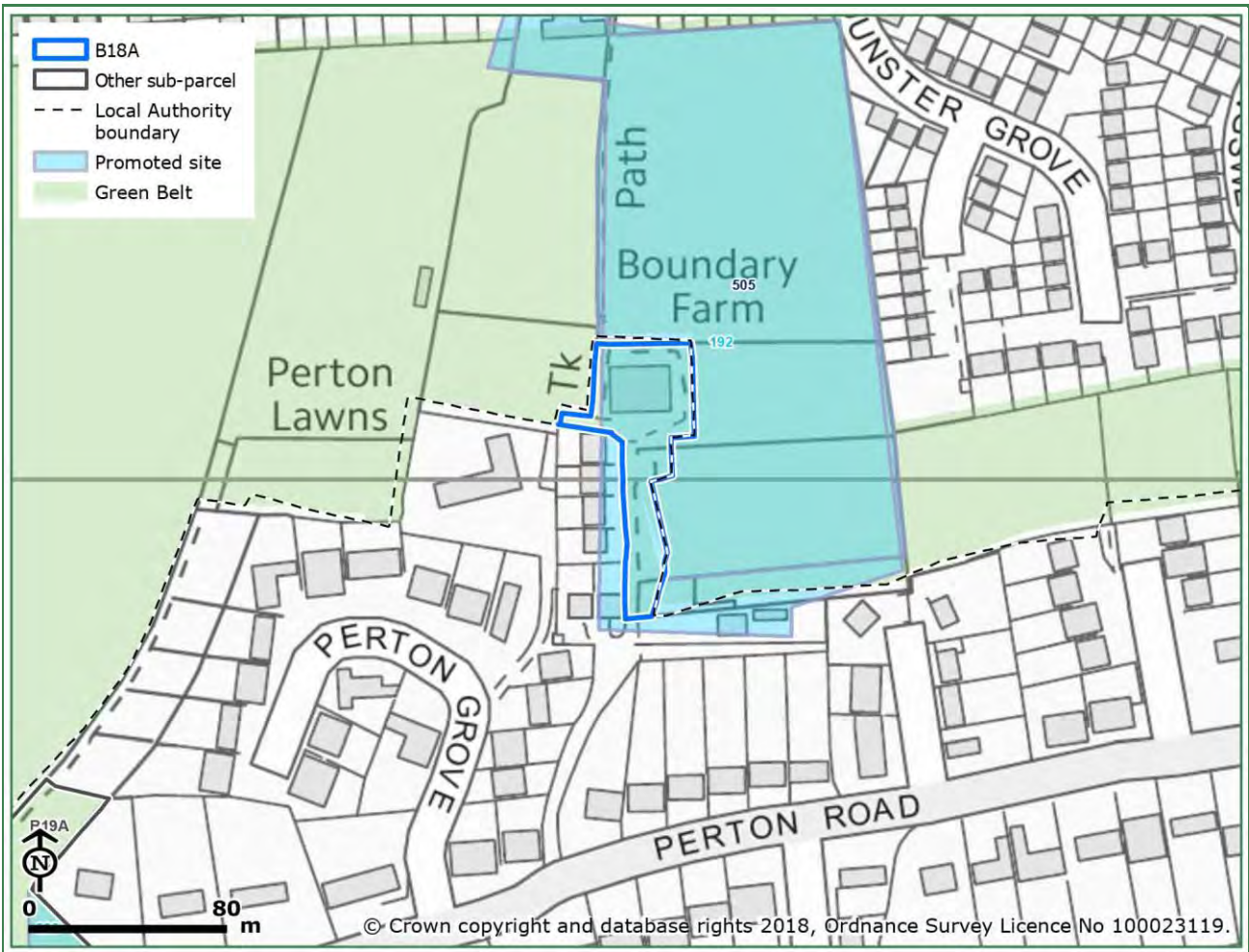
List of Sites Within the Scenario

None

The sub-parcel makes a weak or no contribution to Green Belt purposes. It is bordered by the conurbation to the east and south, and is fully urbanised by the presence of a housing development and St Edmund's Catholic Academy. As a result, the sub-parcel has a stronger relationship with the conurbation than the wider countryside. Its release would not weaken the integrity of surrounding Green Belt land, and would create a clearer distinction between settlement and countryside.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Agricultural buildings and access path lying in the narrow gap between Wightwick and the inset settlement of Perton.



View of Boundary Farm

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is too contained by development within the West Midlands conurbation to have any significant relationship with the wider countryside.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	The land does not lie in the gap between towns.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land is too influenced and contained by urban development to retain any significant relationship with the wider countryside.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

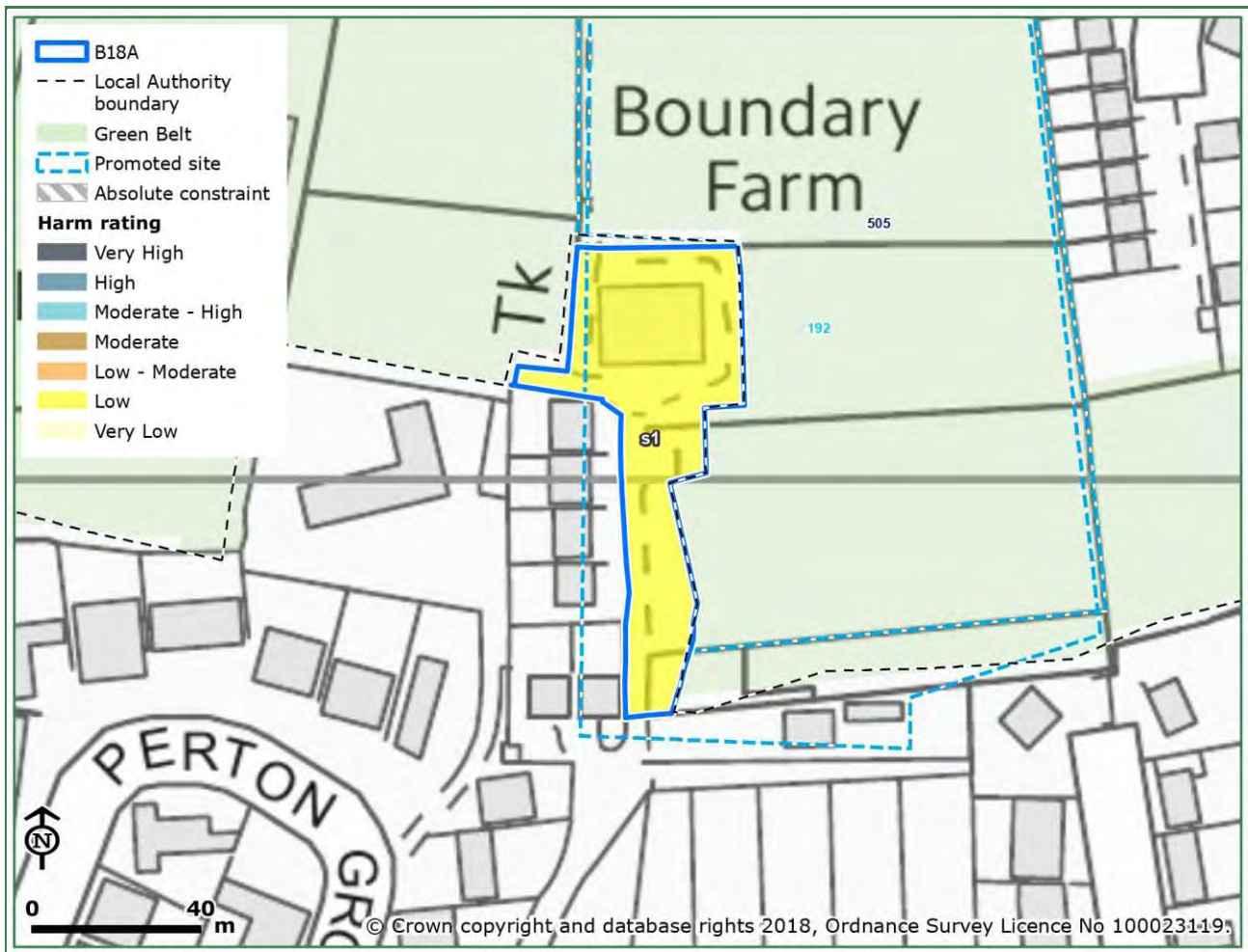
Scenario	Size (ha)	Rating
B18As1 Release of the sub-parcel	0.27	Low

List of Sites Within the Scenario

Ref: 192 (Housing)

The sub-parcel makes a weak contribution to all four Green Belt purposes. The land here is significantly contained by the settlement edges of Perton to the north and Wightwick to the south, which form part of the West Midlands conurbation. The sub-parcel has minimal relationship to the countryside to the west, due to the narrow width of the gap between settlements and containment by urban land uses. As a result, whilst it is recognised that release of the land in the sub-parcel would impinge on the Green Belt link that separates Perton from the adjacent inset settlement areas, this would not significantly weaken the integrity of the adjacent Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Grassed area between Perton Road and adjacent agricultural land on the western edge of Wolverhampton.



View looking north from Perton Road.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the large built-up area. It is to an extent contained by urban development, but retains openness and some relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	Land plays no significant role due to the distance between the West Midlands conurbation and Bridgnorth, its nearest neighbouring town.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

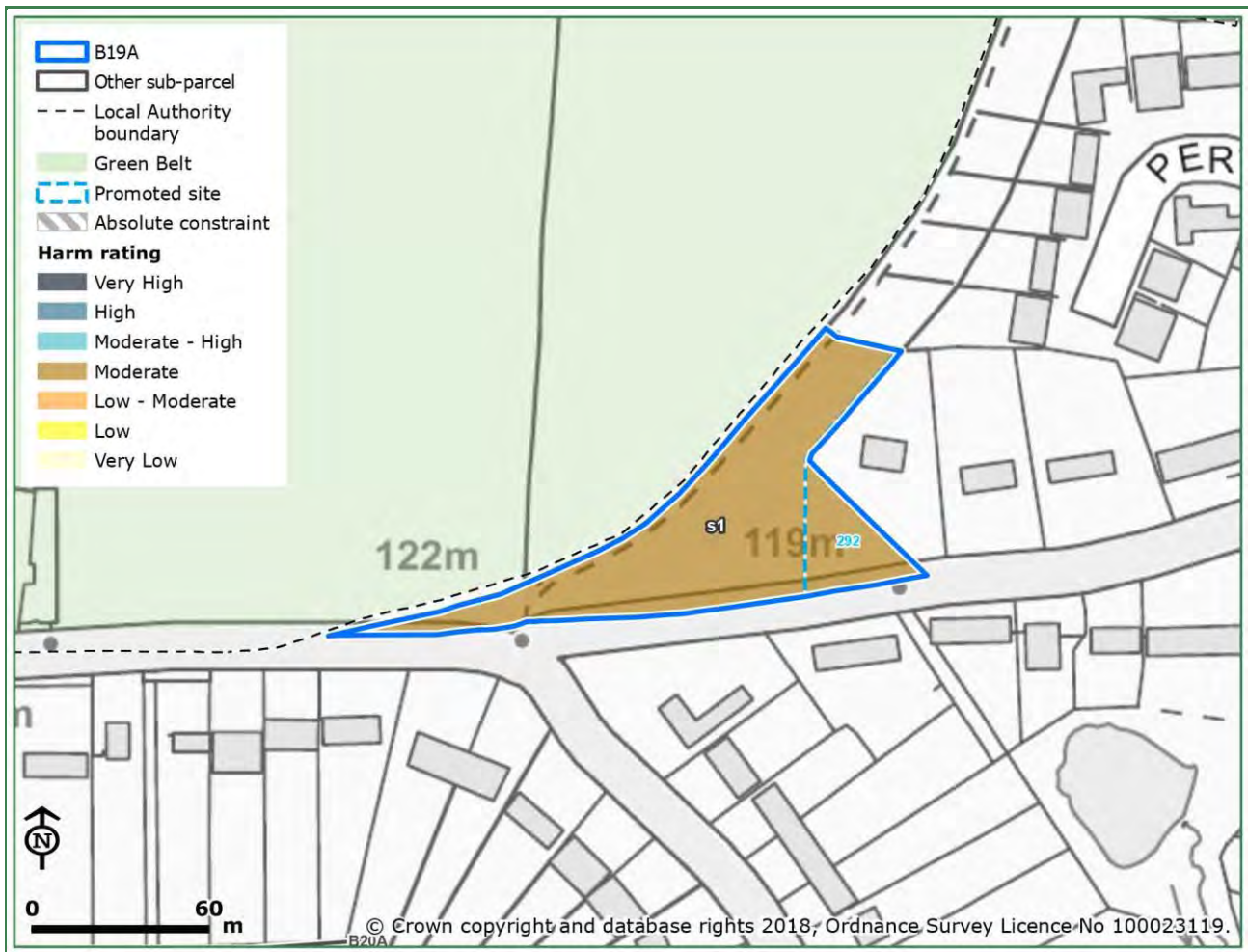
Scenario	Size (ha)	Rating
B19As1 Release of any land in the sub-parcel	0.61	Moderate

List of Sites Within the Scenario

Ref: 292 (Housing)

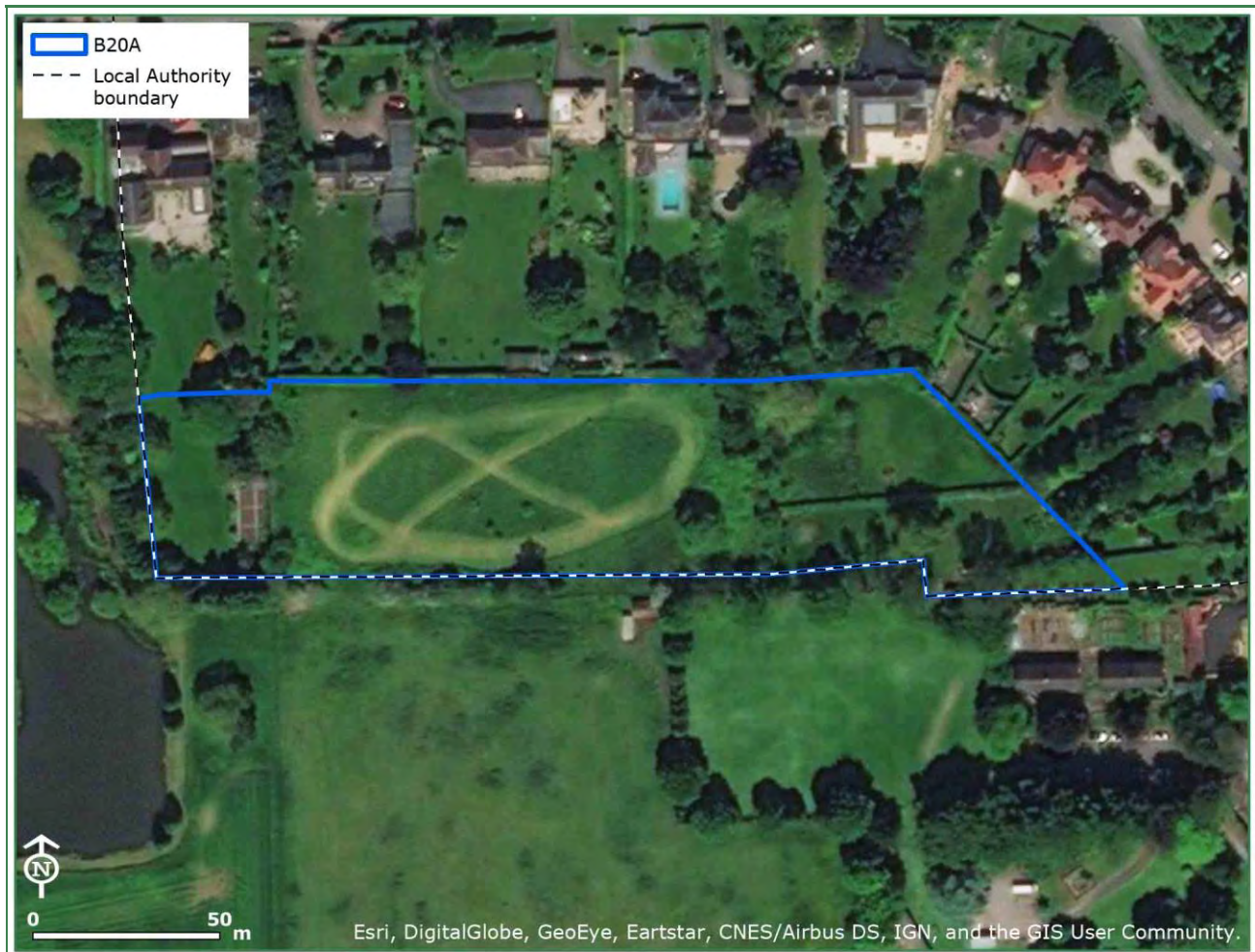
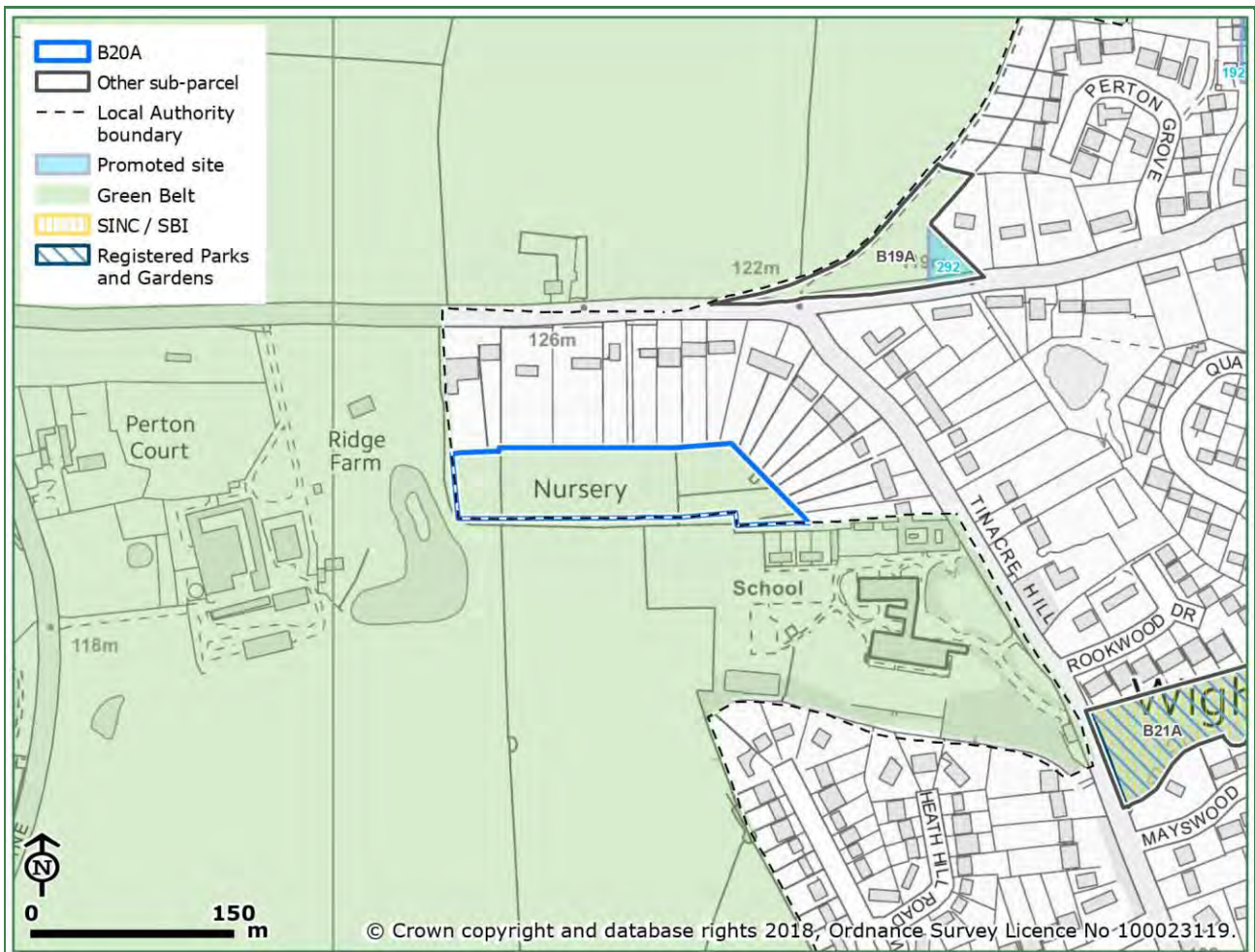
The sub-parcel makes a strong contribution to preventing encroachment on the countryside and a moderate contribution to checking the sprawl of the West Midlands conurbation. The site is adjoined on two sides by the inset settlement edge of Wightwick, and as a small grassland area with trees has some distinction from adjacent arable land which, in turn, is contained between Wightwick and Perton. Release of this land would therefore have a negligible effect on the wider Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B20A-South of Perton Road

Sub-Parcel Size: 1.2ha



Sub-Parcel Description

Area of scrubland to the rear of housing along Perton Road on the western edge of Wolverhampton.



View towards dwellings on Pattingham Road; sub-parcel inaccessible and located south of dwellings.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the large built-up area. It is to an extent contained by urban development, but retains openness and some relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	Land plays no significant role due to its partial containment and the distance between the West Midlands conurbation and Bridgnorth, its nearest neighbouring town.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms), but its partial containment means it has a stronger relationship with the urban area than with the wider countryside.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

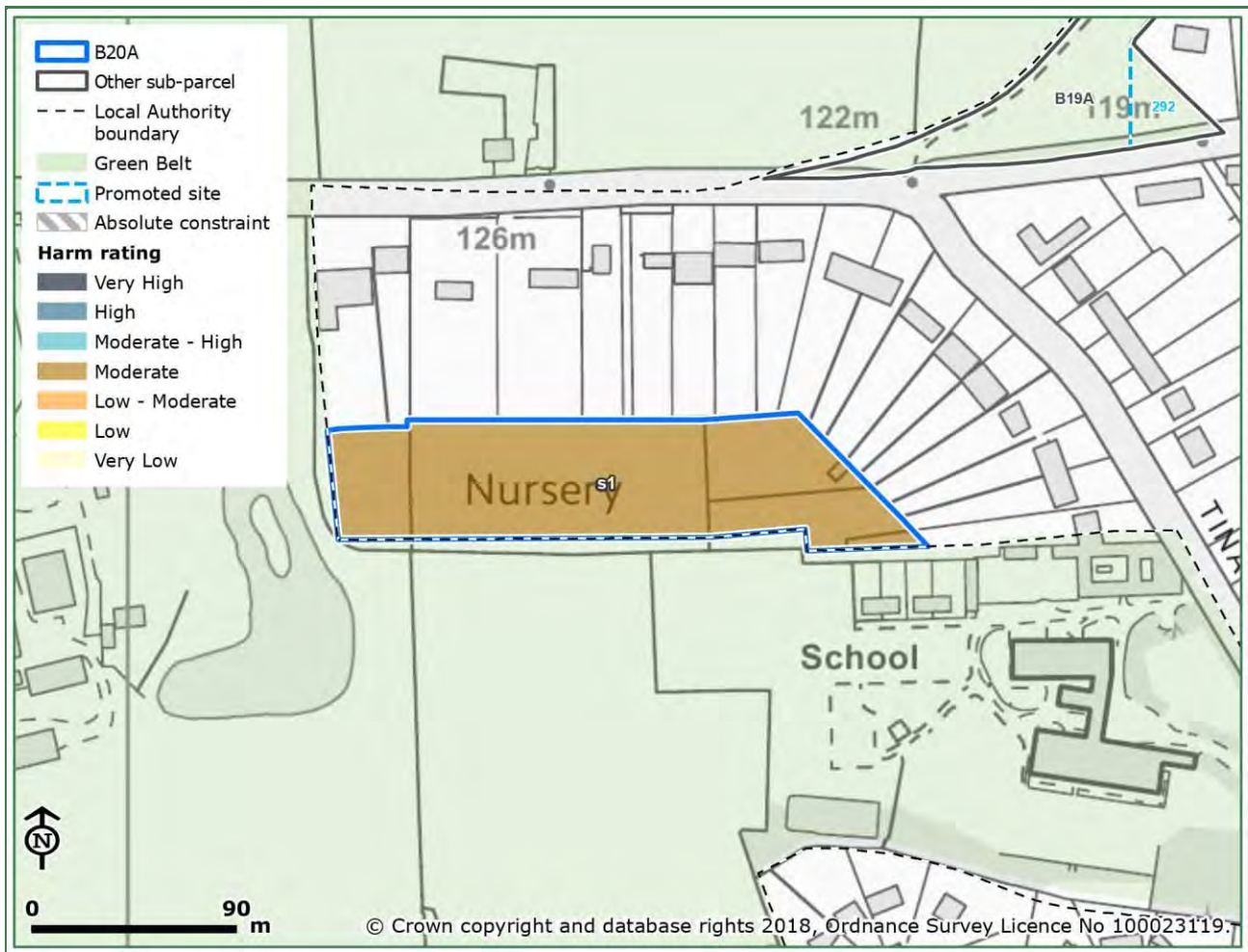
Scenario	Size (ha)	Rating
B20As1 Release of the sub-parcel	1.23	Moderate

List of Sites Within the Scenario

None

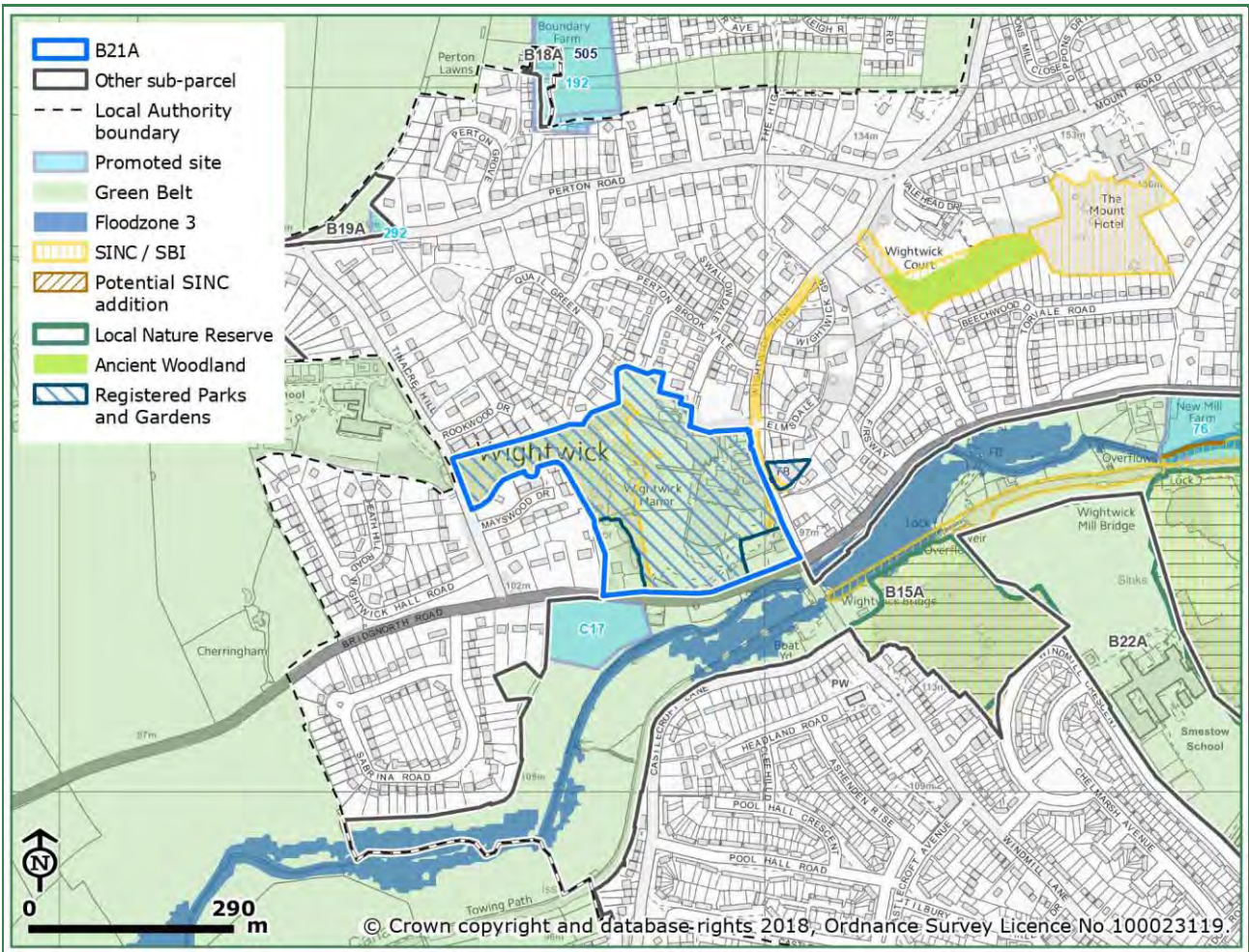
The sub-parcel makes a moderate contribution to checking the sprawl of the West Midlands conurbation and to preventing encroachment of the countryside. Although open, it has a relatively strong relationship with dwellings on the urban edge to the north and east, and has an enclosing hedgerow that would not represent a weakening of the Green Belt boundary were it to be employed as such, so development would have only a minor impact on the integrity of open land to the south.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B21A-Wightwick Manor

Sub-Parcel Size: 7.7ha



Sub-Parcel Description

Registered grounds and buildings of Wightwick Manor, largely constrained as a registered park and garden with only small unconstrained areas around the pub in the southeast and a single dwelling/grounds in the southwest. The sub-parcel is surrounded to the north, east, and west by the settlement edge of Tettenhall Wood, and bound to the south by Bridgnorth Road.



View of unconstrained land around The Mermaid pub on Bridgnorth Road.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is too influenced and contained by urban development to retain any significant relationship with the wider countryside.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land plays no significant role due to the distance between the West Midlands conurbation and Bridgnorth, its nearest neighbouring town, in addition to the extent of its containment by surrounding urbanising uses.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms), but has a stronger relationship with the urban area than with the wider countryside due to its significant containment by urbanising features.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

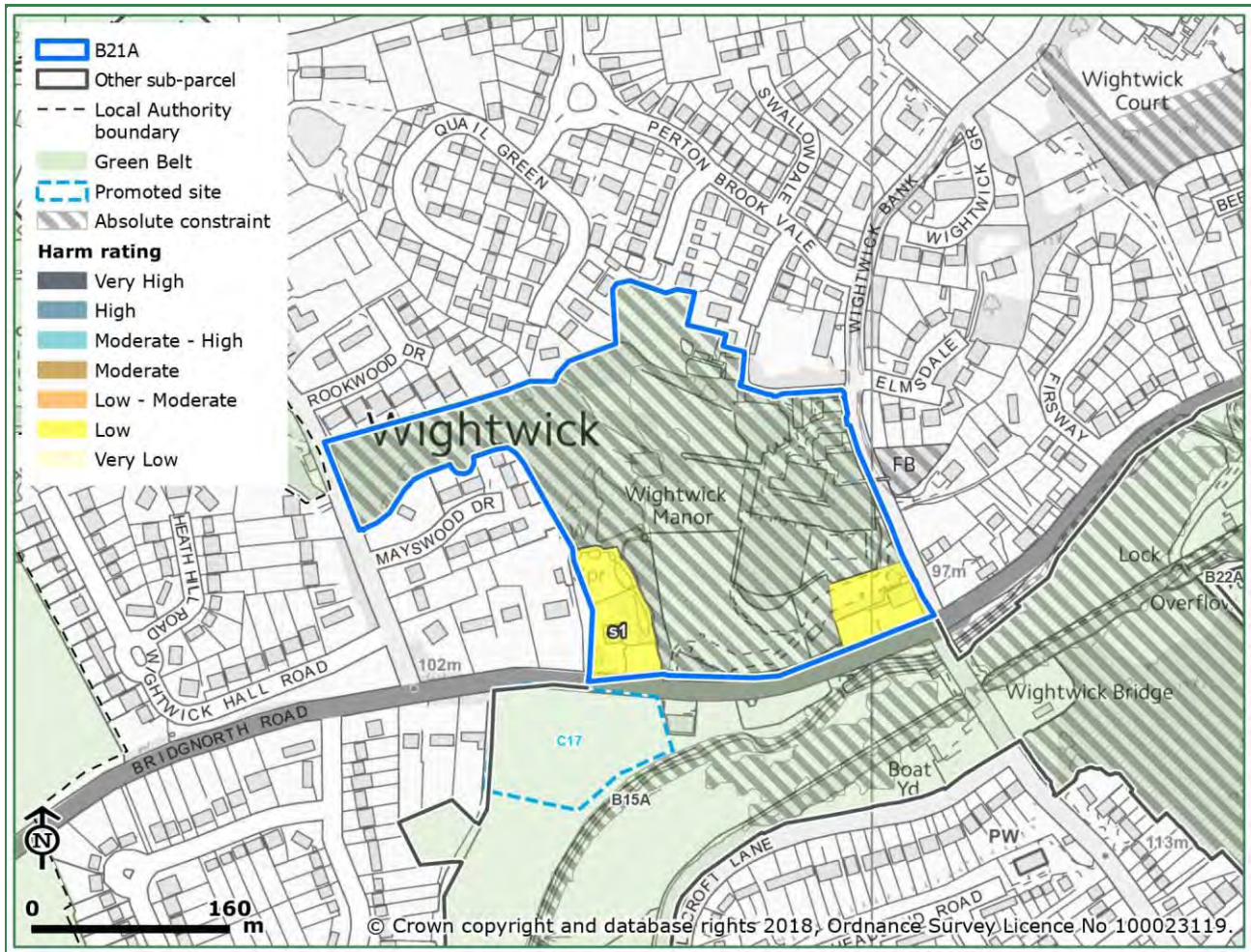
Scenario	Size (ha)	Rating
B21As1 Release of any land within the sub-parcel	0.89	Low

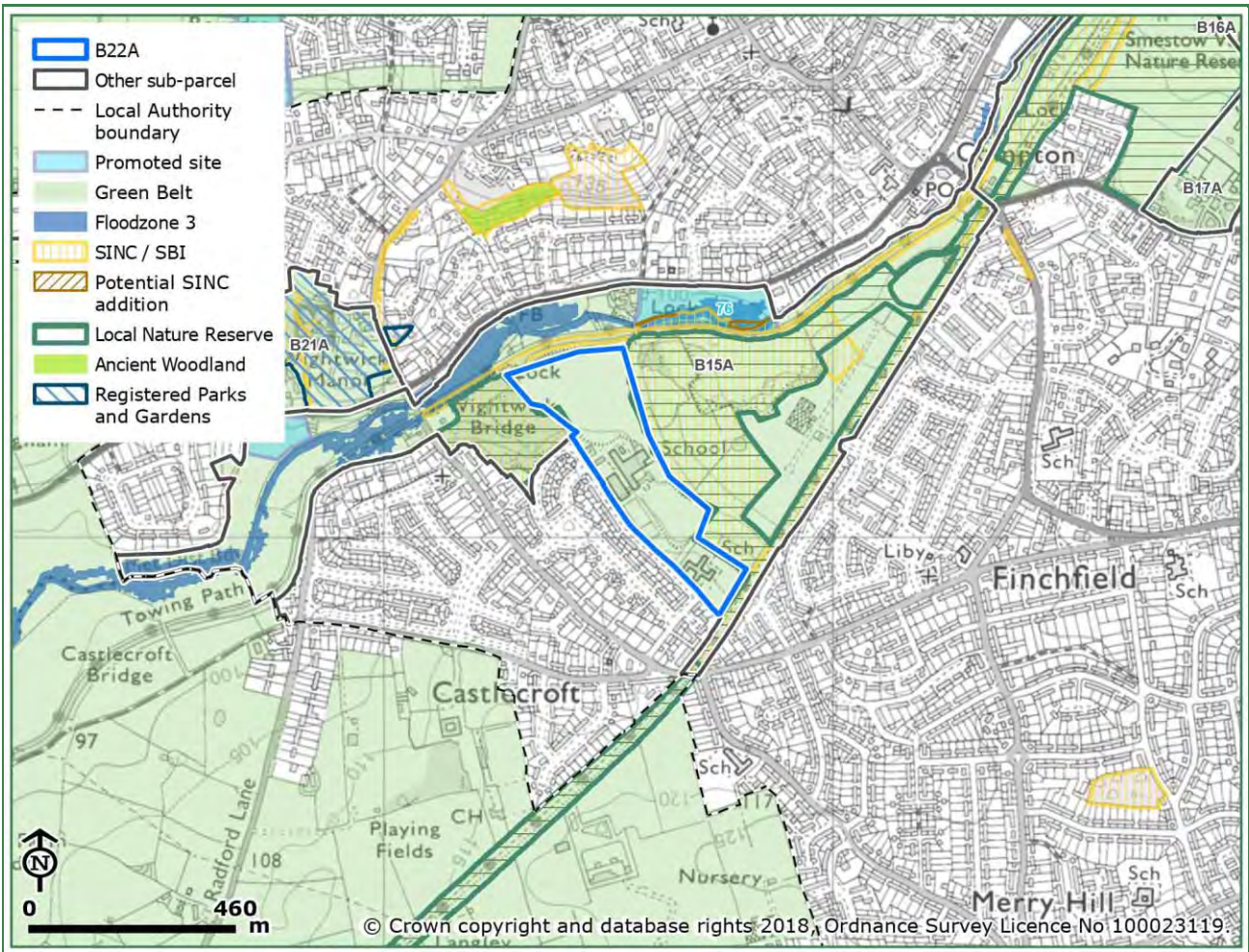
List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to preventing encroachment on the countryside due to its relative openness. Despite the relative absence of urbanising uses, it is surrounded to the north, east, and west by the settlement edge and has a weak relationship with surrounding open countryside due to the road to the south. As a result, the release of this land would not weaken the integrity of the surrounding Green Belt. If the sub-parcel as a whole were released it would simplify the Green Belt boundary, although the small unconstrained areas, which already have some development on them, could be released in isolation without weakening justification for retaining the rest as Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Buildings, facilities, and playing fields of Smestow School, adjacent to the eastern edge of the settlement of Castlecroft. The Smestow Valley Nature Reserve lies to the east and the sub-parcel is bound in the north by the Staffordshire and Worcestershire canal.



View of school buildings from Windmill Crescent.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation and contains some urban development and is somewhat contained by urbanising uses, but also retains some openness and a relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	The land lies to the east of the western edge of the West Midlands conurbation, and so does not form part of the gap to Bridgnorth, the nearest neighbouring town.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land retains some degree of openness but is compromised by urbanising development within it.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

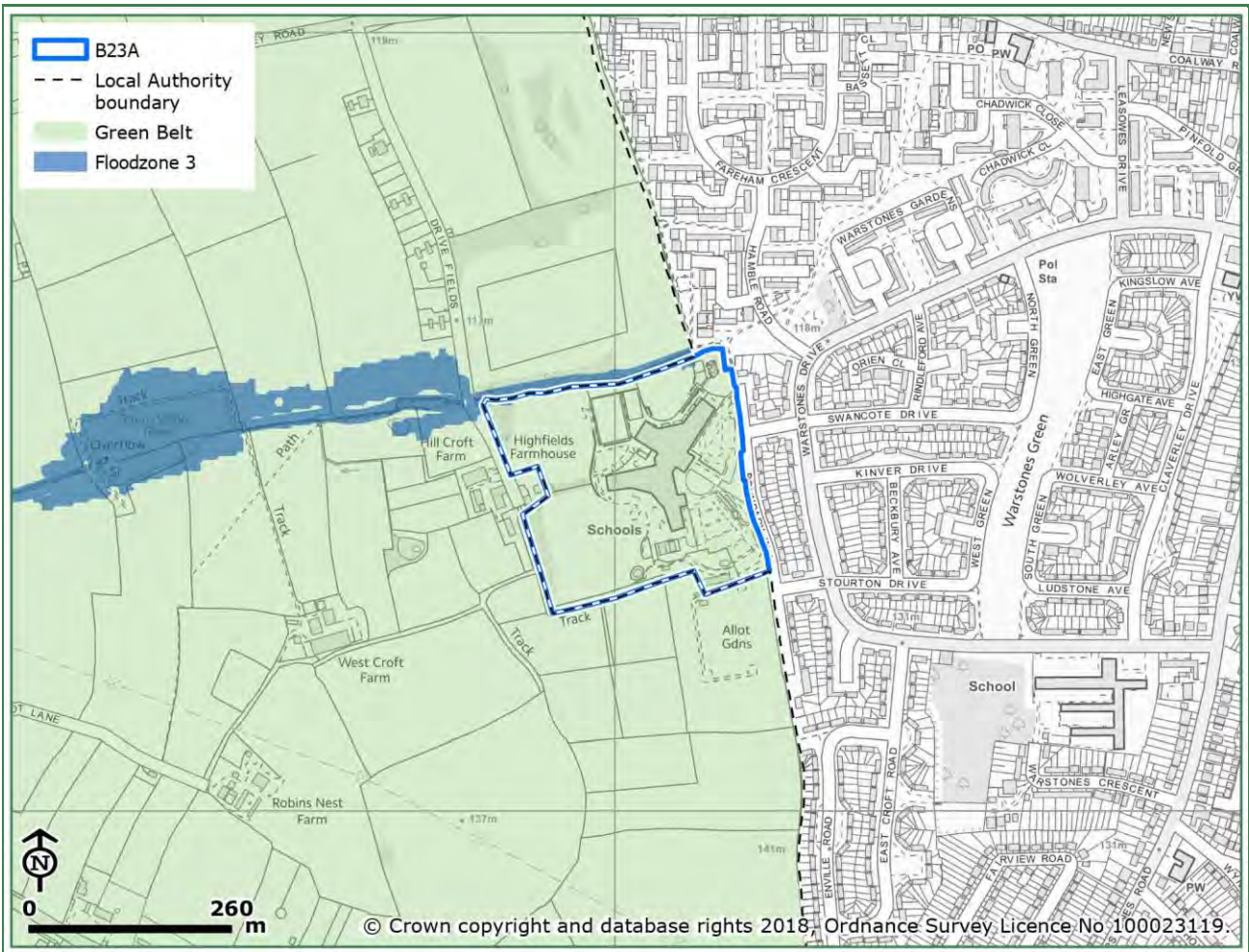
Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B22As1 Release of any land in the sub-parcel	9.22	Low

List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton, and to preventing encroachment on countryside. It is adjacent to the settlement edge at Castlecroft, but the Green Belt strip in which it lies is contained by settlement edges on all sides and has a minimal relationship with the open countryside around the conurbation. As a result, releasing land in this sub-parcel would not weaken the integrity of surrounding Green Belt, and in the context of a wider release would simplify the Green Belt boundary.



Sub-Parcel Description

Buildings, facilities, and playing fields of Highfields Secondary School, lying on the western edge of the Penn suburb of Wolverhampton.



View of school buildings from entrance on Boundary Way.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation, contains some significant urban development but also significant openness. It retains a relationship with the wider countryside and the urban area.	Moderate
P2: Preventing the merging of neighbouring towns	Land plays no significant role due to the distance between the West Midlands conurbation and Bridgnorth, its nearest neighbouring town.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land retains some degree of openness and a relationship with surrounding countryside but is compromised by urbanising development within it.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

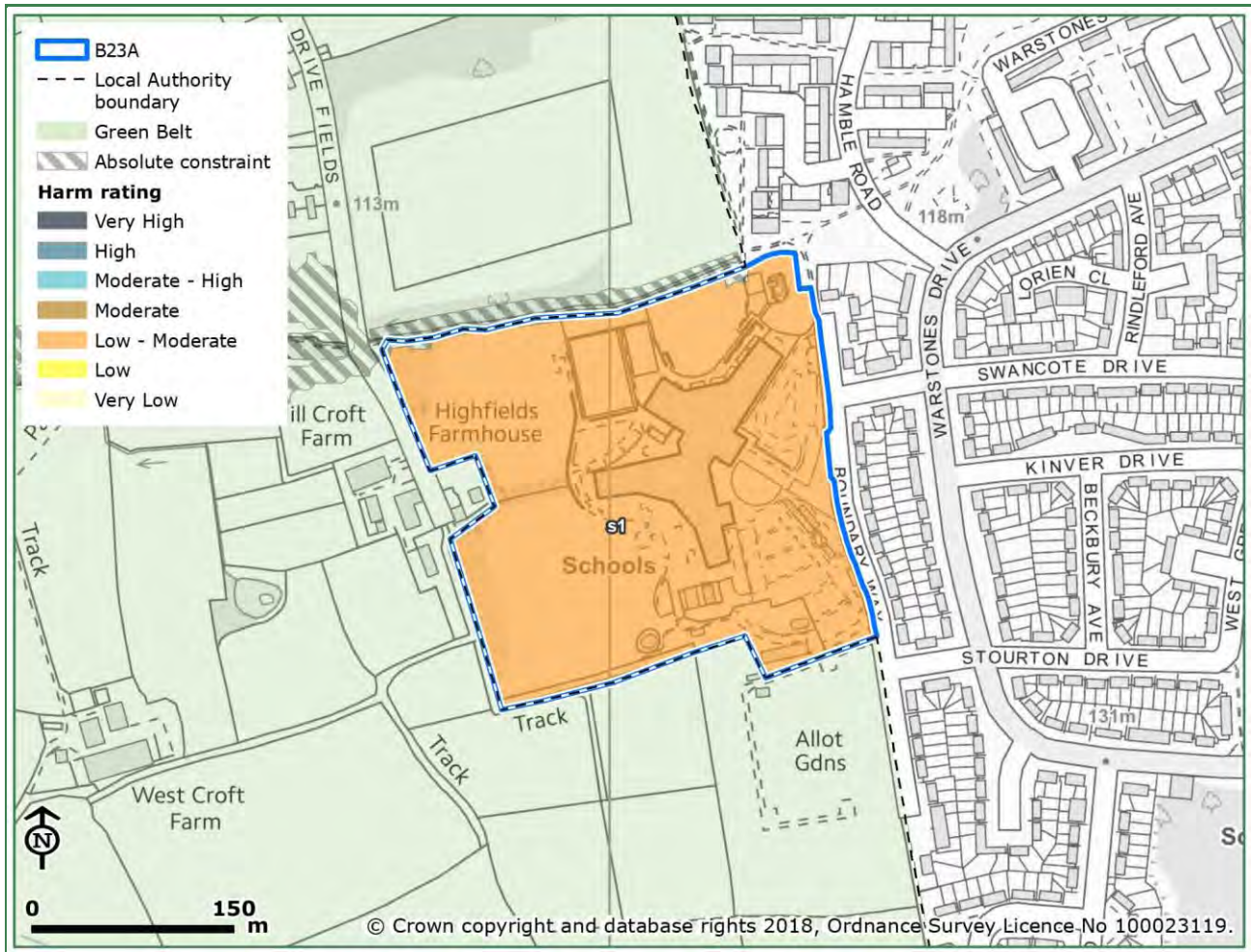
Scenario	Size (ha)	Rating
B23As1 Release of whole sub-parcel	7.98	Low - Moderate

List of Sites Within the Scenario

None

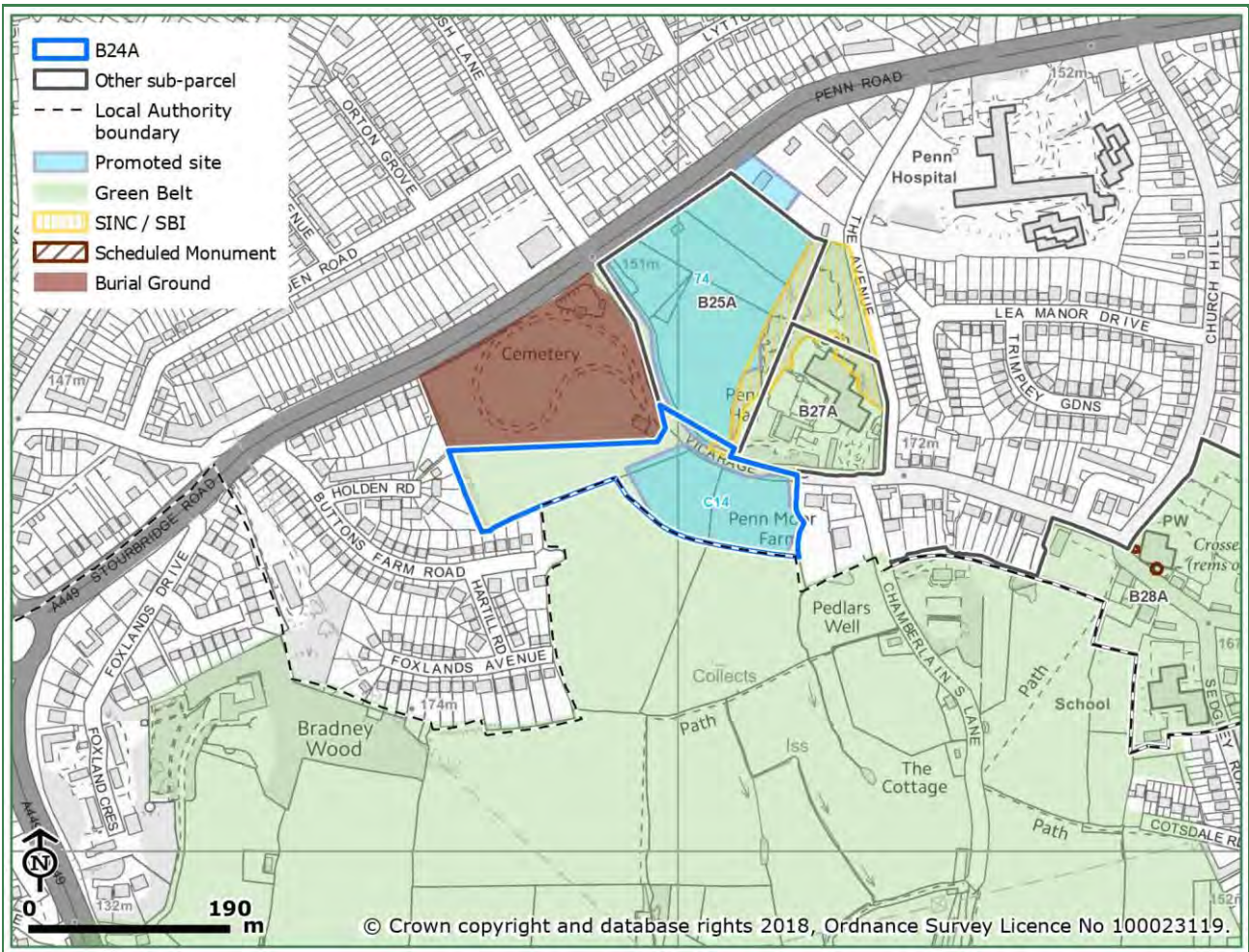
The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside. There is a consistent linear settlement edge in this area, but not a strong separation between settlement and countryside. The school site is well contained by hedgerows and so, given the extent of development within it, its release would not significantly weaken the Green Belt boundary or diminish the integrity of the Green Belt to the north and south.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B24A-Penn Cemetery

Sub-Parcel Size: 2.3ha



Sub-Parcel Description

Small area of farmland south of Vicarage Road and adjacent to Penn Moor Farm to the east, part of the Penn suburb of Wolverhampton. Contains a cemetery.



View south into fields from Vicarage Road.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent or close to the large built-up area, contains no or very limited urban development, and has strong openness. It retains a relatively strong relationship with the wider countryside.	Strong
P2: Preventing the merging of neighbouring towns	Although lying in the gap between the towns of Wolverhampton and Dudley, the area is too contained by development within Wolverhampton to make a significant contribution to the separation of towns.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

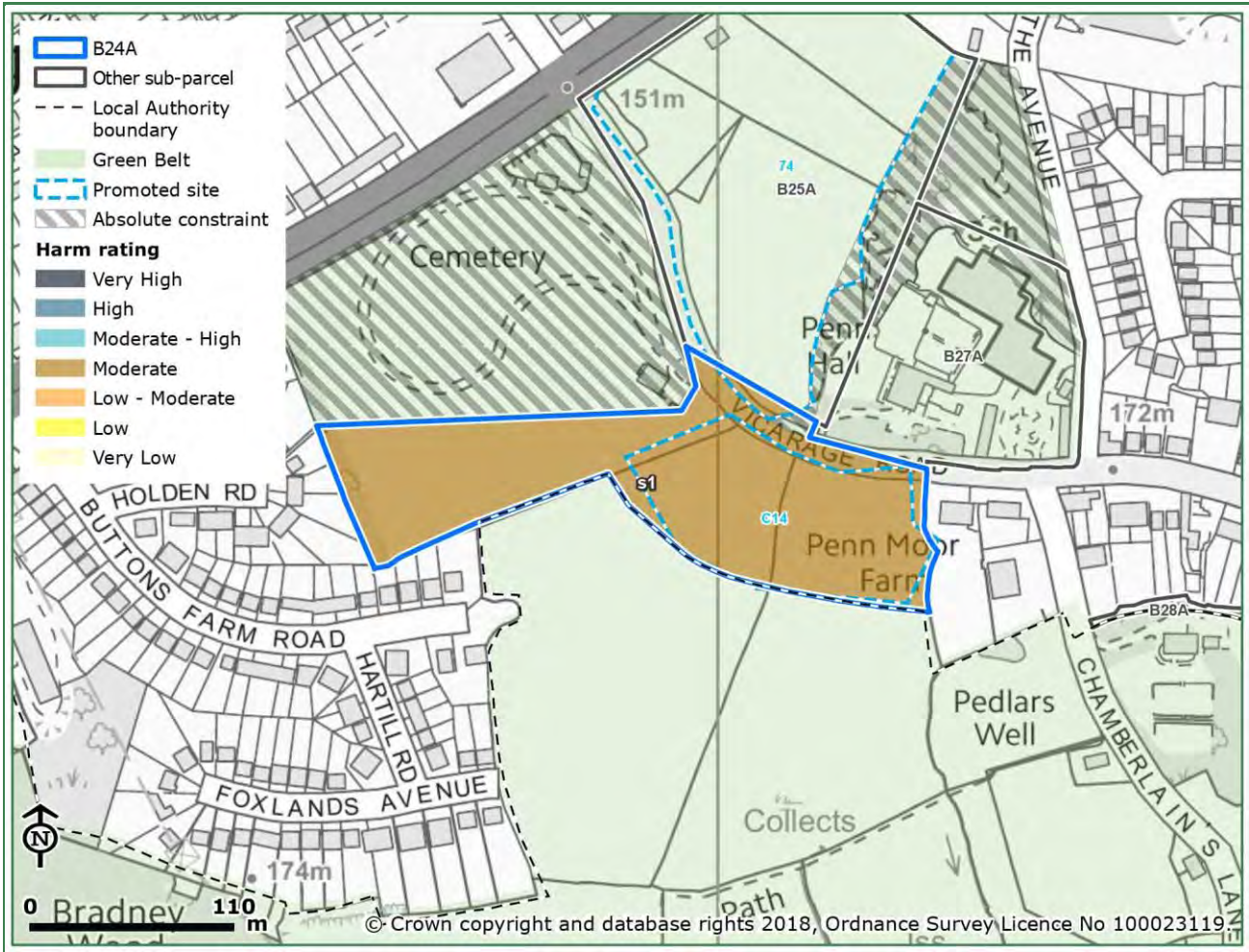
Scenario	Size (ha)	Rating
B24As1 Release of any land within the sub-parcel	2.27	Moderate

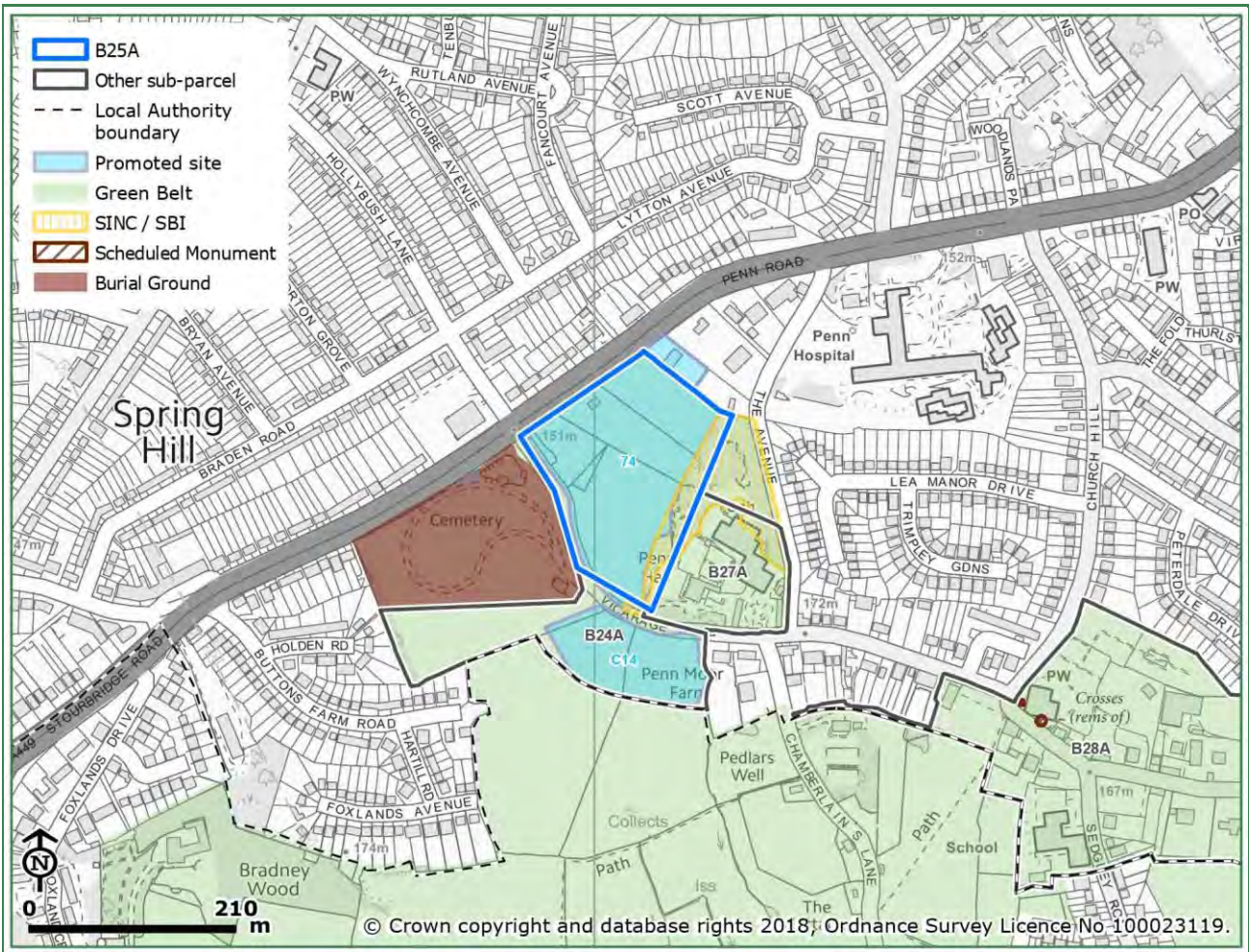
List of Sites Within the Scenario

Ref: C14 (Housing)

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Penn, and in preventing encroachment on the countryside. However, it is abutted by inset urban areas, and as such its release would not weaken the integrity of the Green Belt land to the south and would simplify the resulting Green Belt boundary. Releasing land here would leave little justification for retaining the Green Belt status of the area to the north, but this would not increase the level of harm to Green Belt purposes.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Tree-lined field lying on the southern edge of the Penn suburb of Wolverhampton. Bounded to the north by the A449 Penn Road, with the facilities of Penn Hall School lying to the east and a cemetery to the west.



View northeast into fields from Vicarage Road.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land contains no or very limited urban development, and has a strong sense of openness. It is relatively contained by the West Midlands conurbation to the east and north; however, it maintains some distinction from the urbanising uses, aided by the presence of the A449 to the northwest and woodland to the east.	Moderate
P2: Preventing the merging of neighbouring towns	Land plays no significant role in maintaining the separation of Dudley and Wolverhampton due to the extent of its containment by adjacent urban uses.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms), but also has some relationship with the urban area which contains it to the north and east.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

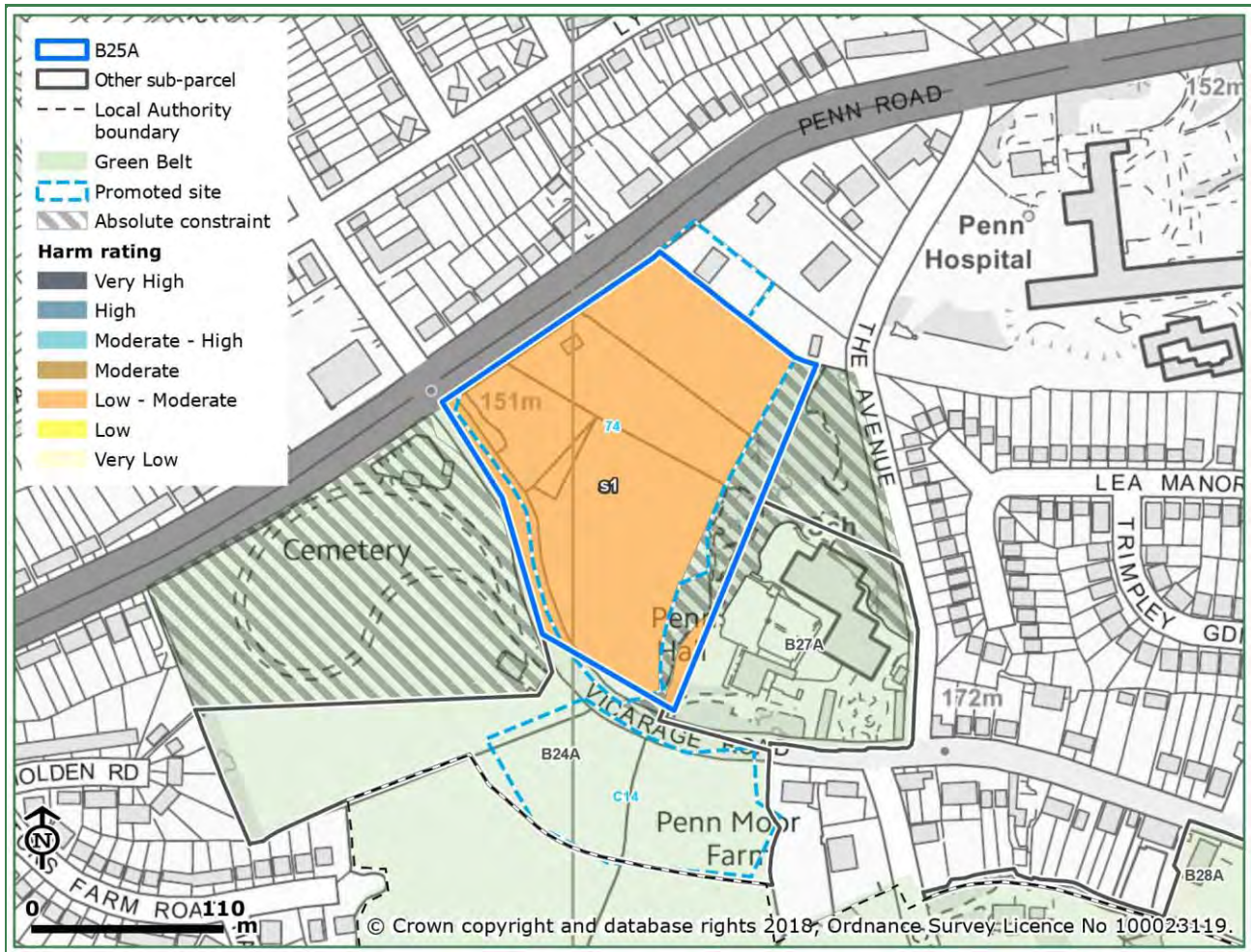
Scenario	Size (ha)	Rating
B25As1 Release of any land within the sub-parcel	2.74	Low - Moderate

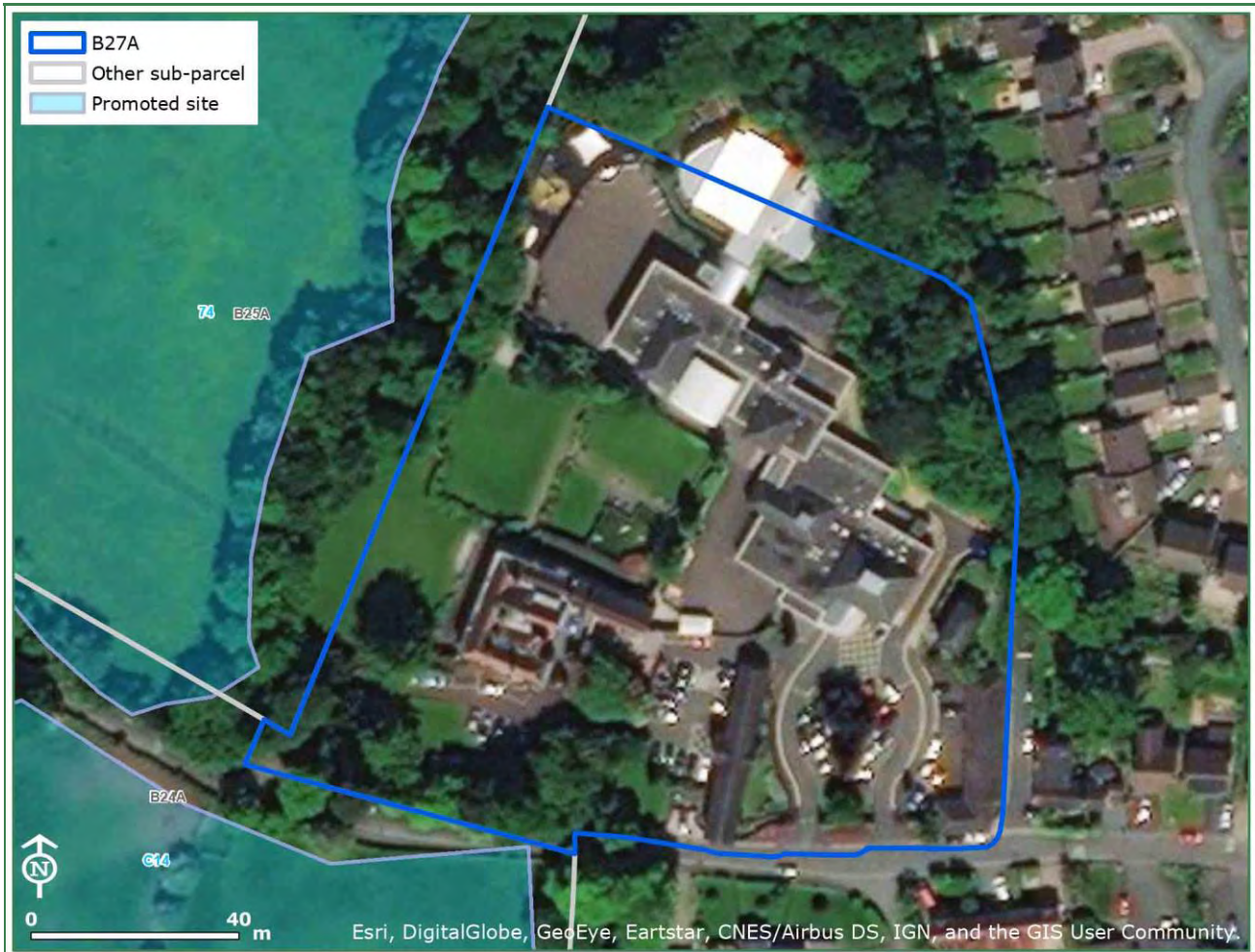
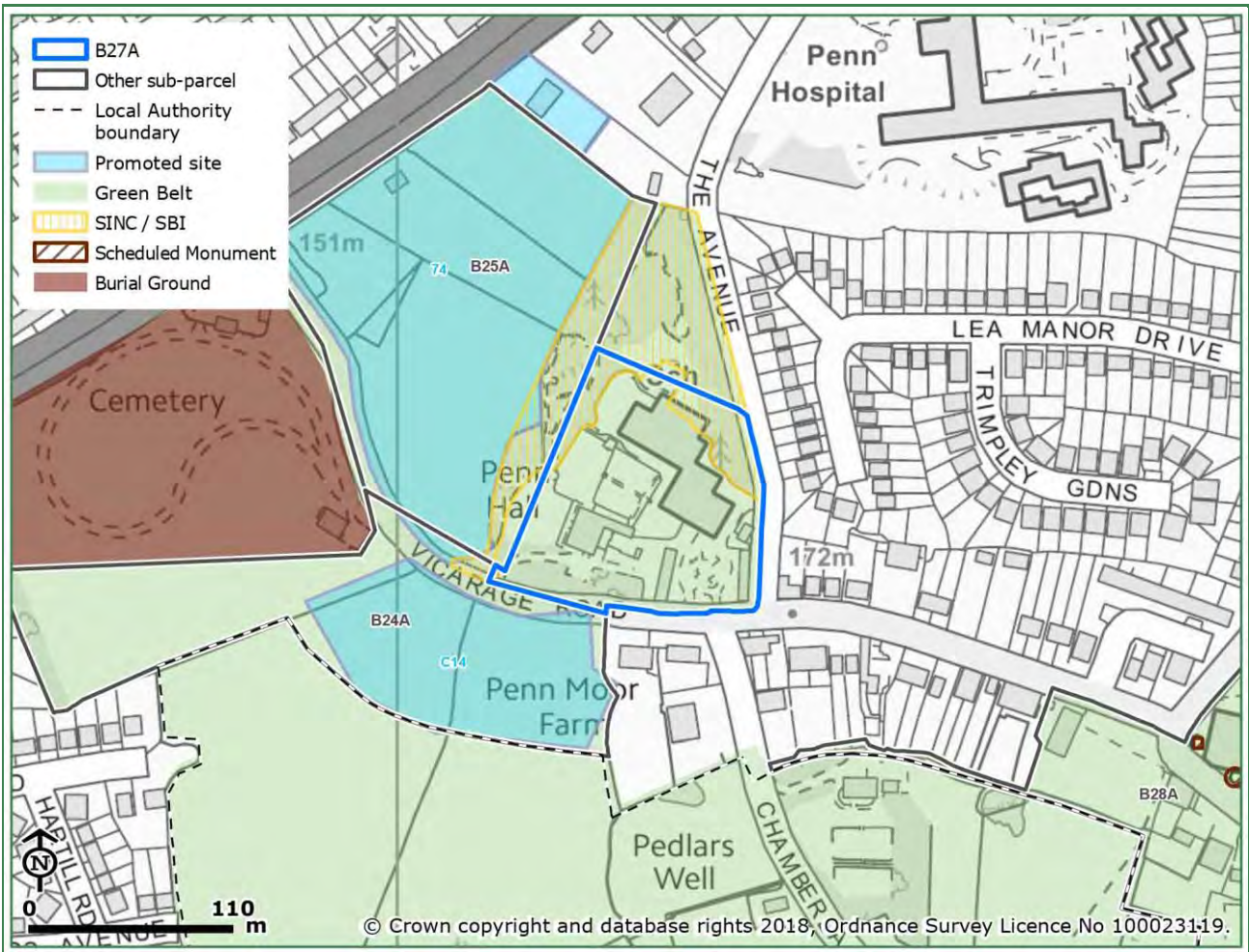
List of Sites Within the Scenario

Ref: 74 (Housing)

The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation, and preventing encroachment on the countryside. It is adjacent to the settlement edge at Penn. Tree cover forms a distinct settlement edge along the A449 Penn Road, and wooded SINC to the east presents a buffer to development beyond; however, adjacent inset development already extends south of Vicarage Road so release of this land would not significantly weaken the integrity of adjacent Green Belt land.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Buildings and facilities of Penn Hall School, bounded by Vicarage Road and The Avenue on the southern edge of the Penn suburb of Wolverhampton.



View of entrance of Penn Hall School.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent or close to the large built-up area and is largely developed with buildings associated with the school.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land plays no significant role in maintaining the separation of Dudley and Wolverhampton due to the extent of development within it, and its containment by adjacent urban uses.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains urbanising development of a scale, density, and form that significantly compromises openness.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

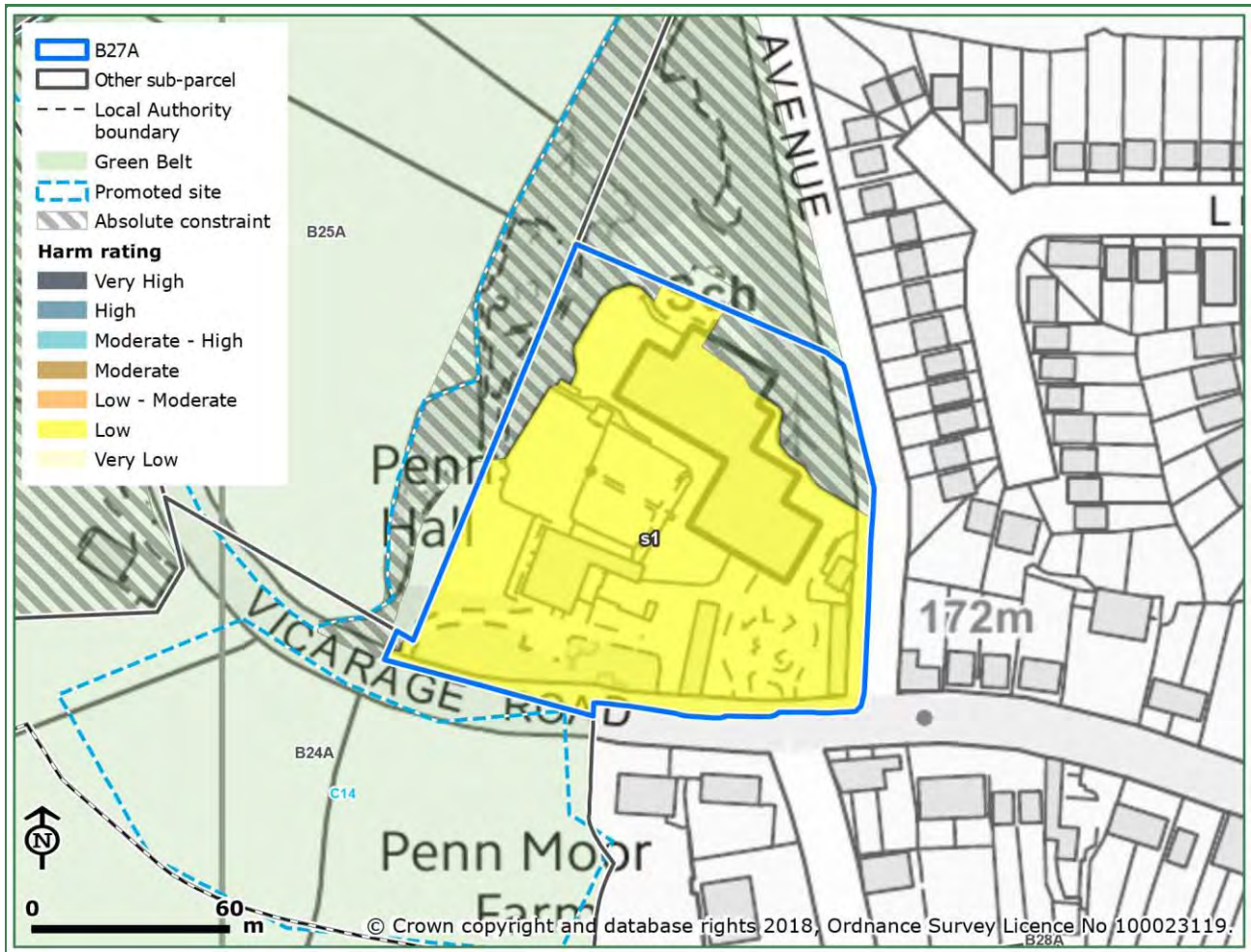
Assessment of Harm From Release of Land within Sub-Parcel

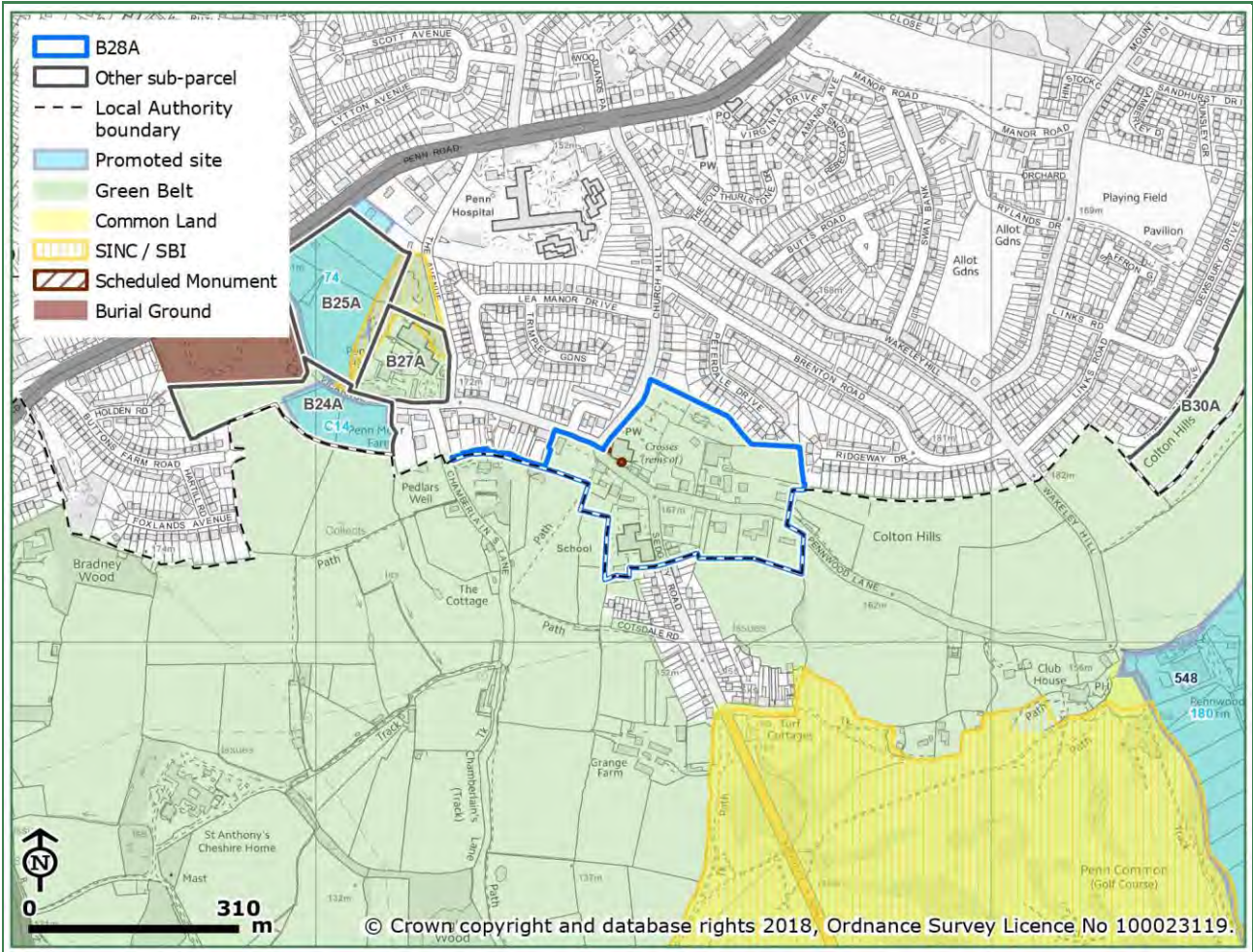
Scenario	Size (ha)	Rating
B27As1 Release of any land within the sub-parcel	1.24	Low
List of Sites Within the Scenario		

None

The sub-parcel makes a weak contribution to all Green Belt purposes. It is urbanised due to the presence of Penn Hall School. Tree cover, largely SINC designated, creates a degree of distinction from the adjacent inset urban edge of Penn, but containment to the north by SINC woodland means that release would have no impact on the small area of Green Belt land to the north west of the woodland. On balance, there would be no significant weakening of the Green Belt boundary if this sub-parcel were to be released.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Low density residential development and village facilities (church, pub, school) along Sedgley Road and Pennwood Lane. Lies between the southern edge of the Penn suburb of Wolverhampton and the inset residential development further south along Sedgley Road.



View of junction where Sedgley Road and Pennwood Lane meet.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation and is largely developed.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land plays no significant role due to the extent of development within it.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land retains some degree of openness and a relationship with surrounding countryside, but is compromised by urbanising development within and adjoining it.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

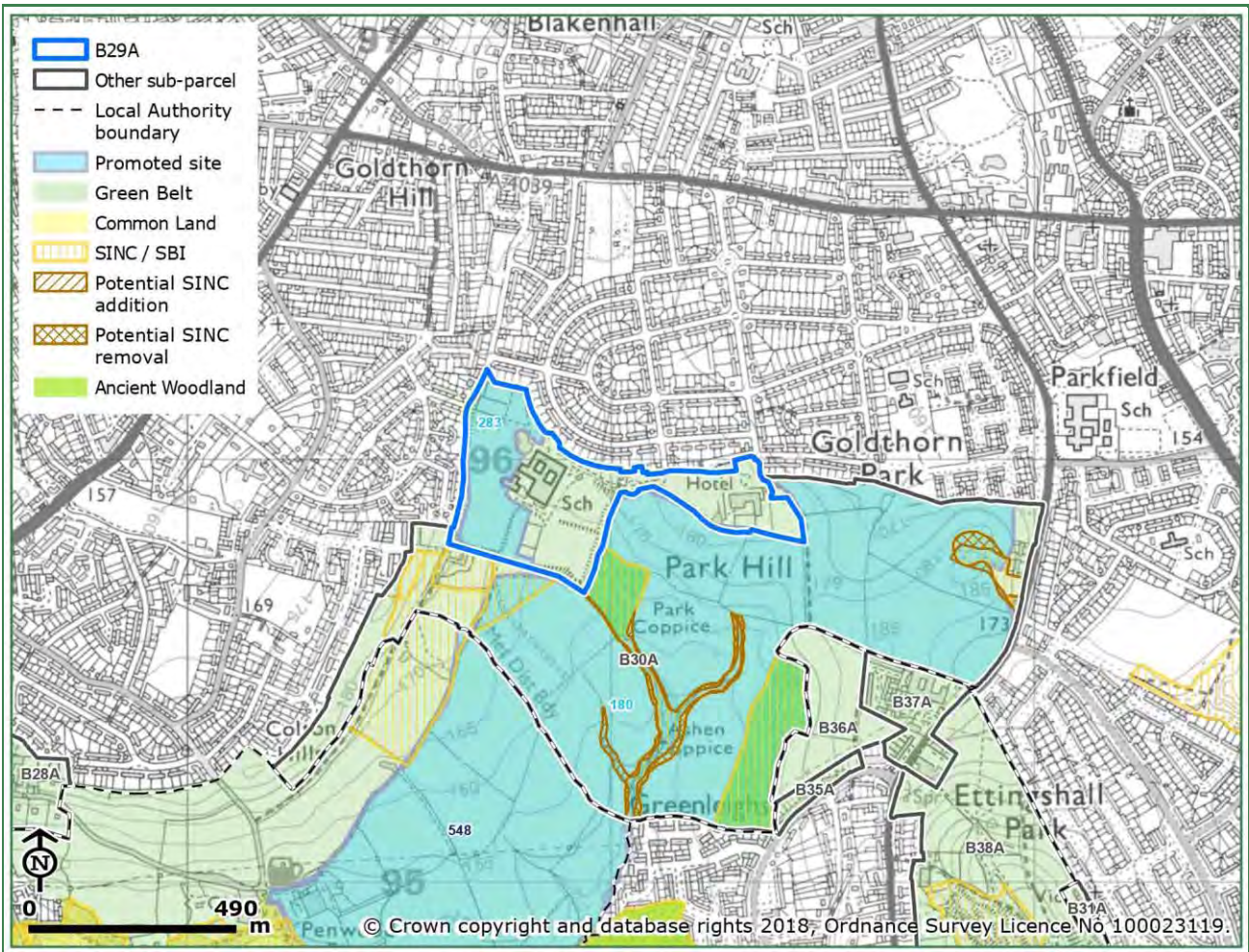
Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B28As1 Release of any land within the sub-parcel	6.86	Low

List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to preventing encroachment on the countryside. However, it is already partially urbanised by the urbanising uses within its boundaries, and has a stronger relationship to the surrounding inset settlement areas to the north and south than to the open countryside. Releasing this land would have the result of linking the current inset housing development to the south along Sedgley Road with settlements to the north in Wolverhampton. Given the presence of development already existing on this land, releasing the land would not significantly weaken the integrity of surrounding Green Belt, and would mark a clearer distinction between existing settlement and countryside.



Sub-Parcel Description

The sub-parcel contains the buildings and facilities associated with Colton Hills Community School, including the playing fields in between the school and the existing urban edge of Goldthorn Park, together with the Ramada Park Hall hotel and grounds.



View of school playing fields from Sutherland Road entrance.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation and contains some urban development, but also retains some openness and a relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	Land plays no significant role due to the extent of development within it, and its containment by surrounding urbanising uses.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land retains some degree of openness, but is compromised by urbanising development within it.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

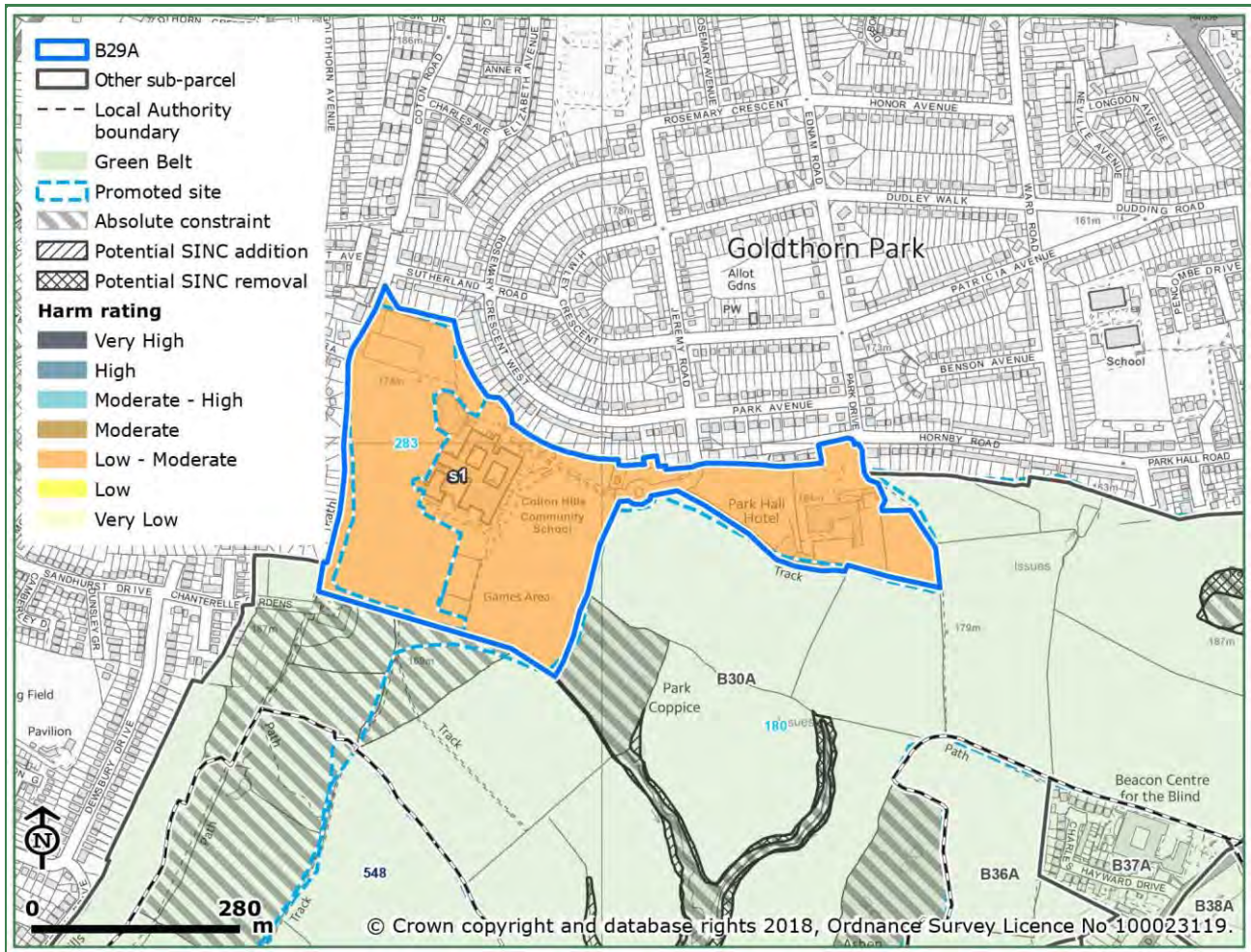
Scenario	Size (ha)	Rating
B29As1 Release of any land within the sub-parcel	16.43	Low - Moderate

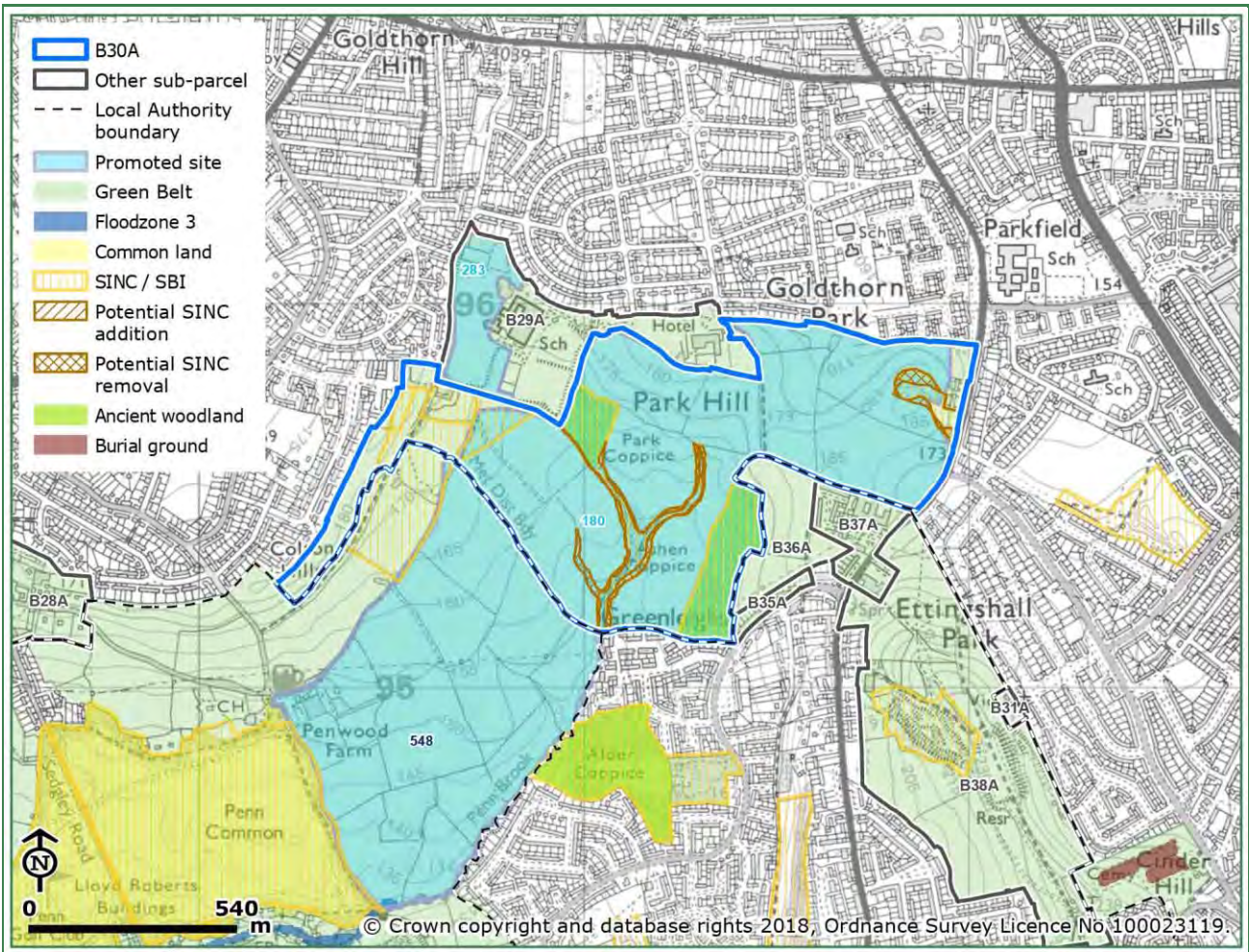
List of Sites Within the Scenario

Ref: 283 (Housing)

The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton and in preventing encroachment on the countryside. The sub-parcel is adjacent to the settlement edge, and contains urbanising influences, but also retains a degree of openness and relationship with the countryside that creates distinction from the inset urban edge. The boundaries of the sub-parcel are no weaker than the existing Green Belt boundary, and its release would not significantly weaken the adjacent Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Farmland and scattered woodland blocks forming the gap between the settlement of Sedgley (to the south) and suburbs of Wolverhampton (to the north), with a short row of houses on the eastern boundary. Several of the pockets of woodland, including the wooded course of the brook that runs through the centre of the sub-parcel, are designated as SINC. Some of the unconstrained land south of Park Hill and along Penn Brook is potentially to be designated as a SINC, which would preclude development. However, some of the land surrounding existing SINC that is not constrained by other constraints, particularly in the northeast of the sub-parcel, are potentially to be removed as SINC, and therefore development may no longer be precluded in these areas.



View east from grounds of Ramada Park Hotel.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent or close to the large built-up area, contains no or very limited urban development, and has strong openness. It retains a relatively strong relationship with the wider countryside.	Strong
P2: Preventing the merging of neighbouring towns	Land contributes to separation between Wolverhampton and Dudley, which are separate towns within the West Midlands conurbation, but development to the east has limited the sense of distinction between the two.	Moderate
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. a general absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

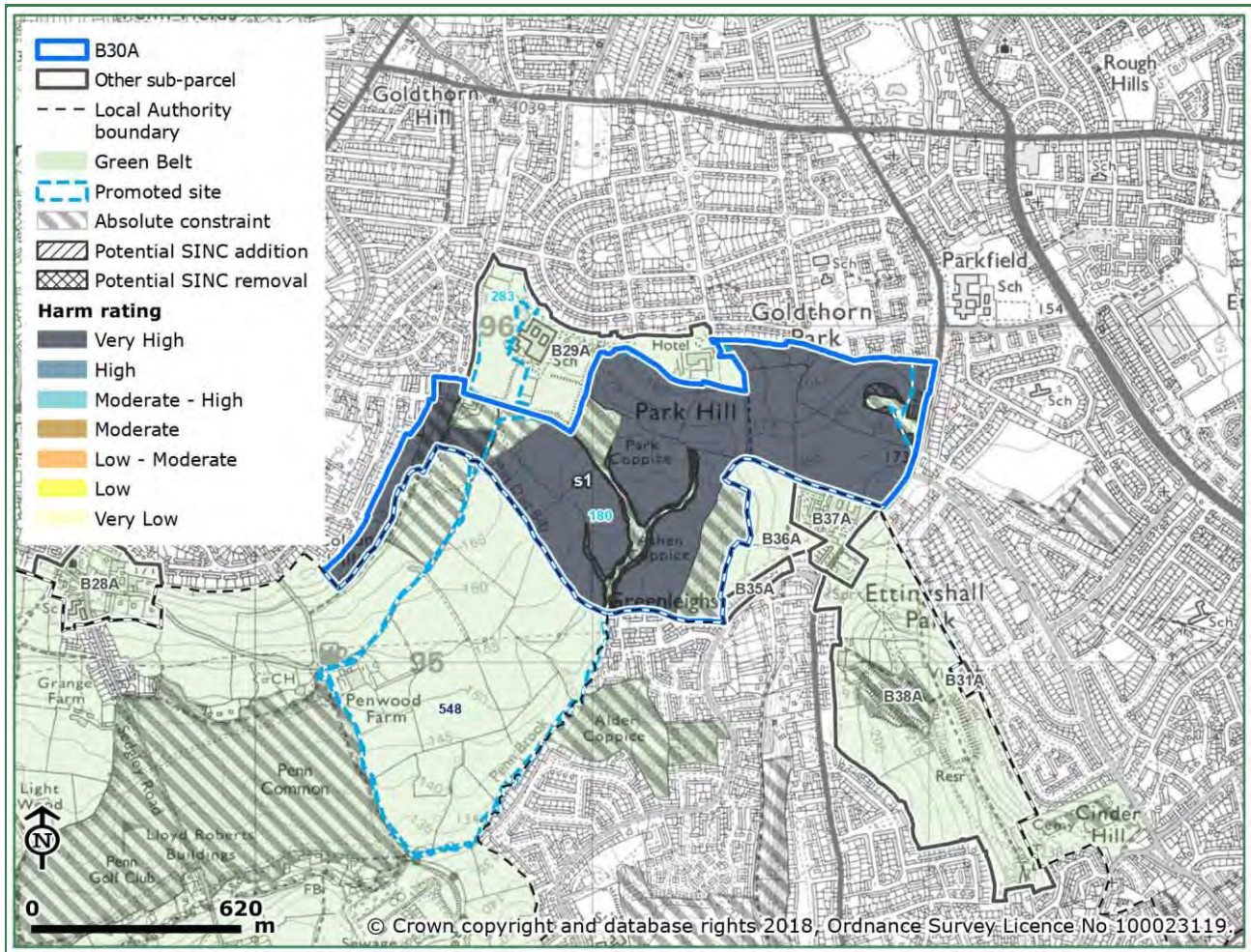
Scenario	Size (ha)	Rating
B30As1 Release of all land within the sub-parcel	60.82	Very High

List of Sites Within the Scenario

None

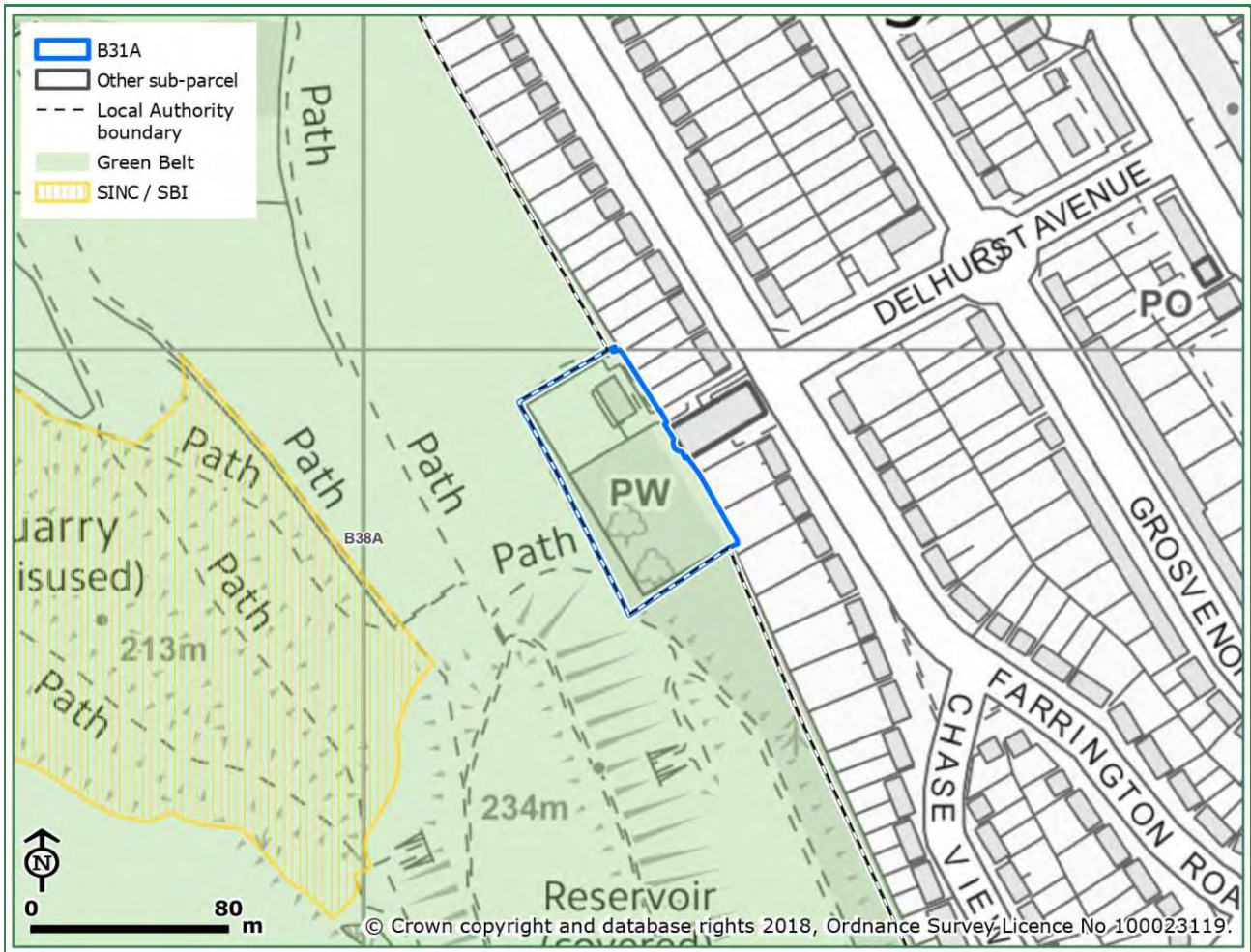
The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Sedgley and the suburbs of Wolverhampton, to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Dudley and Wolverhampton. The sub-parcel has a strong relationship with further open countryside to the west, and Park Hill is a prominent area of high ground linking visually to the ridge at Ettingshall Park to break up the urban form. The block of houses on the eastern edge of the sub-parcel could be released with less harm, but is too small to identify as a distinct release scenario.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B31A-Rear of Holy Trinity Church

Sub-Parcel Size: 0.5ha



Sub-Parcel Description

A small area of wooded ground behind Holy Trinity Church, forming part of a prominent ridge made up of woodland and grassland separating Sedgely from neighbouring Lanesfield, both of which are merged suburbs of the West Midlands conurbation.



View east from the top of Delhurst Avenue on the southern side of the Holy Trinity C of E Church

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation and contains some urban development, but also retains some openness and a relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	Land plays some role in maintaining separation between the towns of Wolverhampton (to the north) and Dudley (to the south), although the extent to which the urban area is merged to the east limits the extent of its contribution.	Moderate
P3: Safeguarding the countryside from encroachment	The parcel forms part of a broader ridge which, although entirely contained by the urban area, is sizeable enough to retain the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms), and retains a visual relationship with the wider countryside nearby to the north.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

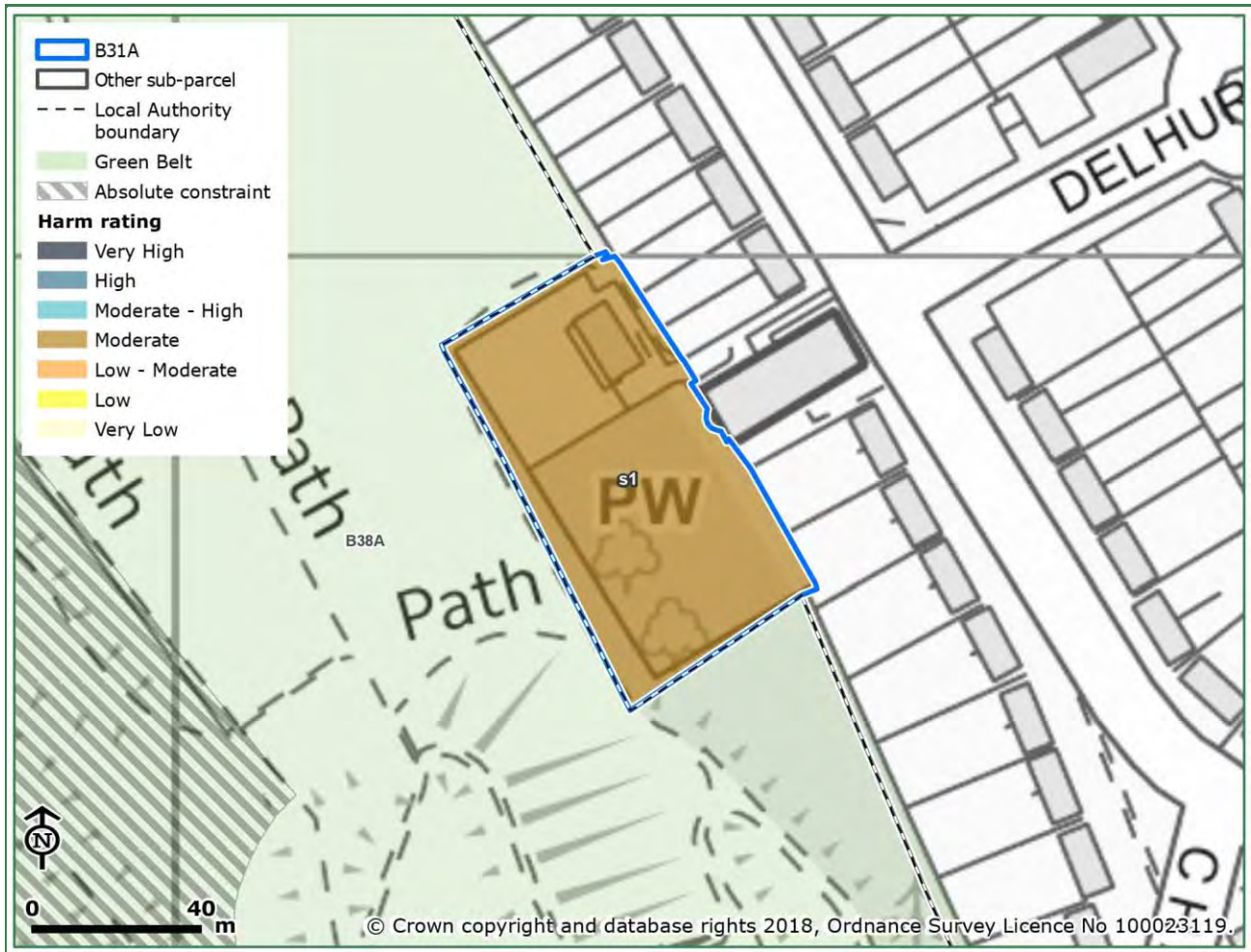
Scenario	Size (ha)	Rating
B31As1 Release of any land within the sub-parcel	0.47	Moderate

List of Sites Within the Scenario

None

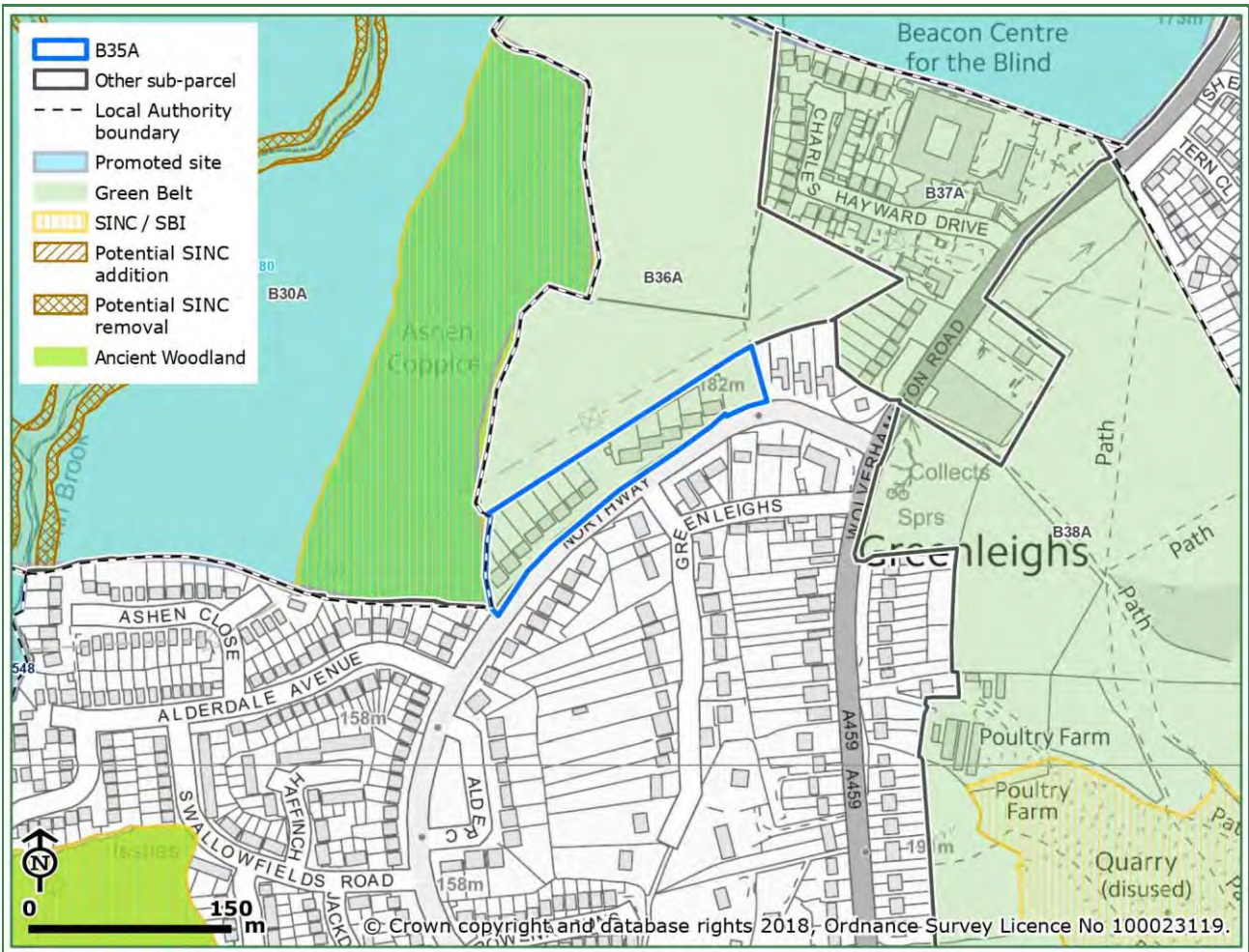
The sub-parcel is adjacent to the settlement edge but has no distinction from the broader ridge above Ettingshall Park. Despite being contained by urban development on all sides, this elevated land makes a moderate contribution to preventing the sprawl of the West Midlands conurbation and to maintaining the separation of the neighbouring towns of Dudley and Wolverhampton. It also makes a moderate contribution to preventing encroachment on the countryside, due to its visual relationship with the wider Green Belt land to the north and west. Release of all of part of this parcel would not weaken the contribution of other Green Belt land, due to separation from the rest of the Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B35A-Northway

Sub-Parcel Size: 1ha



Sub-Parcel Description

Row of linear medium-density housing on the northern edge of Sedgley, with woodland and agricultural land lying to the north.



View south west facing down Northway

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the large built-up area and is wholly or largely developed.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land plays no significant role due to the extent of development within it.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains urbanising development of a scale, density or form that significantly compromises openness.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

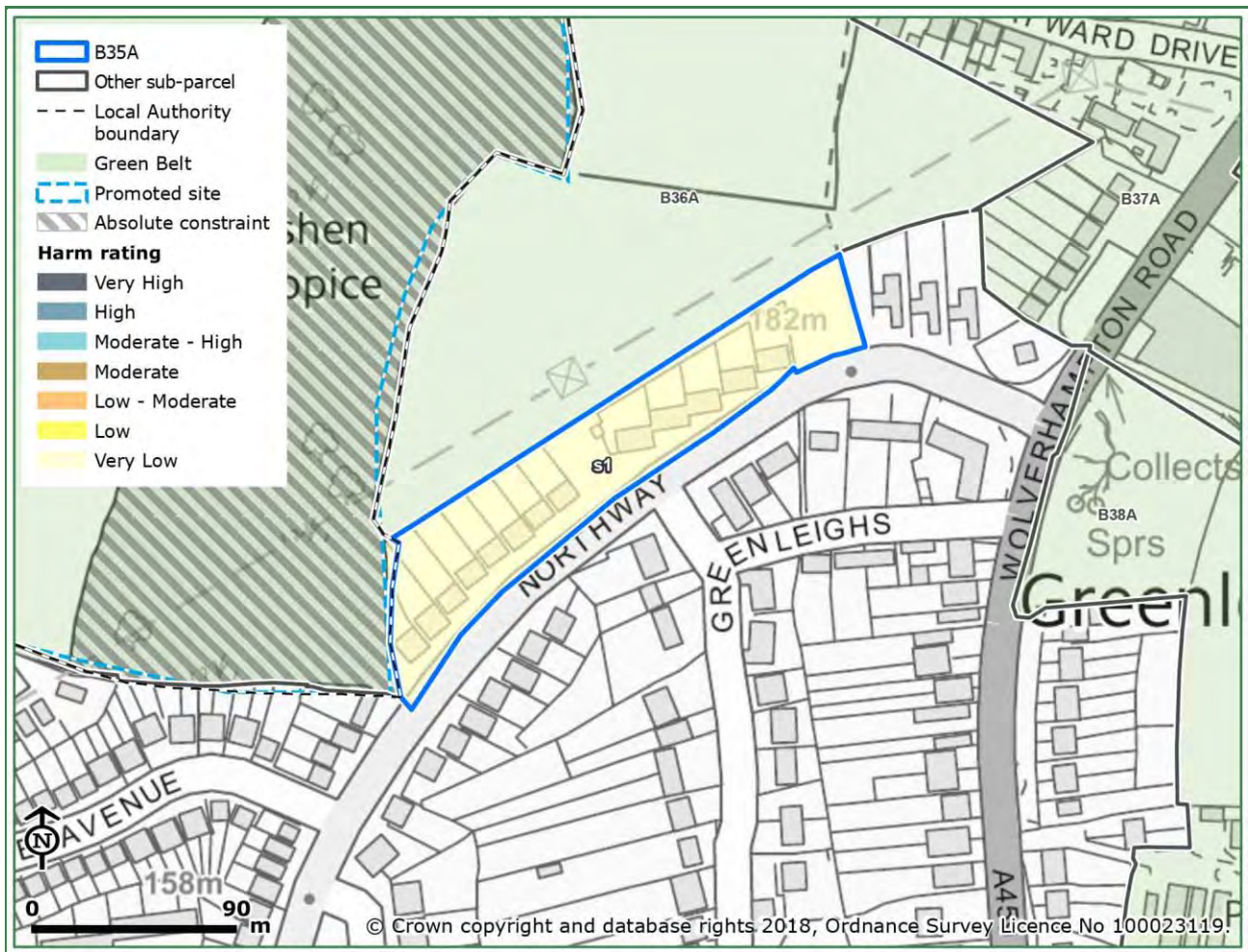
Scenario	Size (ha)	Rating
B35As1 Release of the sub-parcel as a whole	1.03	Very Low

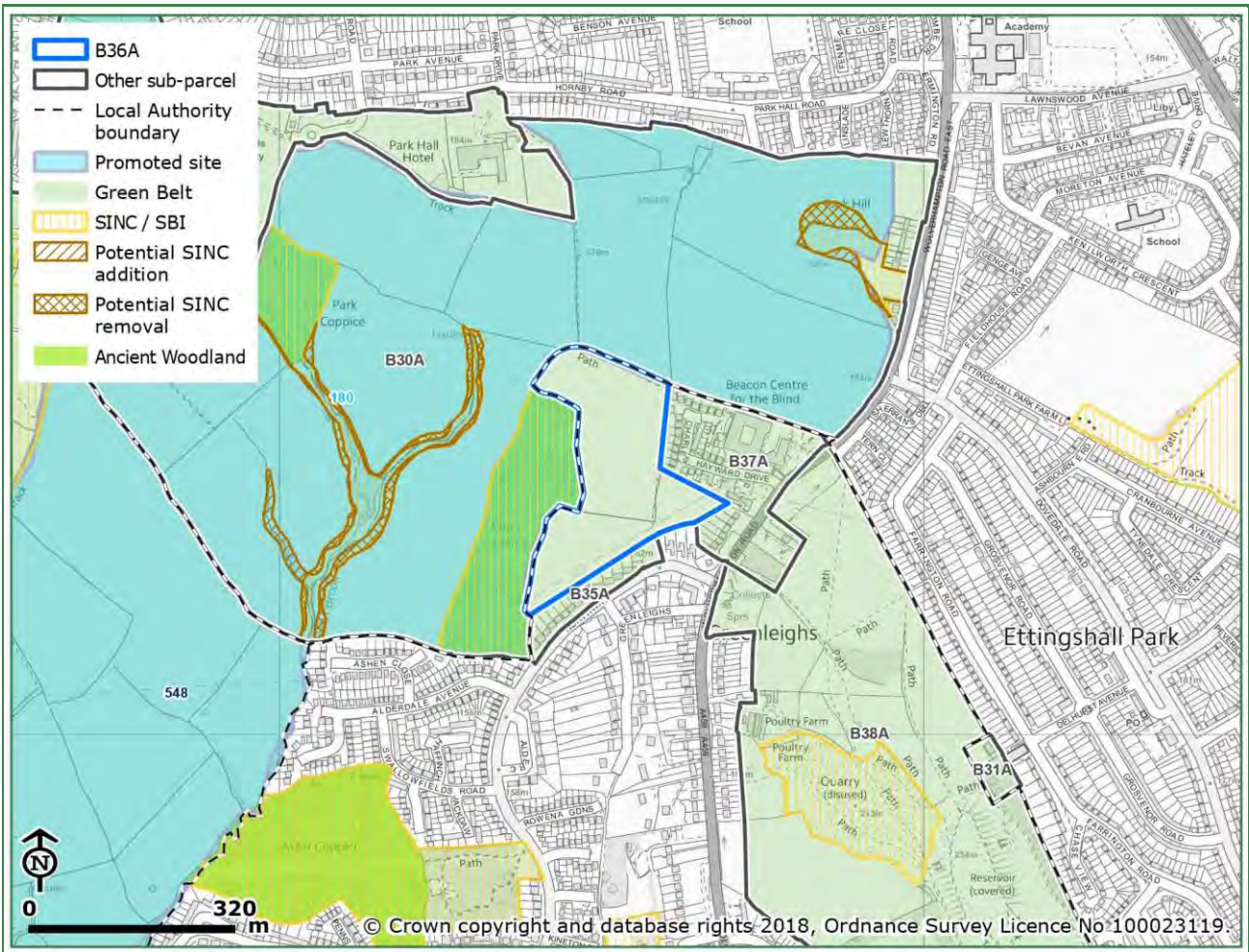
List of Sites Within the Scenario

None

The sub-parcel makes a weak contribution to all Green Belt purposes. While the sub-parcel lies in the gap between the towns of Dudley and Wolverhampton, it is fully urbanised by housing and commercial developments leaving minimal spatial openness. As a result, the release of this land would not weaken the integrity of the adjacent Green Belt, and would mark a clearer distinction between settlement and countryside.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Farmland and scattered woodland blocks forming the gap between the settlement of Sedgley (to the south) and suburbs of Wolverhampton (to the north), with a short row of houses on the eastern boundary. Several of the pockets of woodland, including the wooded course of the brook that runs through the centre of the sub-parcel, are designated as SINC and Ancient Woodland.



View southwest into fields from footpath, with dwellings of Northway visible to the left.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent or close to the large built-up area, contains no or very limited urban development, and has strong openness. It retains a relatively strong relationship with the wider countryside.	Strong
P2: Preventing the merging of neighbouring towns	Land contributes to separation between Wolverhampton and Dudley, which are separate towns within the West Midlands conurbation, but development to the east has limited the sense of distinction between the two.	Moderate
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. a general absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B36As1 Release of all land within the sub-parcel	5.83	High

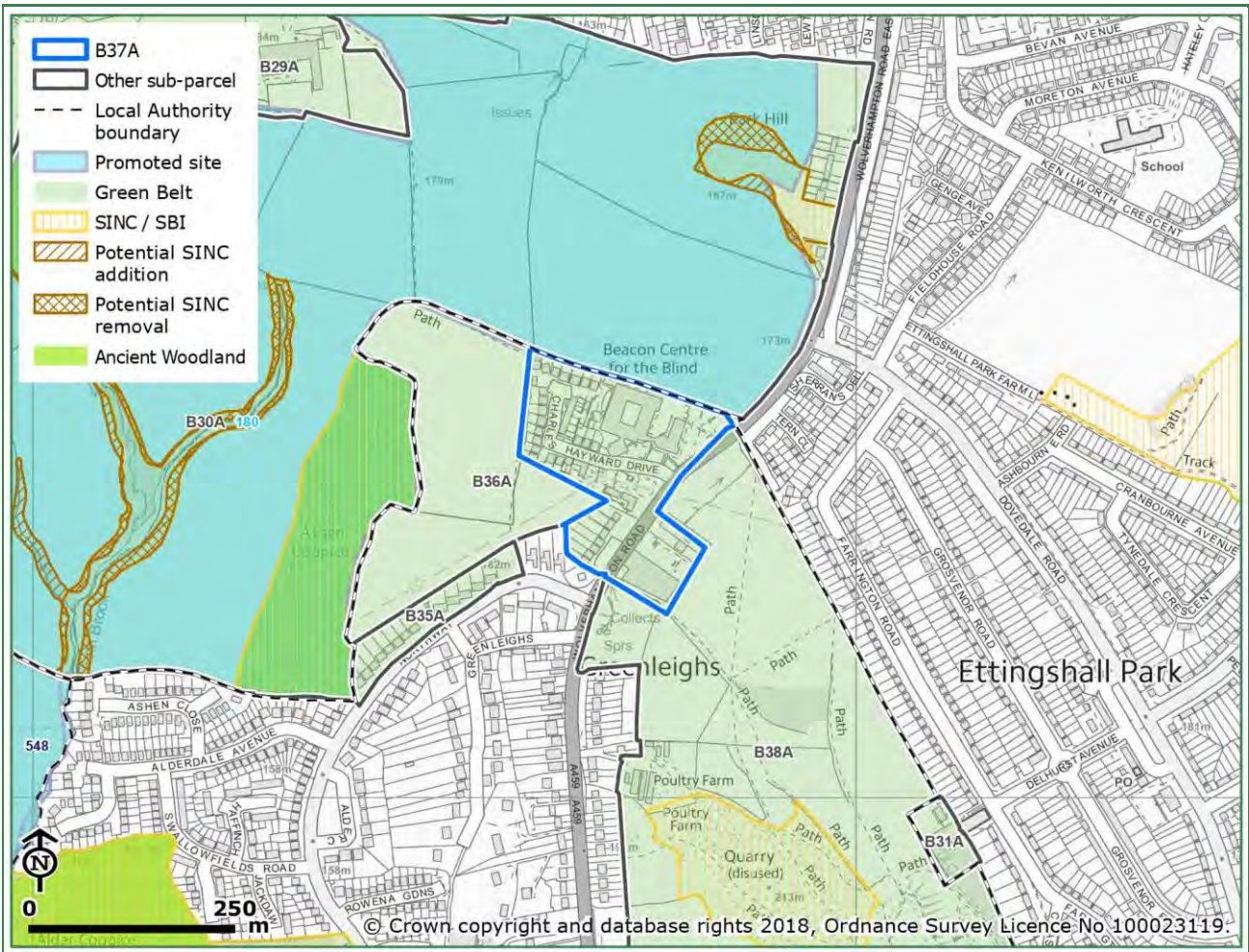
List of Sites Within the Scenario

None

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Sedgley and the suburbs of Wolverhampton, and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Dudley and Wolverhampton. The sub-parcel has a strong relationship with further open countryside to the west, and Park Hill is a prominent area of high ground linking visually to the ridge at Sedgley Beacon to break up the urban form. The block of houses on the eastern edge of the sub-parcel could be released with less harm, but is too small to identify as a distinct release scenario.

Sub-Parcel Ref: B37A-Beacon Centre for The Blind/The Northway

Sub-Parcel Size: 4.4ha



Sub-Parcel Description

Large care home/facility (Beacon Centre for The Blind) and dense residential development along Charles Hayward Drive, low-density residential development along the northern side of Northway and a petrol station and associated garage buildings off Wolverhampton Road, on the northern edge of Sedgley.



View looking west along Charles Hayward Drive.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent or close to the large built-up area and is largely developed.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land plays no significant role in the separation between the towns of Dudley and Wolverhampton due to the extent of development within it.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains urbanising development of a scale, density and form that significantly compromises openness.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B37As1 Release of any land within the sub-parcel	4.43	Very Low

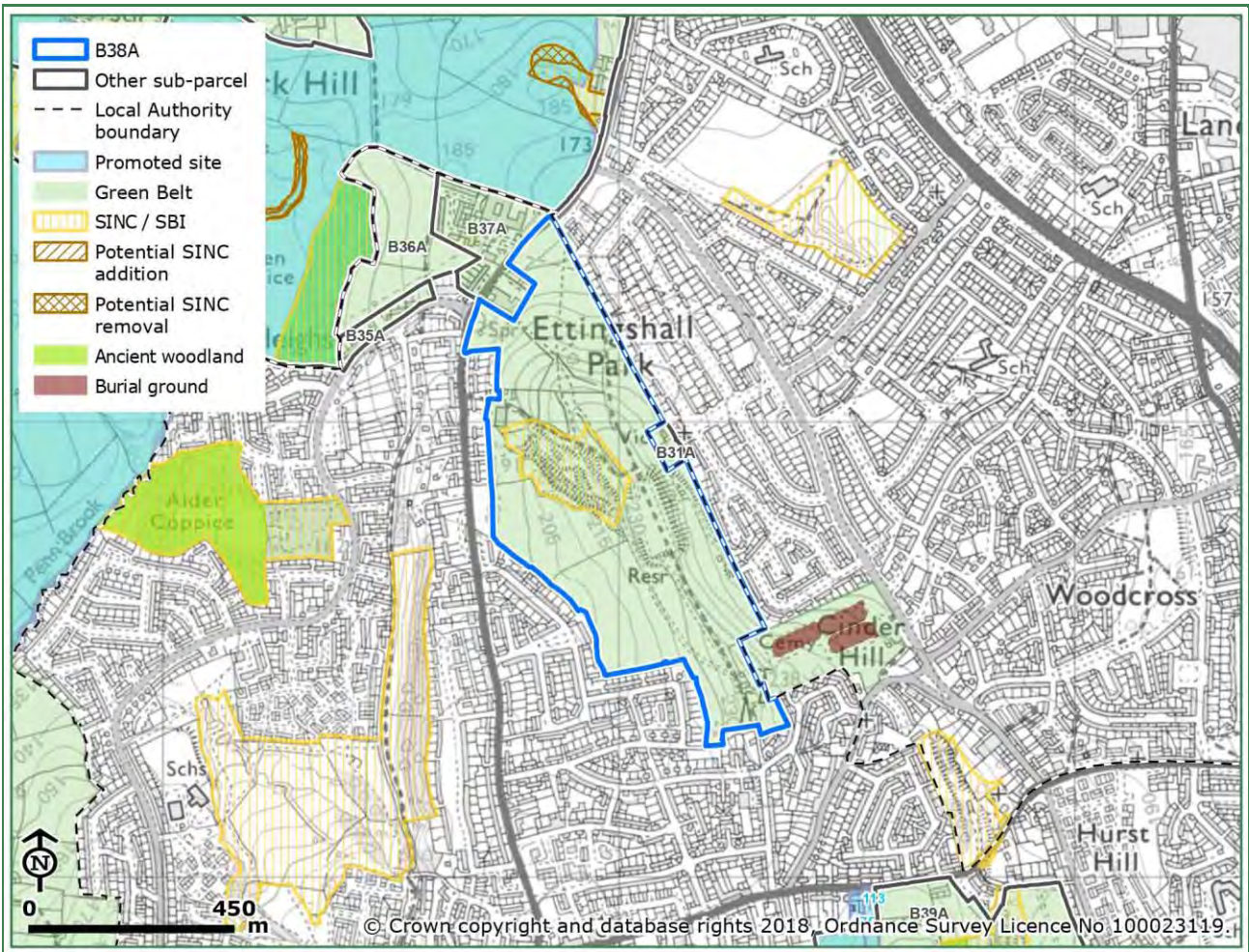
List of Sites Within the Scenario

None

The sub-parcel makes a weak contribution to all Green Belt purposes. While the sub-parcel lies in the gap between the towns of Dudley and Wolverhampton, it is fully urbanised by housing and commercial developments, leaving no spatial openness. As a result, the release of this land would not weaken the integrity of the adjacent Green Belt, and would mark a clearer distinction between settlement and countryside.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

A prominent ridge made up of woodland and grassland separating Sedgely from neighbouring Lanesfield (suburb of Wolverhampton), both of which are merged suburbs of the West Midlands conurbation. The ridge contains a disused quarry designated as a SINC.



View north across the Beacon Hill

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is entirely contained by the urban area, but its openness and topography creates a close visual relationship with the wider countryside to the north, from which it is separated by a relatively small-scale care home development, and to the west over Sedgley.	Moderate
P2: Preventing the merging of neighbouring towns	Land plays some role in maintaining separation between the towns of Wolverhampton (to the north) and Dudley (to the south), although the extent to which the urban area is merged to the east limits the extent of its contribution.	Moderate
P3: Safeguarding the countryside from encroachment	Although entirely contained by the urban area the parcel is sizeable enough to retain the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms), and retains a visual relationship with the wider countryside nearby to the north.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

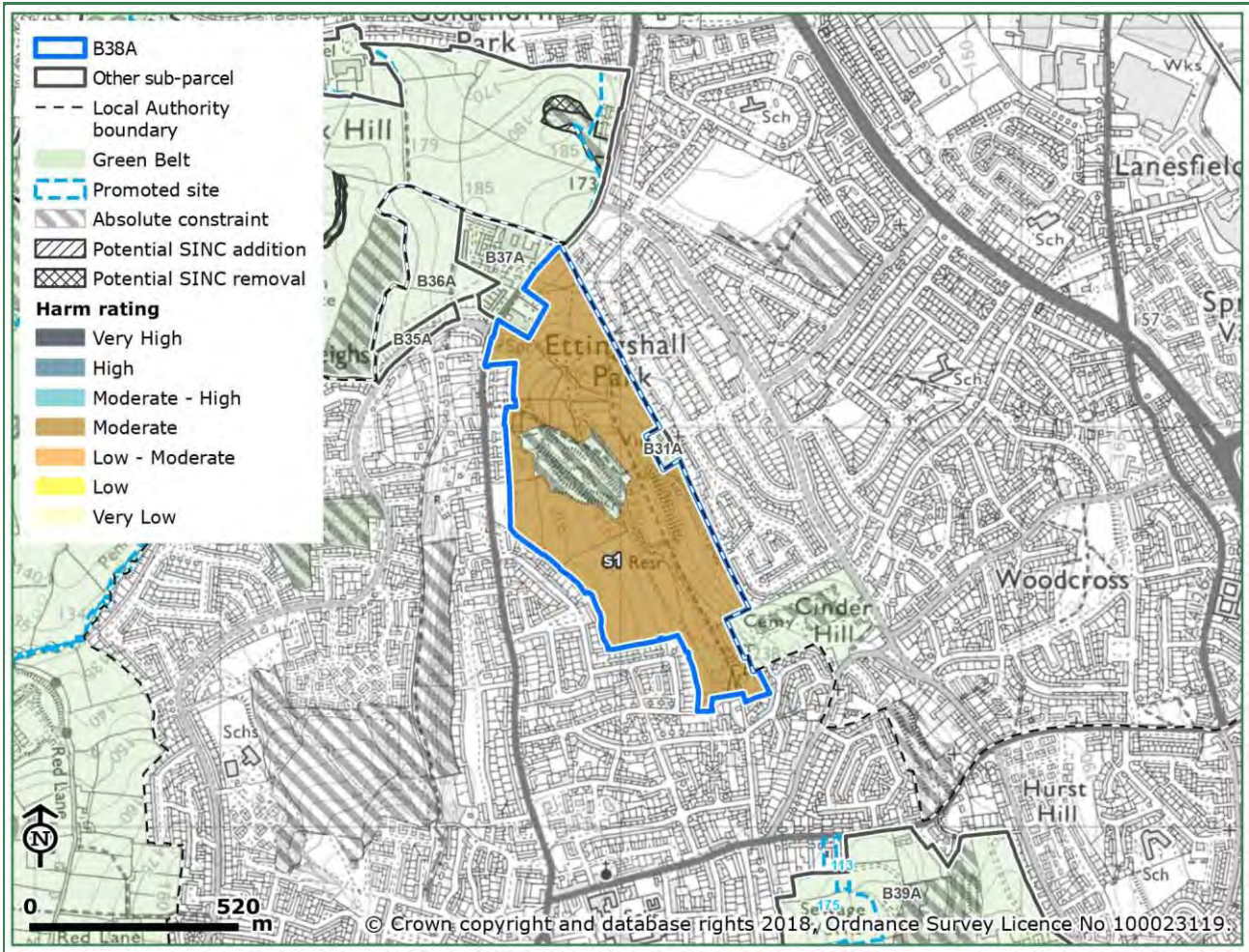
Scenario	Size (ha)	Rating
B38As1 Release of any land within the sub-parcel	31.15	Moderate

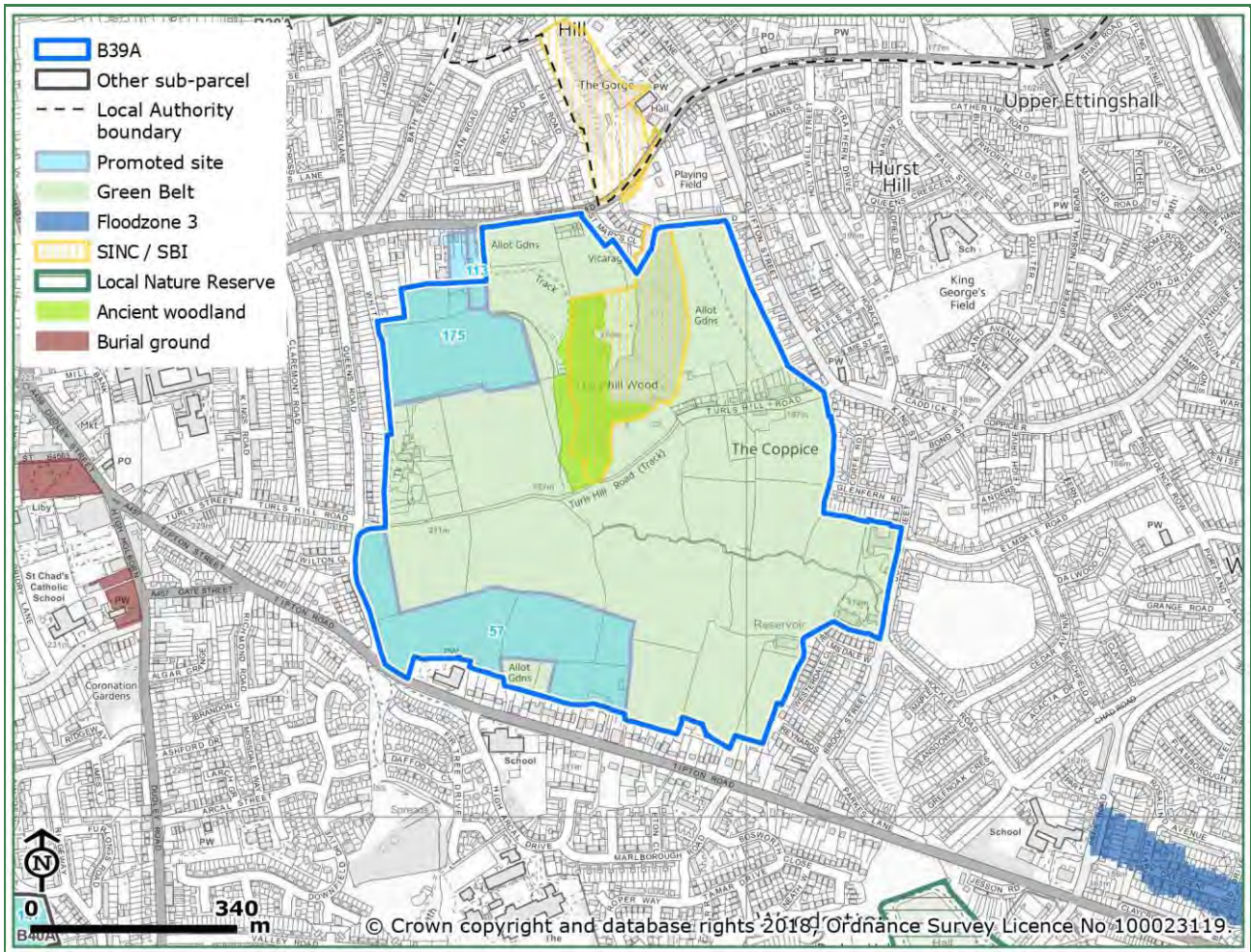
List of Sites Within the Scenario

None

The sub-parcel is adjacent to the settlement edge on all sides and is separated from the open countryside to the north by the housing development to the north on Hayward Drive. Despite being contained by urban development on all sides, this elevated sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation and to maintaining the separation of the neighbouring towns of Dudley and Wolverhampton. It also makes a moderate contribution to preventing encroachment on the countryside due to its visual relationship with the wider Green Belt land to the north and west. Release of all parts of this parcel would not weaken the contribution of other Green Belt land due to its separation from the rest of the Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Partially constrained area of farmland and woodland (Hursthill Wood - a SINC and area of Ancient Woodland), including linear housing development along Turls Hill Road and allotments in the northeast. The land is entirely contained by the settlement edge of various suburbs and local centres of Dudley, and to the north is bound in part by Gorge Road. The sub-parcel is bisected east-west by Turls Hill Road, which later becomes a track.



View south into parcel from end of Turls Hill Road.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is wholly contained by development within the West Midlands conurbation. It has no relationship with the wider countryside.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land lies between Dudley and Wolverhampton and maintains some separation between them. However, development elsewhere has significantly compromised the sense of distinction between the two settlements.	Moderate
P3: Safeguarding the countryside from encroachment	Although entirely contained by the urban area, the parcel is sizeable enough to retain the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms).	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

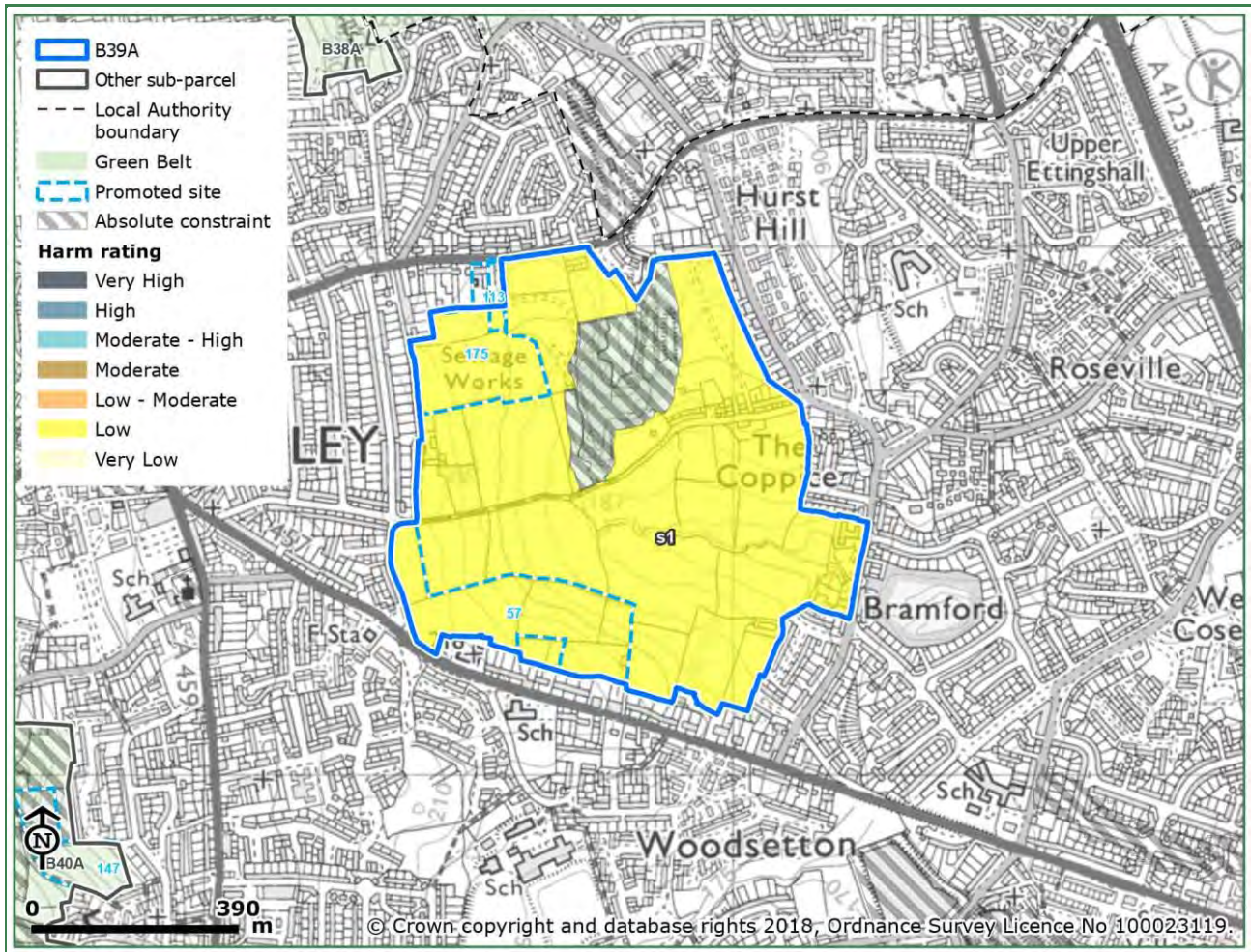
Scenario	Size (ha)	Rating
B39As1 Release of any land within the sub-parcel	49.42	Low

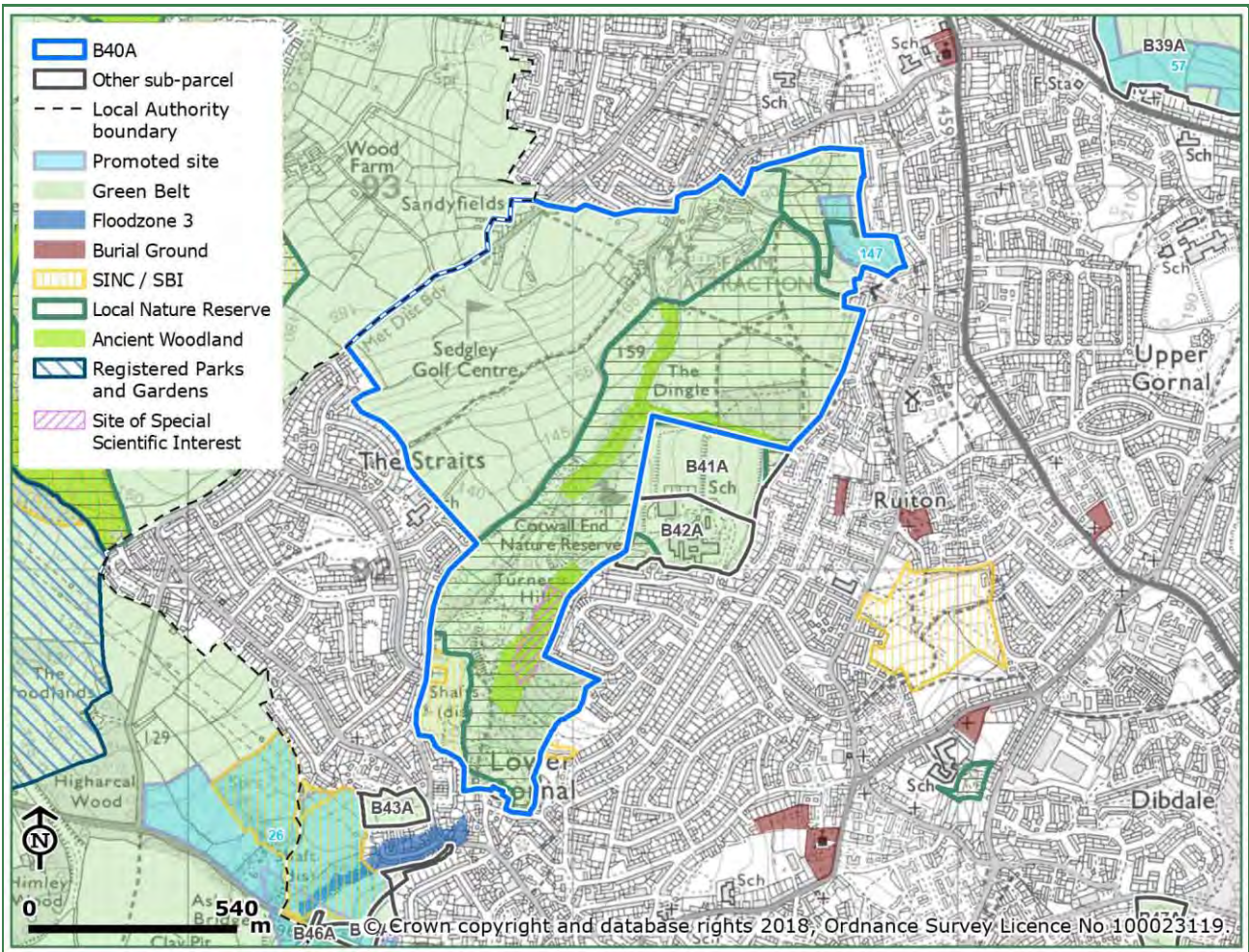
List of Sites Within the Scenario

Ref: 113 (Housing); Ref: 175 (Housing); Ref: 57 (Housing)

The sub-parcel makes a moderate contribution to maintaining the separation of the neighbouring towns of Dudley and Wolverhampton, and a moderate contribution to preventing encroachment on the countryside. However due to the significant containment of the land by surrounding housing development, this sub-parcel has lost its connection to the wider countryside designated as Green Belt. The sub-parcel also hosts urbanising uses due to housing development along Turls Hill Road. Releasing land within this sub-parcel, whether as a whole or just the constrained areas, would not weaken the integrity of surrounding Green Belt land due to its lack of connectivity, and release of the area as a whole would simplify the Green Belt boundary.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Aside from the Brockwood Animal Sanctuary on the edge of Sedgley, land between Moden Hill and Viewfield Crescent on the edge of Upper Gornal, and several terraced dwellings and a scout hut / pre-school on the edge of the Straits estate, all land to the east of Cotwall End Road is constrained, mostly by the Cotwall End Local Nature Reserve.



View northeast into golf course from footpath off Milton Crescent.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation, contains no significant urban development, and has strong openness. It retains a relatively strong relationship with the wider countryside.	Strong
P2: Preventing the merging of neighbouring towns	Land contributes to separation between Wolverhampton and Dudley, which are separate towns within the West Midlands conurbation, but development to the east limits the sense of distinction between the two.	Moderate
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B40As1 Release of any land within the sub-parcel excluding land between Moden Hill and Viewfield Crescent	50.18	High

List of Sites Within the Scenario

None

The sub-parcel makes a strong contribution to preventing sprawl of the West Midland conurbation at Sedgley/Upper Gornal and to preventing encroachment on the countryside. It makes a moderate contribution to maintaining the separation of the neighbouring towns of Dudley and Sedgley. The sub-parcel is adjacent to urban edges at The Straits and Sedgley, but the Cotwall End Local Nature Reserve forms a barrier between the sub-parcel and Upper Gornal. There is a relatively strong slope down south-eastwards from the edge of Sedgley at Sandyfields, but this is consistent with adjacent developed land, and the ridge along Sandyfields Road on the western edge of the parcel creates a distinction between this area and the wider Green Belt that would prevent any wider harm to Green Belt purposes. However, the constraint associated with the Local Nature Reserve means that its containment by new development would result in a weaker distinction between settlement and countryside than is represented by the current Green Belt boundary. There would be lower harm associated with release of terraced dwellings and a scout hut / pre-school on the edge The Straits estate, but these are too small to assess as separate release scenarios.

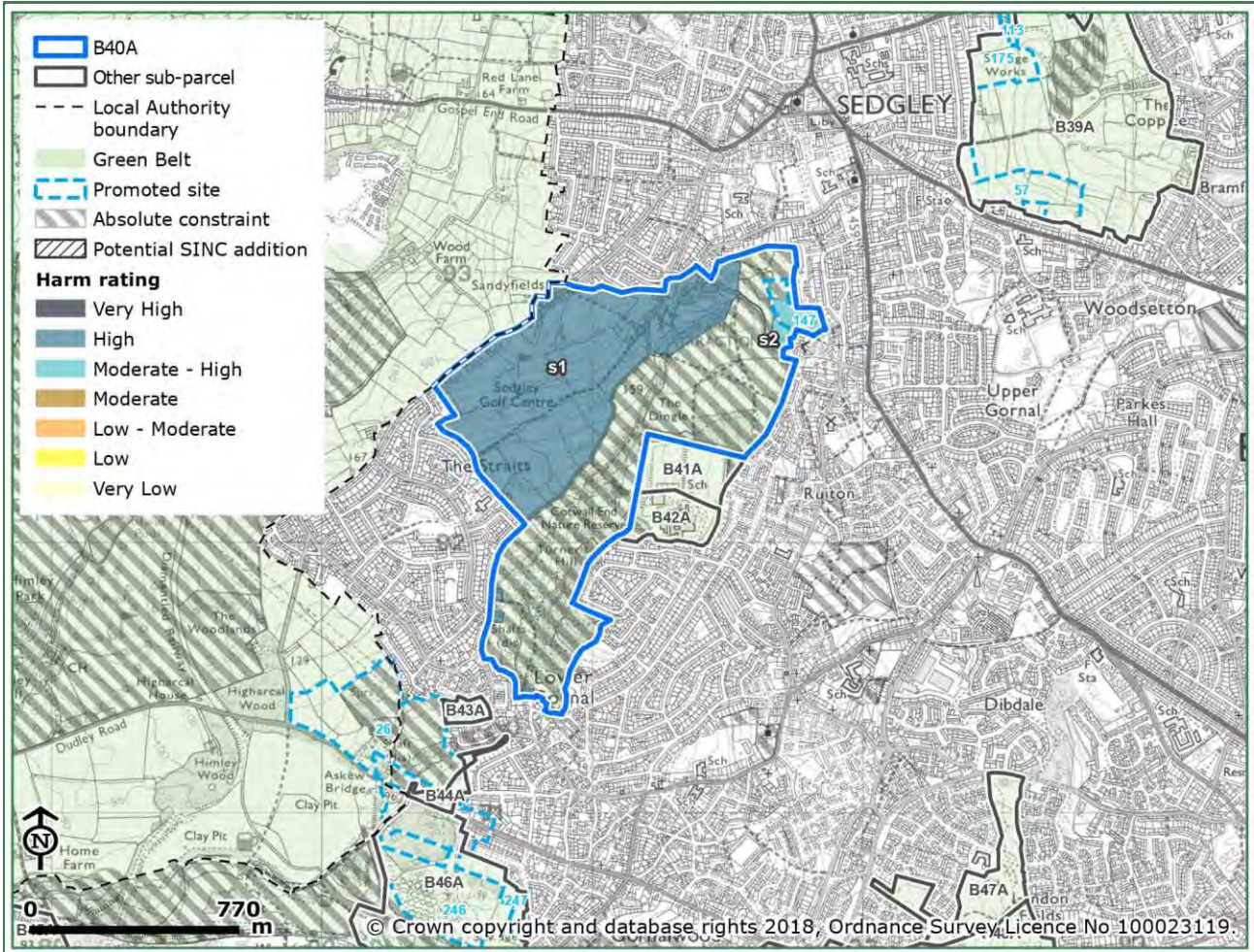
Scenario	Size (ha)	Rating
B40As2 Release of land between Moden Hill and Viewfield Crescent	2.5	Moderate - High

List of Sites Within the Scenario

Ref: 147 (Housing)

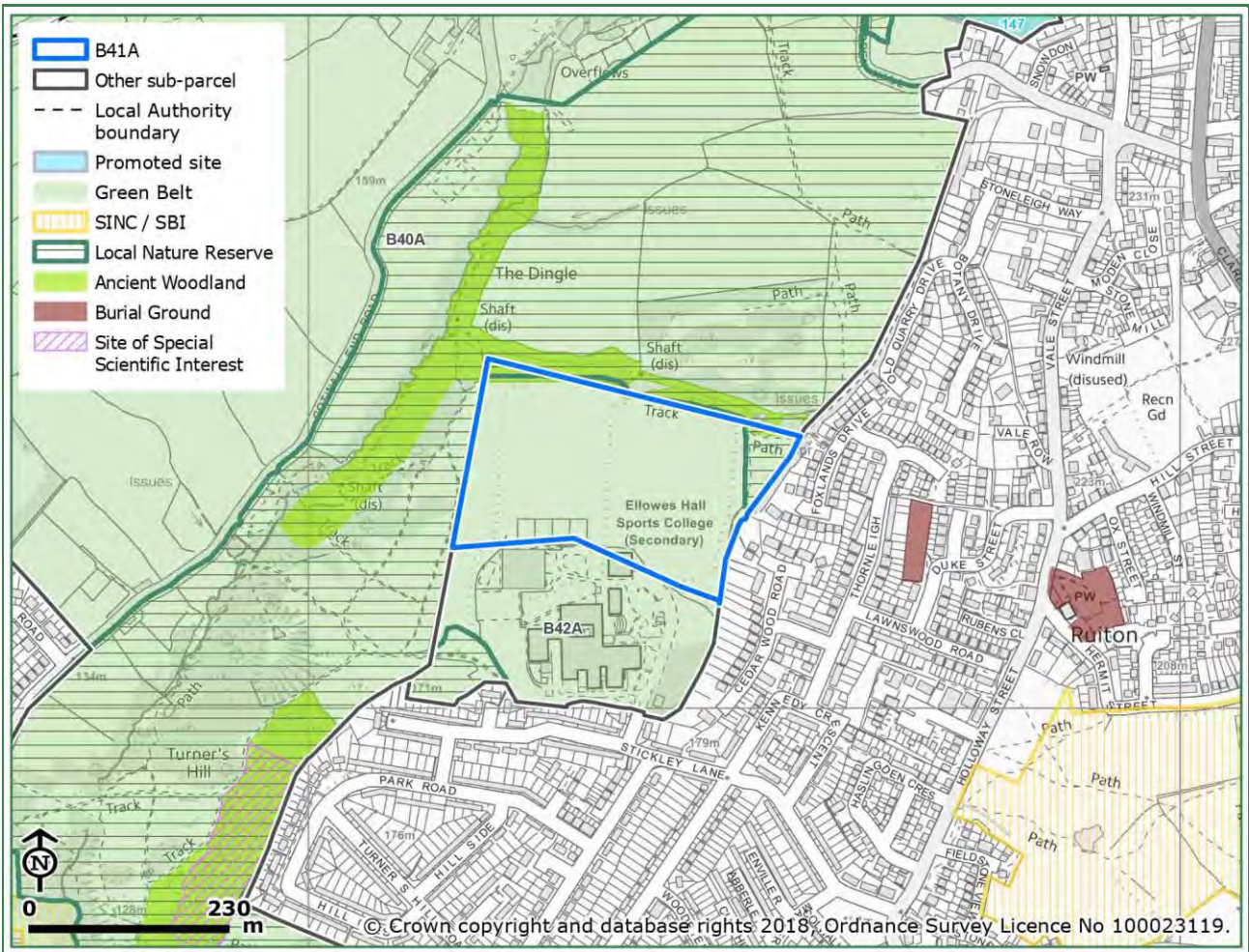
The sub-parcel makes a strong contribution to preventing sprawl of the West Midland conurbation at Sedgley/Upper Gornal and to preventing encroachment on the countryside. This part of the sub-parcel is contained by existing development and Cotwall End Local Nature Reserve. As such, release of this land would not weaken the wider Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B41A-Ellowes Hall School [Playing Fields]

Sub-Parcel Size: 6.5ha



Sub-Parcel Description

Playing fields attached to Ellowes Hall Secondary School (Sports College), bound to the south and east by the settlement edge of Lower Gornal and to the north and west by the Cotwall End Local Nature Reserve.



View north from school park across to playing fields.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is closely associated with the West Midlands conurbation due to the adjoining presence of Ellowes Hall Sports College, but it retains openness and a relationship with woodland that extends into the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	Land plays no significant role due to its wooded containment and association with adjacent development.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land is open and contiguous with the wider countryside but the adjacent college buildings are a significant urbanising influence.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

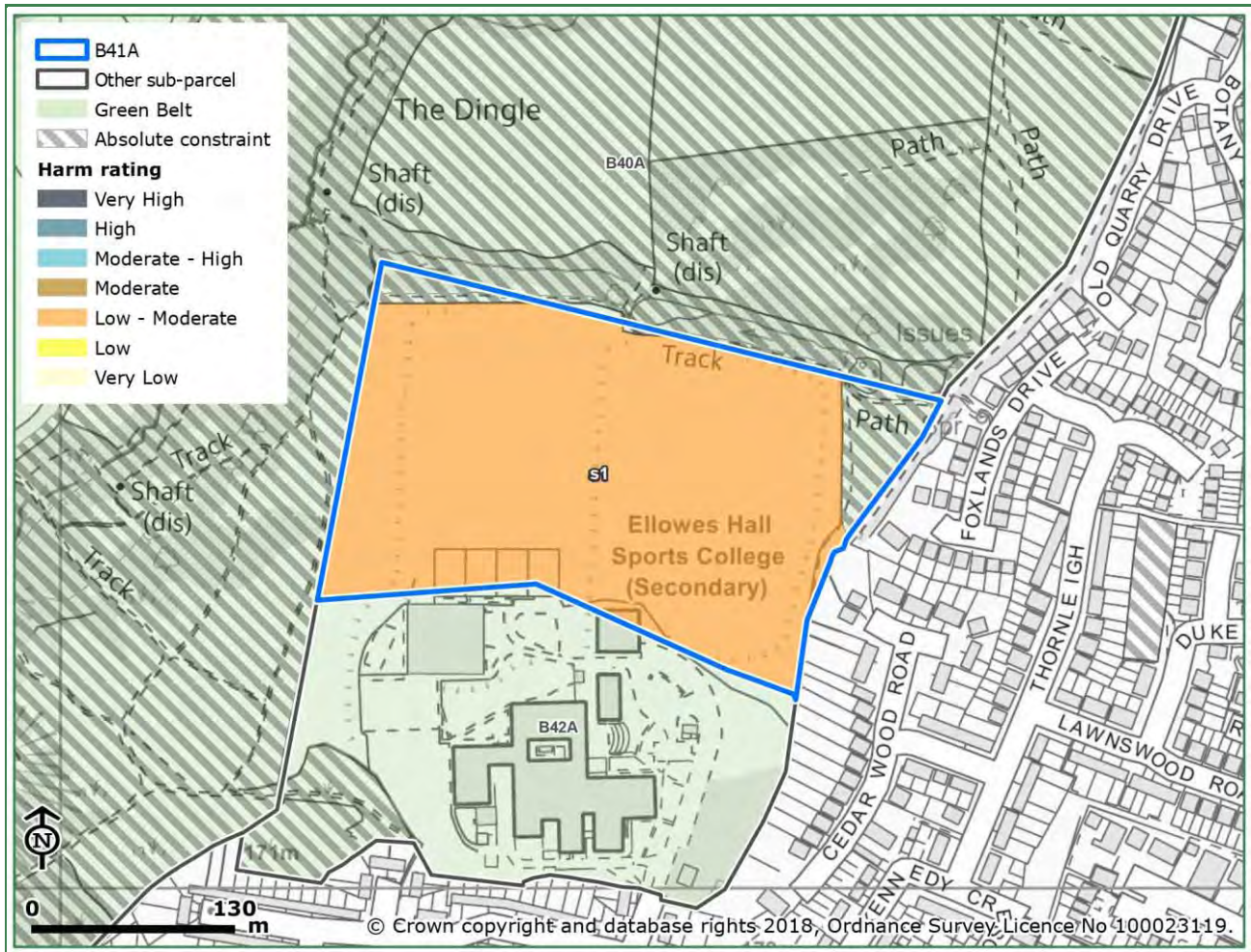
Scenario	Size (ha)	Rating
B41As1 Release of any land within the sub-parcel	5.98	Low - Moderate

List of Sites Within the Scenario

None

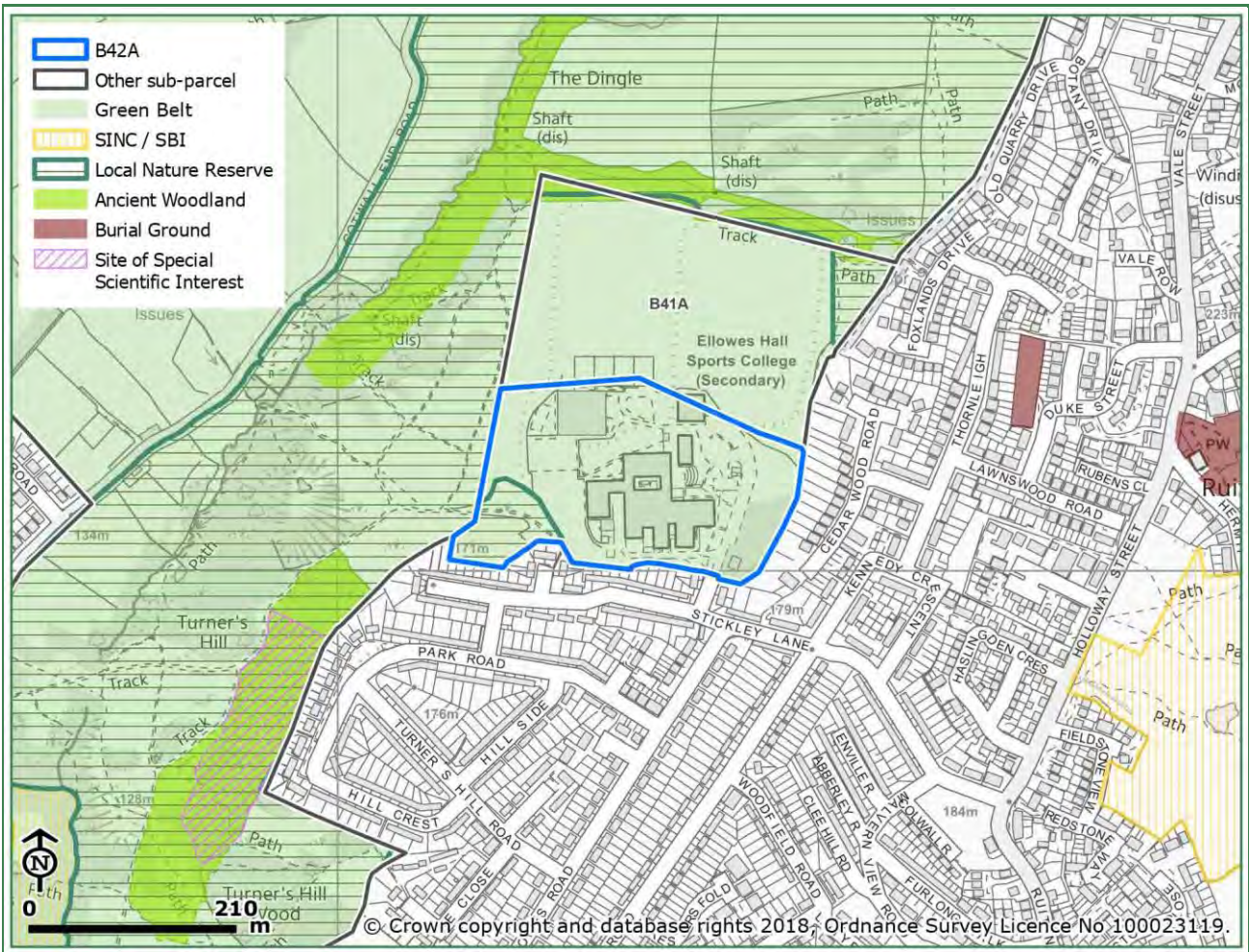
The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at the Dudley suburb of Upper Gornal. It also makes a moderate contribution to preventing encroachment on the countryside. Its association with surrounding woodland, which also largely separates it from the inset residential area, means that releasing the sub-parcel would not be considered to strengthen the Green Belt boundary but neither would it weaken it.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B42A-Ellowes Hall School [Buildings]

Sub-Parcel Size: 5.3ha



Sub-Parcel Description

Buildings and facilities of Ellowes Hall Sports College, lying on the western edge of the West Midlands conurbation adjacent. It lies between the settlement edge to the east and south, and a small area of woodland contiguous with the Cotwall End Local Nature Reserve to the west.



View of grounds of Ellowes Hall Sports College

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation and is largely developed with school buildings and parking facilities.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land plays no significant role due to the extent of development within it, and its containment by woodland.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains urbanising development of a scale, density and form that significantly compromises openness.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

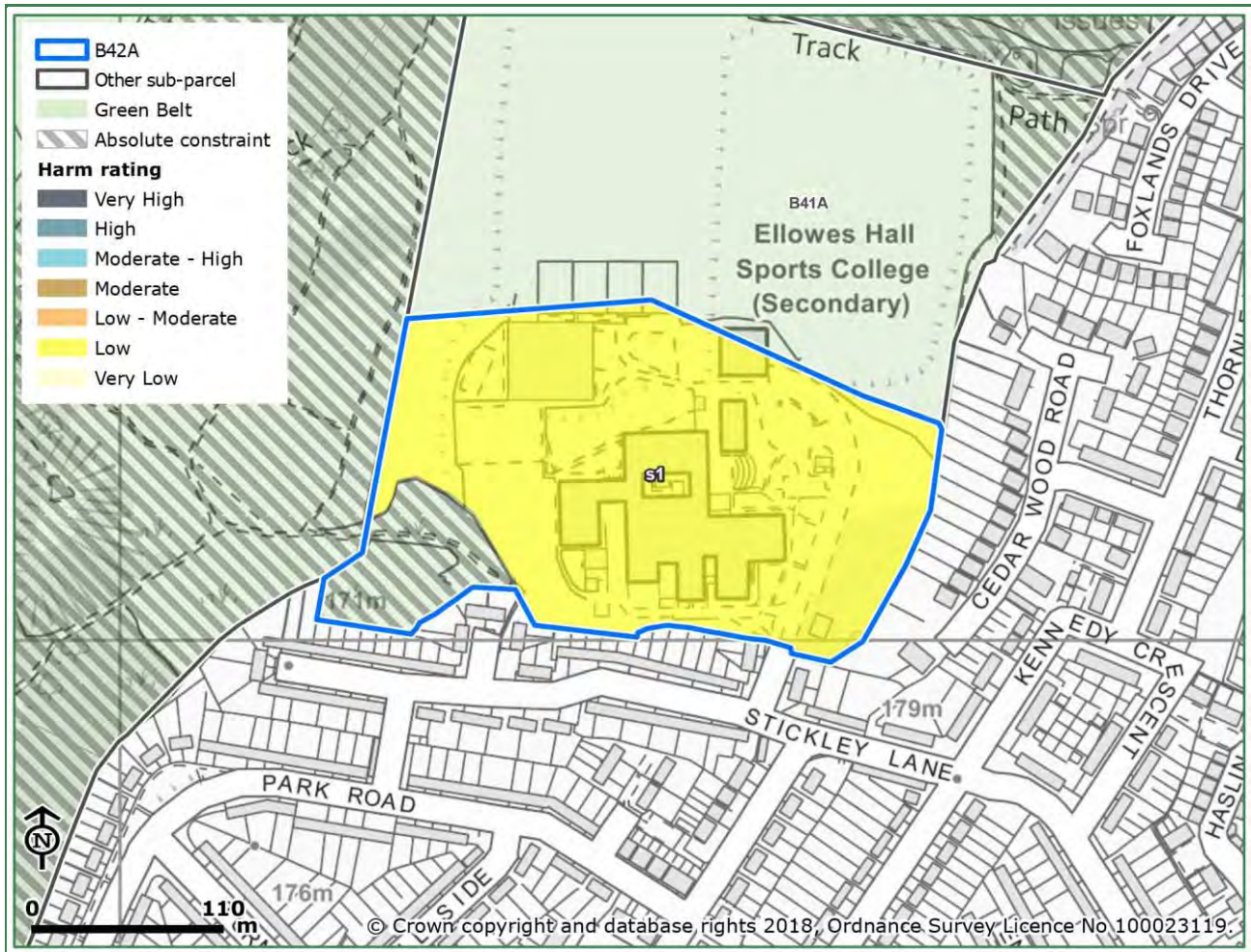
Scenario	Size (ha)	Rating
B42As1 Release of the sub-parcel	4.72	Low

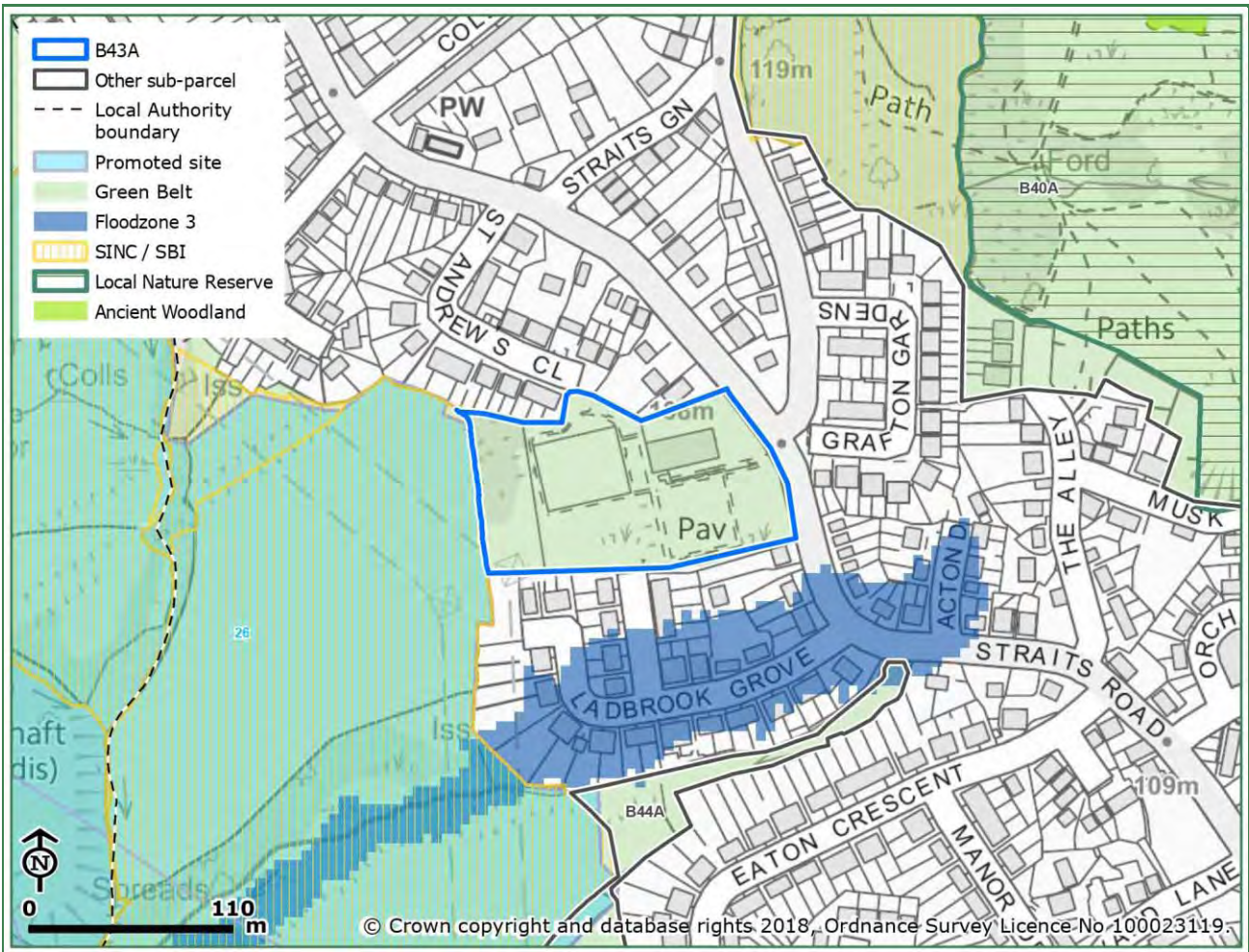
List of Sites Within the Scenario

None

The sub-parcel makes a weak contribution to all Green Belt purposes. It lies adjacent to the settlement edge and is urbanised by the presence of Ellowes Hall Sports College on the site. Its association with surrounding woodland, which also largely separates it from the inset residential area, means that releasing the sub-parcel would not be considered to strengthen the Green Belt boundary but neither would it weaken it.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

The buildings and facilities of Baggeridge Social Club, including car parking, playing fields, a bowling green and a block of trees separating them from the open countryside to the west.



View of grounds of Baggeridge Social Welfare Centre.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is too contained by development within the West Midlands conurbation to have any significant relationship with the wider countryside.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	The parcel is too closely associated with existing inset development in Dudley to play any role in settlement separation.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land is too influenced and contained by urban development to retain any significant relationship with the wider countryside.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not form part of the setting of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

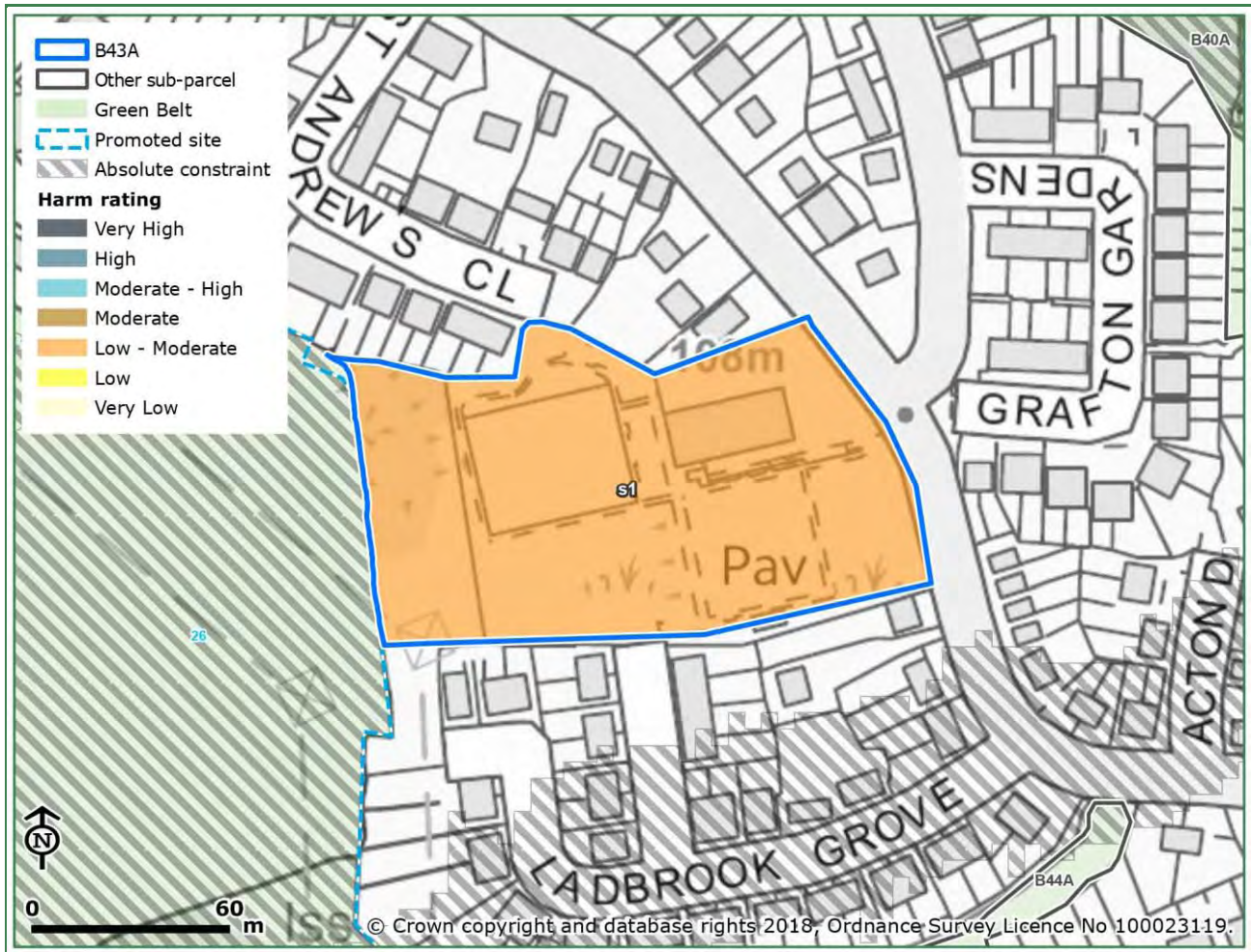
Scenario	Size (ha)	Rating
B43As1 Release of the parcel as a whole	1.37	Low - Moderate

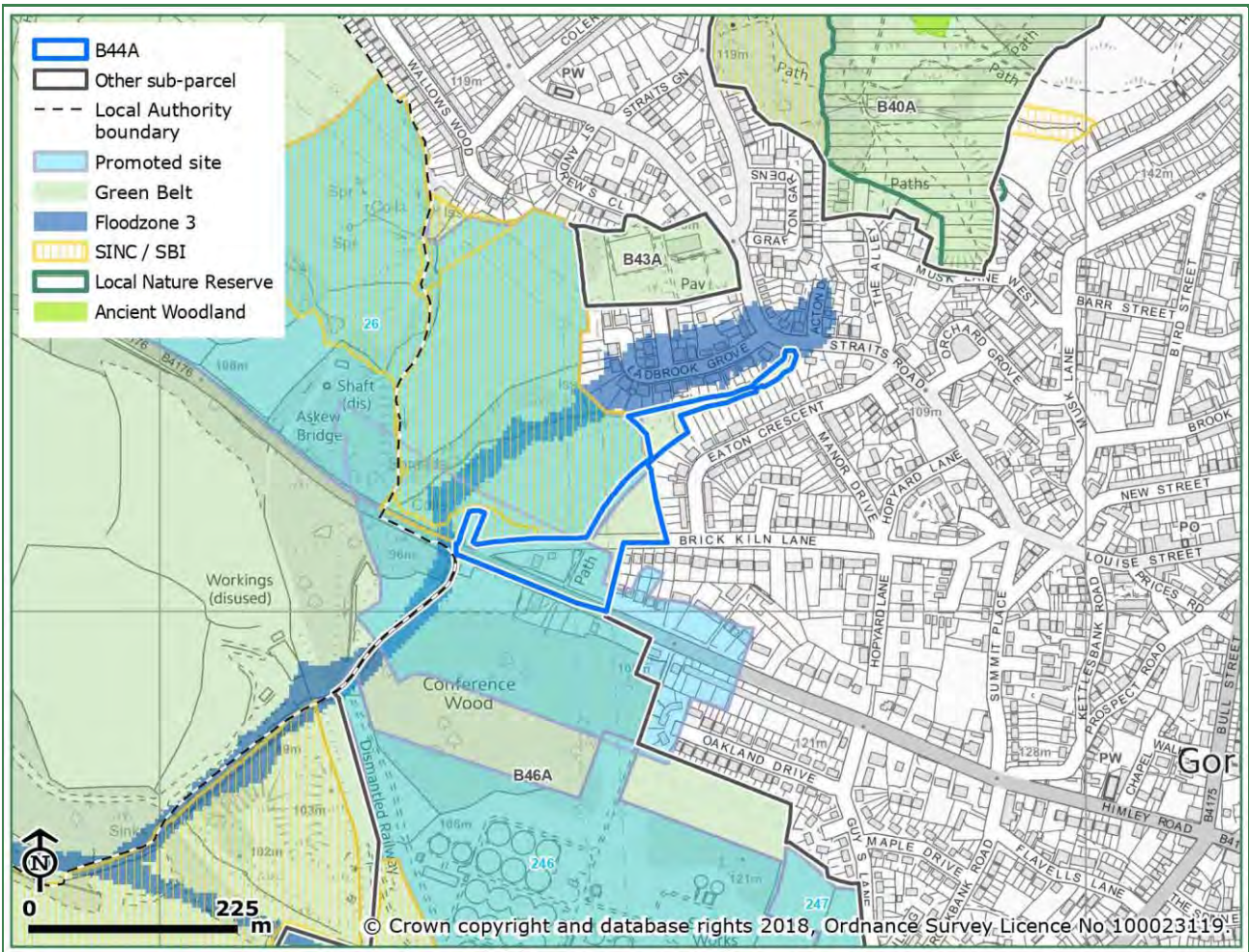
List of Sites Within the Scenario

None

The sub-parcel makes a weak contribution to all Green Belt purposes. Although much of the site is open Baggeridge Social Club and sports facilities are contained on three sides by the urban edge and have a strong boundary tree line. The adjacent Green Belt land also has SINC status, so the release of this area would not weaken the integrity of the wider Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

A strip of tree cover to the north of Eaton Crescent, a small triangular-shaped field to the north of Brick Kiln Lane, and a triangular pocket of woodland and scrubland in between Himley Road and Brick Kiln Lane.



View looking across the sub-parcel towards houses on Eaton Crescent.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent or close to the large built-up area, contains very limited urban development, and has strong openness. It retains a relatively strong relationship with the wider countryside.	Strong
P2: Preventing the merging of neighbouring towns	Land contributes to separation between Dudley and Brierley Hill, which are separate towns within the West Midlands conurbation, but development to the east limits the sense of distinction between the two.	Moderate
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

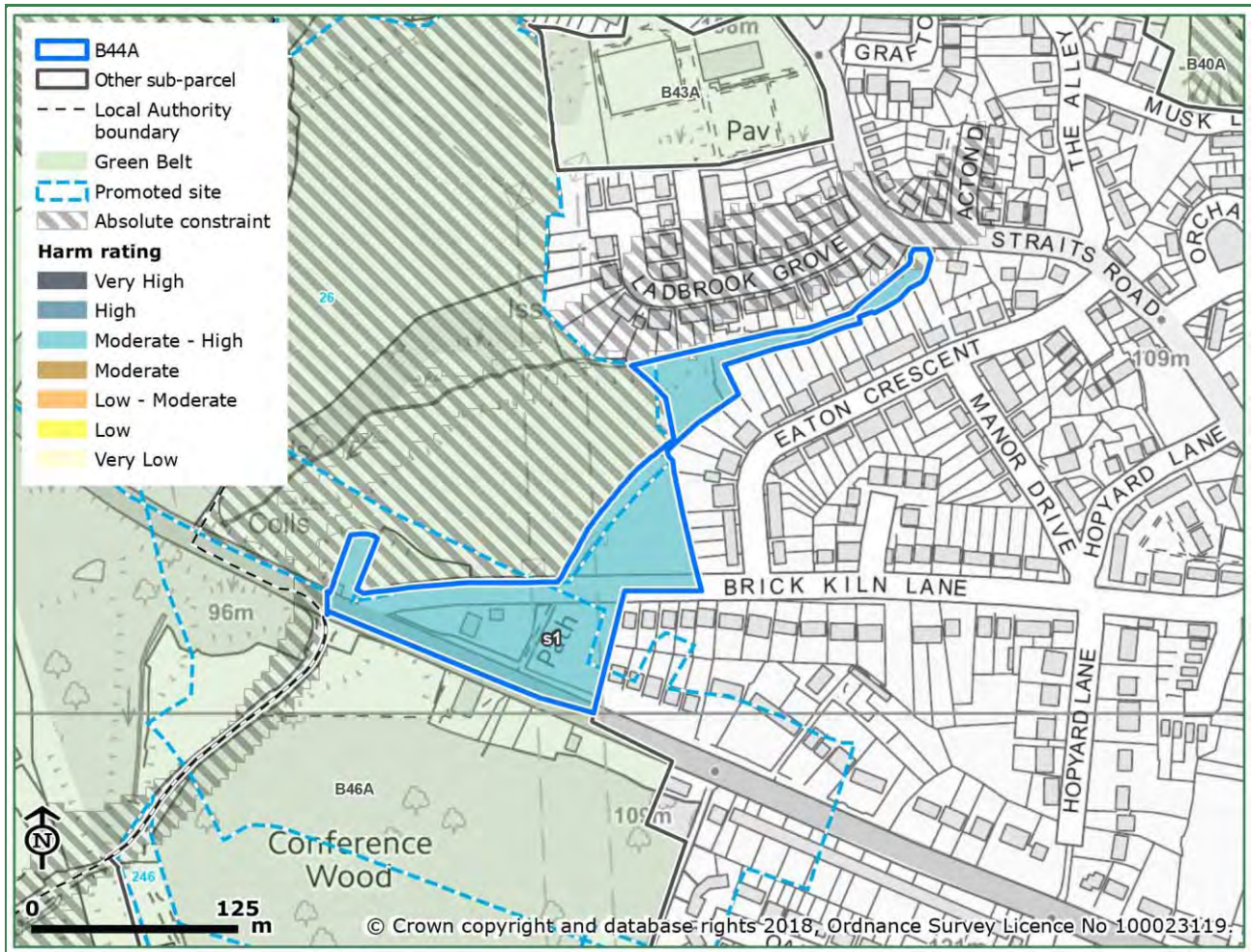
Scenario	Size (ha)	Rating
B44As1 Release of any land within the sub-parcel	1.66	Moderate - High

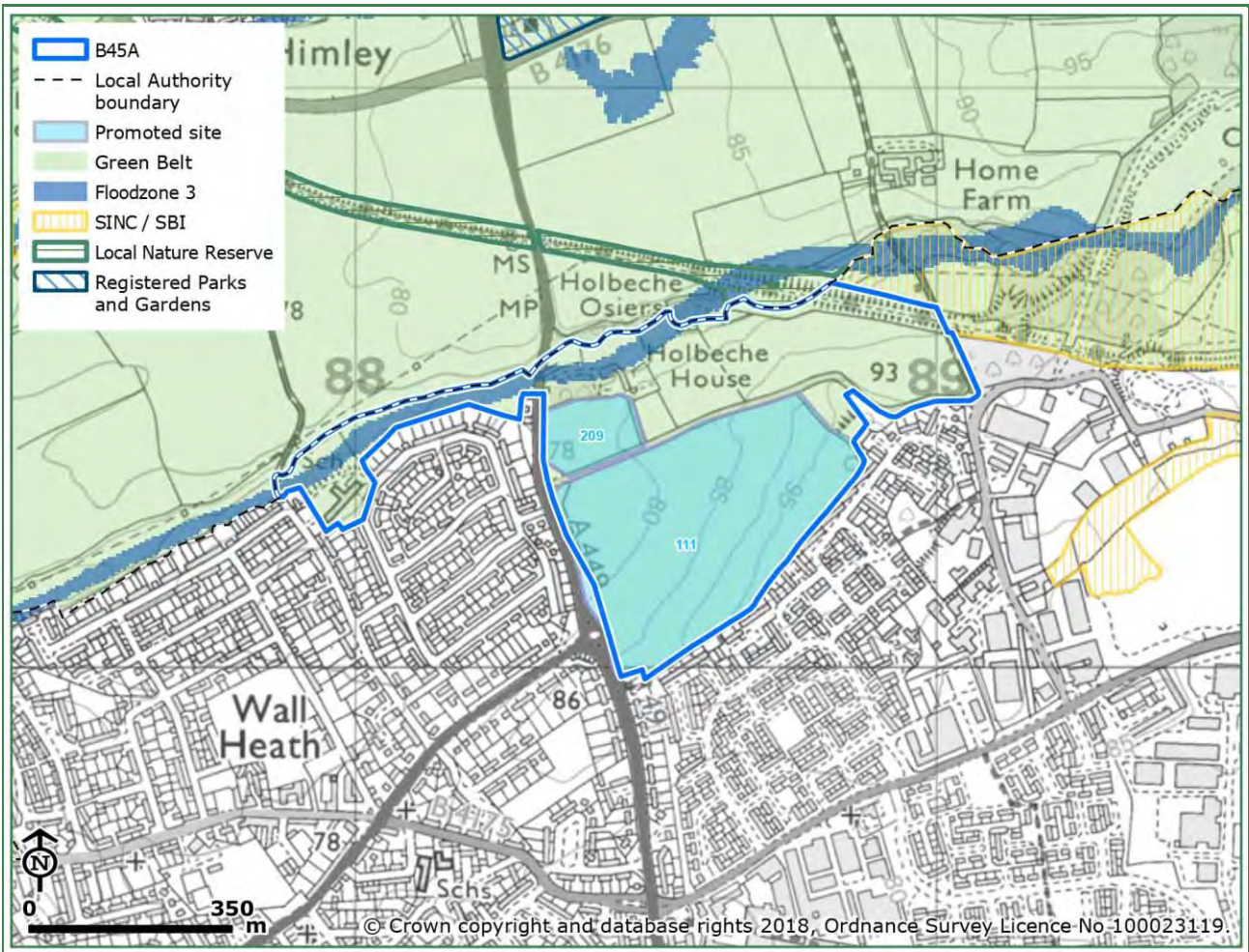
List of Sites Within the Scenario

Ref: 26 (Housing)

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation from the suburbs of Dudley, a moderate contribution to maintaining the separation of the neighbouring towns of Dudley and Wolverhampton and a strong contribution to preventing encroachment on the countryside. Land along Himley Road is in part developed but retains a high level of tree cover which gives it a strong relationship with adjacent woodland, and open land to the north of Brick Kiln Lane, alongside Eaton Crescent, also retains a strong relationship with adjacent countryside. Release of either would not make a significant difference to boundary strength or to contribution of adjacent Green Belt land, given the level of containment by constrained land.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Farmland adjacent to the northern settlement edge of Kingswinford, bound to the west by the A491 Wolverhampton Road, and to the north by a tree lined watercourse. There is some limited development (a care home) in the northeast corner at Holbeche House. The remainder of the parcel to the east is constrained by a SINC.



View looking east from Wolverhampton road along Holbeache Lane

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation, contains no significant urban development, and has strong openness. It retains a relatively strong relationship with the wider countryside.	Strong
P2: Preventing the merging of neighbouring towns	Land lies adjacent to, and is to an extent contained by, suburbs of Dudley and so does not contribute to separate of towns.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B45As1 Release of the sub-parcel south of Holbeache Osiers SLINC	27.5	Moderate

List of Sites Within the Scenario

Ref: 111 (Housing); Ref: 209 (Housing)

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Kingswinford, a district centre of Dudley, and to preventing encroachment on the countryside. However the fields within the sub-parcel are sufficiently contained by urban development to the east and west, and by a tree-lined watercourse and the South Staffordshire Railway Walk to the north, for release of the parcel to be possible without affecting the integrity of the wider Green Belt. The watercourse and Railway Walk already form the Green Belt boundary to the east and west, so release of the land would simplify this boundary.

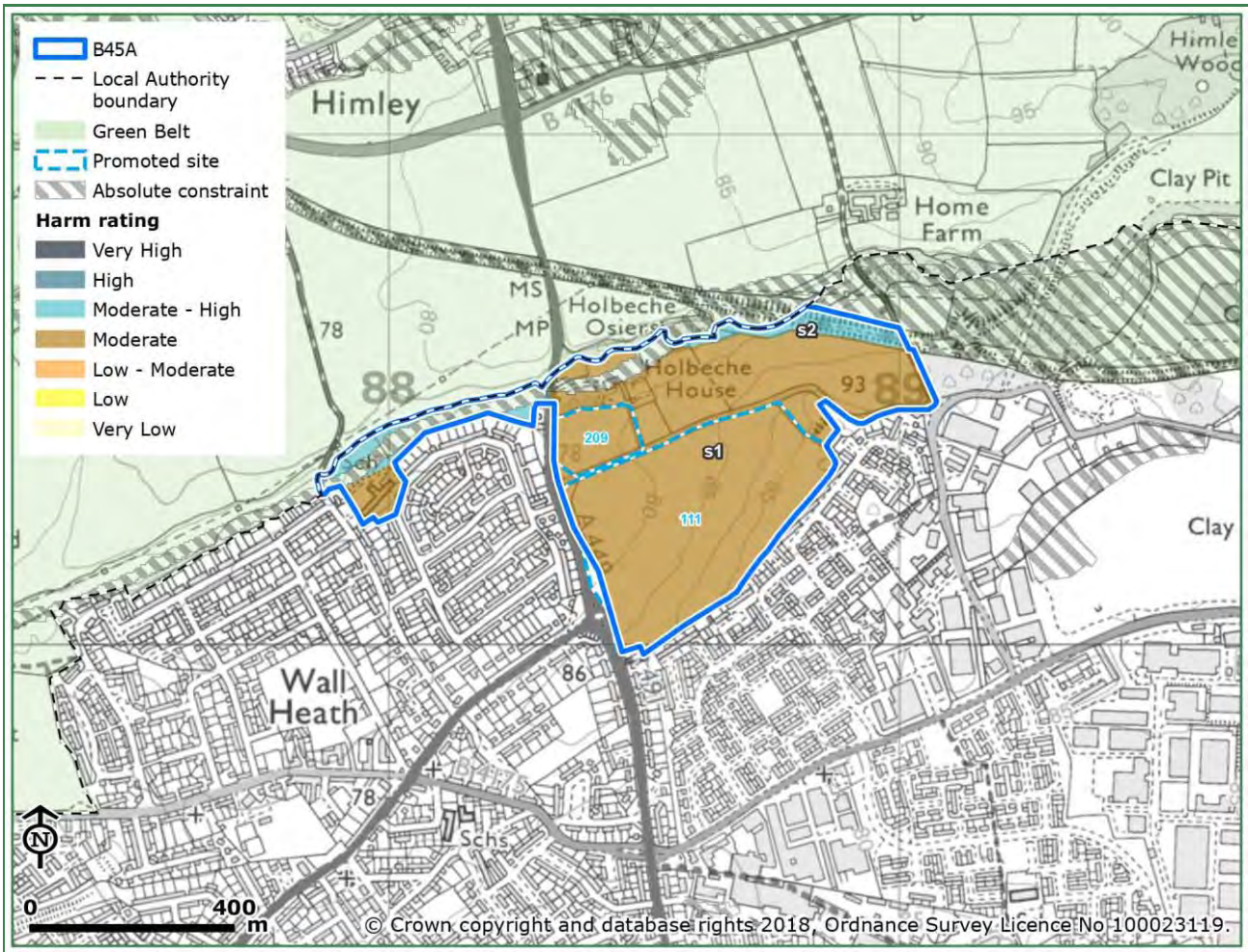
Scenario	Size (ha)	Rating
B45As2 Release of land within Holbeache Osiers SLINC and the school playing fields	2.48	Moderate - High

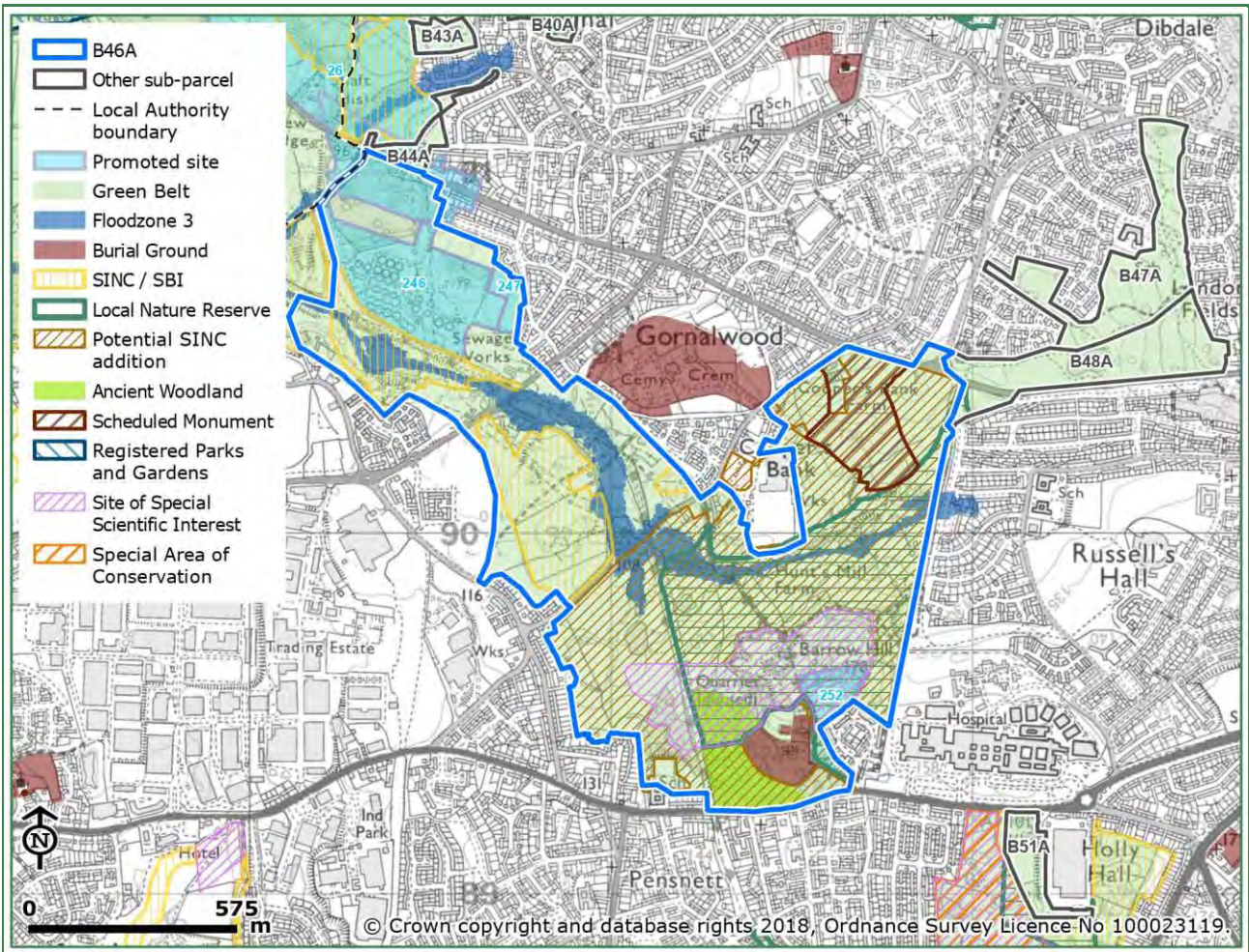
List of Sites Within the Scenario

None

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Kingswinford, a district centre of Dudley, and to preventing encroachment on the countryside. The Holbeache Osiers SLINC aligns closely with the river corridor and the Railway Walk, which would form a consistent boundary with the Green Belt edge to the east and west, so release of this would constitute higher harm than the remainder of the sub-parcel. In addition, release of Maidensbridge Primary School playing fields would also result in higher harm, as although this land is not SLINC designated it forms part of a consistent belt of open land surrounding the River Penk's floodplain that forms the Green Belt edge to adjacent housing.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Much of sub-parcel B46A is constrained by SINC and Barrow Hill Local Nature Reserve, and in places also by national ecological and cultural heritage designations, but there are small unconstrained areas: along Himley Road on the northern edge; the sewage works on the western edge; some industrial land just off Oak Lane; land to either side of Sandfield Bridge; a strip of land between Stallings Lane and Smithy Lane; South of Smithly Lane, the playing field of St Marks Primary School on the southern end of the sub-parcel, and to the east of Coopers Bank Works and south of Himley Road in the east of the sub-parcel. The majority of the south of the sub-parcel is potentially to be designated as a SINC, which would preclude development on presently unconstrained land.



Entrance to sewage works and adjacent woodland in northern (unconstrained) part of sub-parcel.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	Land contributes to separation between Dudley and Brierley Hill, which are separate towns within the West Midlands conurbation, but development to the east limits the sense of distinction between the two.	Moderate
P3: Safeguarding the countryside from encroachment	Land is open and contiguous with the wider countryside but is largely contained by the urban area.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B46As1 Any release encompassing the sewage works or other isolated unconstrained areas	50.06	Moderate

List of Sites Within the Scenario

Ref: 246 (Employment and housing); Ref: 247 (Housing); Ref: 26 (Housing)

The sub-parcel makes a moderate contribution to checking sprawl, preventing the merger of settlements and safeguarding countryside. A release extending out to the sewage works from the urban edge either to the north or east, or to the nature reserve from the urban edge to the south or northeast would result in a boundary marking a weaker distinction between settlement and countryside, given that constraints prevent the development of surrounding land.

Scenario	Size (ha)	Rating
B46As2 Release of small areas on inset urban edge	10.26	Low - Moderate

List of Sites Within the Scenario

Ref: 26 (Housing)

The sub-parcel makes a moderate contribution to checking sprawl, preventing the merger of settlements and safeguarding countryside. Release of any of the pockets of unconstrained land on the margins of the sub-area would not weaken the Green Belt boundary significantly, with constraints preventing any further development.

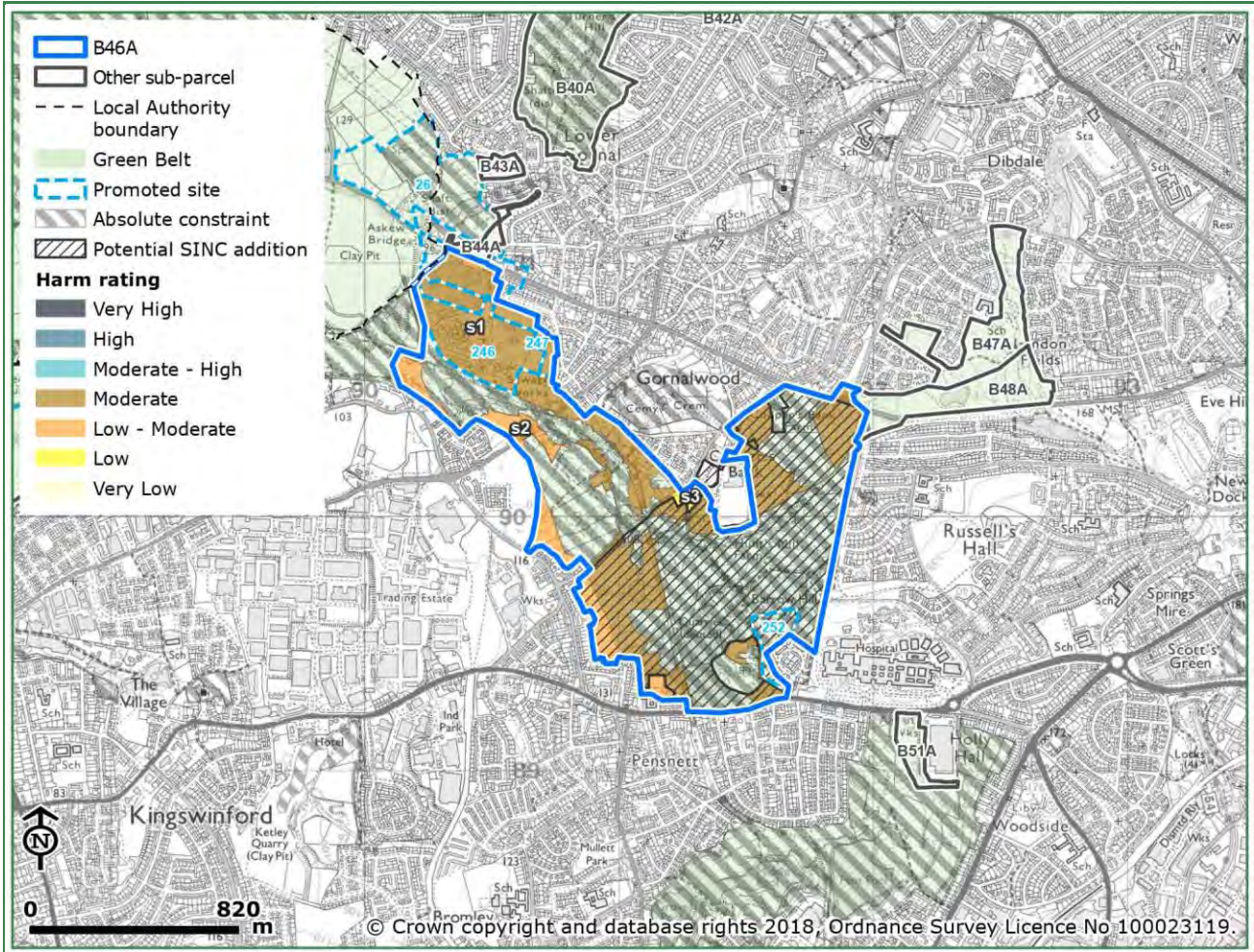
Scenario	Size (ha)	Rating
B46As3 Release of existing residential development on Hunts Mill Drive	0.75	Low

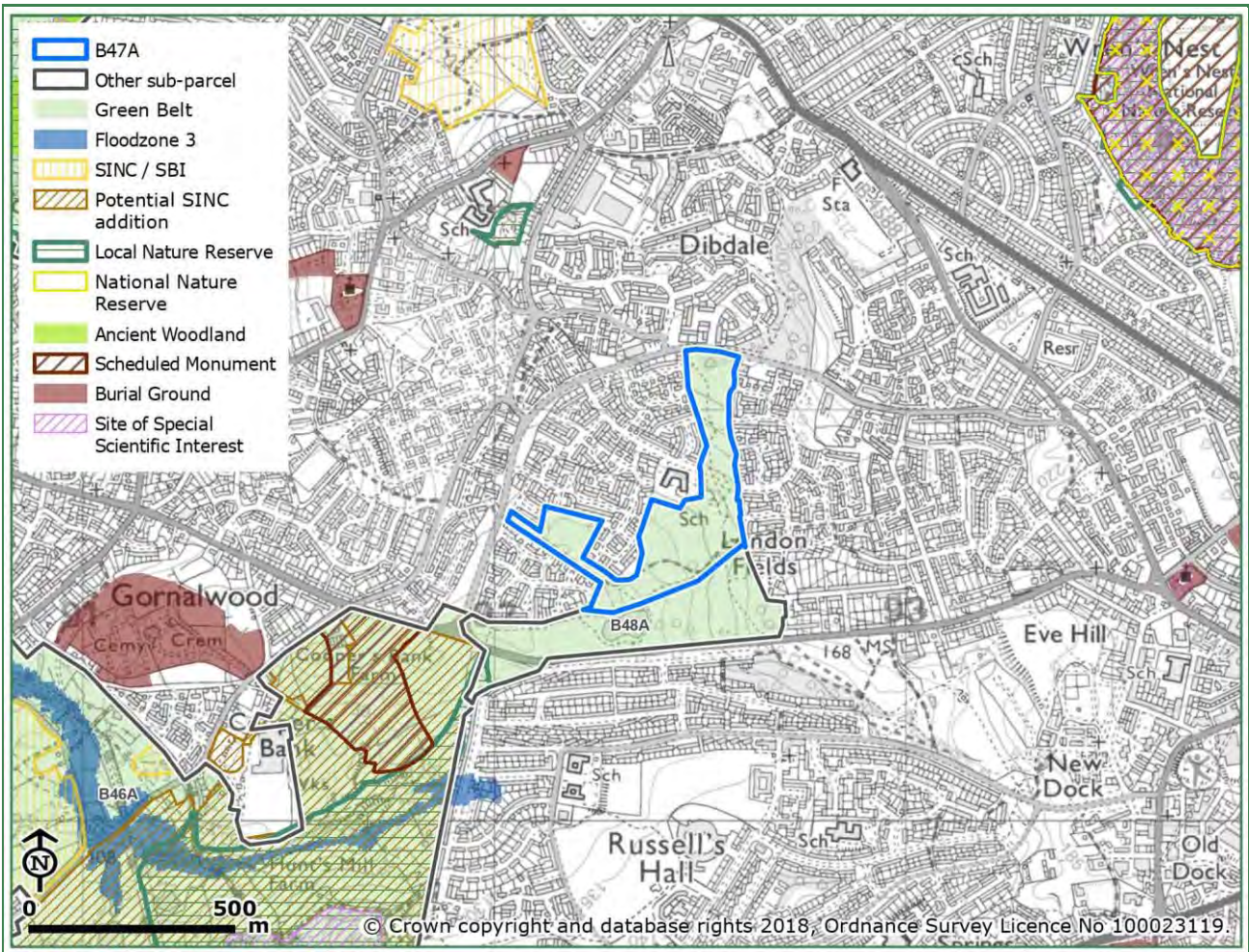
List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to checking sprawl, preventing the merger of settlements and safeguarding countryside, but there is an area of existing urban development on the inset settlement edge that, if released, would mark a clearer distinction between settlement and open land.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Grassland and woodland block form the northern portion of Milking Bank Park. The park is surrounded by the settlement edge and is adjacent to the buildings and facilities of Milking Bank primary school. It is bound to the north by Dibdale Road, and is bisected east-west by Aintree Way.



View north from footpath toward Dibdale Road

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is too contained by development within the West Midlands conurbation to have any significant relationship with the wider countryside.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	The land does not form a gap between separate towns, and thus does not contribute to the gap between separate towns.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land is too influenced and contained by the urban development that surrounds it to retain any significant relationship with the wider countryside.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

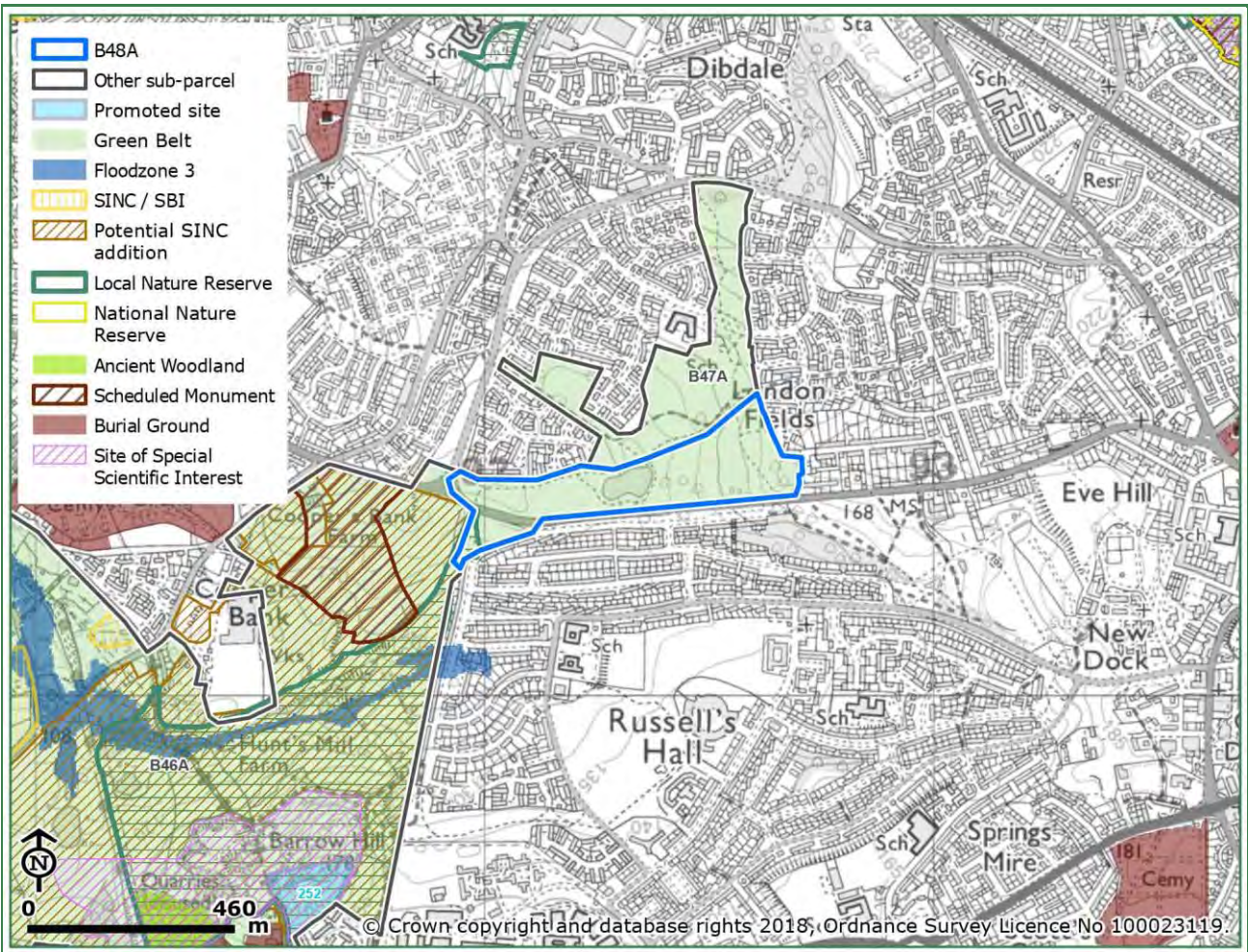
Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B47As1 Release of any land within the sub-parcel	10.45	Very Low

List of Sites Within the Scenario

None

The sub-parcel makes a weak contribution to all Green Belt purposes. It is adjacent to the urban edge and is contained to the north, east, and west by housing in Dudley. Release of this sub-parcel would result in a simplified Green Belt boundary to the south, and would not weaken the integrity of surrounding areas in Green Belt terms.



Sub-Parcel Description

Woodland, lake, and grassland in the southern portion of Milking Bank Park, surrounded by the settlements of Russel's Hall to the south and Lower Gornal to the north, and bound on its southern edge by Himley Road.



View north from elevated footpath through wooded area in east of parcel.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the settlement edge of the West Midlands conurbation. It is to an extent contained by urban development to the north, east and south, but retains openness and some relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	Land lies between suburbs of Dudley and so does not contribute to separate of towns.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) but, due to the extent of its containment by the settlement edge, has a stronger relationship with the urban area than with the wider countryside.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

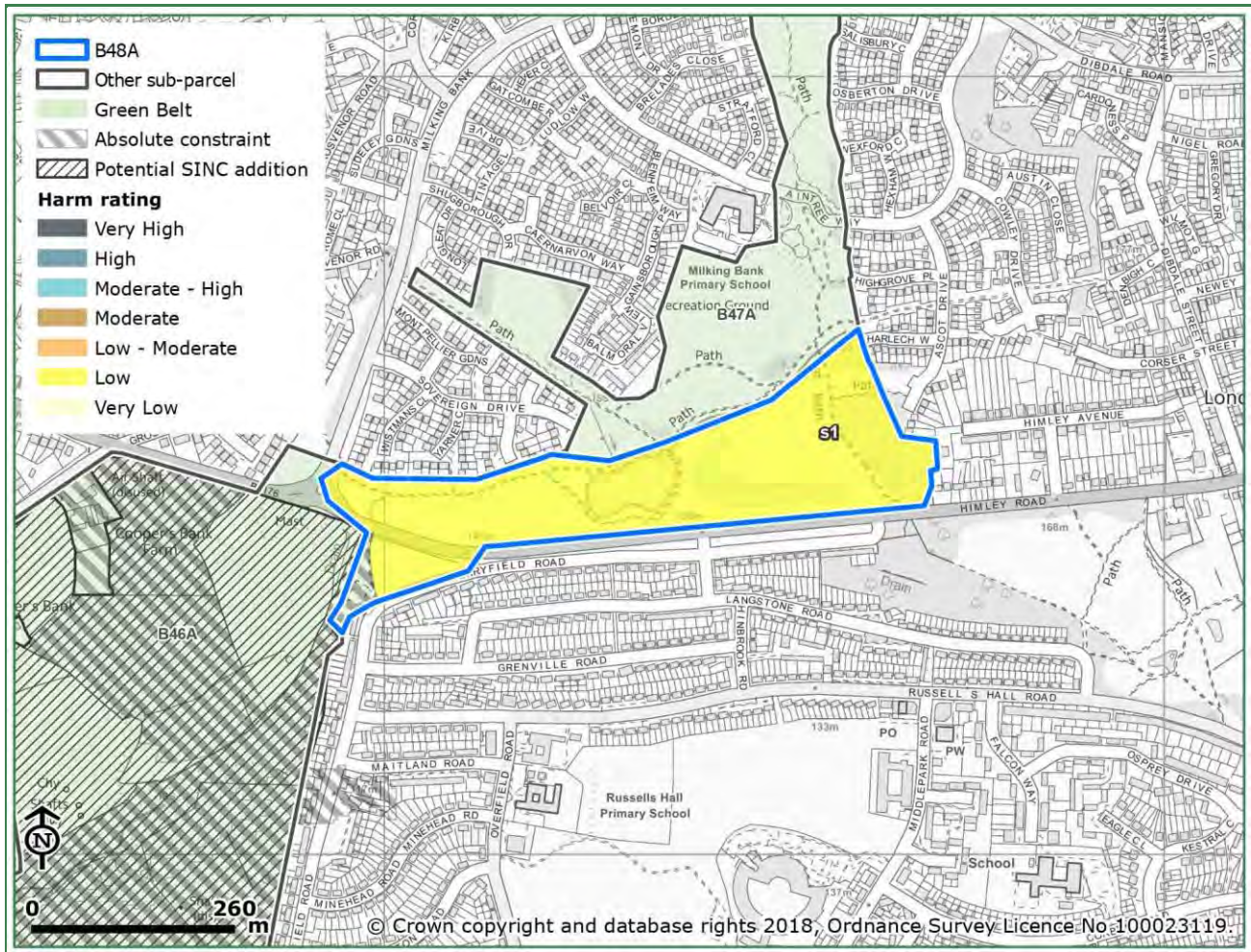
Scenario	Size (ha)	Rating
B48As1 Release of any land within the sub-parcel	9.9	Low

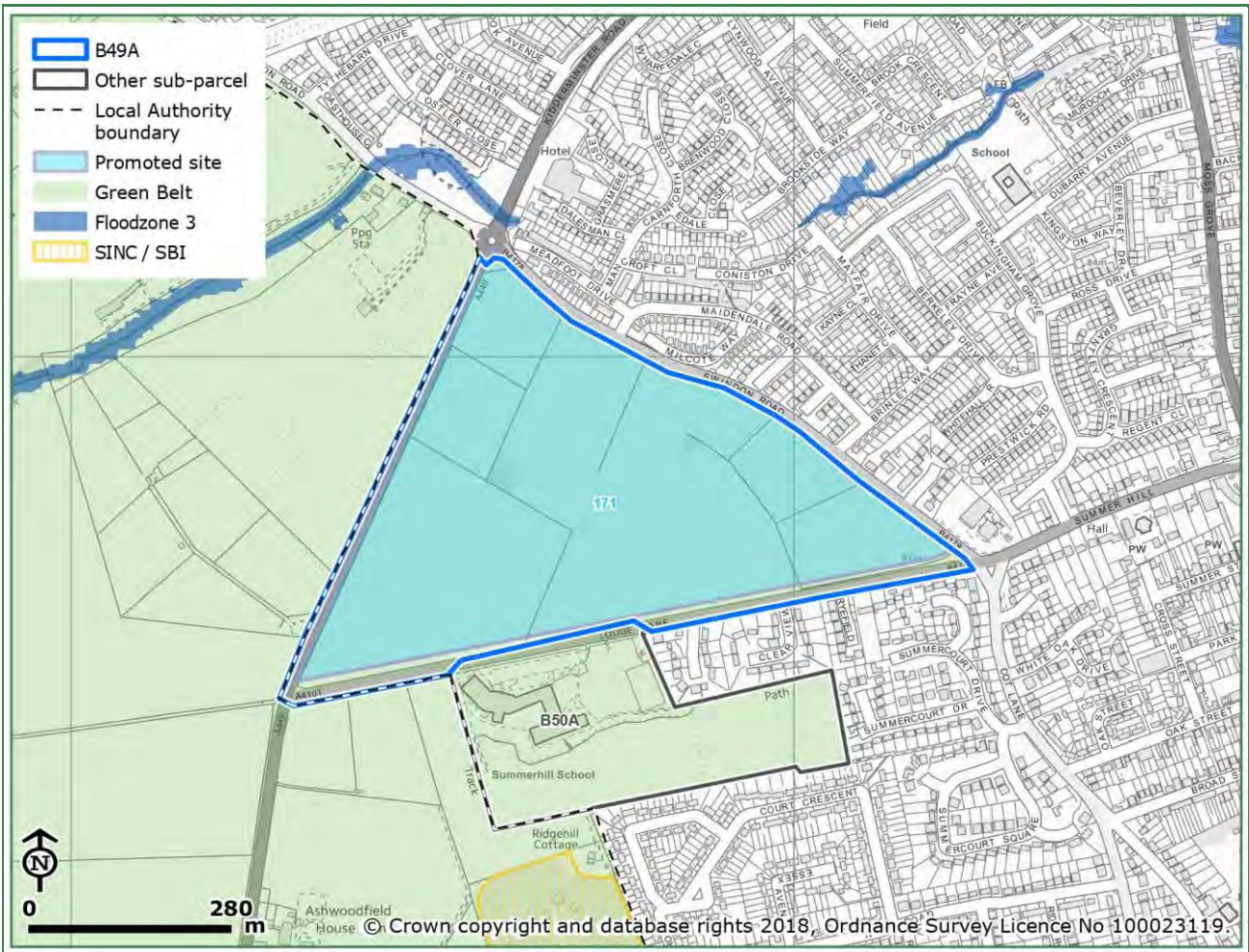
List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment on the countryside. However the fact that it is entirely contained by urban settlement edges, other than a narrow section on the western boundary, means that releasing this sub-parcel would not weaken the integrity of the wider Green Belt and would lead to a strengthened Green Belt boundary, defined by the Barrow Hill and Cooper's Bank SINC. Releasing this sub-parcel would lead to the complete containment of sub-parcel B47A, leaving no justification for the latter remaining within the Green Belt, but this would not increase harm to Green Belt purposes.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Sloping farmland on the western edge of the settlement of Kingswinford, bordered by the B4178 (Swindon Road), the A4101 (Lodge Lane) and the A449 (Kidderminster Road).



View southwest from Swindon road across sub-parcel to housing on Lodge Lane.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent or close to the West Midlands conurbation at Kingswinford, contains no urban development, and has strong openness. It is bound on two sides by the settlement edge but retains a clear relationship with the wider countryside.	Strong
P2: Preventing the merging of neighbouring towns	Land plays no significant role due to the distance between the West Midlands conurbation at this point and Bridgnorth, its nearest neighbouring town.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

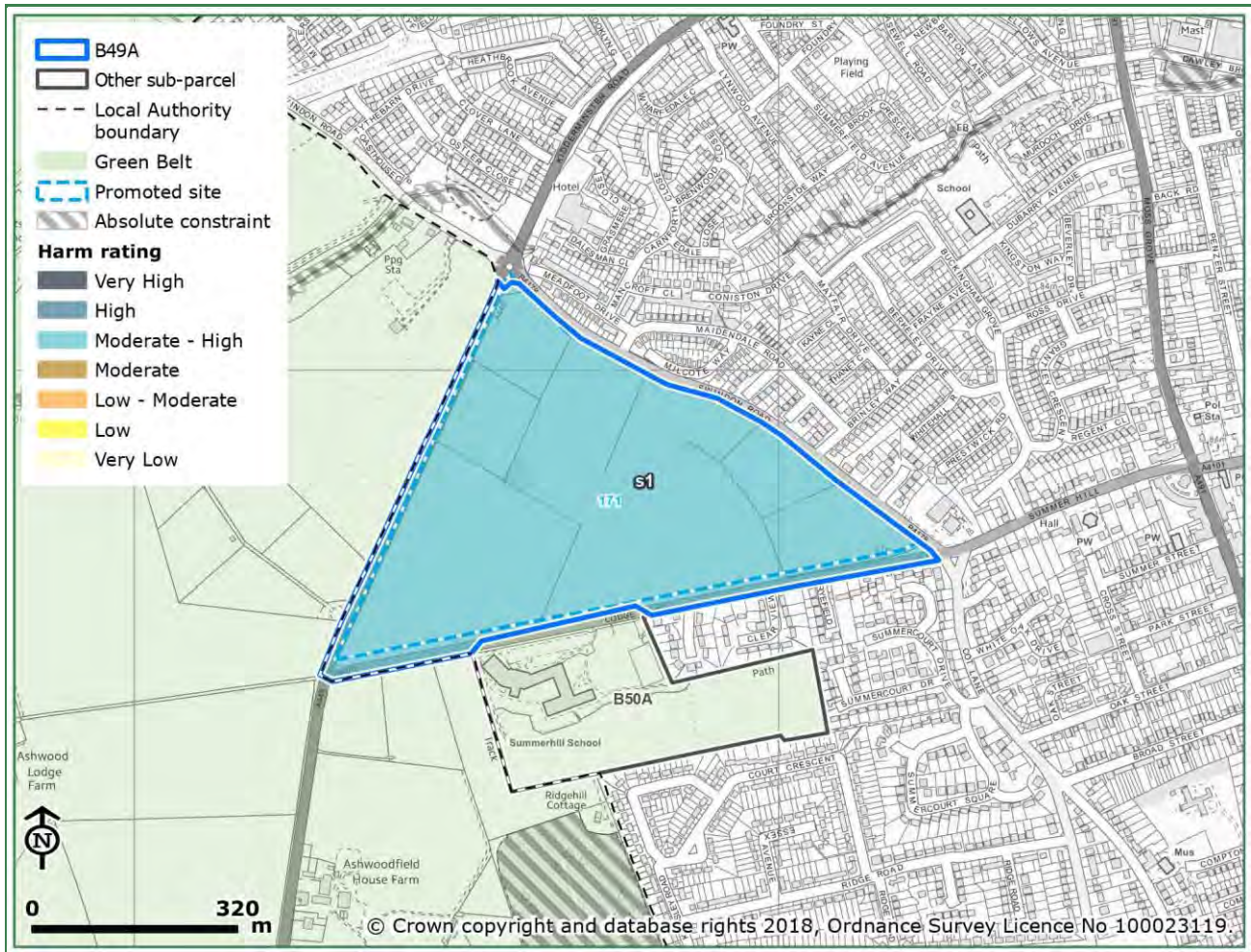
Scenario	Size (ha)	Rating
B49As1 Release of any land within the sub-parcel	28.06	Moderate - High

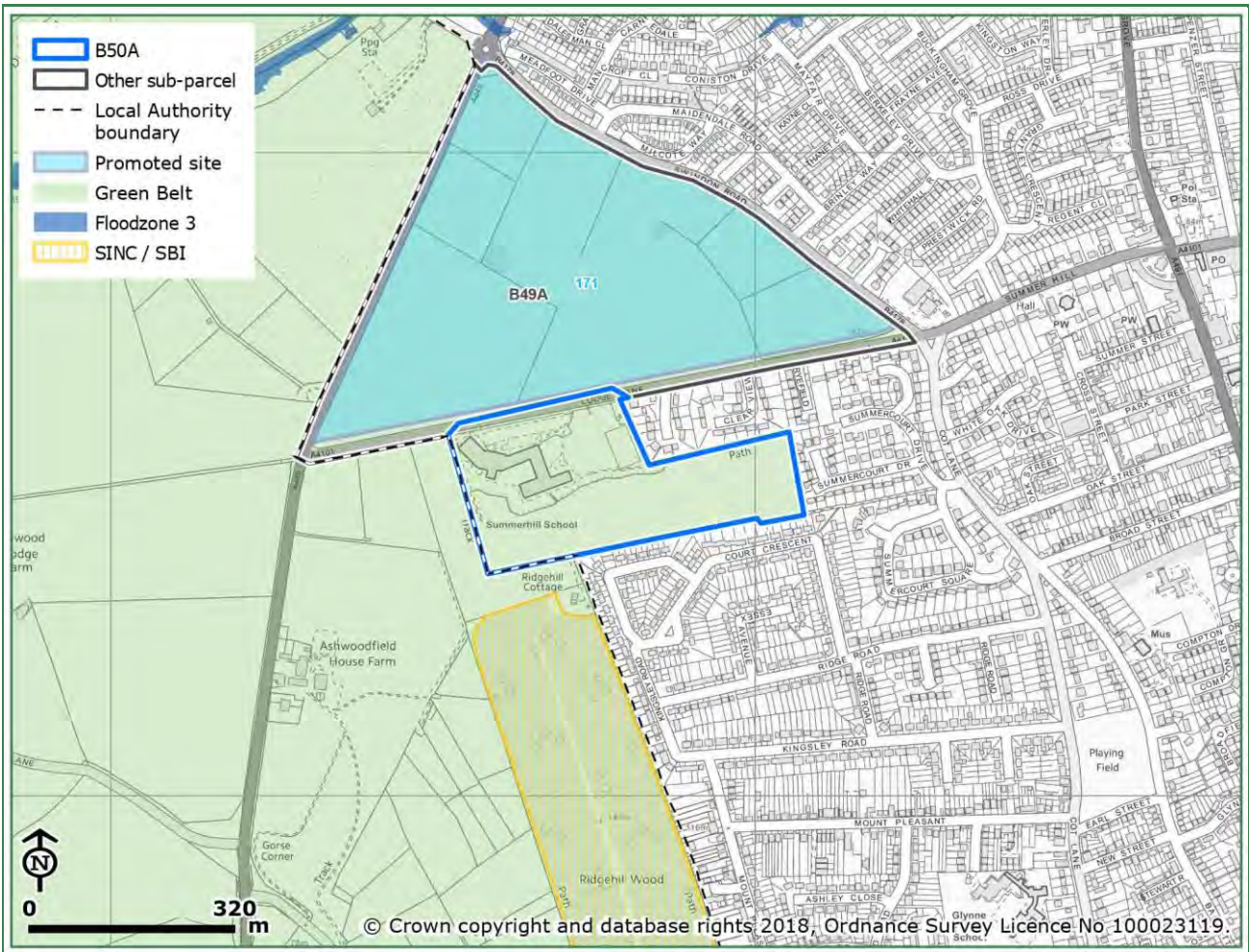
List of Sites Within the Scenario

Ref: 171 (Housing)

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation westward from Kingswinford, which forms part of the larger West Midlands conurbation, and a strong contribution to preventing encroachment on the countryside. It is contained on two of its three sides by settlement edges, however it retains openness to the countryside to the west. There is a clear north-facing slope which creates a distinction between the sub-parcel and adjacent urban areas. Releasing this sub-parcel would lead to further containment of sub-parcel B50A, leaving less justification for the latter remaining part of the Green Belt, but this would not increase overall harm to Green Belt purposes. The A4101 and B4178 form clear boundaries, and whilst the A449 Kidderminster Road would likewise form a clear boundary, beyond which there would be no significant impact on the integrity of the Green Belt, the release of land here would not be considered to strengthen or significantly simplify the boundary.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Buildings and playing fields of Summerhill School, on the western edge of Kingswinford.



View south toward Summerhill School from Lodge Lane.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land which is developed by school buildings is too contained by development within the West Midlands conurbation to have any significant relationship with the wider countryside.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land plays no significant role due to the distance between the West Midlands conurbation at this point and Bridgnorth, its nearest neighbouring town.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains urbanising development of a scale, density or form that significantly compromises openness. The undeveloped areas of the parcel are too contained by urban development to retain any significant relationship with the wider countryside.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

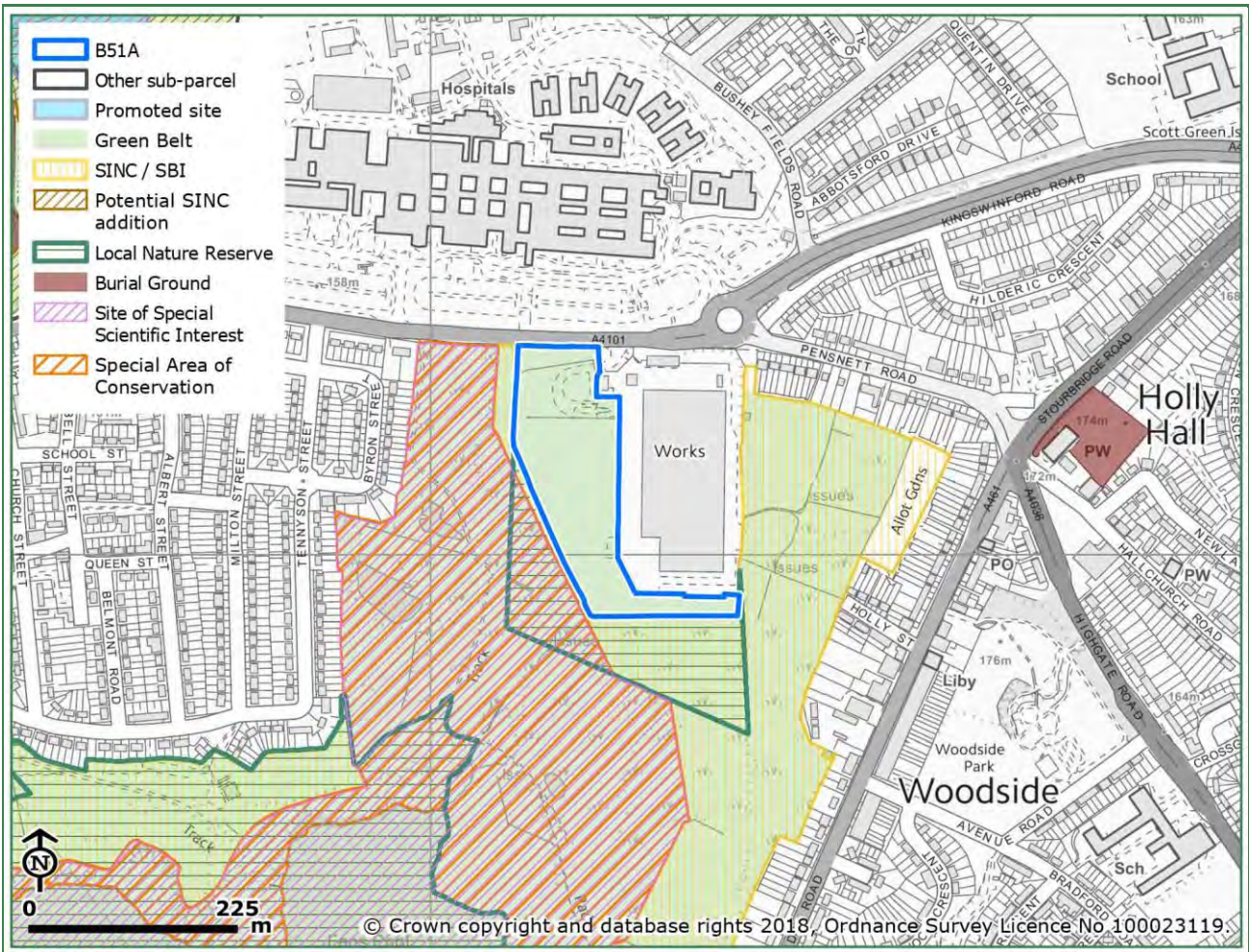
Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B50As1 Release of any land within the sub-parcel	9.43	Very Low

List of Sites Within the Scenario

None

The sub-parcel makes a weak contribution to all Green Belt purposes. It lies on the urban edge of the district centre of Kingswinford, which is part of the wider West Midlands conurbation, however the Summerhill School development within the sub-parcel significantly weakens its spatial openness. The release of this sub-parcel would strengthen and simplify the Green Belt boundary and would not weaken the integrity of surrounding Green Belt land to the north and west.



Sub-Parcel Description

A patch of scrubland and hard standing to the west of a large industrial premises off the A4101, adjacent to woodland and grassland forming part of the Buckpool and Fens Pool Local Nature Reserve, SINC and SAC (which constrains the remainder of the parcel).



View south from hard standing off the A4101 into scrub land adjacent to works.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	The adjacent urban areas are not distinguished as separate towns.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms), but has a stronger relationship with the urban area than with the wider countryside due to the extent of its containment.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

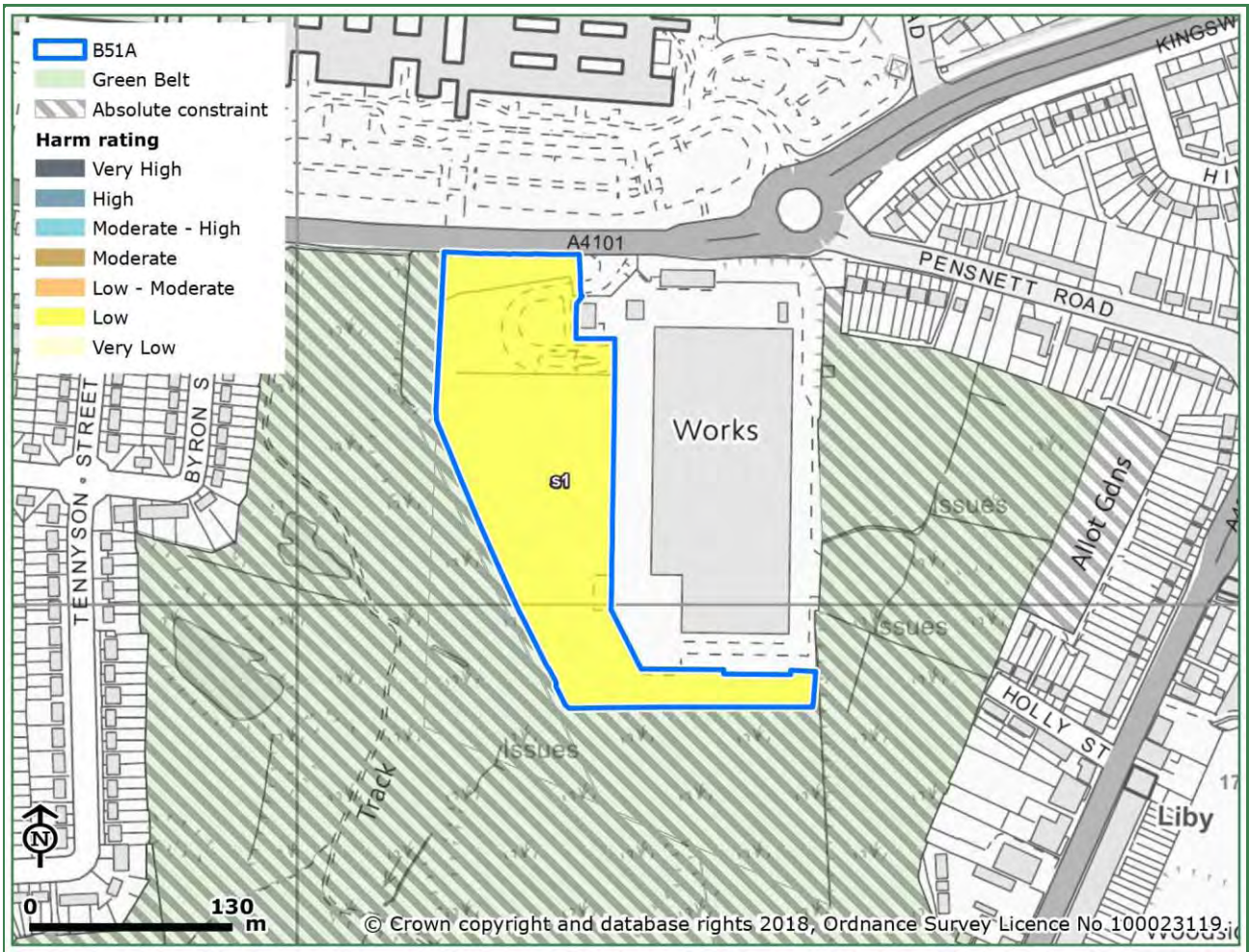
Scenario	Size (ha)	Rating
B51As1 Release of the sub-parcel	2.71	Low

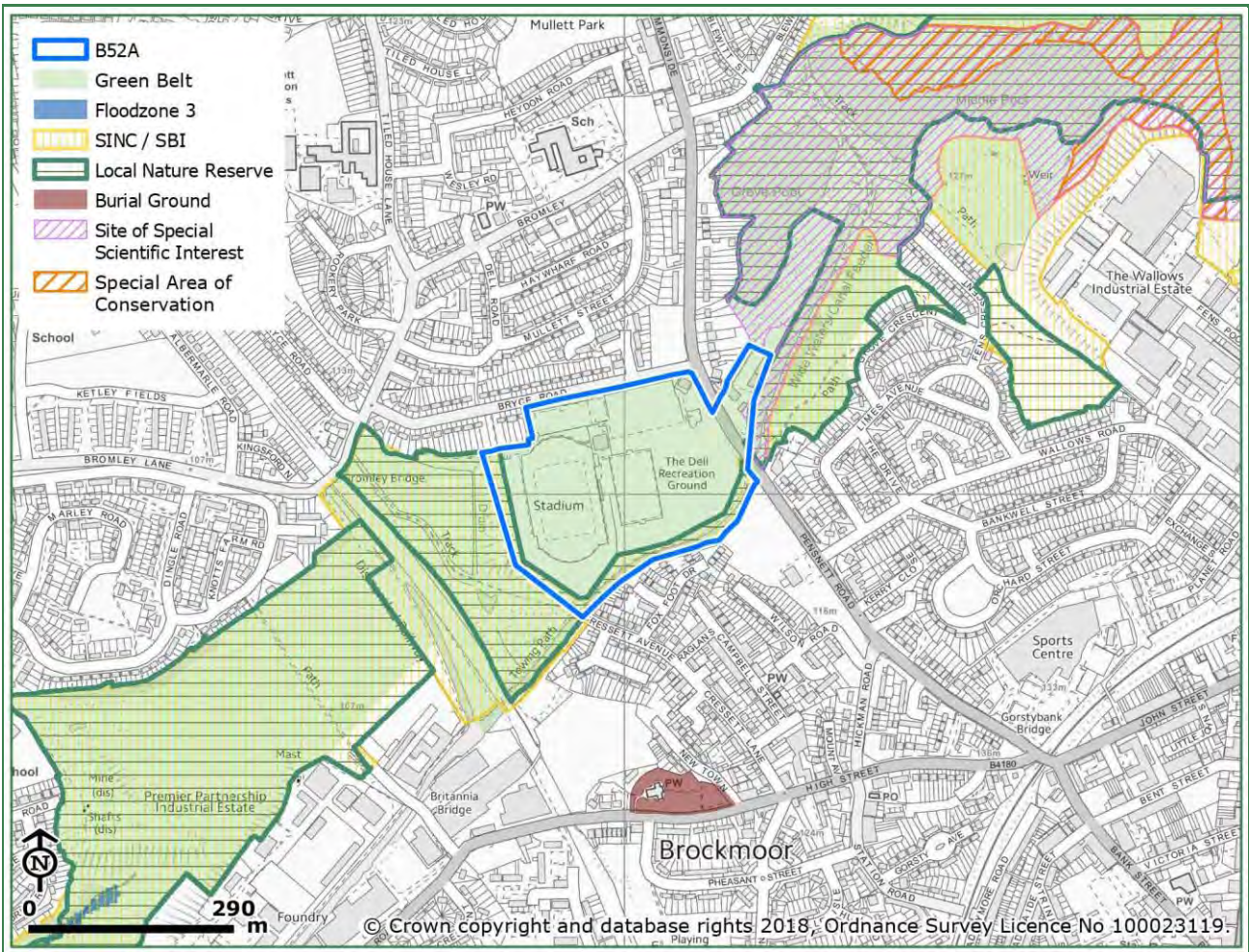
List of Sites Within the Scenario

None

The parcel makes a moderate contribution to preventing sprawl of the large built-up area and to preventing encroachment on the countryside, but within the sub-parcel there is significant urbanising influence associated with the adjacent factory and urban area to the north. Release of this sub-parcel in isolation would create a clear distinction between the constrained Local Nature Reserve and SAC, and land dominated by the factory. The isolation from the wider Green Belt of the linear strip in which this sub-parcel is located limits the harm to Green Belt purposes that would result from any release of land. Release of the valley as a whole would simplify the Green Belt boundary, and development constraints would limit the physical impact of any such release.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Floodlit sports stadium and playing fields lying in the narrow gap between Kingswinford and Brierley Hill.



View east from car park (off Commonsidge) toward sport facilities.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	The urban areas to either side of the valley are not distinguished as separate towns.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land is too influenced and contained by urban development to retain any significant relationship with the wider countryside.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

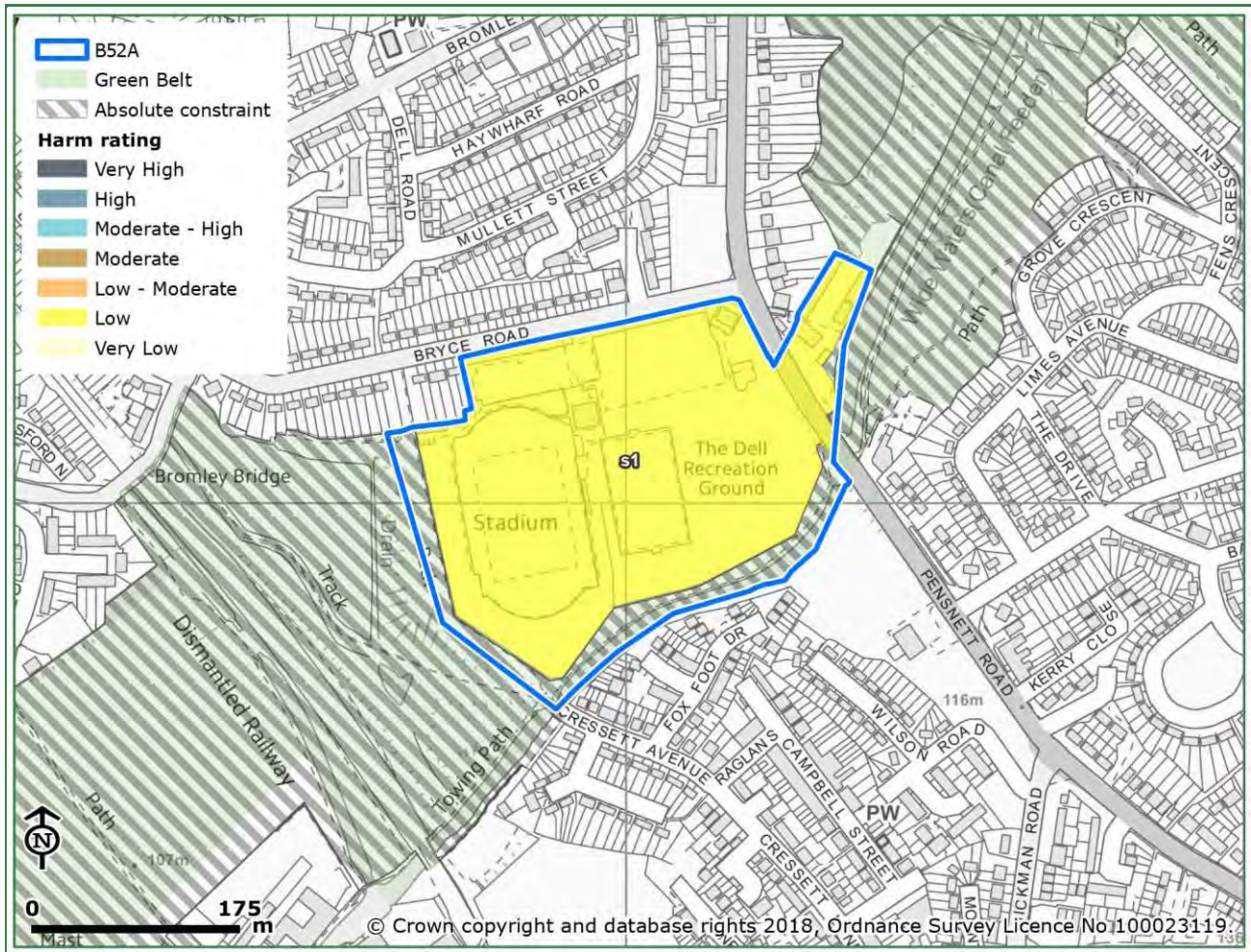
Scenario	Size (ha)	Rating
B52As1 Release of any land within the sub-parcel	7.7	Low

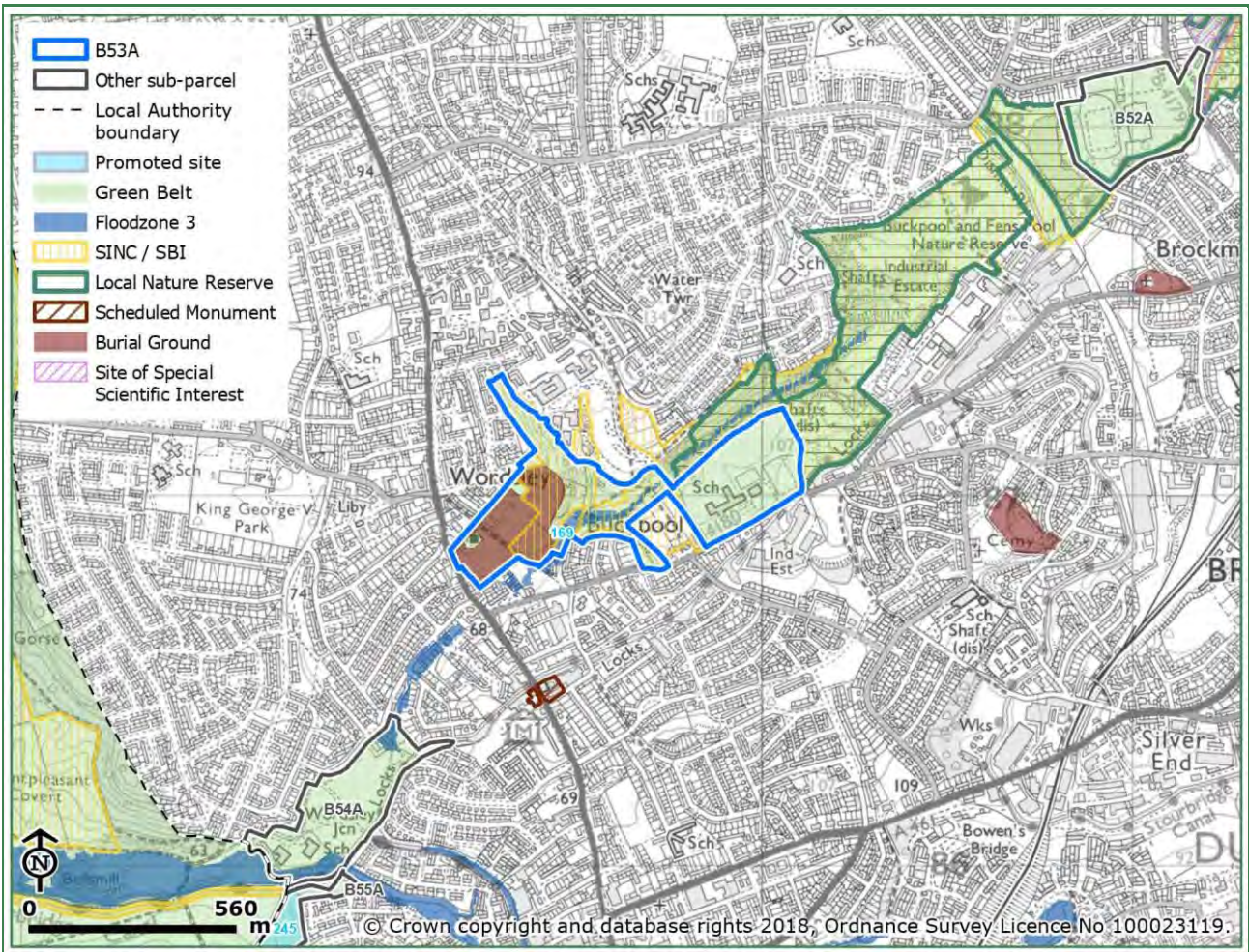
List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to preventing sprawl of the large built-up area, but there is a significant urbanising influence associated with the housing that borders it on three sides and the built aspects of the athletics centre, including floodlighting. Release of this sub-parcel in isolation would split the Green Belt valley of which it forms a part, but the isolation of the valley from the wider Green Belt limits the harm to Green Belt purposes that would result from any release of land. Release of the valley as a whole would simplify the Green Belt boundary, and development constraints would limit the physical impact of any such release.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Valley sides and adjacent flatter ground forming the southern end of the narrow Green Belt gap between Kingswinford and Brierley Hill. Only the buildings and facilities of The Wordsley School, two residential gardens on Blandford Drive, and several small former hospital accommodation buildings to the south of Pen's Meadow School are unconstrained. The rest of the area is occupied by woodland that forms part of the Buckpool and Fens Pool Local Nature Reserve and SINC, steeply sloping alongside the valley-bottom watercourse and associated flood zone, and Holy Trinity Church with its burial ground.



View of Wordsley School from Brierley Hill Road.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	The urban areas to either side of the valley are not distinguished as separate towns.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Although entirely contained by the urban area, much of the parcel is distinct enough to retain the characteristics of open countryside.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

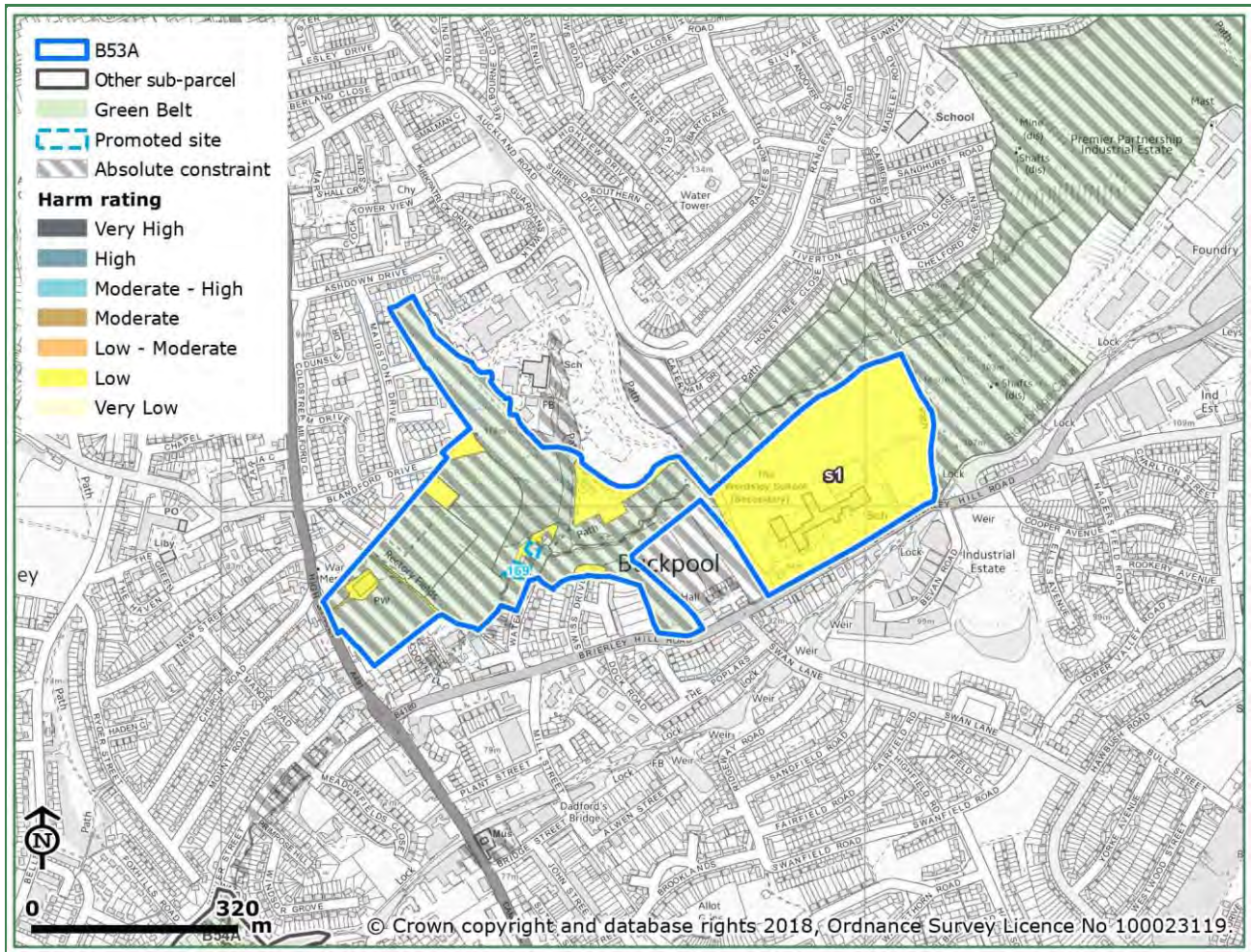
Scenario	Size (ha)	Rating
B53As1 Release of any land within the sub-parcel	8.87	Low

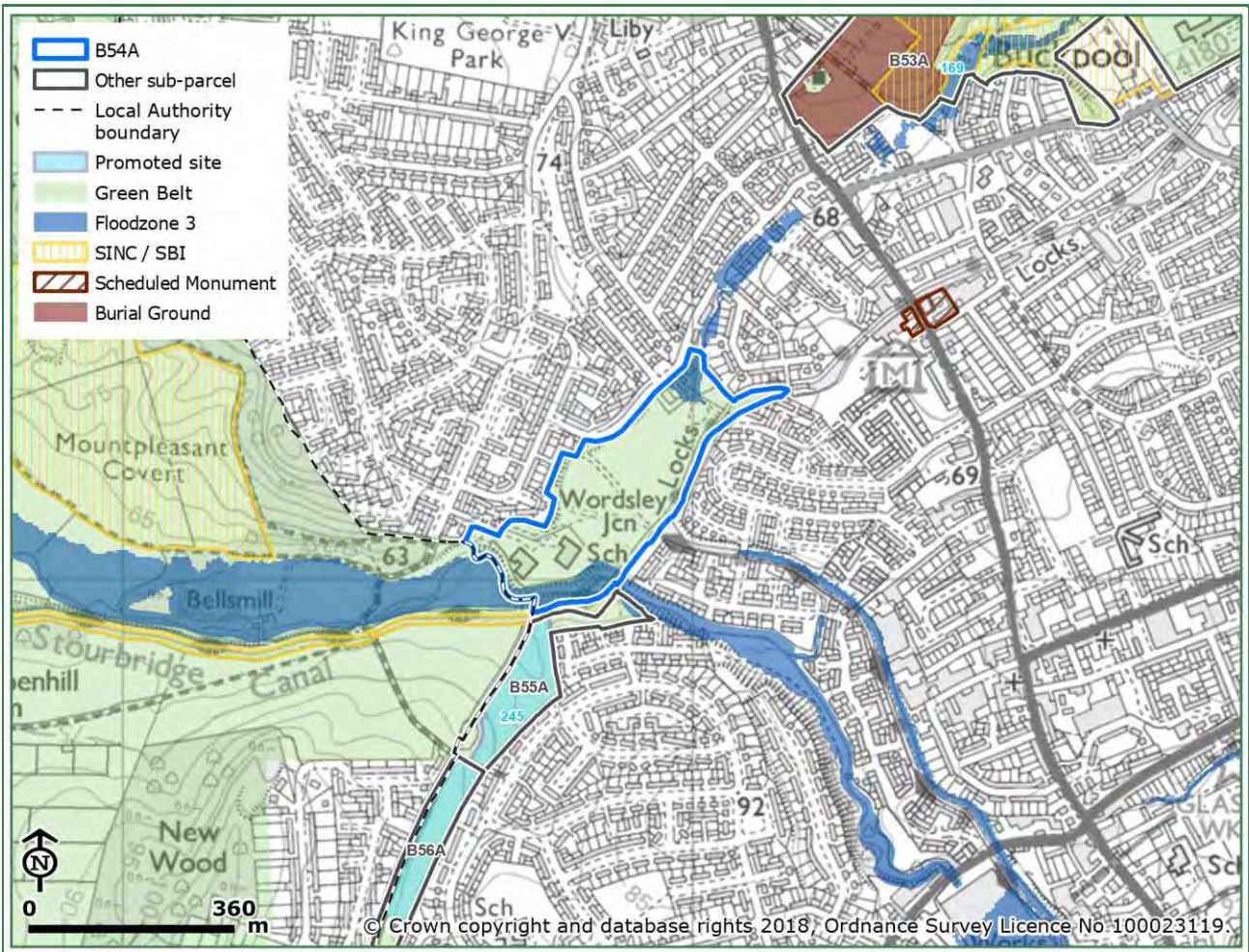
List of Sites Within the Scenario

Ref: 169 (Housing)

The sub-parcel makes a moderate contribution to preventing sprawl of the large built-up area and to preventing encroachment on the countryside. Its wooded valley sides are very distinct from the surrounding urban area, but are nonetheless isolated by it from the wider countryside. The two gardens off Blandford Drive and the former hospital accommodation blocks would as individual releases result in irregular Green Belt boundaries. The school, and to a lesser extent its playing fields, have a stronger association with the urban area and a clear Green Belt boundary could be formed, but development constraints would limit the impact of any release of land in this area. Release of the valley as a whole would simplify the Green Belt boundary, and development constraints would limit the physical impact of any such release.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Public park and playing fields contained on three sides by the West Midlands conurbation, bordered to the east/south by the tree-lined Stourbridge Canal and occupied in the southern part by Ashwood Park Primary School.



View southwest from park entrance on bend of Kinver Street.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is too contained by development within the West Midlands conurbation to have any significant relationship with the wider countryside.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	The land is almost entirely contained by the settlement edge of the West Midlands conurbation, and so does not form part of the gap to Kidderminster, the nearest neighbouring town.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land is open but is largely contained by the urban area and by school buildings at the southern end of the sub-parcel, with the presence of only a narrow connection to the wider countryside.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

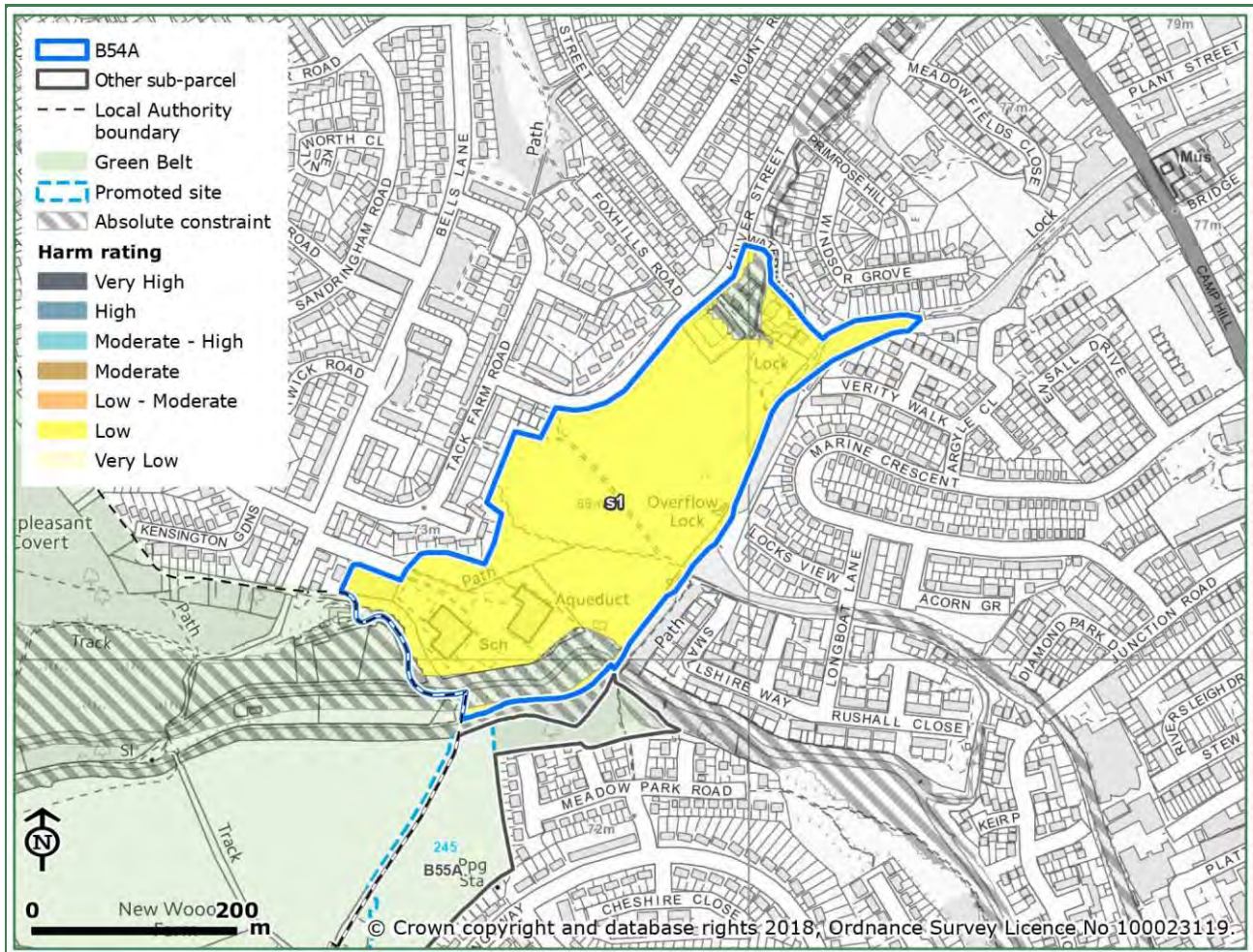
Scenario	Size (ha)	Rating
B54As1 Release of the sub-parcel	7.81	Low

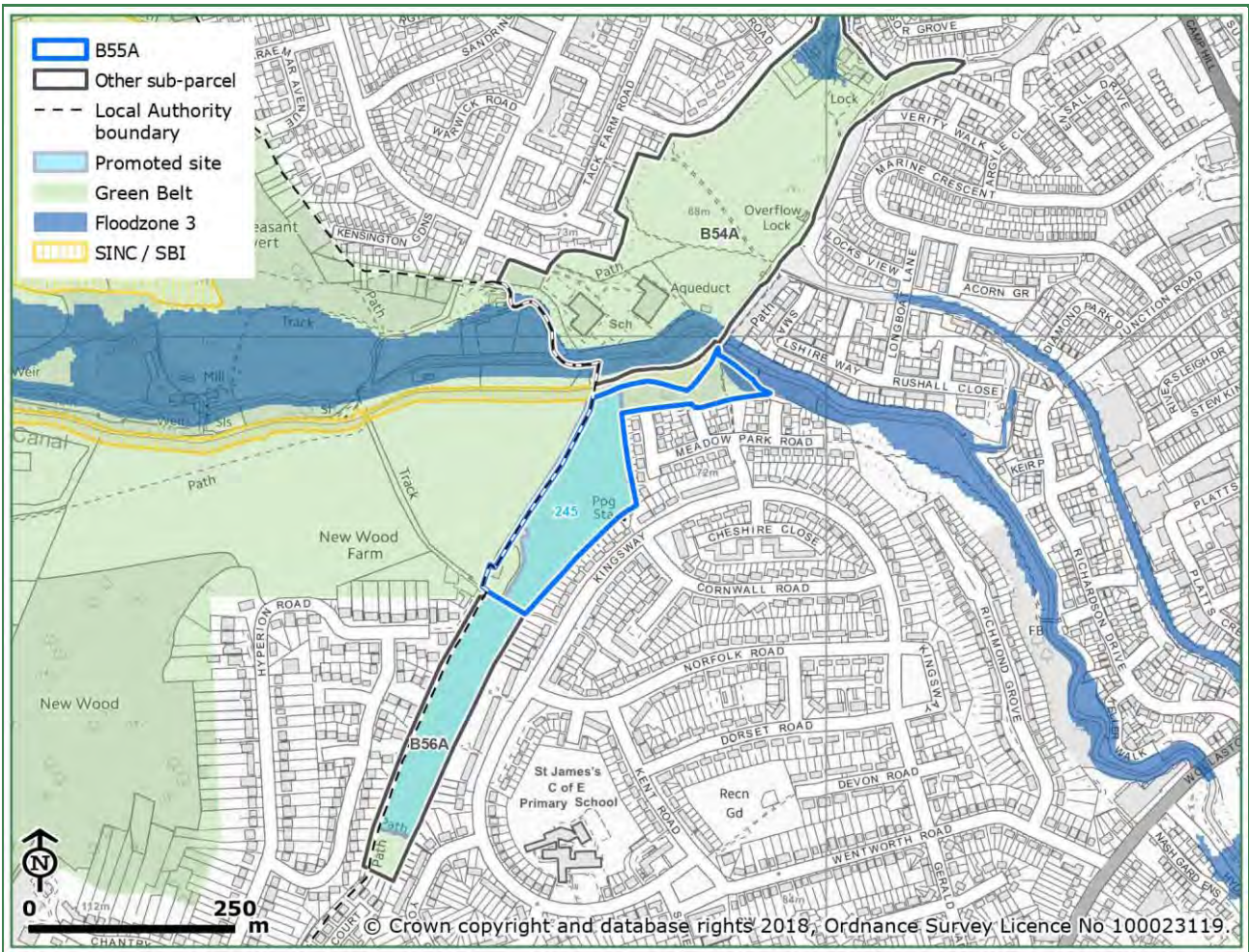
List of Sites Within the Scenario

None

The sub-parcel makes a moderation contribution to preventing encroachment on the countryside. It is bordered on all sides by urbanising influences, including Ashwood Park Primary School within the Green Belt, but the canal and associated tree cover create some linkage to the wider countryside. The release of this sub-parcel would result in a simplified, shortened Green Belt boundary, defined by a tree line alongside the school, providing a clearer distinction between the urban area and the countryside.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Grassland to the west of Kingsway and Meadow Park Road, south of the Stourbridge Canal, together with a small tree-covered area alongside the canal.



View looking northeast from track towards canal.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation. It is to an extent contained by urban development, but retains openness and some relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	Land is too contained by urban development to make any significant contribution to the separation of towns.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not form part of the setting of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

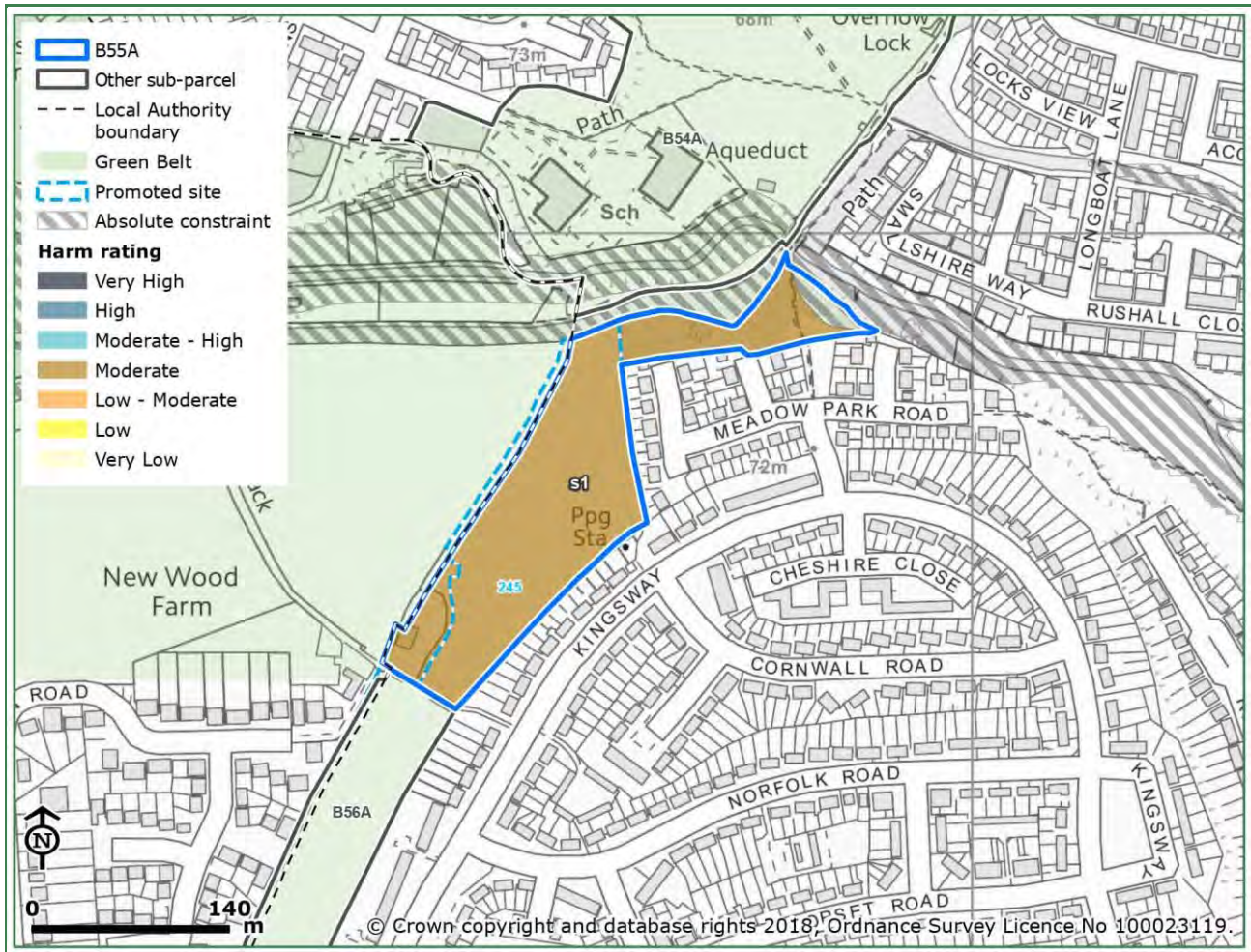
Scenario	Size (ha)	Rating
B55As1 Release of any land in the sub-parcel	2.59	Moderate

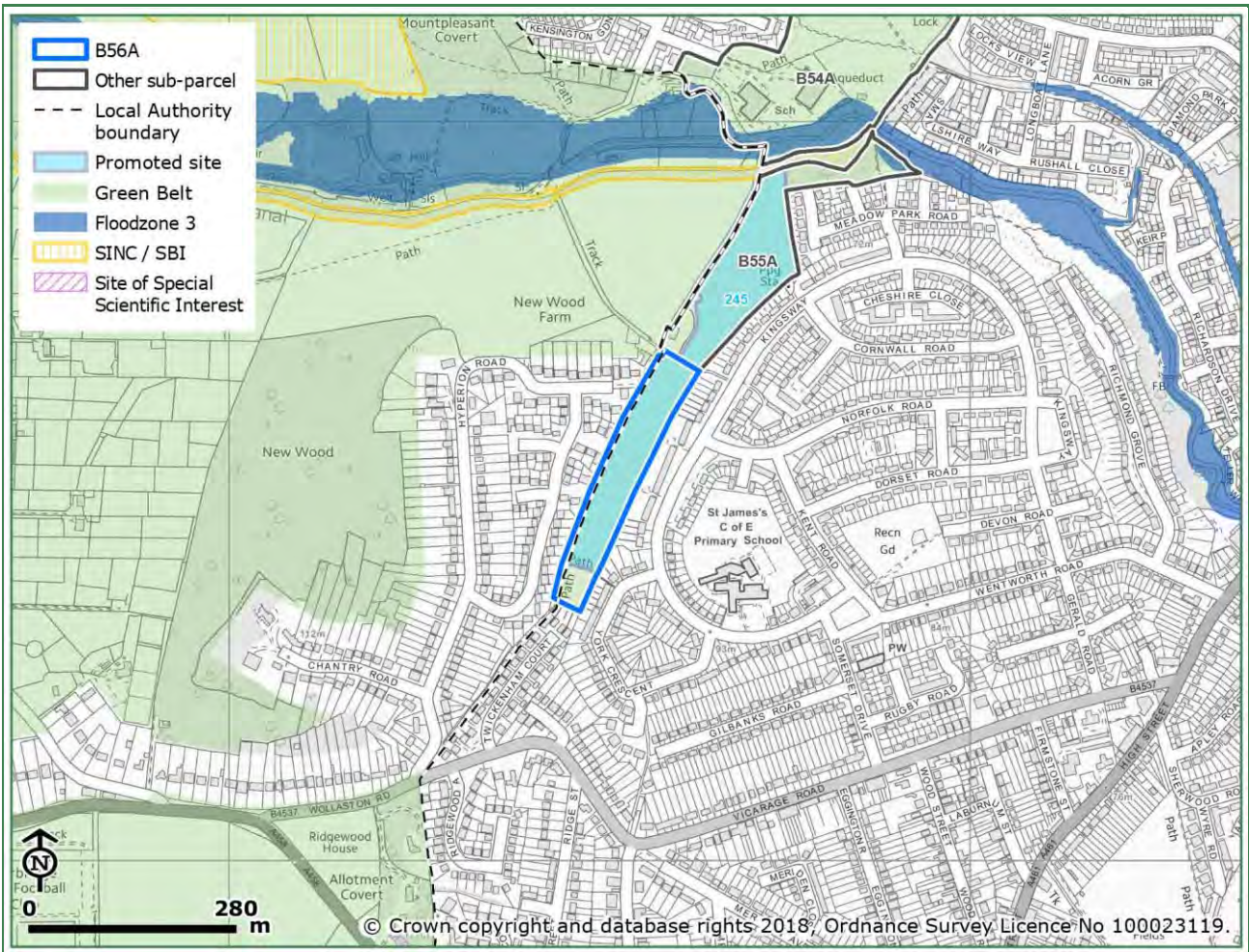
List of Sites Within the Scenario

Ref: 245 (Housing)

The sub-parcel makes a strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing sprawl of the West Midlands conurbation westwards from Stourbridge, with no clear distinction between this area and the adjacent fields in South Staffordshire District. However the extent to which the urban edge to the south extends westward beyond the parcel means that an extension of the urban area would not have a significant impact on the strength of the wider Green Belt. The existing houses and outbuildings within the Green Belt in the south western corner of the sub-parcel do not constitute a significant urbanising influence, but, as they are contiguous with the urban edge, would mark a clear alternative Green Belt boundary.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

A strip of grassland with some trees, lying between houses on Hyperion Road and Kingsway.



View looking south into sub-parcel from track.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is too contained by development within the West Midlands conurbation to have any significant relationship with the wider countryside.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land is too contained by development within Stourbridge to make any contribution to settlement separation.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land is open and retains a narrow link to the wider countryside but is largely contained by the urban area.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

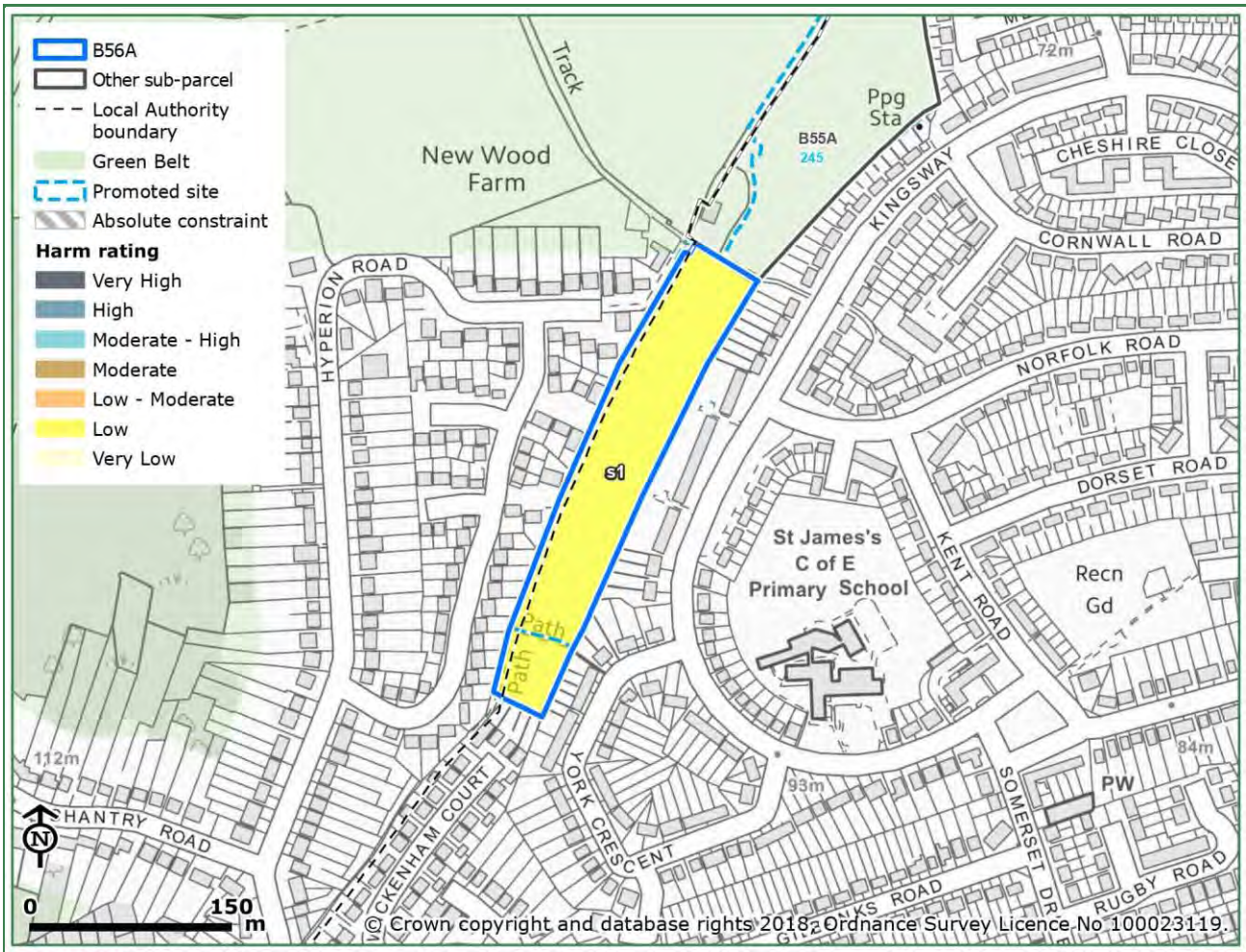
Scenario	Size (ha)	Rating
B56As1 Release of any land within the sub-parcel	1.98	Low

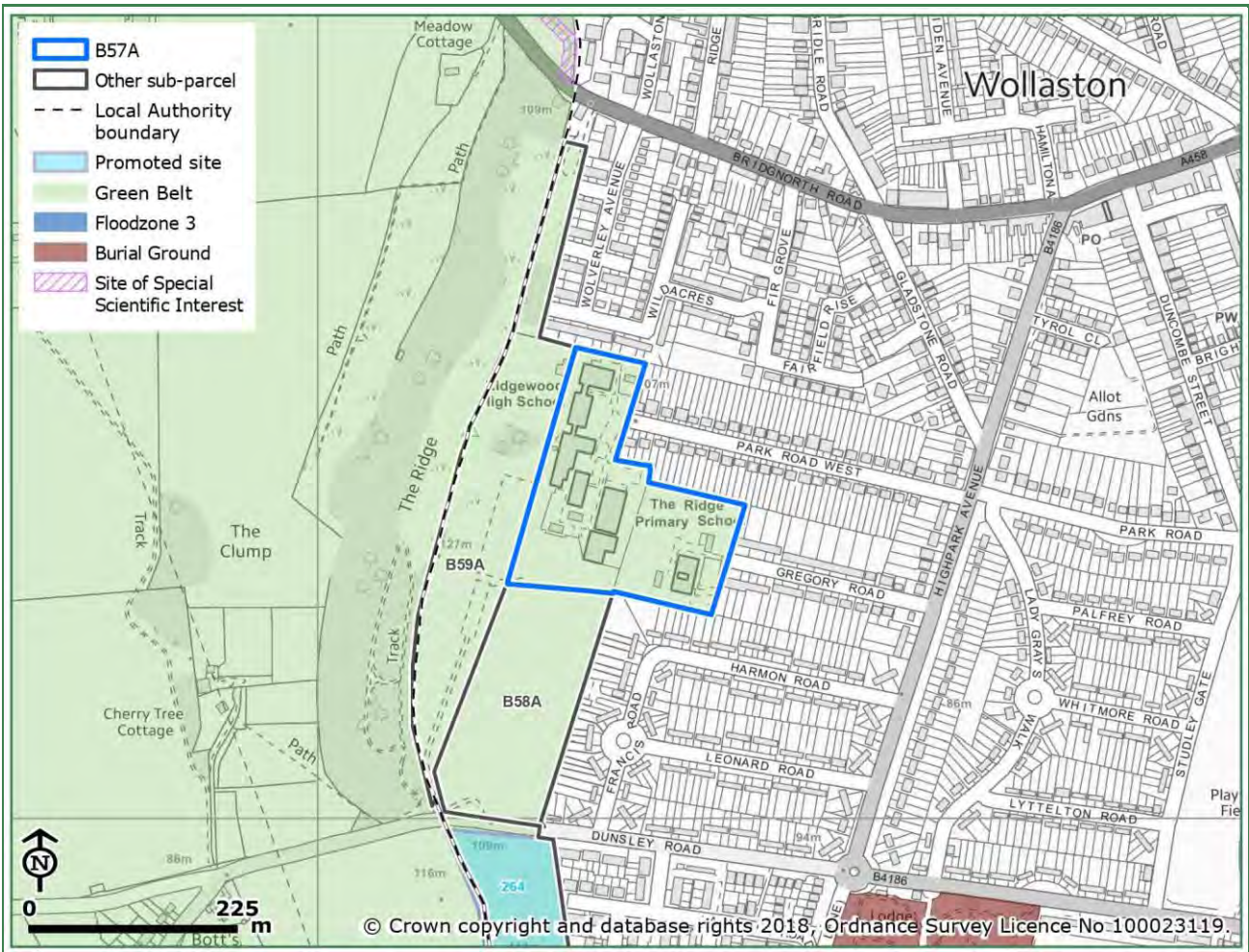
List of Sites Within the Scenario

Ref: 245 (Housing)

The sub-parcel's openness mean that it makes a moderate contribution to preventing encroachment on the countryside, but the extent of its containment by the urban area means that its release would result in a simplified Green Belt boundary that would not weaken the integrity of the wider Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Buildings associated with Ridgewood High School and The Ridge Primary School, adjacent to the settlement edge of the suburb of Wollaston to the west and to a woodland ridge to the west.



View looking to the north across the playing fields toward the school within the sub-parcel from across Dunsley Road.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation and is largely developed with school buildings.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land plays no significant role in forming the gap between the West Midlands conurbation and the nearest neighbouring town of Kidderminster due to the extent of development within it, and its containment by the woodland ridge to the west.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains urbanising development of a scale, density or form that significantly compromises openness.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

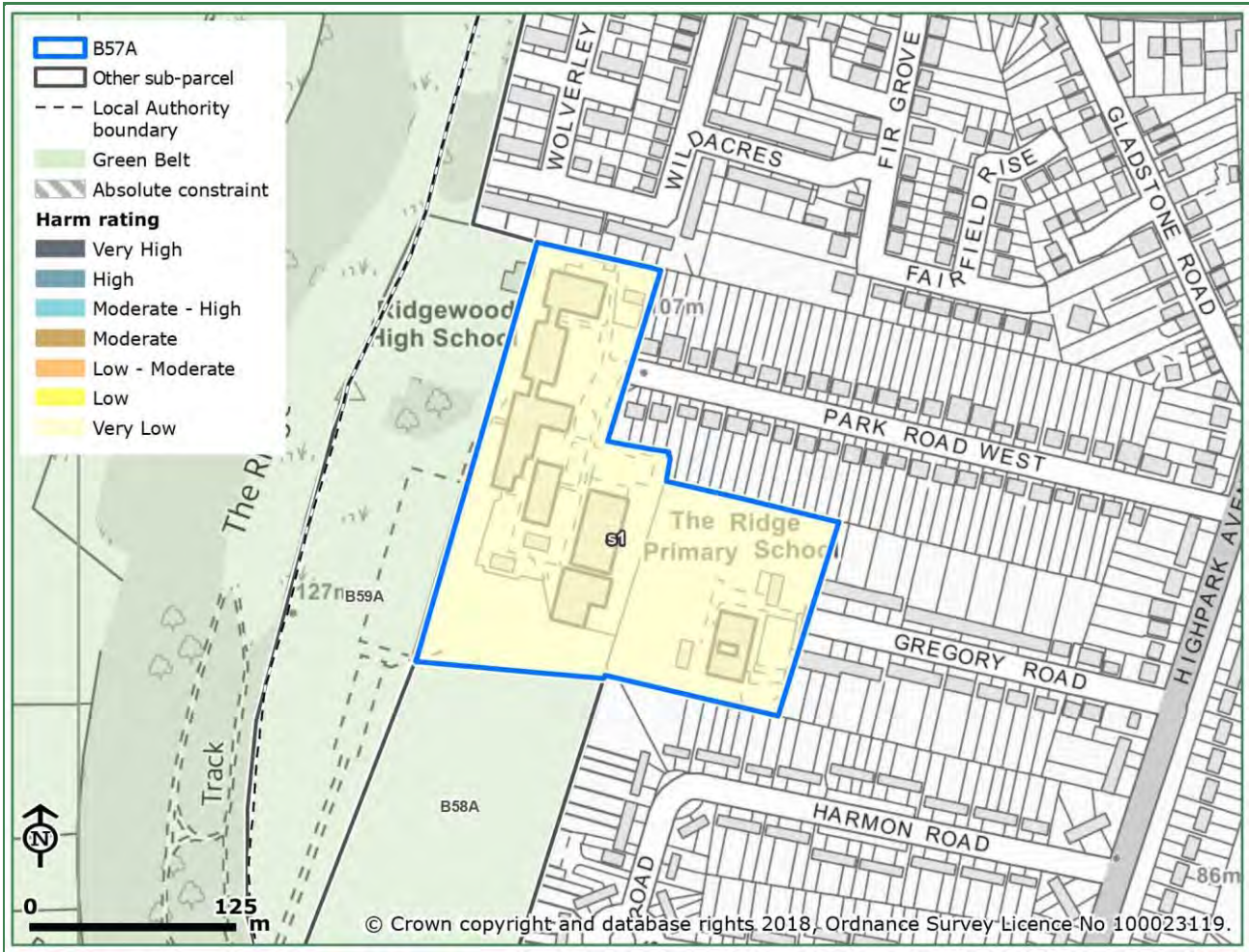
Scenario	Size (ha)	Rating
B57As1 Release of the sub-parcel	3.87	Very Low

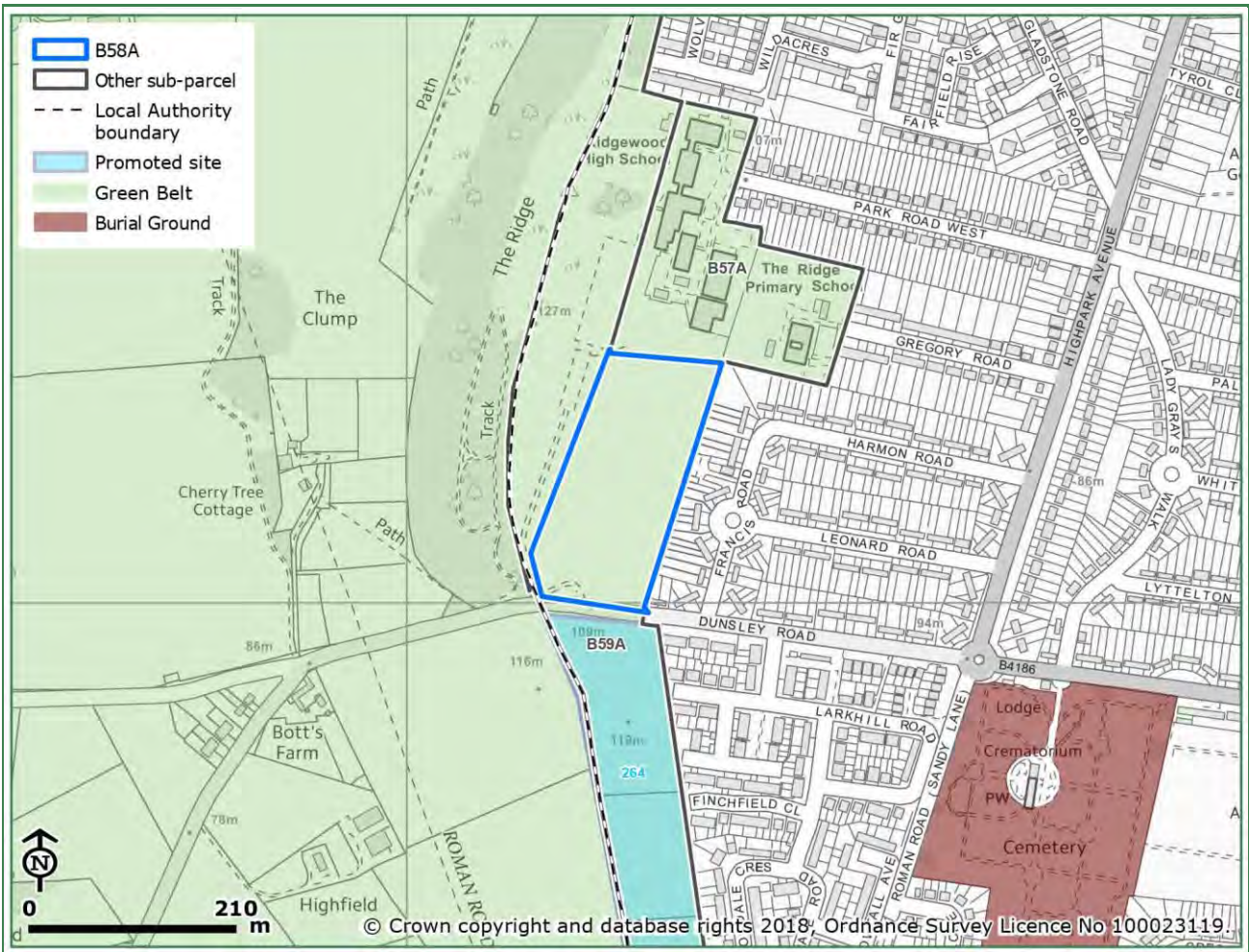
List of Sites Within the Scenario

None

The sub-parcel makes a weak contribution to all Green Belt purposes. It is adjacent to the urban edge of the West Midlands conurbation at Stourbridge and is fully urbanised due to the presence of Ridgewood High School and The Ridge Primary School. The release of land within this sub-parcel would result in a Green Belt boundary, which, bounded by woodland to the west, would represent a clearer distinction between settlement and countryside. The contribution of the open playing field to the south would not be significantly weakened by release of this sub-parcel, given that the presence of school buildings already gives it a strong functional and visual association with the developed area, and there would be no impact on the integrity of the wider Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Playing field associated with Ridge High School. The field is contained by the settlement edge of Stourbridge to the east and an area of woodland, spanning the Borough boundary, rising to a ridge to the west.



View looking to the north towards playing field within the sub-parcel from across Dunsley Road.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation. It is to an extent contained by urban development, but retains openness and some relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	Land plays a very limited role in maintaining the separation between Stourbridge and Kidderminster due to its containment alongside the urban edge by higher wooded ground to the west.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land is open but its functional relationship with the school means that it has a stronger relationship with the urban area than with the wider countryside.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

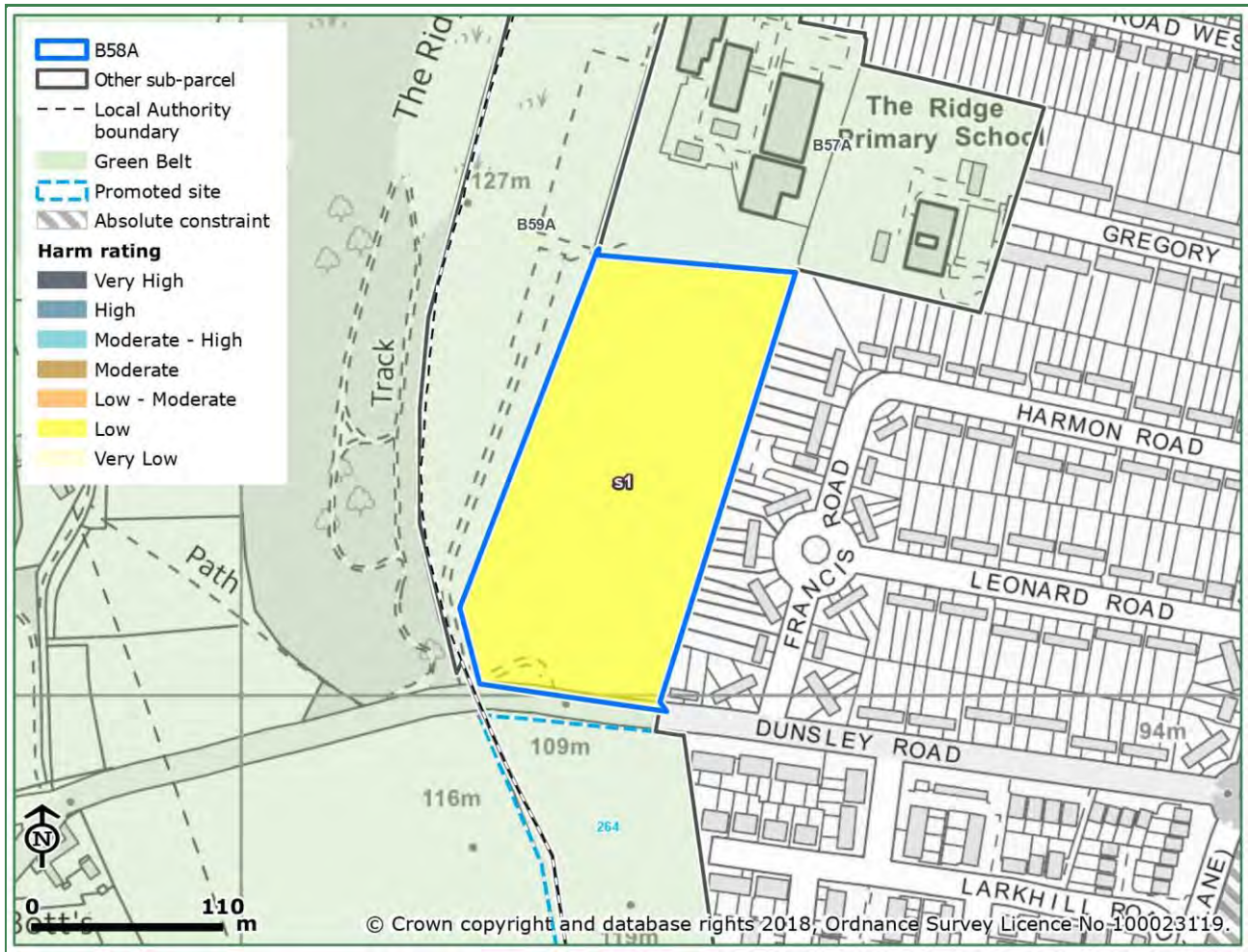
Scenario	Size (ha)	Rating
B58As1 Release of the sub-parcel	3.09	Low

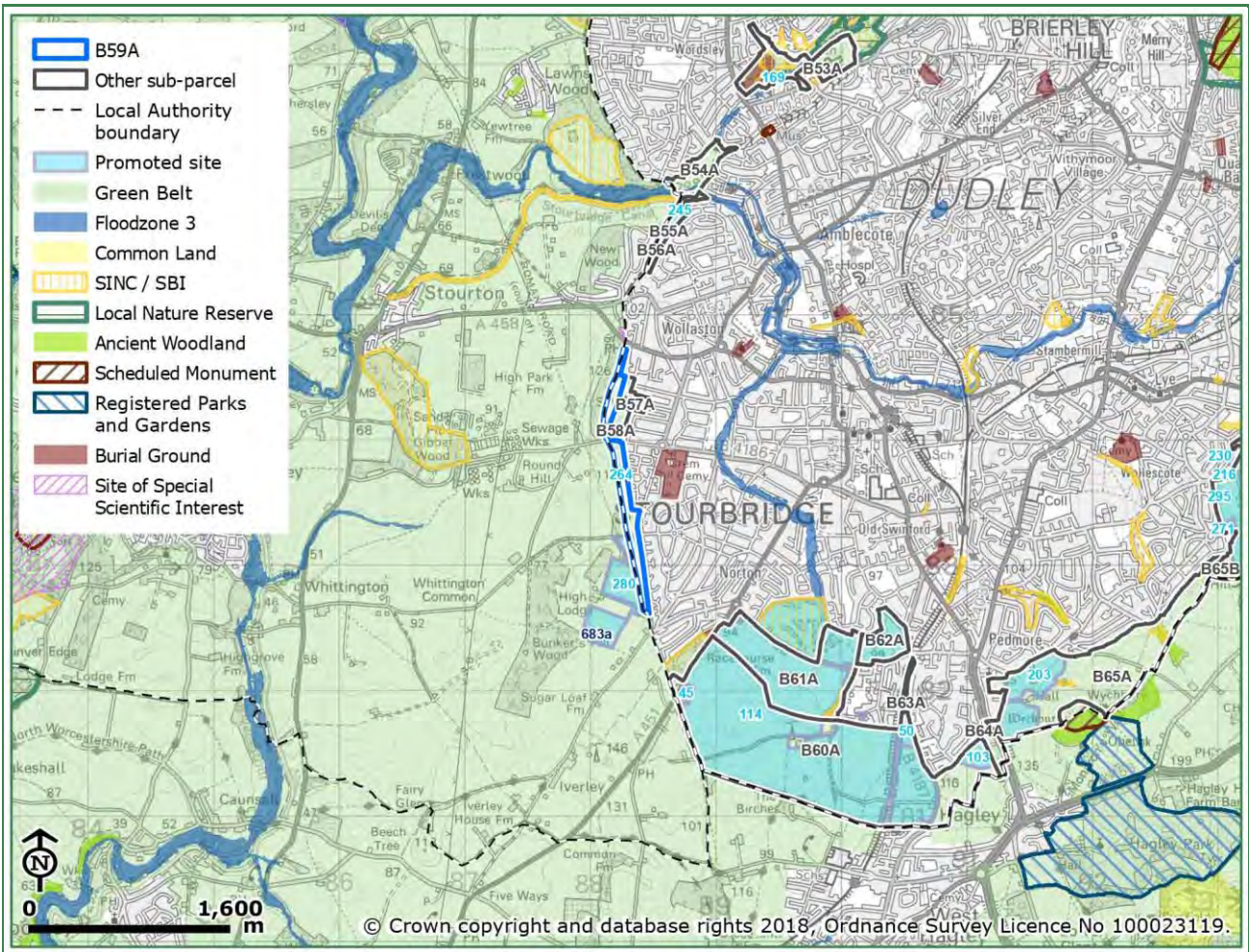
List of Sites Within the Scenario

None

The sub-parcel's openness makes a moderate contribution to preventing sprawl of the West Midlands conurbation westwards from the suburbs of Stourbridge, and to preventing encroachment on the countryside, but the woodland edge to the west would form a clear boundary for both the playing field and the school buildings to the north (B57A) that would have no adverse impact on the wider Green Belt and would mark a clearer distinction between urban-associated land and countryside.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Narrow strip of farmland to the west of the urban edge of Stourbridge, bordering Roman Road and the housing to the west of it.



View looking south up the ridge from Dunsley Road.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation, contains no significant urban development, and has strong openness. It retains a relatively strong relationship with the wider countryside.	Strong
P2: Preventing the merging of neighbouring towns	Land lies between the West Midlands conurbation and the neighbouring town of Kidderminster, but there is sufficient physical separation for each town to retain its own distinct landscape setting.	Moderate
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

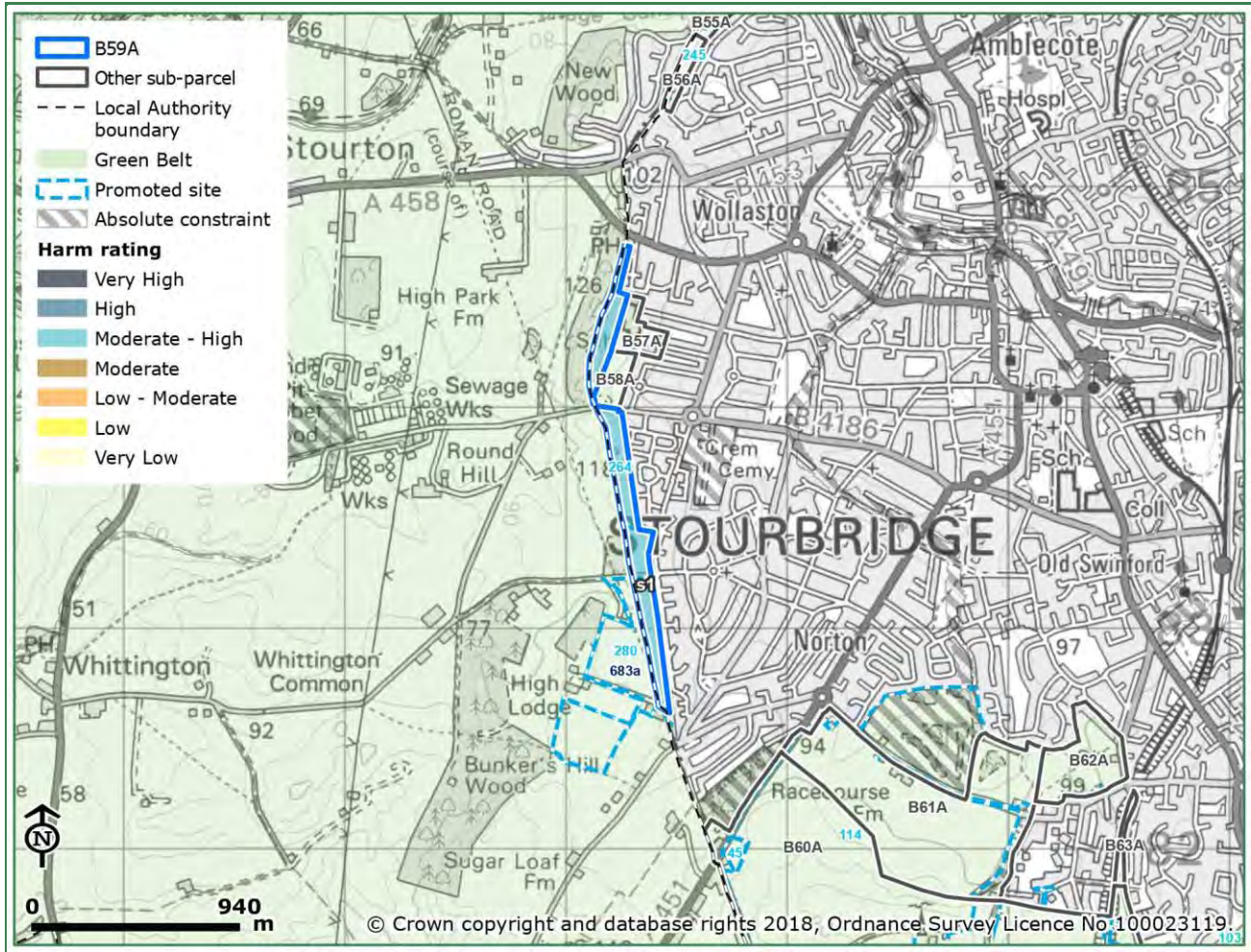
Scenario	Size (ha)	Rating
B59As1 Release of any land within the sub-parcel	14.79	Moderate - High

List of Sites Within the Scenario

Ref: 264 (Housing); Ref: 280 (Housing); Ref: 683a (Housing)

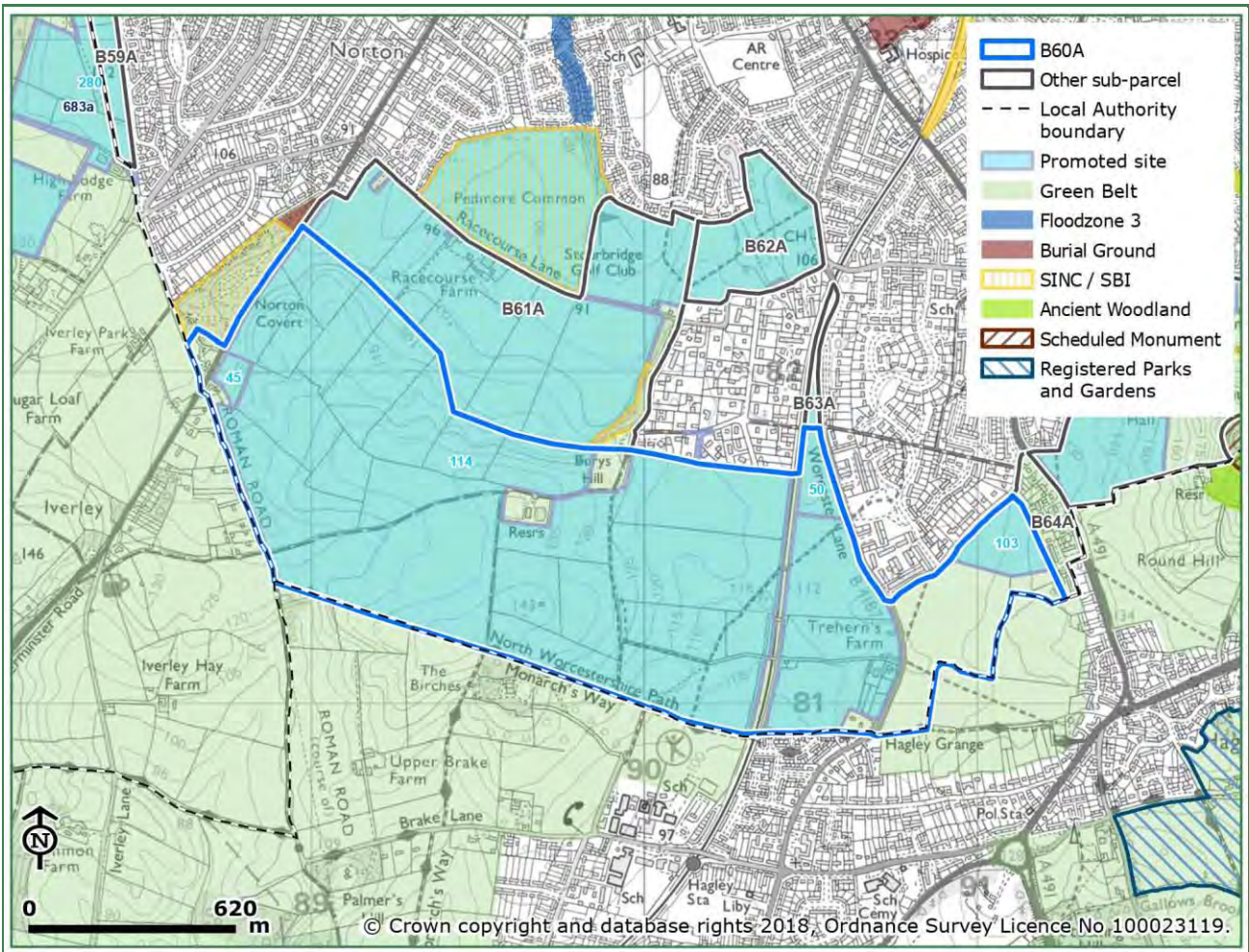
The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation to the east of the suburbs of Stourbridge, and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of Stourbridge and Kidderminster (via intervening settlements). The sub-parcel is adjacent to the urban edge but has no containment by urbanising uses. To the south of Westwood Avenue the urban edge is bound by the well-treed hedgerow along Roman Road, at the centre of the sub-parcel is elevated ground which forms a well-defined boundary feature in its own right, and to the north it is mostly tree covered forming part of a belt of woodland that extends into South Staffordshire. Release of this narrow strip of land would cause little harm in terms of settlement separation, but it would constitute urban sprawl and countryside encroachment. There would be less harm associated with release of the land occupied by The Foresters Arms pub at the far northern end of the parcel, but this is too small to assess as a separate release scenario in its own right.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B60A-Fields at Iverley and north of Hagley

Sub-Parcel Size: 176ha



Sub-Parcel Description

Farmland between the southern edge of Stourbridge, the village of West Hagley and the hamlet of Iverley.



View north into fields towards Stourbridge from County Lane.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent or close to the West Midlands conurbation, contains no significant urban development, and has strong openness. It retains a strong relationship with the wider countryside.	Strong
P2: Preventing the merging of neighbouring towns	Land lies between the towns of Stourbridge and Kidderminster, a gap which is reduced by urbanising development at Hagley, West Hagley and Blakedown, but there is sufficient physical and visual separation for each town to retain its own distinct landscape setting.	Moderate
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B60As1 Release of any uncontained land within the sub-parcel	160.75	Very High

List of Sites Within the Scenario

Ref: 103 (Housing); Ref: 114 (Housing); Ref: 45 (Housing)

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Kidderminster (via intervening settlements). The land within the sub-parcel rises up to a ridge, creating a strong sense of separation between the urban edge and the open countryside. Any release of uncontained land in this sub-parcel would weaken the surrounding Green Belt land by containing areas of countryside between the urban edge and the inset settlement of West Hagley.

Scenario	Size (ha)	Rating
B60As2 Release of the field to the south of houses on Ounty John Lane and Quarry Park Road	10.99	High

List of Sites Within the Scenario

Ref: 114 (Housing)

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Kidderminster (via intervening settlements). In the area identified there is a weaker distinction between settlement and countryside, so whilst expansion would still constitute harm to the wider Green Belt this would be less than for the rest of the sub-parcel.

Scenario	Size (ha)	Rating
B60As3 The small area of existing development on the edge of Iverley (in association with expansion of inset edge adjacent to Sandy Road)	1.58	High

List of Sites Within the Scenario

None

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Kidderminster (via intervening settlements). Release of this small area in association with expansion of the inset edge adjacent to Sandy Road would constitute slightly less harm than expansion southwards from the direction of Racecourse Lane, from which it is more isolated.

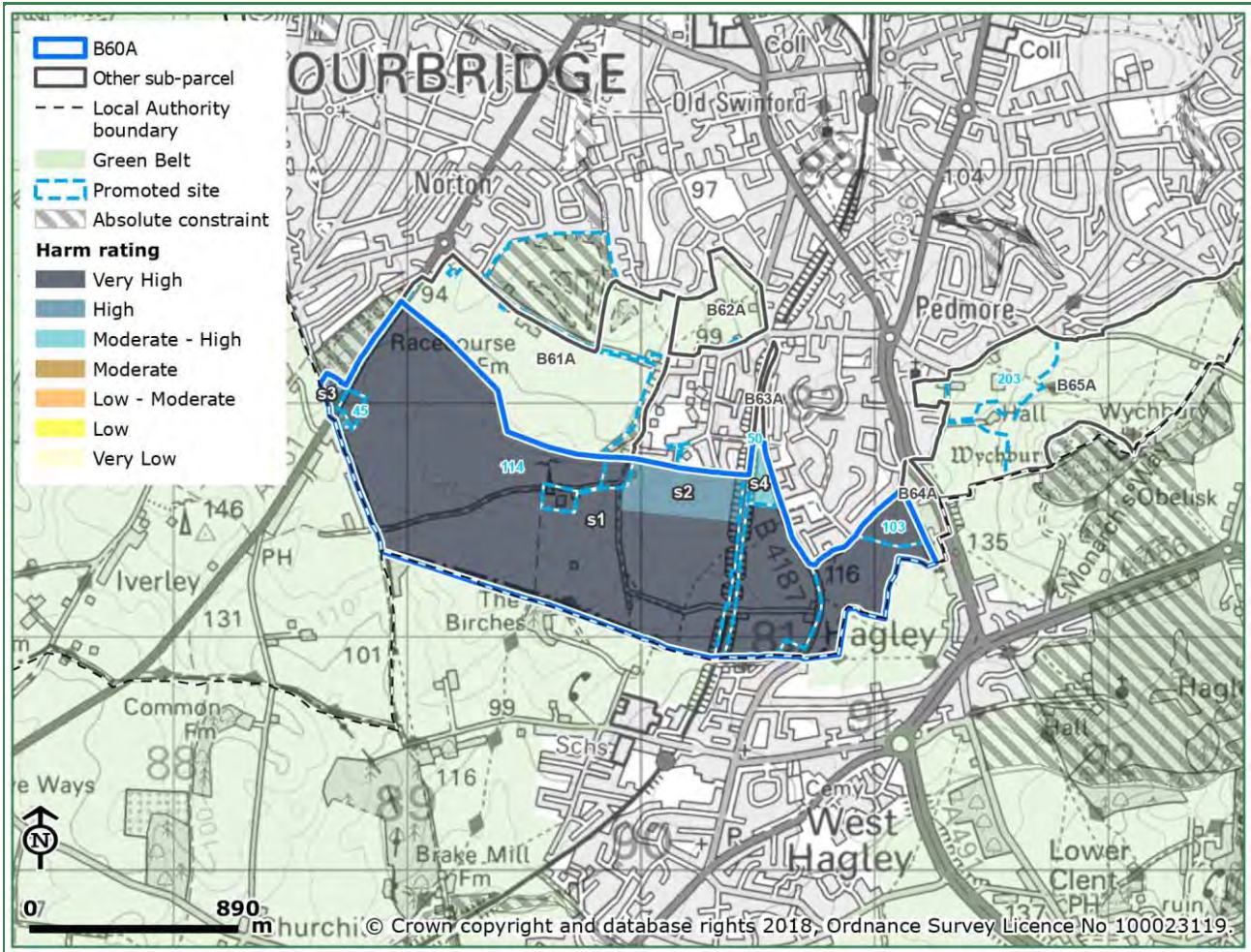
Scenario	Size (ha)	Rating
B60As4 Release of field between the railway line and Worcester Lane	2.67	Moderate - High

List of Sites Within the Scenario

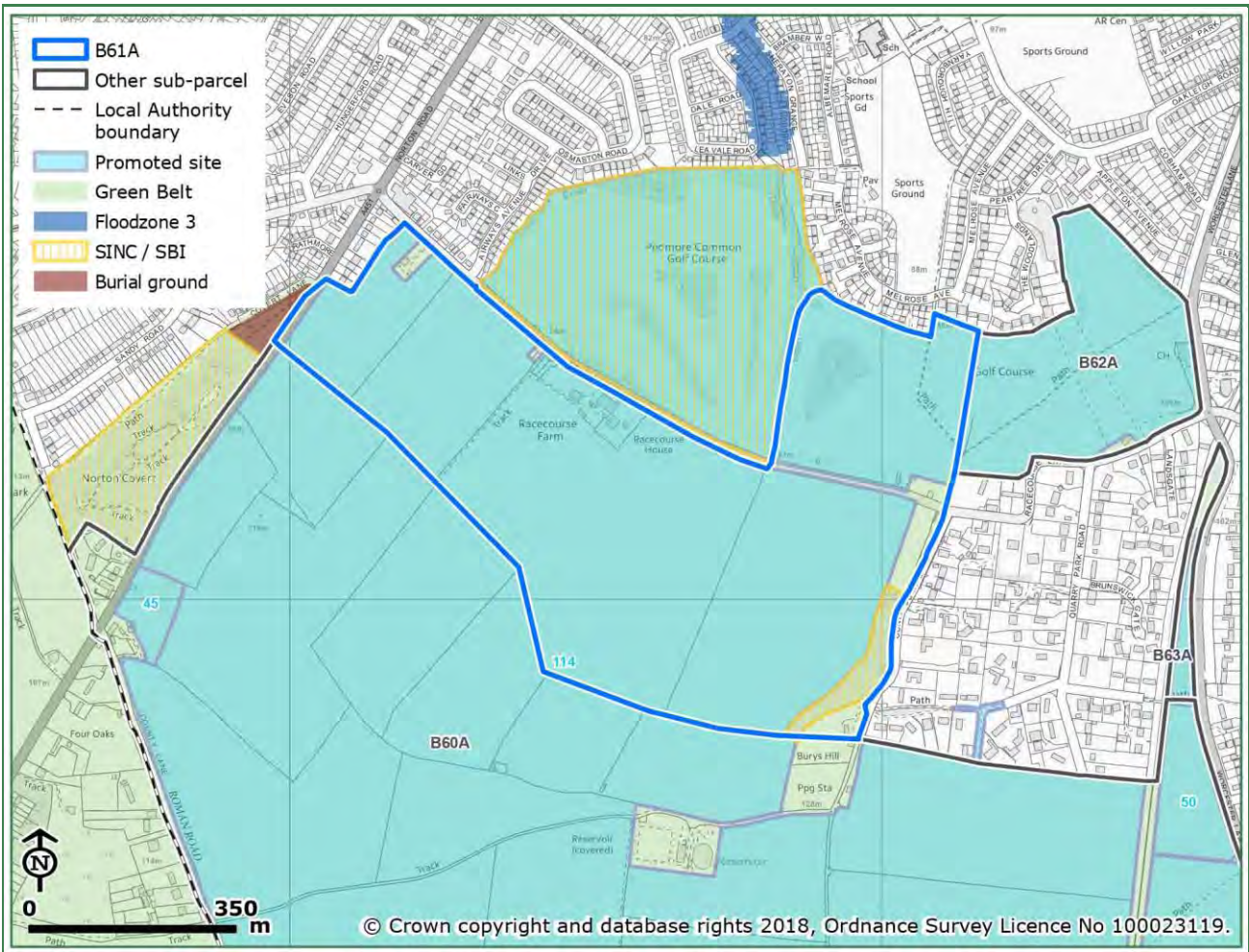
Ref: 50 (Housing)

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Kidderminster (via intervening settlements). The field northernmost between the railway line and Worcester Lane is contained by urbanising uses on two sides. Its release in tandem with the narrow strip of Green Belt land to the north (B63A) would not significantly weaken the integrity of the surrounding Green Belt, or serve to close the gap between Stourbridge and settlements to the south.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B61A-South of Racecourse Lane & Stourbridge Golf Club [Central] Sub-Parcel Size: 51.5ha



Sub-Parcel Description

Farmland to the south of Stourbridge Golf Club and Racecourse Lane, abutting the urban edge to the east and west, together with the central part of the golf course (the western section being an absolute constraint: a designated SINCC).



View south across fields from Racecourse Lane.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation, contains no significant urban development, and has strong openness. It retains a relatively strong relationship with the wider countryside.	Strong
P2: Preventing the merging of neighbouring towns	Land lies between suburbs of Stourbridge and so does not contribute to separate of towns.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B61As1 Release of any land within the sub-parcel	50.33	Moderate - High

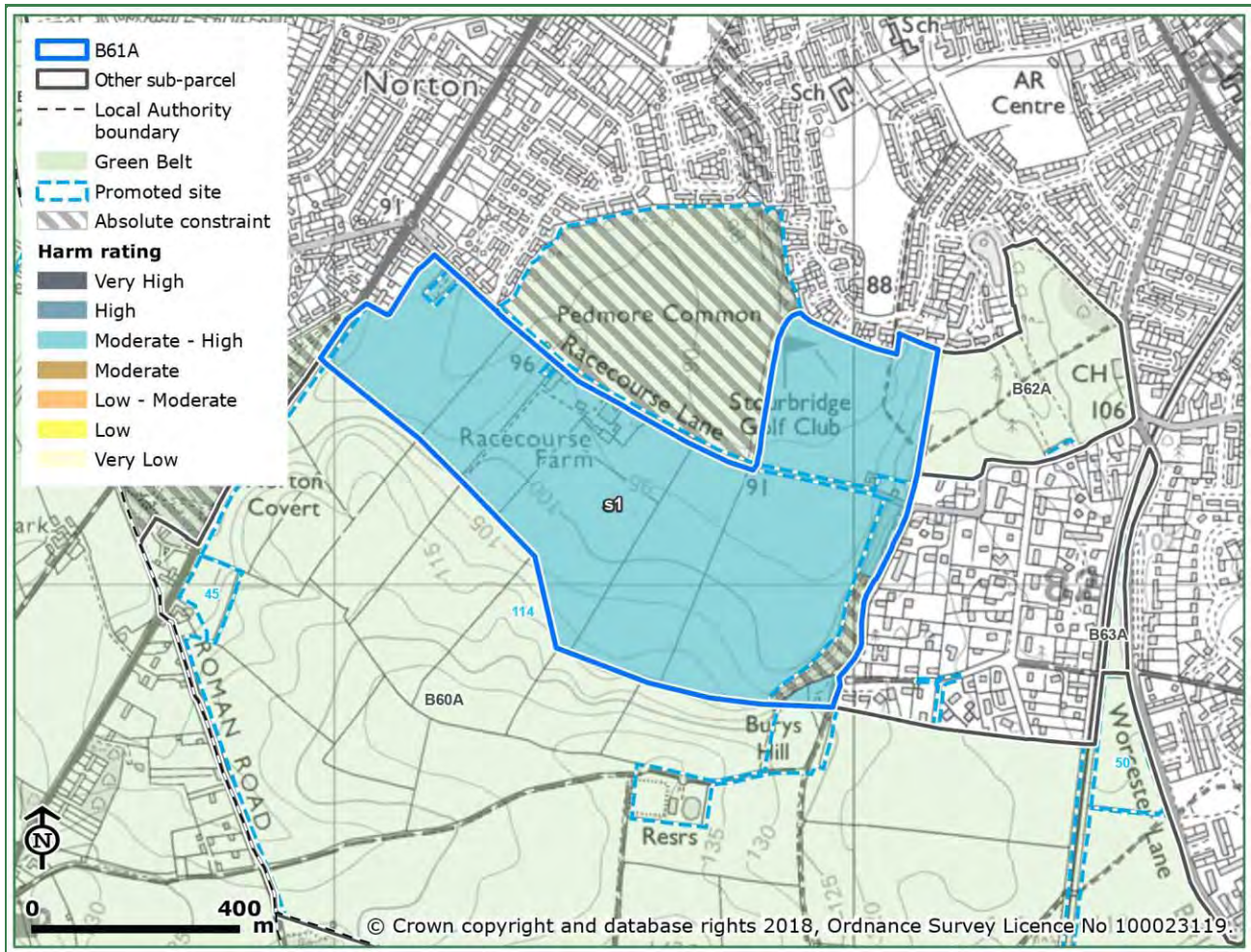
List of Sites Within the Scenario

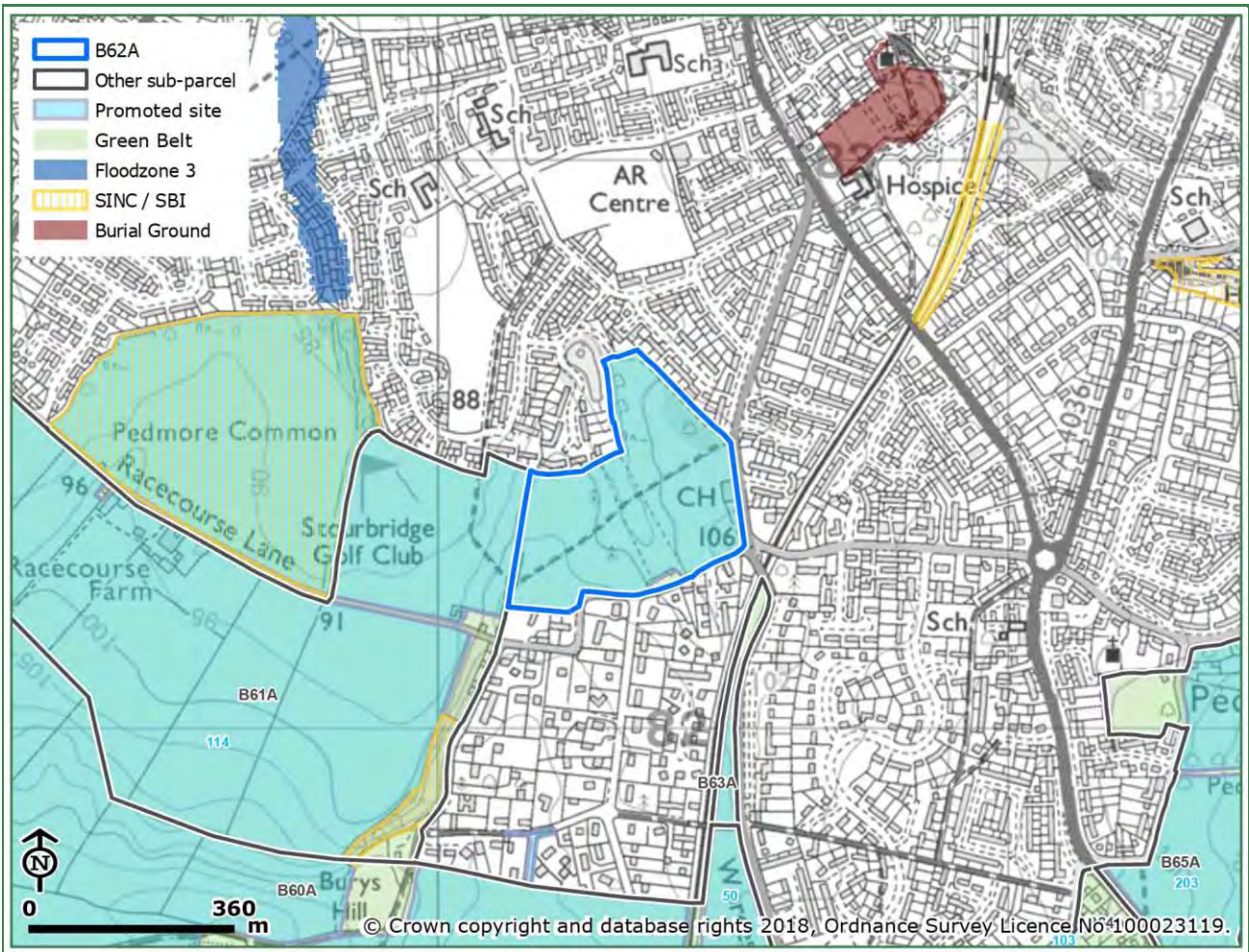
Ref: 114 (Housing)

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation south from the suburbs of Stourbridge, and preventing encroachment on the countryside. Although bordered by Stourbridge on two sides it has strong spatial openness, containing only a few isolated dwellings and a farmstead, with largely wooded boundaries to create separation from the urban edges. High ground to the south creates some distinction from the wider countryside, so it would be possible to create an alternative Green Belt boundary that would not significantly affect the wider Green Belt, but this is nonetheless a sizeable area that lacks urban influence. Were the parcel to be released there would be little justification in retaining the Green Belt status of the western part of the golf course as it would be entirely contained by the urban area, but a SINC designation constraint precludes any development on it.

There are several dwellings on the eastern edge of the parcel along Ounty John Lane that relate more strongly to the urban area than to the wider countryside. These could be released without significant harm to Green Belt purposes, with the adjacent woodland block forming a clear alternative boundary, but constitutes too small an area to identify as a distinct release scenario.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Golf course, club house, and a single dwelling adjacent to the West Midlands conurbation, contained by the settlement edge of suburbs of Stourbridge and bound to the east by the B4187 Worcester Lane.



View of club house from the car park at Stourbridge Golf Club.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land contains no or very limited urban development in Green Belt terms, and has strong openness. It is close enough to the large built-up area to have some association with it, but also retains some distinction.	Moderate
P2: Preventing the merging of neighbouring towns	Land plays no significant role due to the distance between the West Midlands conurbation and Kidderminster, its nearest neighbouring town.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or other urbanising uses in Green Belt terms), but has a stronger relationship with the urban area than with the wider countryside.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B62As1 Release of any land within that part of the golf course within this sub-parcel	10.65	Moderate

List of Sites Within the Scenario

Ref: 114 (Housing)

The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside. Release of land to create a north-south boundary consistent with the existing urban edge to the south would represent a limited weakening of Green Belt integrity in terms of impact on the adjacent golf course area (in B61A).

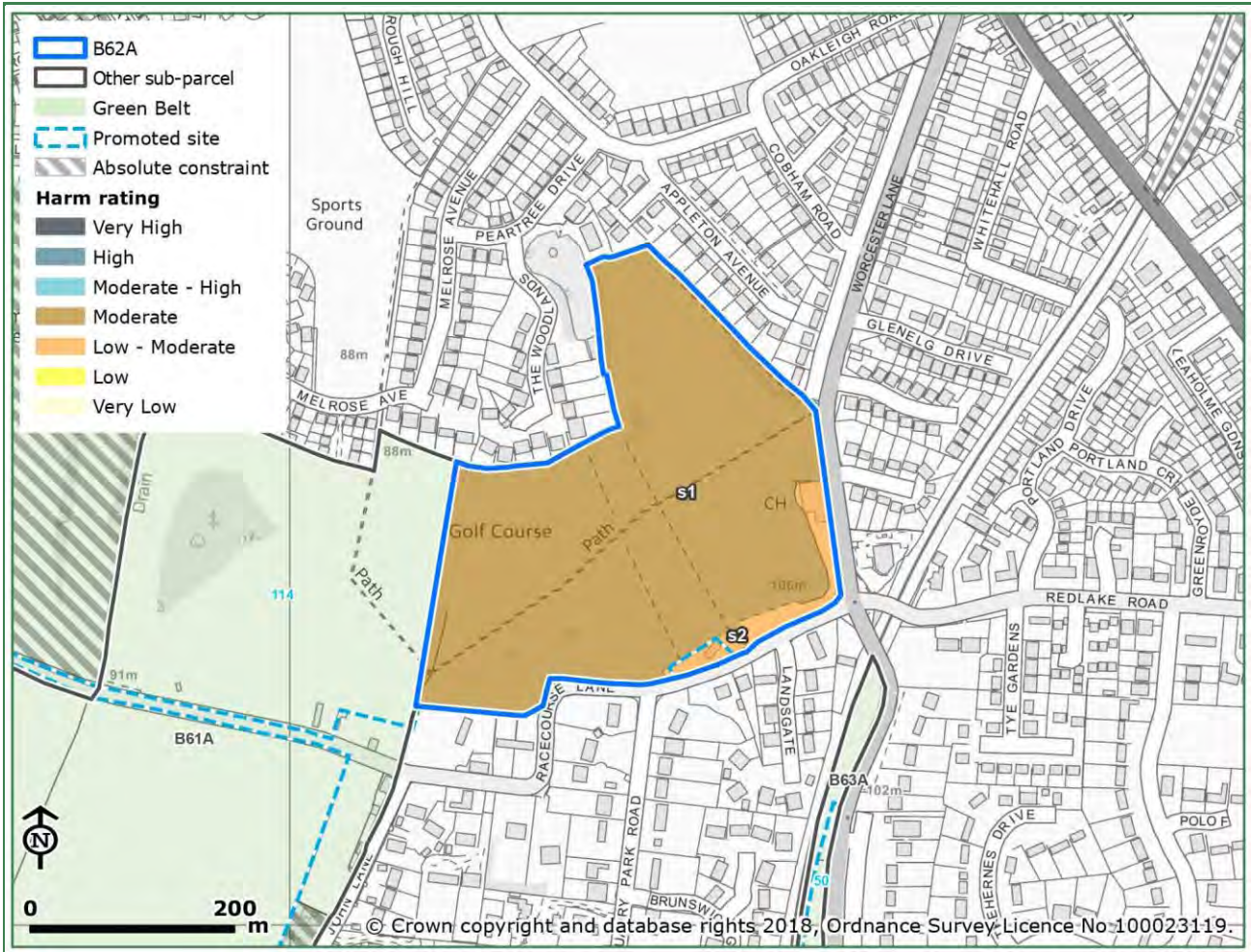
Scenario	Size (ha)	Rating
B62As2 Release of built elements adjacent to the urban edge: clubhouse, car park and dwelling	0.58	Low - Moderate

List of Sites Within the Scenario

None

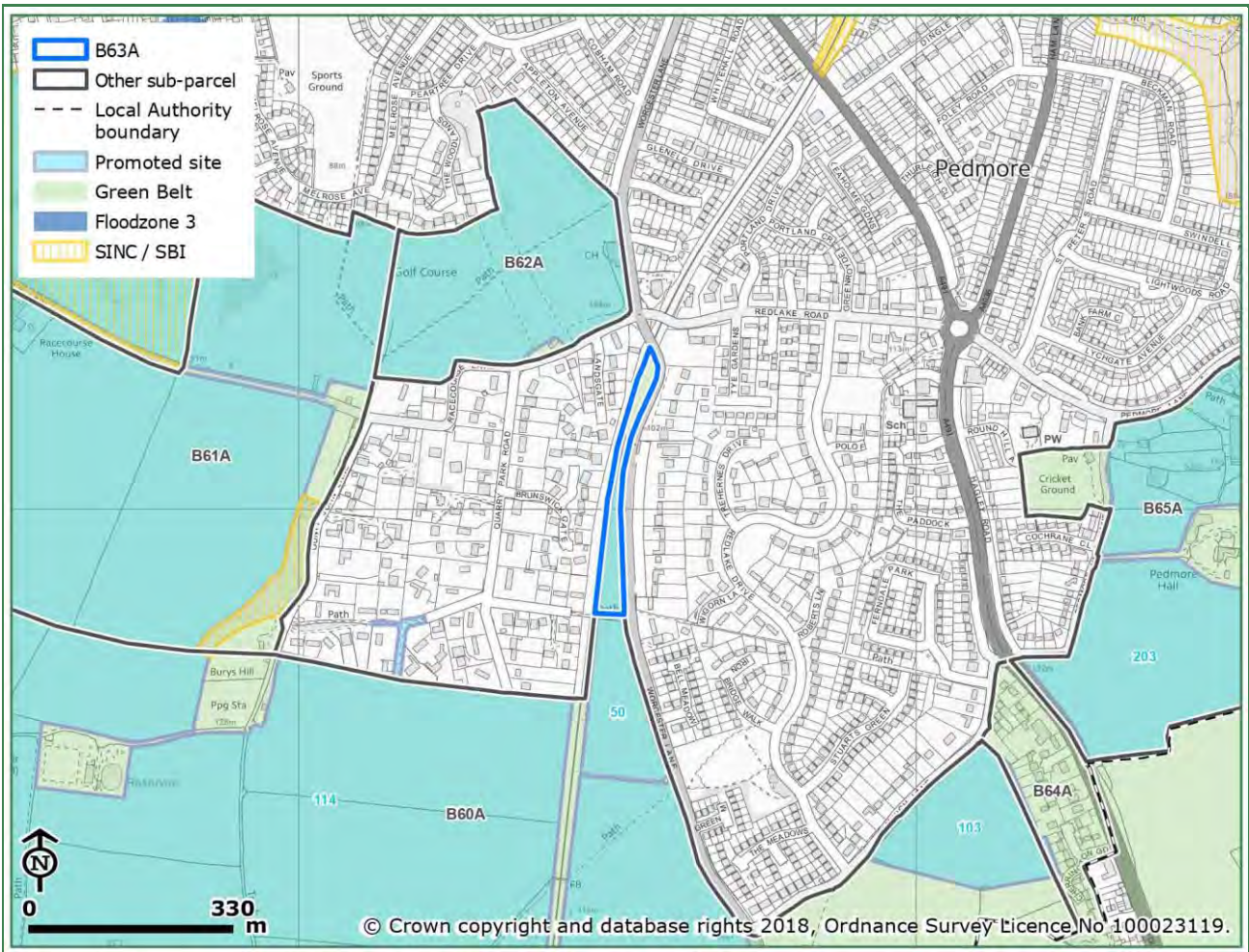
The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside. The sub-parcel is adjacent to the urban edge and is free of urbanising uses in Green Belt terms, but the existing development nonetheless has a distinction from the adjacent golf course land without built development. The release of land within this sub-parcel would not weaken the resulting Green Belt boundary or the integrity of surrounding Green Belt land.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B63A-Worcester Lane Triangle

Sub-Parcel Size: 1.1ha



Sub-Parcel Description

A narrow strip of grassland between the railway line and the B4187 Worcester Lane.



View north from path connecting Worcester lane with railway.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is too contained by development within the West Midlands conurbation to have any significant relationship with the wider countryside.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land is surrounded by the urban edge of Stourbridge and as such is not located within a gap between towns.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms), but has a stronger relationship with the urban area than with the wider countryside due to its containment by urbanising uses.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

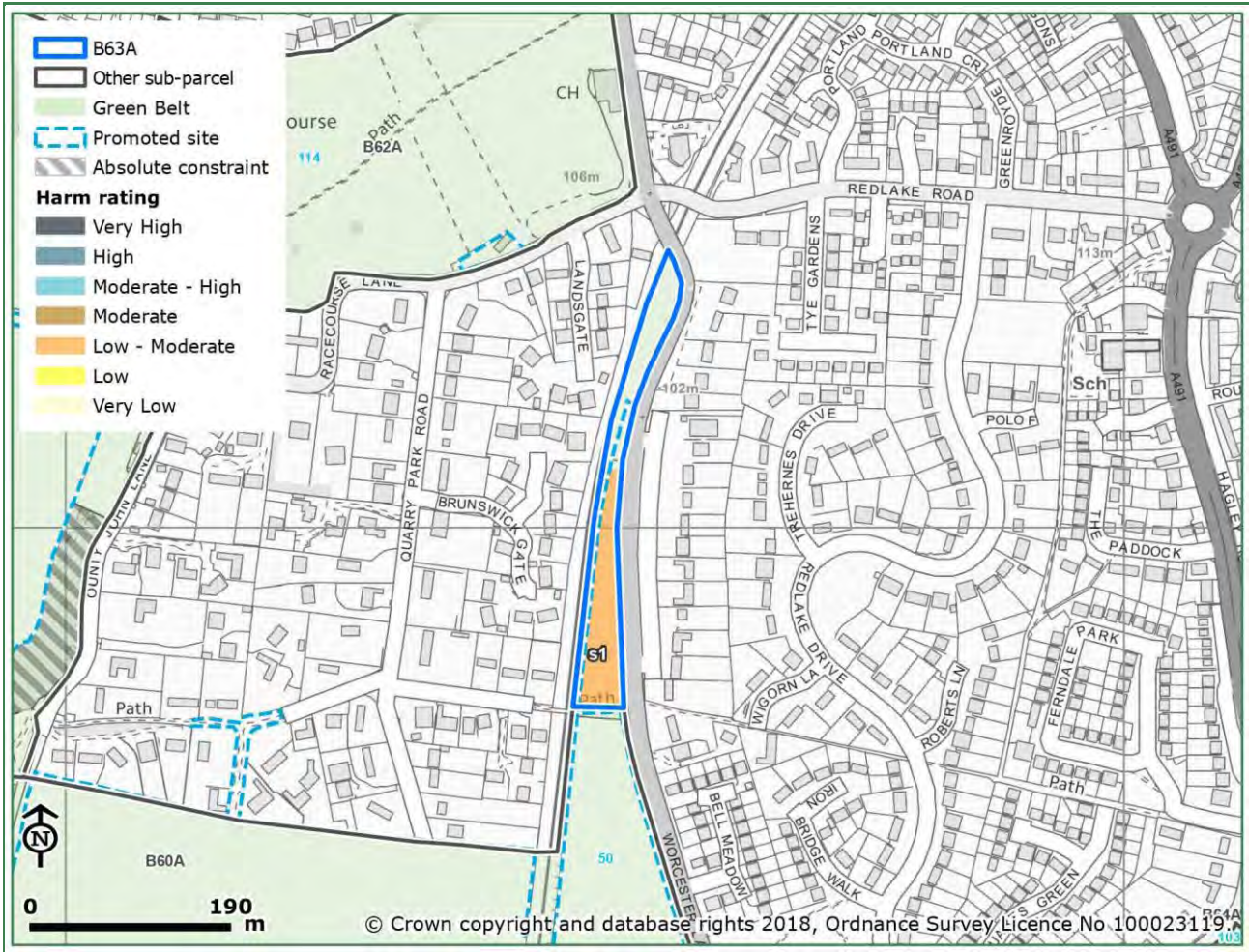
Scenario	Size (ha)	Rating
B63As1 Release of any land within the sub-parcel	0.71	Low - Moderate

List of Sites Within the Scenario

Ref: 50 (Housing)

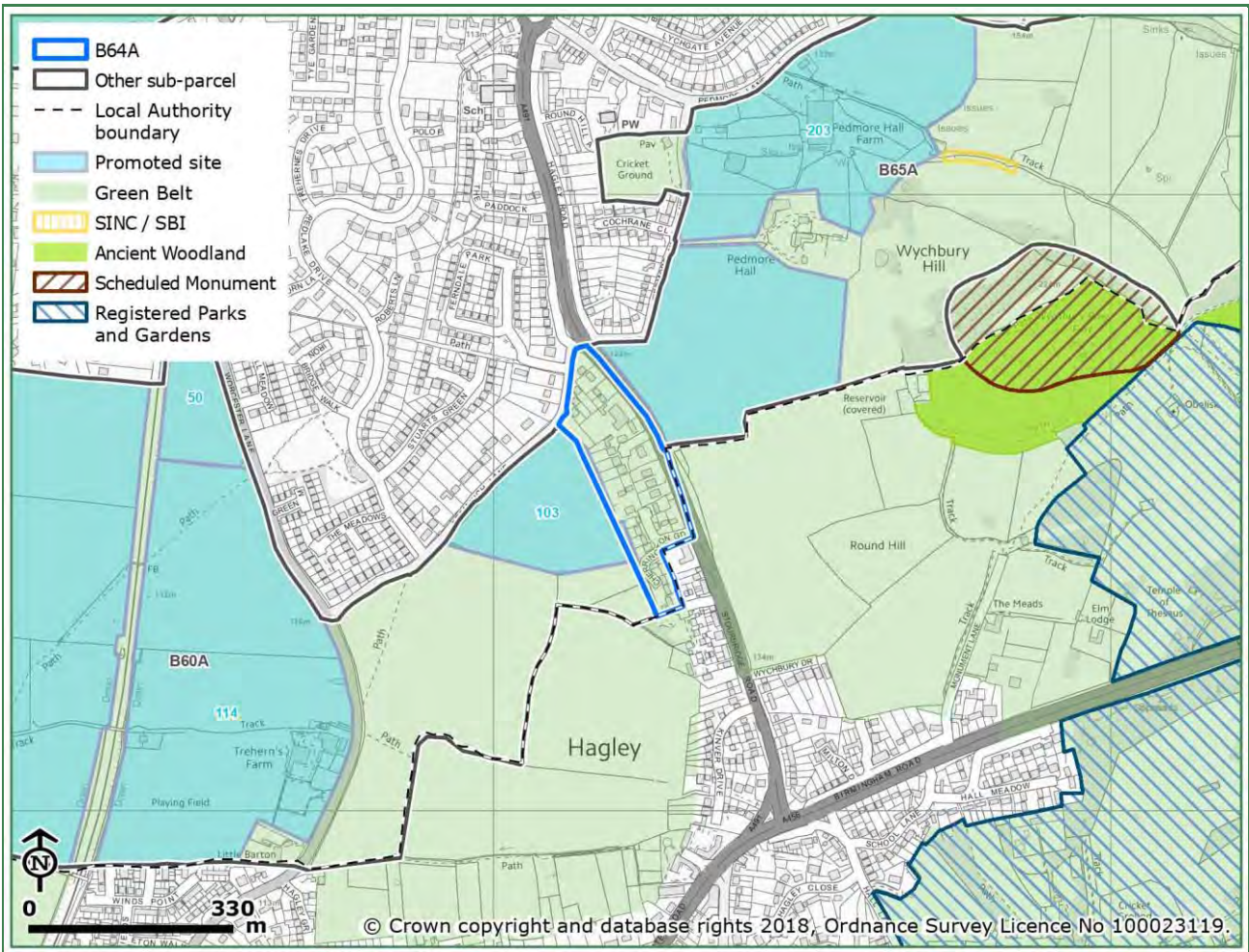
The sub-parcel makes a moderate contribution to preventing encroachment on the countryside as it is open land contiguous with the wider countryside. The railway line along its western edge and Worcester Lane to the east provide distinct boundaries with the neighbouring housing developments. However, the release of land here would not weaken the integrity of the broader Green Belt to the south.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B64A-Hagley Road

Sub-Parcel Size: 4.2ha



Sub-Parcel Description

Residential development along the western side of the A491 Hagley Road, and on adjacent closes.



View from Stourbridge Road east into Cherrington Gardens.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the large built-up area and is wholly developed.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land lies between Stourbridge and Hagley, part of the wider gap between the towns of Stourbridge and Kidderminster, but plays no significant role in settlement separation due to the extent of development within it.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains urbanising development of a scale, density, and form that significantly compromises openness.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

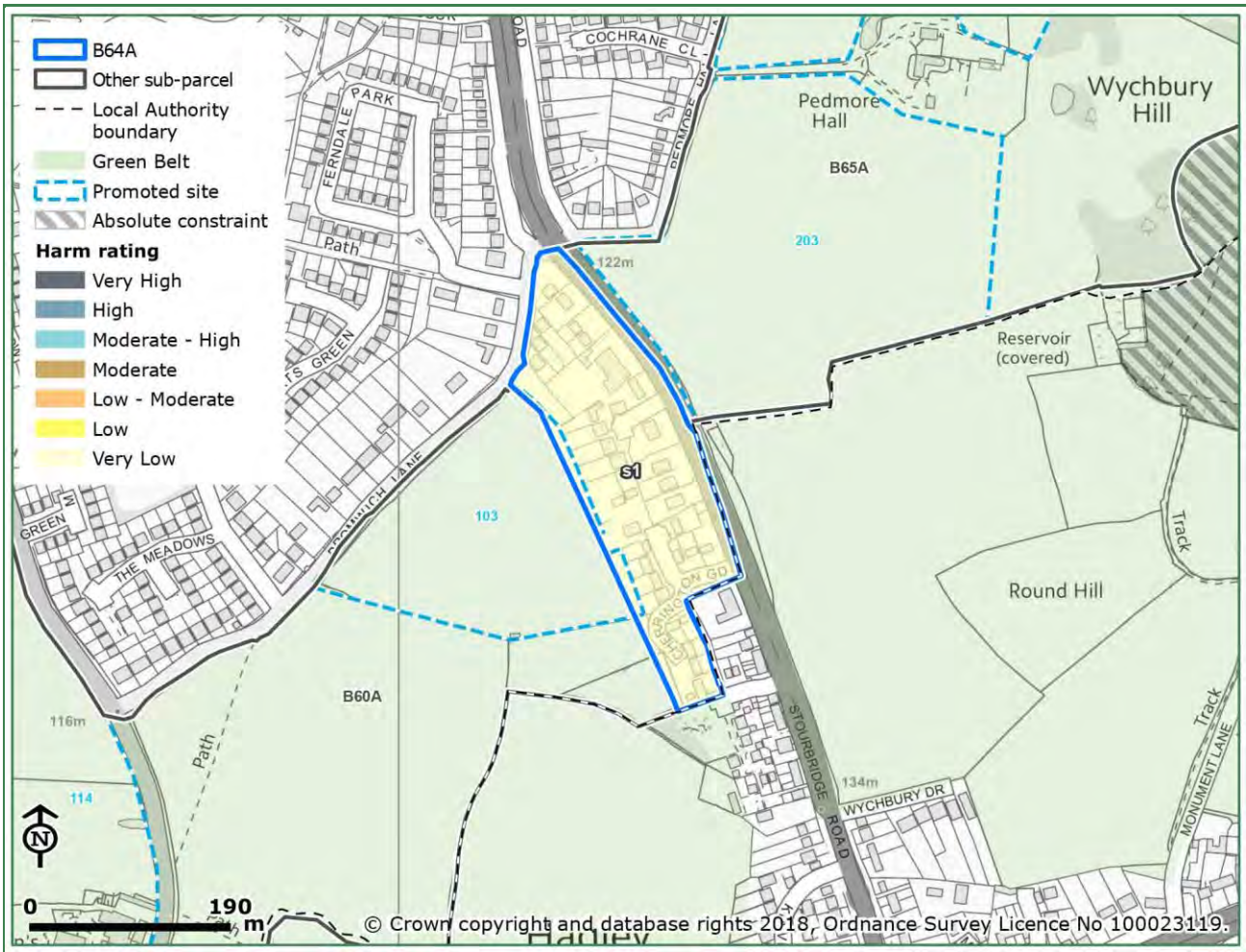
Scenario	Size (ha)	Rating
B64As1 Release of any land within the sub-parcel	4.18	Very Low

List of Sites Within the Scenario

Ref: 103 (Housing)

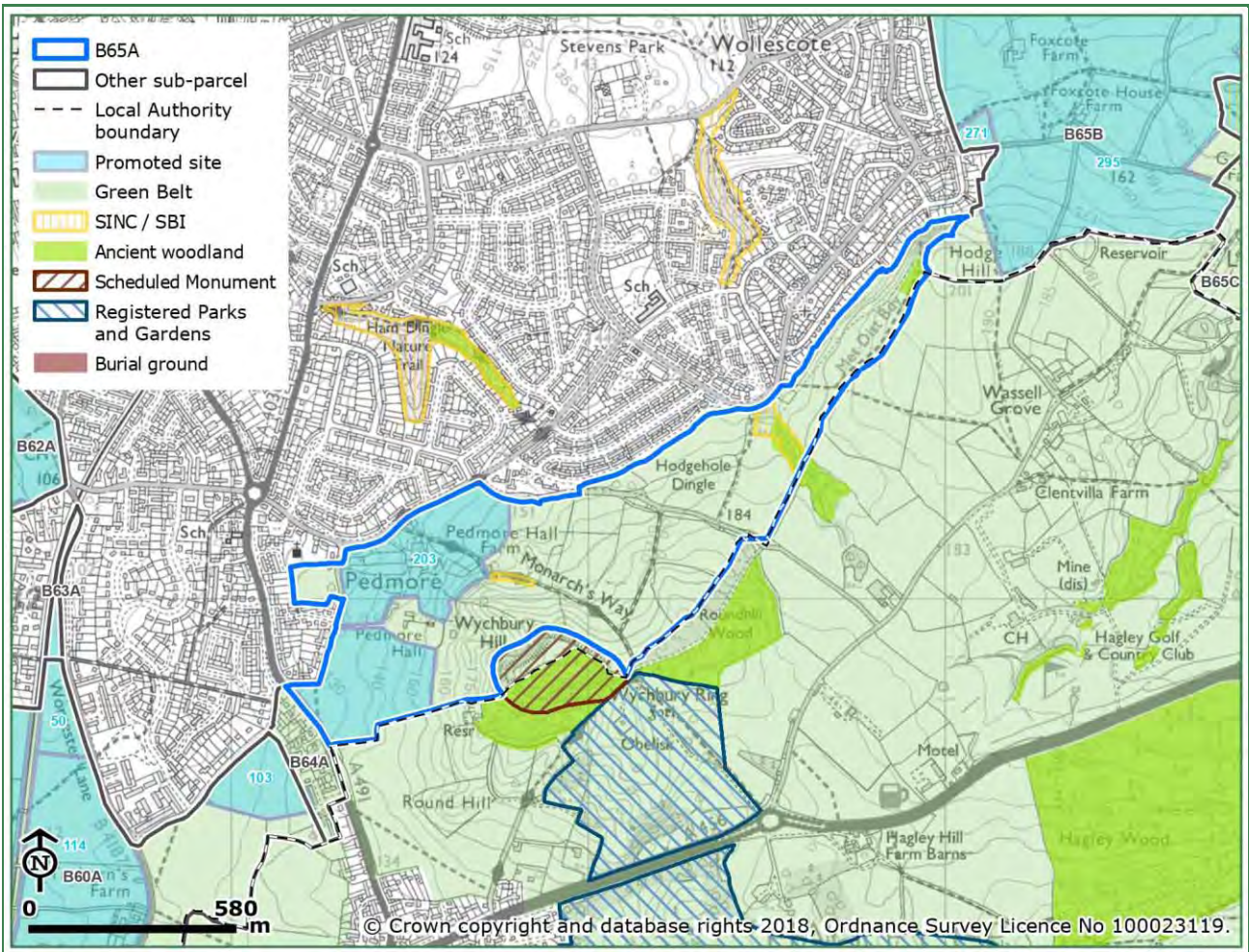
The sub-parcel makes a weak contribution to all Green Belt purposes. It is adjacent on its northern boundary to the urban edge of Stourbridge, from where it forms a bridge across the Green Belt to the town of Hagley along Stourbridge Road. The sub-parcel is fully urbanised and hosts a housing development, which gives it minimal spatial openness and makes no contribution to preventing the encroachment of urbanising uses onto the countryside. Given that this development has already effectively severed the continuous stretch of Green Belt, the release of land in this area would not result in any further harm to the Green Belt land.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B65A-Wychbury Hill

Sub-Parcel Size: 73.7ha



Sub-Parcel Description

Farmland adjacent to the Pedmore suburb of Stourbridge, including the northern slopes of Wychbury Hill on top of which there is a Scheduled Ancient Monument - Wychbury Camp.



View from track off Pedmore Lane towards Hagley/Stourbridge.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation, contains no significant urban development, and has strong openness. It retains a relatively strong relationship with the wider countryside.	Strong
P2: Preventing the merging of neighbouring towns	Land contributes to separation between Stourbridge and Halesowen, which are separate towns within the West Midlands conurbation, but development to the north has compromised the sense of distinction between the two.	Moderate
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B65As1 Release of any land on lower slopes of Wychbury Hill	64.05	Very High
List of Sites Within the Scenario		

Ref: 203 (Housing)

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation to the south of the Pedmore suburb and to preventing encroachment onto the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Halesowen. The sub-parcel is adjacent to the urban edge, and the elevated land at Wychbury Hill creates a strong sense of distinction between this sub-parcel and the urbanised area to the north. The release of uncontained land in this sub-parcel would result in a significant expansion of the urban edge and would weaken the integrity of surrounding Green Belt land. While the alternative parcel edge would benefit from the clear boundary provided by woodland blocks to the south, the release would also increase the containment of the remaining open land between Stourbridge and Hagley. It should be noted that the small area of housing opposite Chalfont Place makes a weaker contribution to Green Belt purposes, however the area is too limited to be identified as a separate sub-parcel.

Scenario	Size (ha)	Rating
B65As2 Release of field south of Dobbins Oak Road	6.22	High

List of Sites Within the Scenario

None

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation to the south of the Pedmore suburb and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Halesowen. Although southward development would constitute a weakening of the Green Belt boundary, which is well defined by tree belts to the east and west and follows a consistent line with this area, this area has only a gentle slope and is separated from Wychbury Hill by Pedmore Lane and associated hedgerows. There is also strong containment by trees to the west, so harm to the wider Green Belt would be limited.

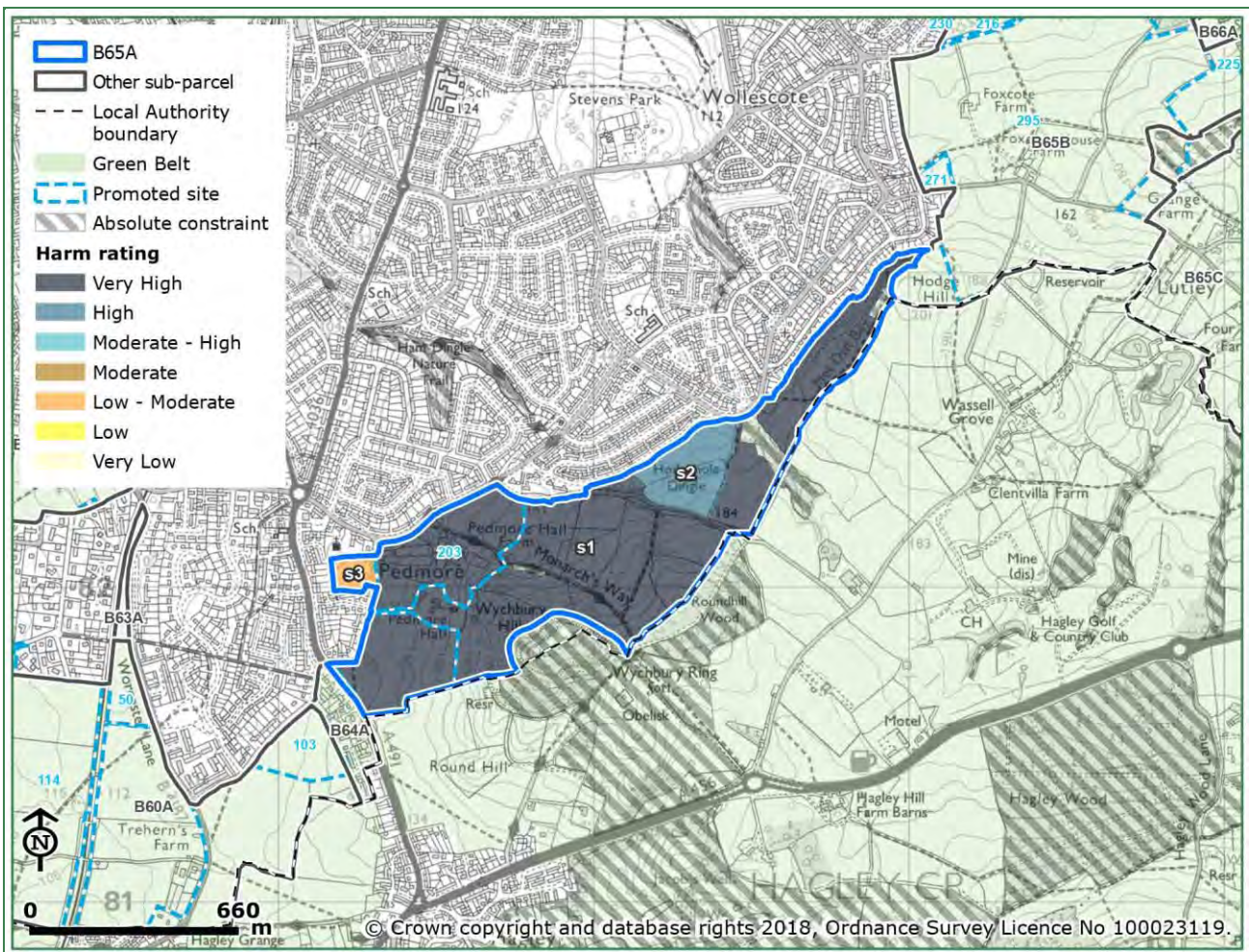
Scenario	Size (ha)	Rating
B65As3 Release of land at Pedmore Cricket Ground	1.51	Low - Moderate

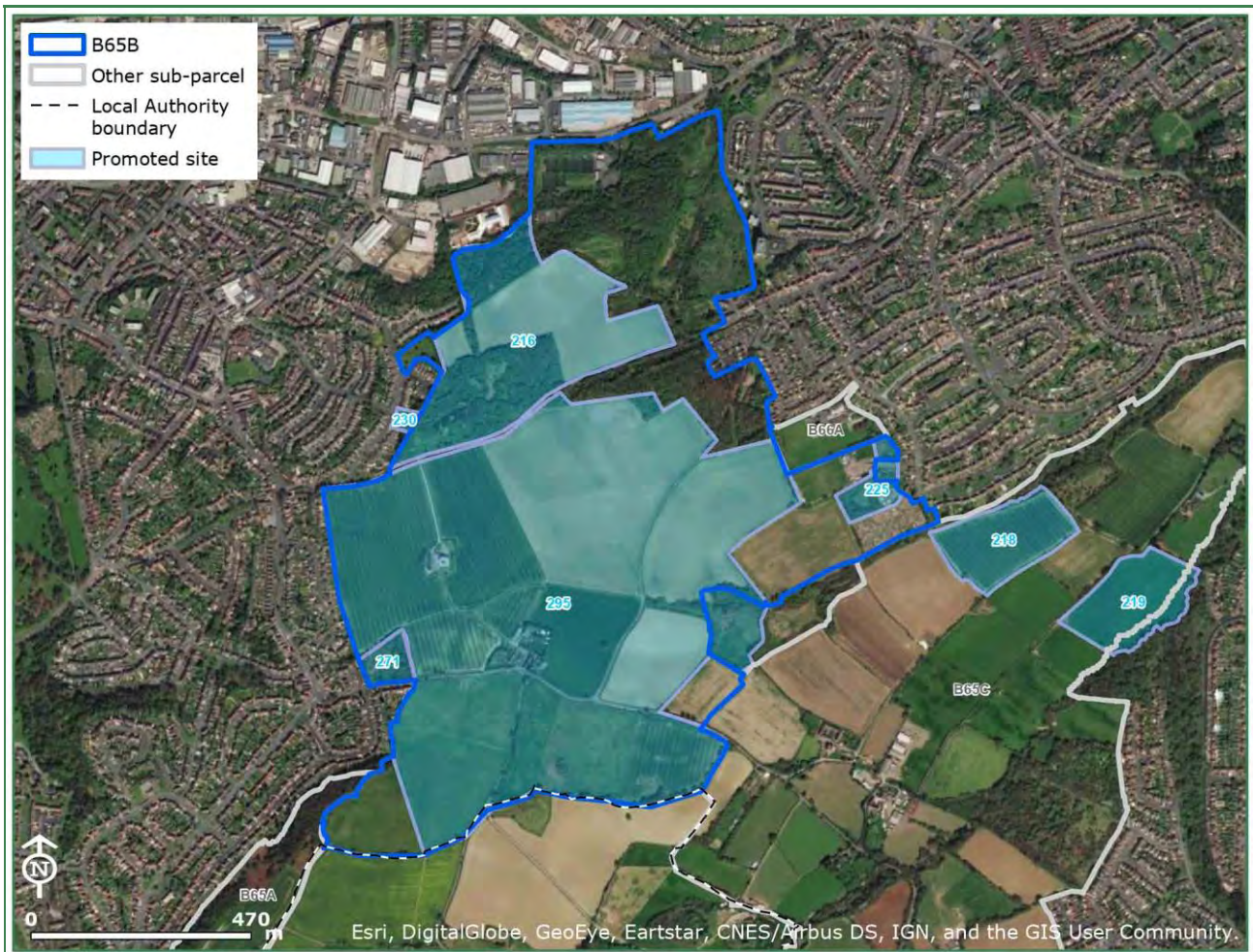
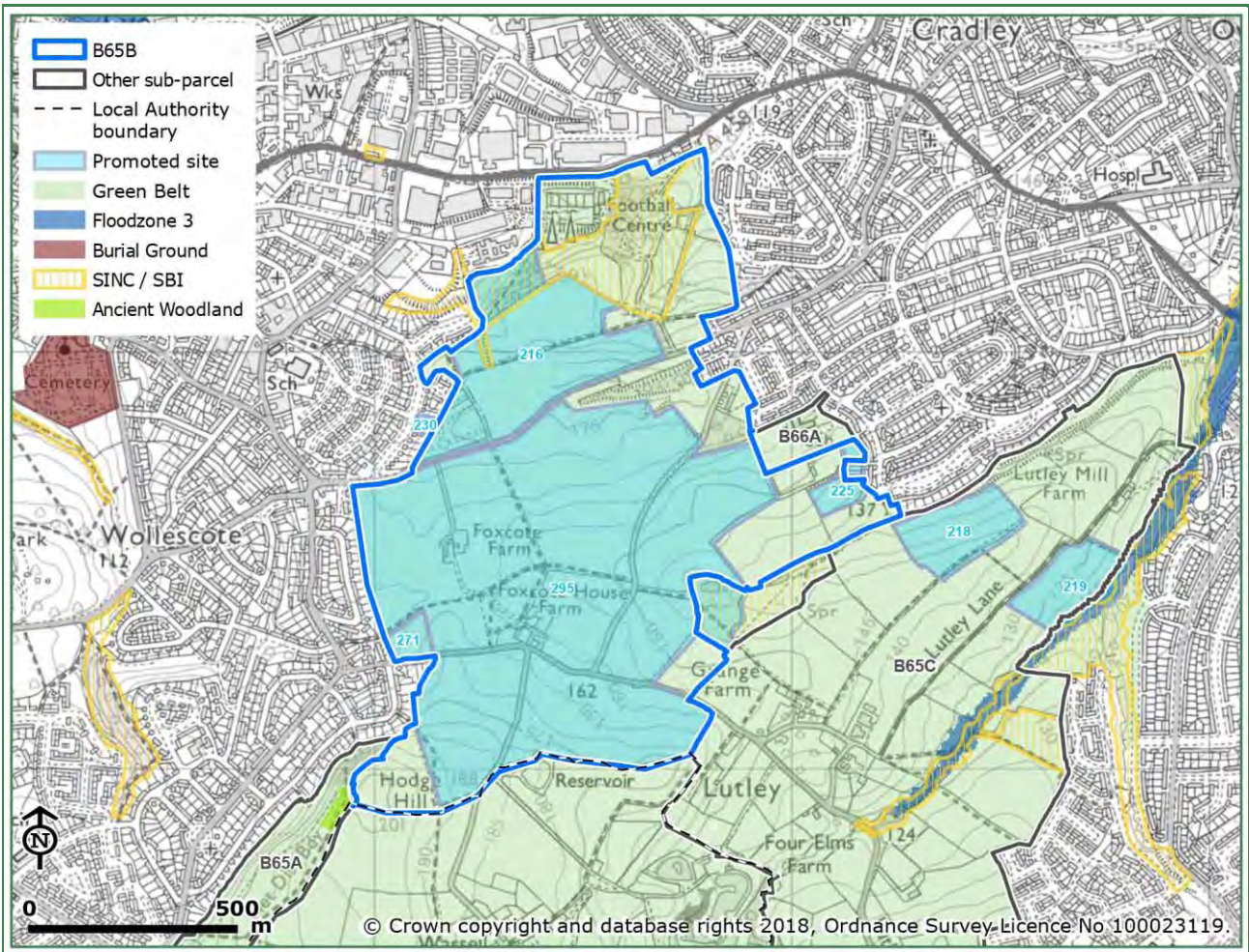
List of Sites Within the Scenario

None

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation to the south of the Pedmore suburb and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Halesowen; however, the release of the land at Pedmore Cricket Ground, which is heavily contained by surrounding urbanising uses, would result in a strengthened and simplified Green Belt boundary without weakening the integrity of surrounding Green Belt land.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Wooded and farmed high ground extending south from Cradley.



View north along Foxcote Lane towards Cradley.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation, contains no significant urban development, and has strong openness. It retains a relatively strong relationship with the wider countryside.	Strong
P2: Preventing the merging of neighbouring towns	Land contributes to separation between Stourbridge and Halesowen, which are separate towns within the West Midlands conurbation, but development to the north has compromised the sense of distinction between the two.	Moderate
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B65Bs1 Release of land where tree cover and/or sloping landform create clear distinction from the settlement edge	85.86	Very High

List of Sites Within the Scenario

Ref: 216 (Housing); Ref: 271 (Housing); Ref: 295 (Housing)

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation between the neighbouring towns of Stourbridge and Halesowen. The sub-parcel lies in the gap between the towns of Stourbridge and Halesowen, both of which form part of the larger West Midlands conurbation. The gap is characterised by rising ground with a strong woodland component, which creates a strong distinction between the sub-parcel and urbanising uses. The release of any land in this sub-parcel would result in a weaker Green Belt boundary, which currently benefits from the boundary provided by protected woodland areas. It should be noted that the floodlit sports pitch on the northern edge of the parcel makes a weaker contribution to Green Belt purposes, and would result in less harm if released.

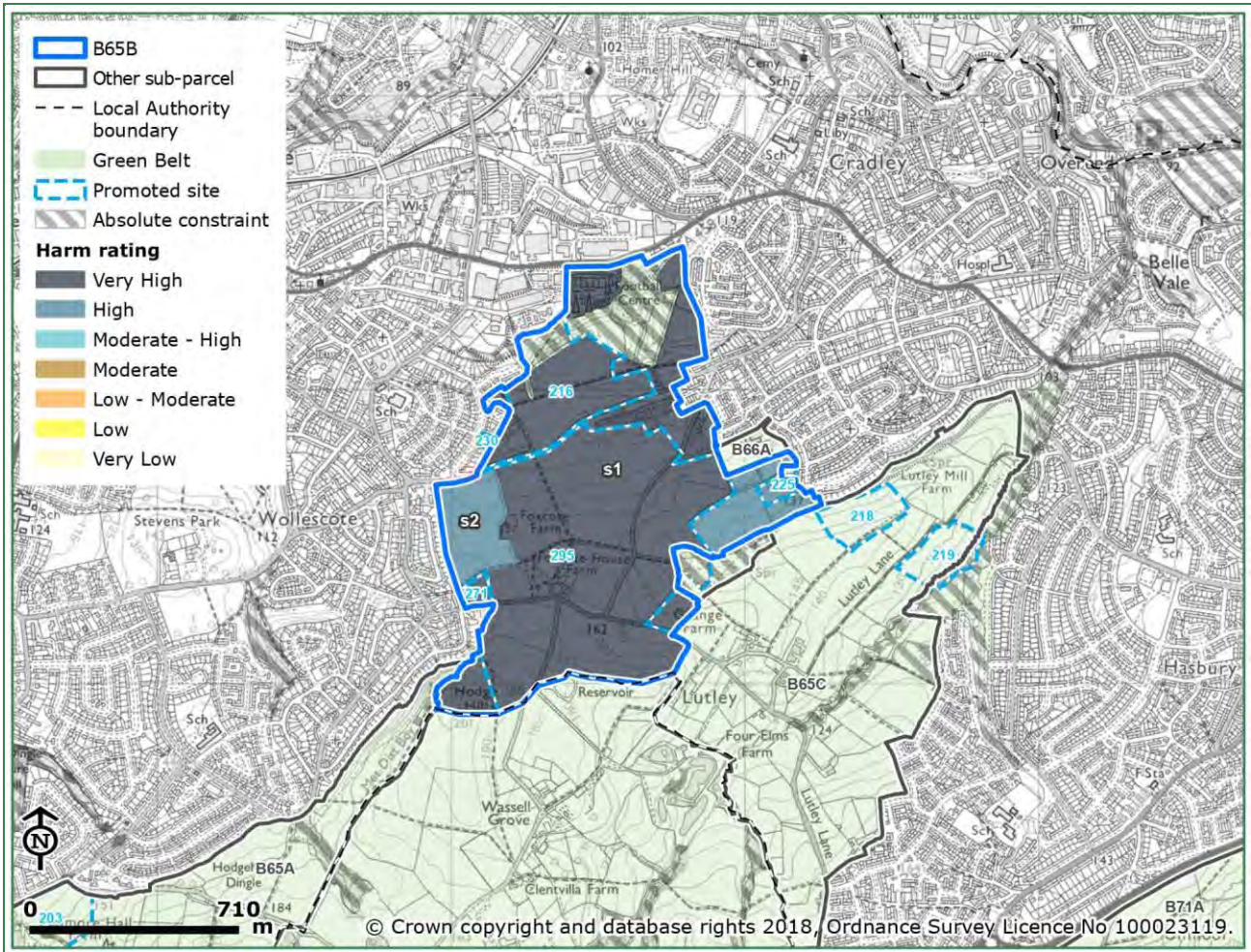
Scenario	Size (ha)	Rating
B65Bs2 Land between the inset edge and Foxcote Farm, and land in the vicinity of Cradley Town FC ground and allotments	14.54	High

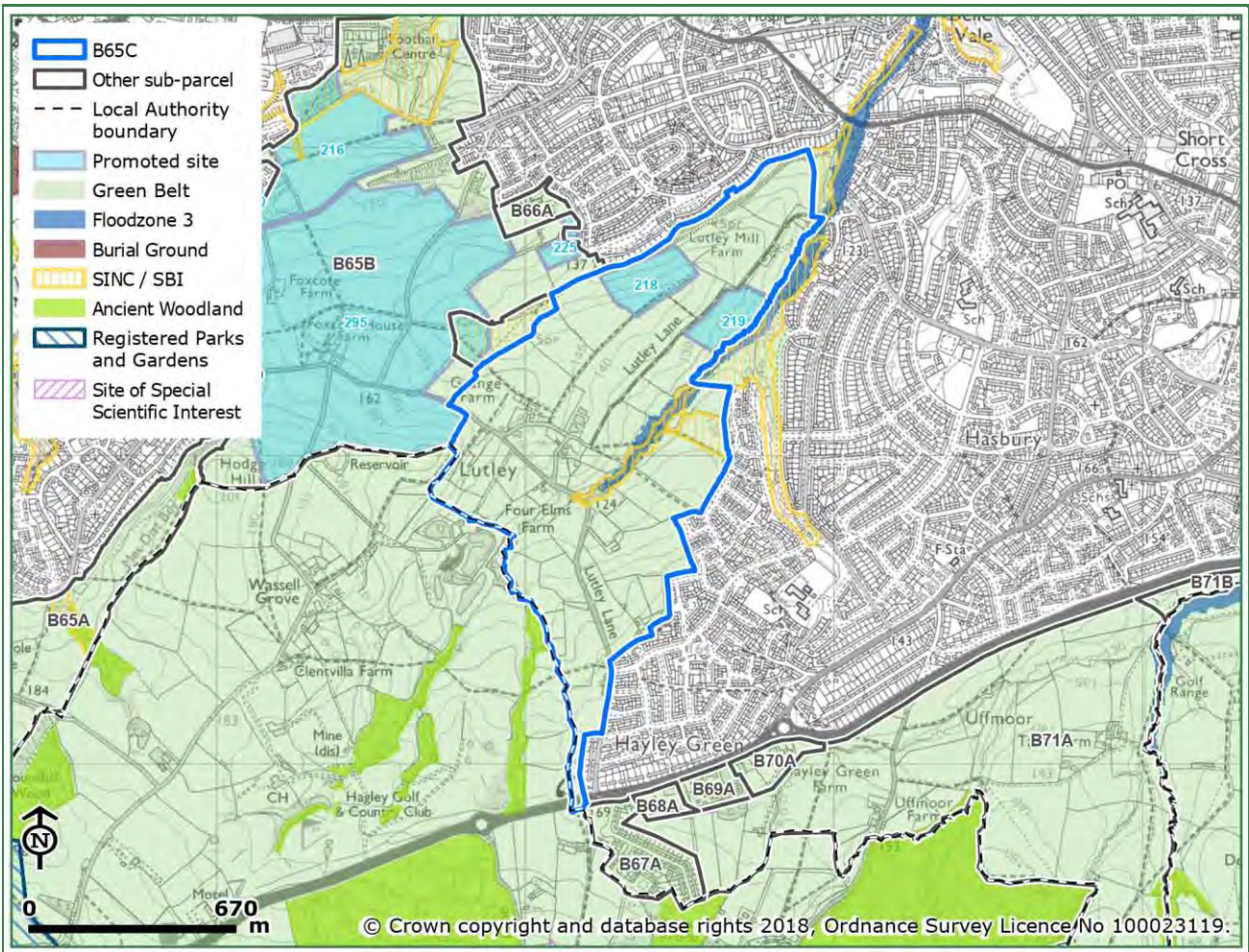
List of Sites Within the Scenario

Ref: 225 (Housing); Ref: 295 (Housing)

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation between the neighbouring towns of Stourbridge and Halesowen. In the areas identified there is a weaker distinction between settlement and countryside, so whilst expansion would still constitute harm to the wider Green Belt this would be less than for the rest of the sub-parcel.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

A farmland belt extending south from Belle Vale to the west of Hayley Green. The Lutley Gutter stream and a tributary define the inset settlement edges to the east and west.



View east from Lutley Lane across fields to Halesowen.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation, contains no significant urban development, and has strong openness. It retains a relatively strong relationship with the wider countryside.	Strong
P2: Preventing the merging of neighbouring towns	Land contributes to separation between Stourbridge and Halesowen, which are separate towns within the West Midlands conurbation, but development to the north has compromised the sense of distinction between the two.	Moderate
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B65Cs1 Release of any uncontained land within the sub-parcel	85.52	Very High

List of Sites Within the Scenario

Ref: 218 (Housing); Ref: 219 (Housing)

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment onto the countryside, and a moderate contribution to maintaining the separation between the neighbouring towns of Stourbridge and Halesowen. The land lies in the gap between the suburbs of Stourbridge and the urban edge of Halesowen. While the land is somewhat contained by surrounding urbanising uses, it benefits from the distinct boundary between the urban edge and open countryside provided by the tree-line watercourse. As such, releasing this land would result in a weaker Green Belt boundary, as well as weakening the role of the sub-parcel in providing separation between neighbouring towns.

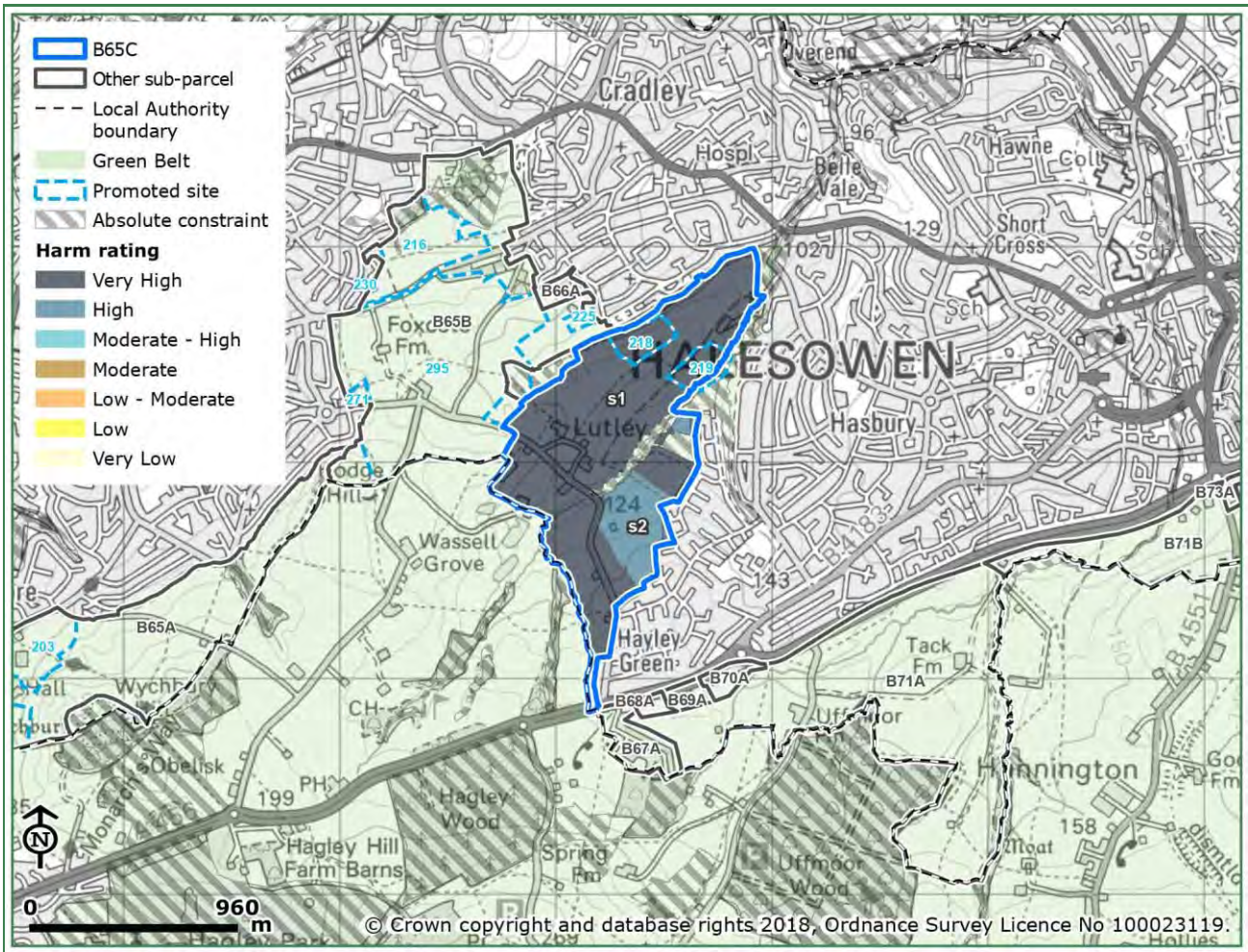
Scenario	Size (ha)	Rating
B65Cs2 Fields adjacent to inset edge at Hayley Green (Campion Grove, Sidlaw Close, Hartside Close, etc.)	12.41	High

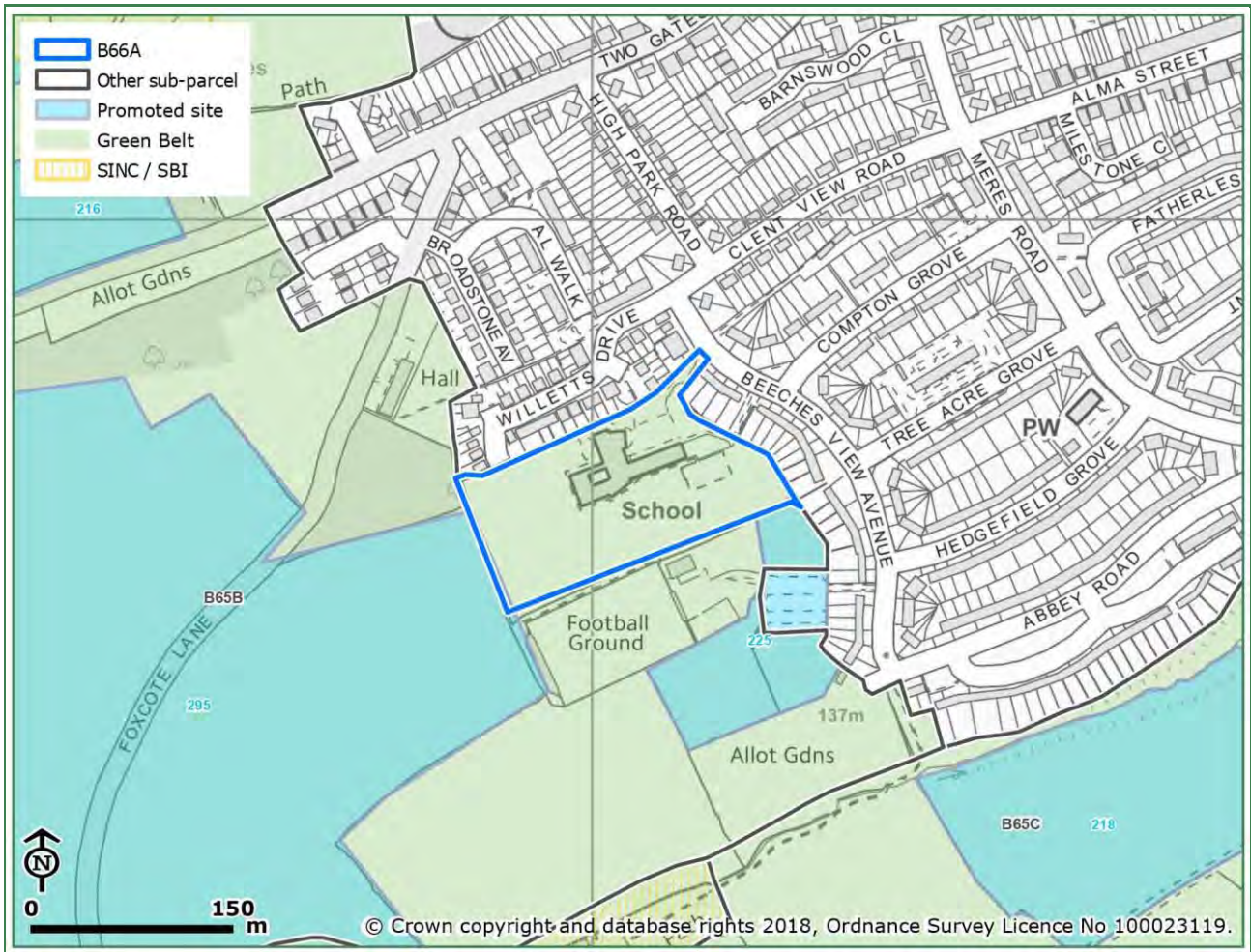
List of Sites Within the Scenario

None

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment onto the countryside, and a moderate contribution to maintaining the separation between the neighbouring towns of Stourbridge and Halesowen. Fields in this area are contained by the tree-lined water course to the west and by woodland blocks; so whilst extension of built form down towards the stream would weaken Green Belt integrity, the extent of harm would be less than for the more elevated and visually open parts of the sub-parcel.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Buildings and playing fields of Caslon Primary Community School, Halesowen.



View of school entrance from Beeches View Avenue.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation but is partially contained and largely developed, limiting its relationship with the wider countryside.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land lies between towns that form part of the West Midlands conurbation, Halesowen and Birmingham, however development to the northeast has compromised the sense of distinction between the two settlement areas and the extent of existing development within and adjoining the sub-parcel further limits its role.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land is too influenced and contained by urban development to retain any significant relationship with the wider countryside.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

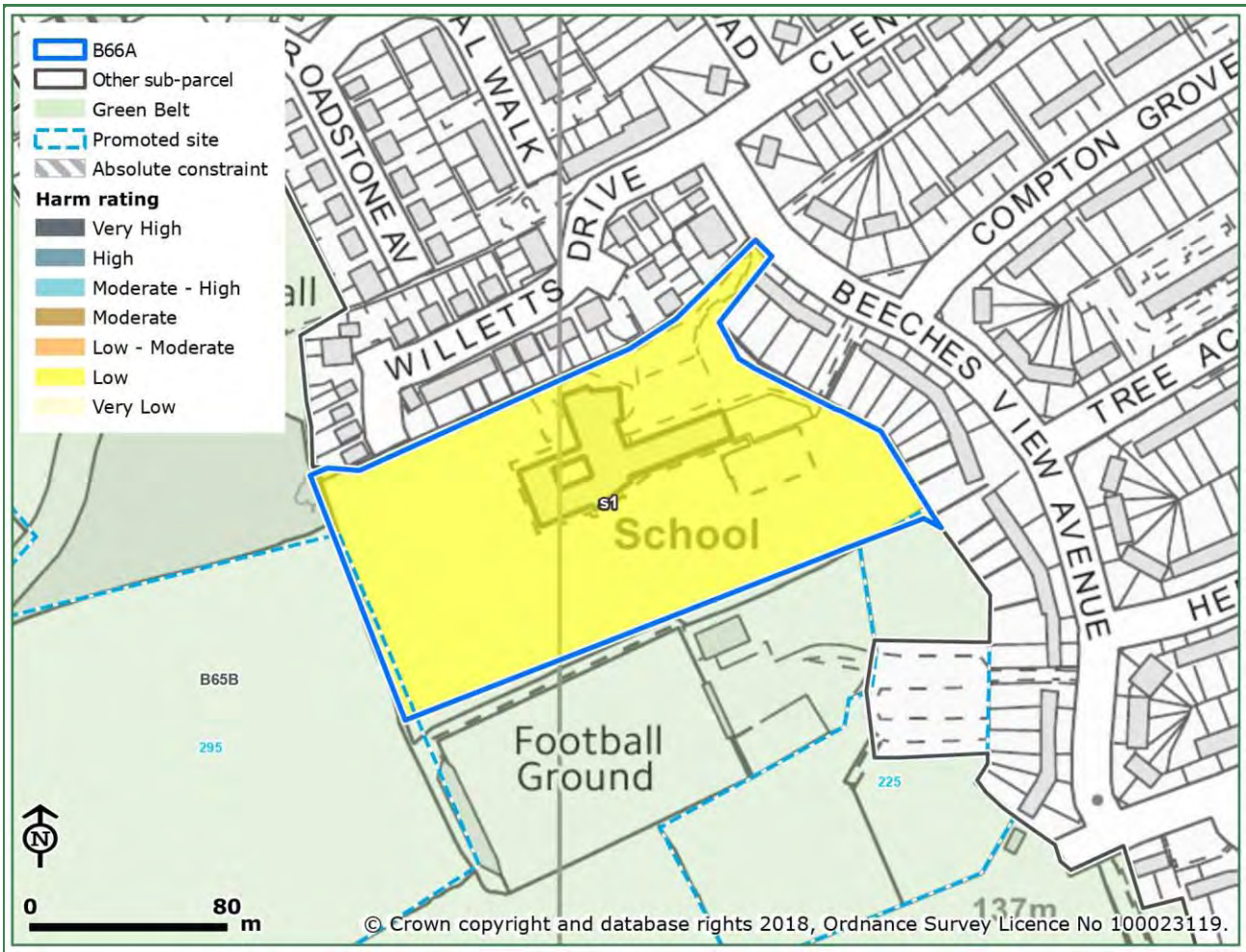
Scenario	Size (ha)	Rating
B66As1 Release of the sub-parcel	2.23	Low

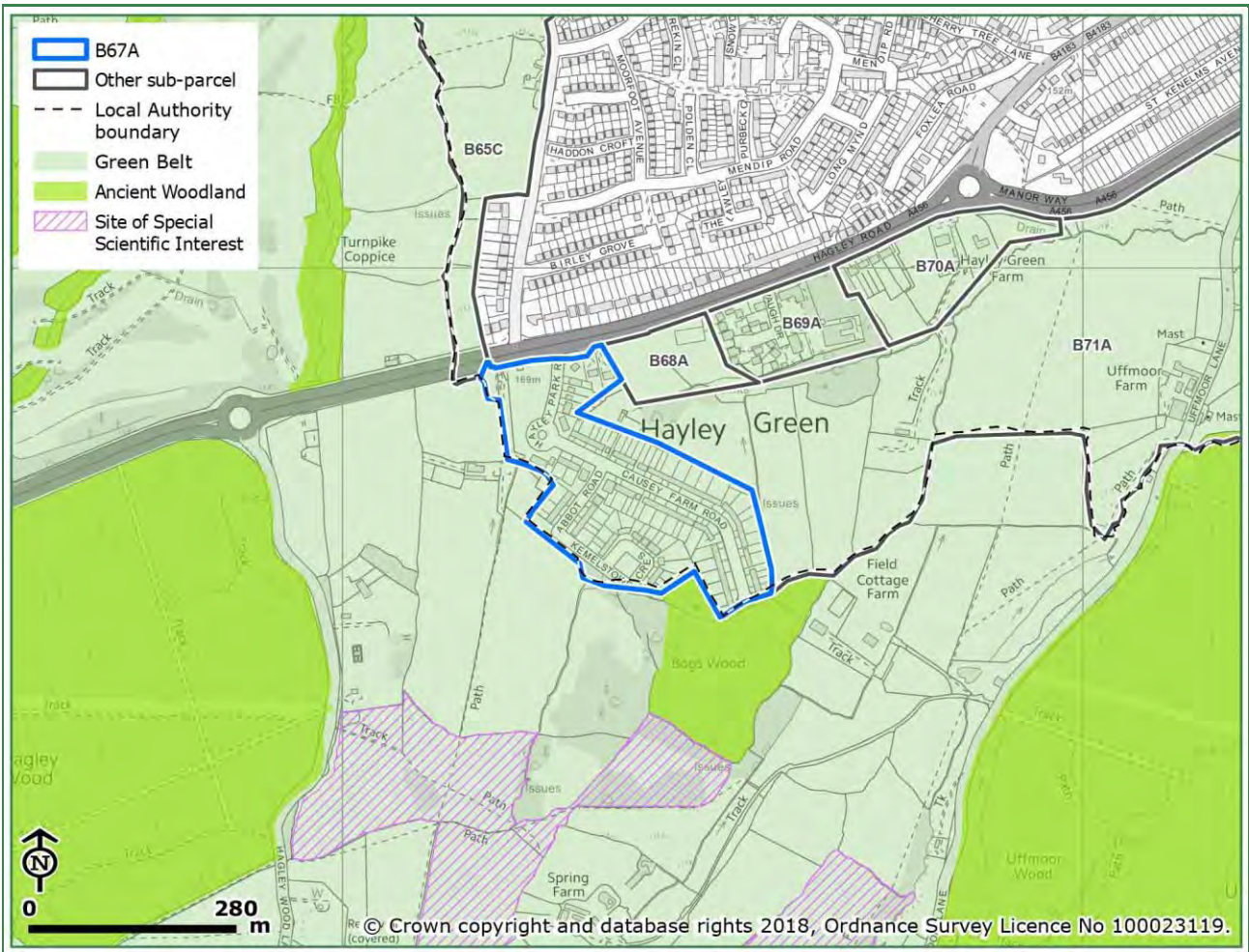
List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to preventing sprawl on Green Belt purposes. It is adjacent to the urban edge of the suburb of Cradley, and although it retains some open space this is dominated by the school buildings. It is contained by the urban edge on two sides, weakening its relationship with the surrounding countryside. The well-treed boundary to the school playing fields would form a clear Green Belt edge, consistent with the boundary to the north, and release would not weaken the integrity of adjacent open Green Belt land.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Residential development off Hayley Park Road to the south of the A456 Hagley Road.



View from within the residential development, southeast down Causey Farm Road.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation and is wholly developed.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land lies between towns that form part of the West Midlands conurbation, Halesowen and Birmingham, however development to the northeast has compromised the sense of distinction between the two settlement areas and the extent of existing development within the sub-parcel further limits its role.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains urbanising development of a scale, density and form that significantly compromises openness.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

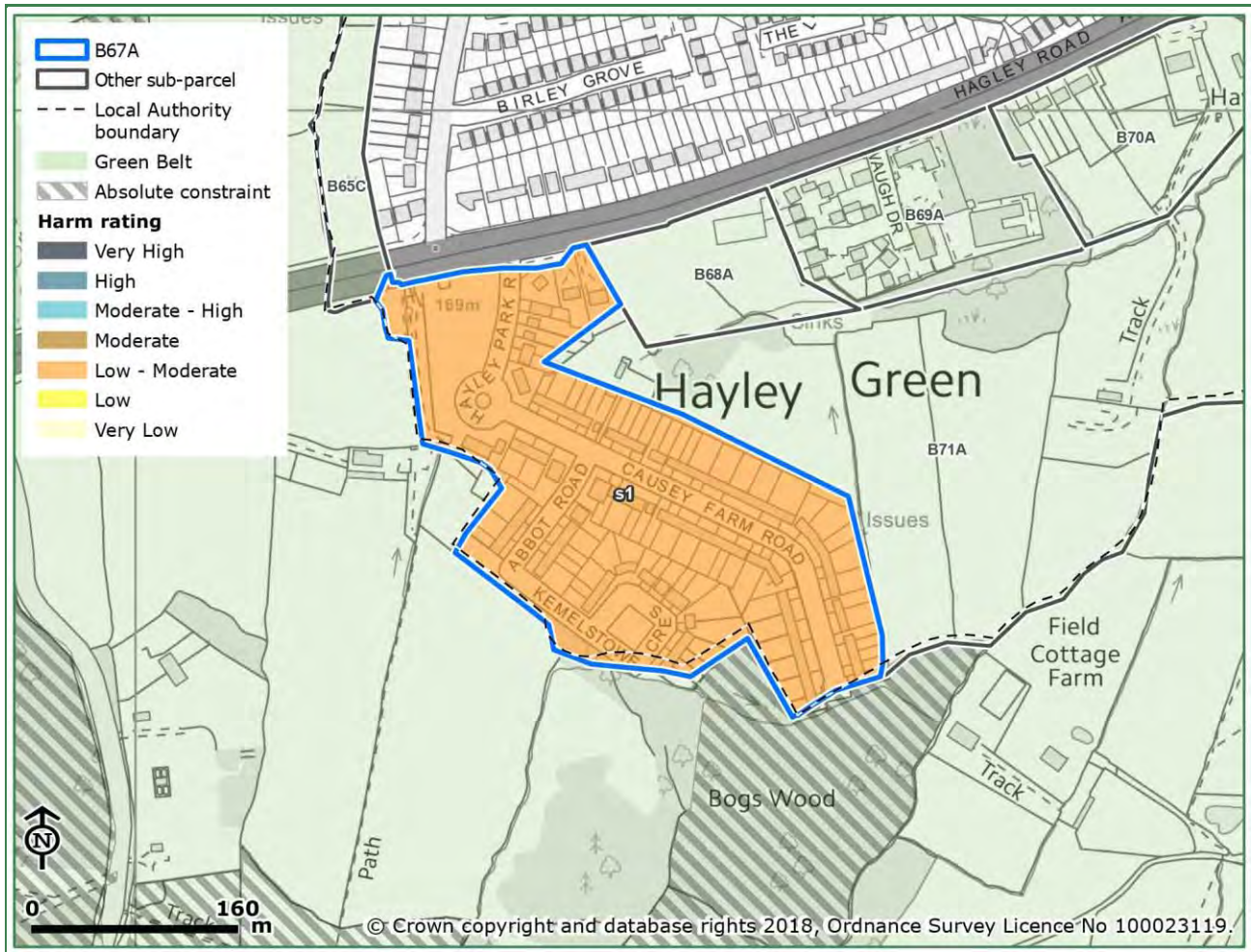
Assessment of Harm From Release of Land within Sub-Parcel

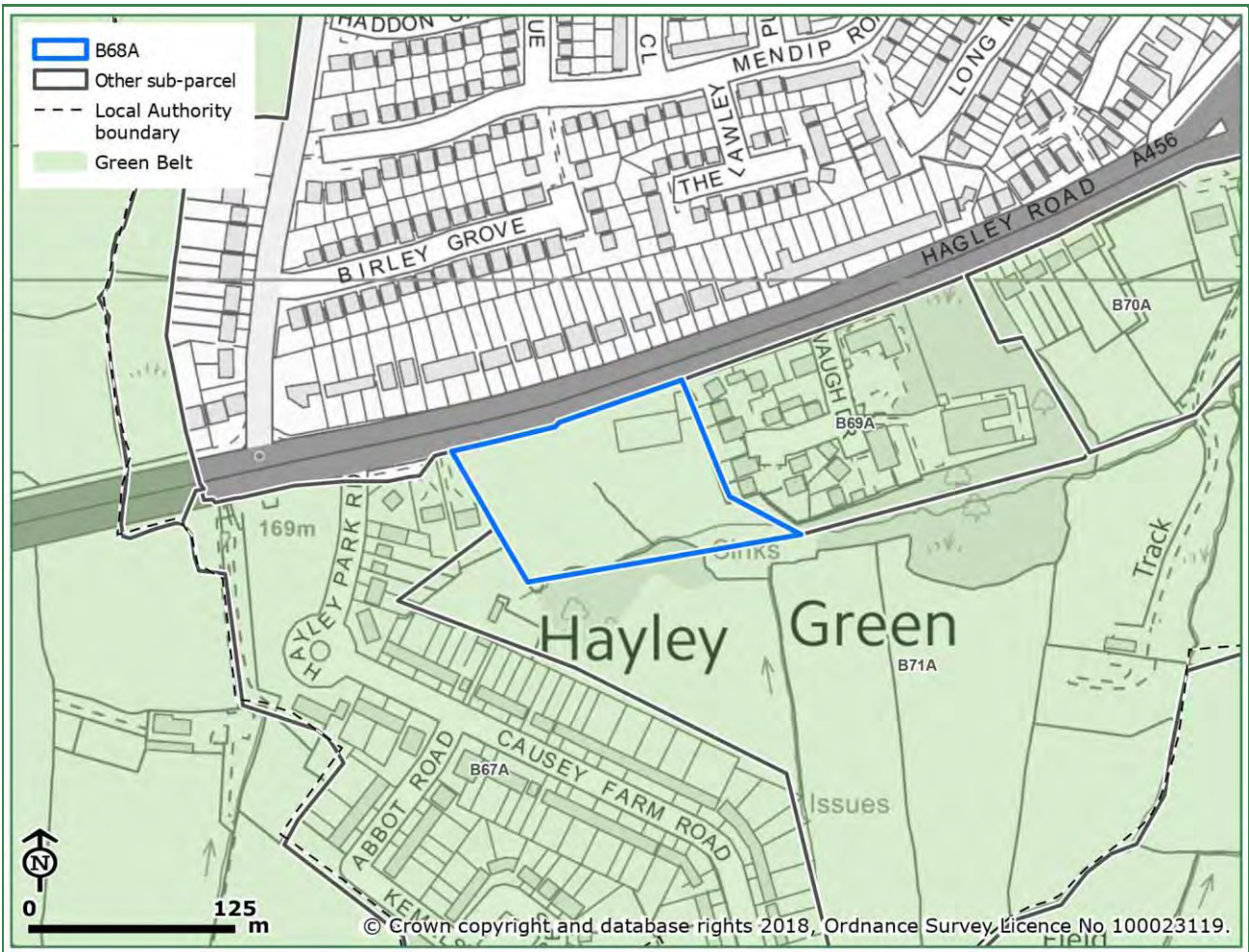
Scenario	Size (ha)	Rating
B67As1 Release of any land within the sub-parcel	7.15	Low - Moderate
List of Sites Within the Scenario		

None

The sub-parcel, which is fully urbanised by a housing development that spills across the A456, makes a weak contribution to all Green Belt purposes. The A456 is, in the wider context, a consistent Green Belt boundary along the edge of Halesowen, but it has already been breached by housing development in this area. Releasing this sub-parcel in isolation without other neighbouring developed land (sub-parcels B68A, B69A and B70A) would be an inconsistency that would constitute a weakening of the Green Belt edge. A release encompassing all these areas, together with sub-parcel B67A to the west which is contained by developed areas, would not constitute a weakening of the Green Belt boundary, as woodland to the south of all these areas provides a clear alternative edge. Releasing this sub-parcel either in isolation or alongside B68A, B69A and B70A would therefore result in the same level of harm.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Fields adjacent to the A456 Hagley Road, between Hayley Park Road and Waugh Drive.



View south (over the hedge) into the field from the A456.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation and is open but contained to the east and west by residential development.	Moderate
P2: Preventing the merging of neighbouring towns	Land lies between towns that form part of the West Midlands conurbation, Halesowen and Birmingham, but development to the northeast has significantly compromised the sense of distinction between the two settlement areas and development immediately adjacent to the sub-parcel further limits its role.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land retains openness but its relationship with the wider countryside is diminished by the extent of adjacent urbanising development.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

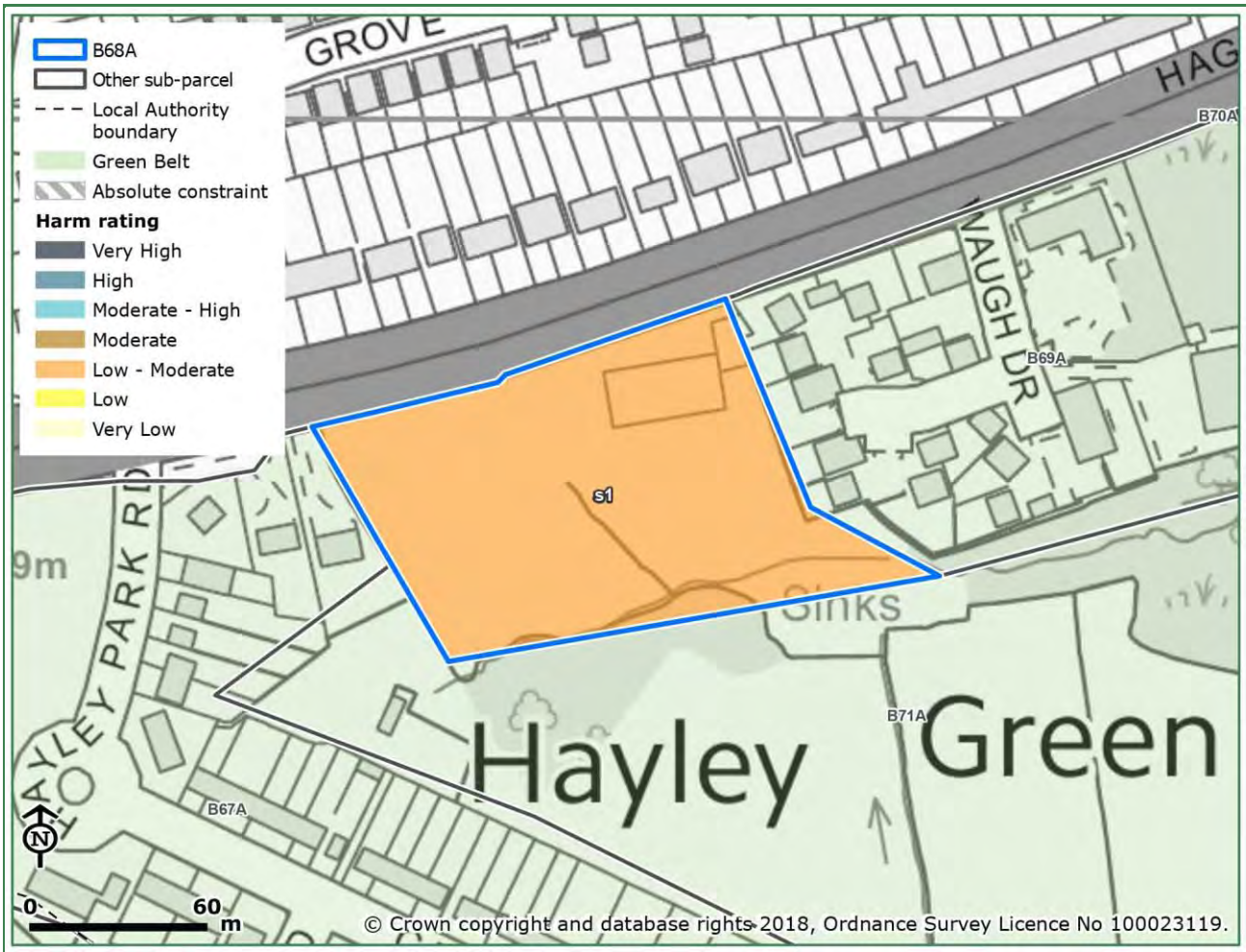
Scenario	Size (ha)	Rating
B68As1 Release of any land within the sub-parcel	1.4	Low - Moderate

List of Sites Within the Scenario

None

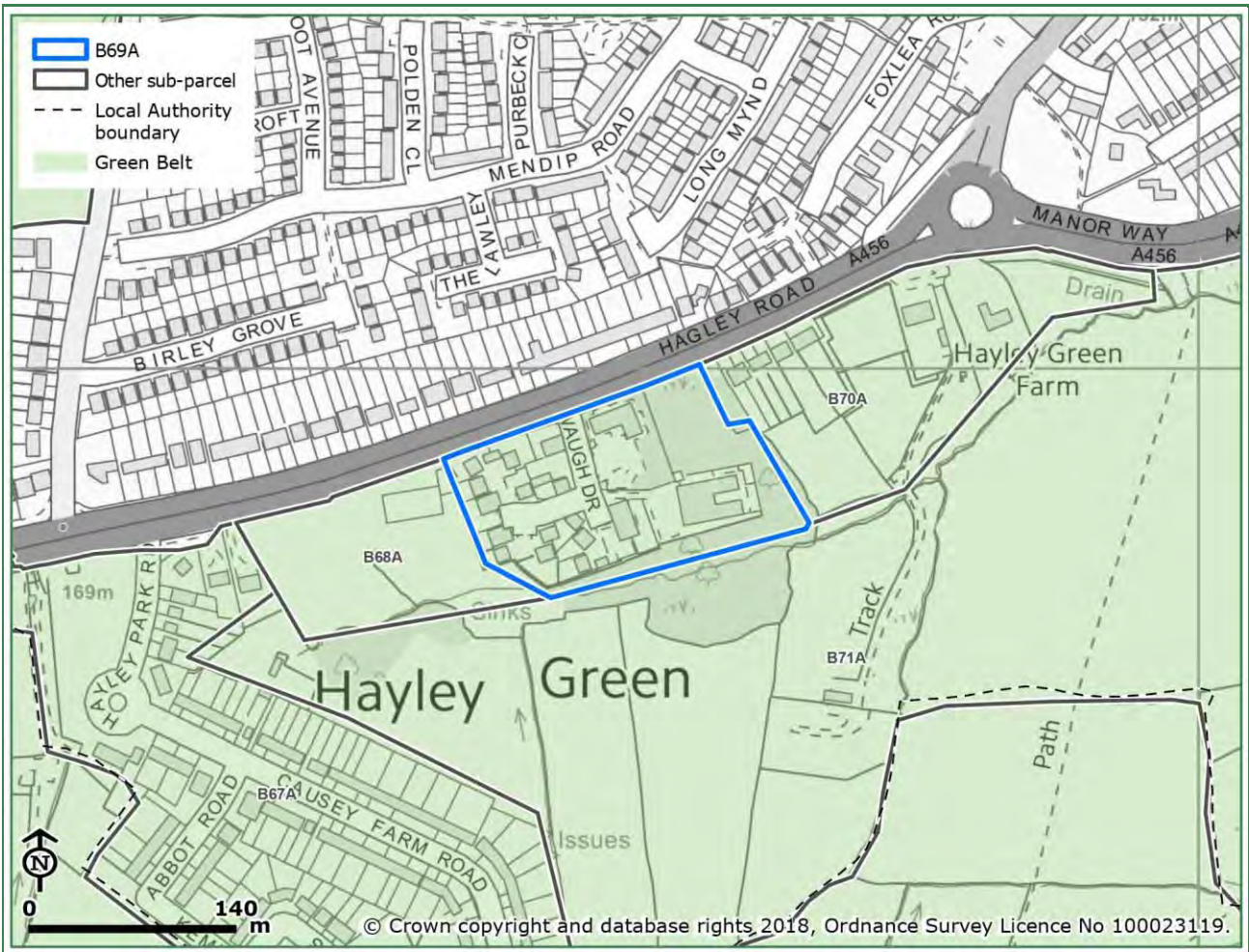
The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation to the south of Halesowen and preventing encroachment on the countryside. This is partly due to the presence of the A456 as a strong boundary, with the urban edge to the north. However, the openness of this sub-parcel is compromised by the degree of containment by surrounding urbanising uses in neighbouring parcels B67A and B69A. It should be recognised that while the A456 constitutes a consistent boundary to the southern edge of Halesowen, it has already been breached by housing development in this area. Releasing this sub-parcel in isolation without other nearby developed land (sub-parcels B70A, B69A and B67A) would be an inconsistency that would constitute a weakening of the Green Belt edge. A release encompassing all these areas would not constitute a significant weakening of the Green Belt boundary, as woodland to the south of all these areas provides a clear alternative edge. Releasing the sub-parcel either in isolation or alongside B70A, B69A and B67A would therefore result in the same level of harm.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B69A-Waugh Drive

Sub-Parcel Size: 2.3ha



Sub-Parcel Description

Residential development comprising of Waugh Drive and Hodgetts Drive, off the A456 Hagley road to the south of Hayley Green. Woodland provides containment to the east and south.



View from within residential development on Waugh Drive.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation at Hayley Green (Halesowen) and is wholly developed.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land lies between towns that form part of the West Midlands conurbation, Halesowen and Birmingham, however development to the northeast has compromised the sense of distinction between the two settlement areas and the extent of existing development within the sub-parcel further limits its role.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains urbanising development of a scale, density, and form that significantly compromises openness.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

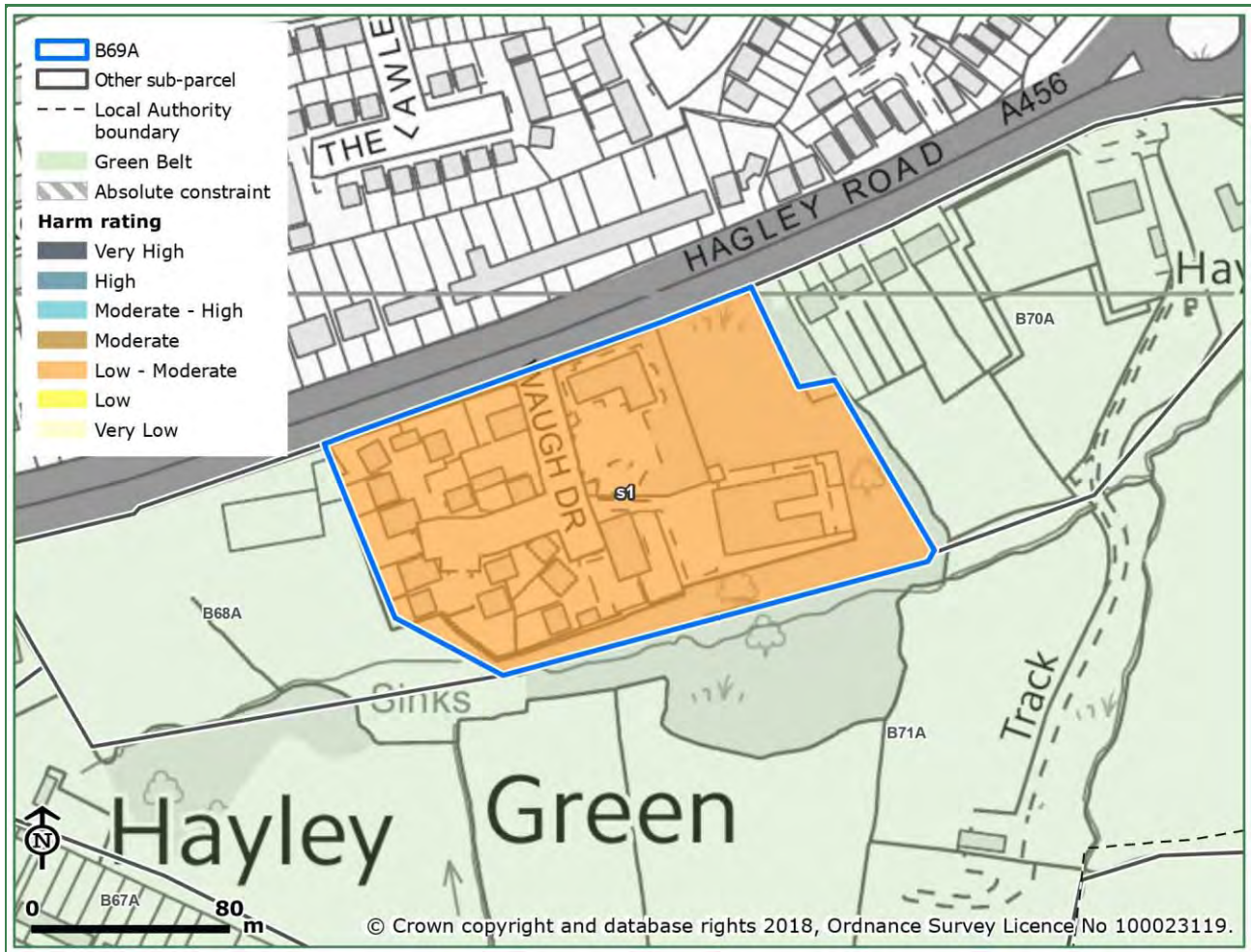
Scenario	Size (ha)	Rating
B69As1 Release of any land within the sub-parcel	2.32	Low - Moderate

List of Sites Within the Scenario

None

The sub-parcel, which is fully urbanised by a housing development that spills across the A456, makes a weak contribution to all Green Belt purposes. The A456 is, in the wider context, a consistent Green Belt boundary along the edge of Halesowen, but it has already been breached by housing development in this area. Releasing this sub-parcel in isolation without other neighbouring developed land (sub-parcels B70A and B67A) would be an inconsistency that would constitute a weakening of the Green Belt edge. A release encompassing all these areas, together with sub-parcel B68A to the west which is contained by developed areas, would not constitute a weakening of the Green Belt boundary, as woodland to the south of all these areas provides a clear alternative edge. Releasing this sub-parcel either in isolation or alongside B70A, B68A and B67A would therefore result in the same level of harm.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Dwellings alongside the A456 Hagley Road, to the south of Hayley Green.



View looking east along the A456 towards the roundabout, with residential development within the sub-parcel on the right.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation and contains some urban development, but also retains some openness and a relationship with the wider countryside.	Moderate
P2: Preventing the merging of neighbouring towns	Land contributes to separation between towns that form part of the West Midlands conurbation, Halesowen and Birmingham, but development to the northeast has significantly compromised the sense of distinction between the two settlement areas.	Moderate
P3: Safeguarding the countryside from encroachment	Land retains some degree of openness but is compromised by urbanising development within it.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

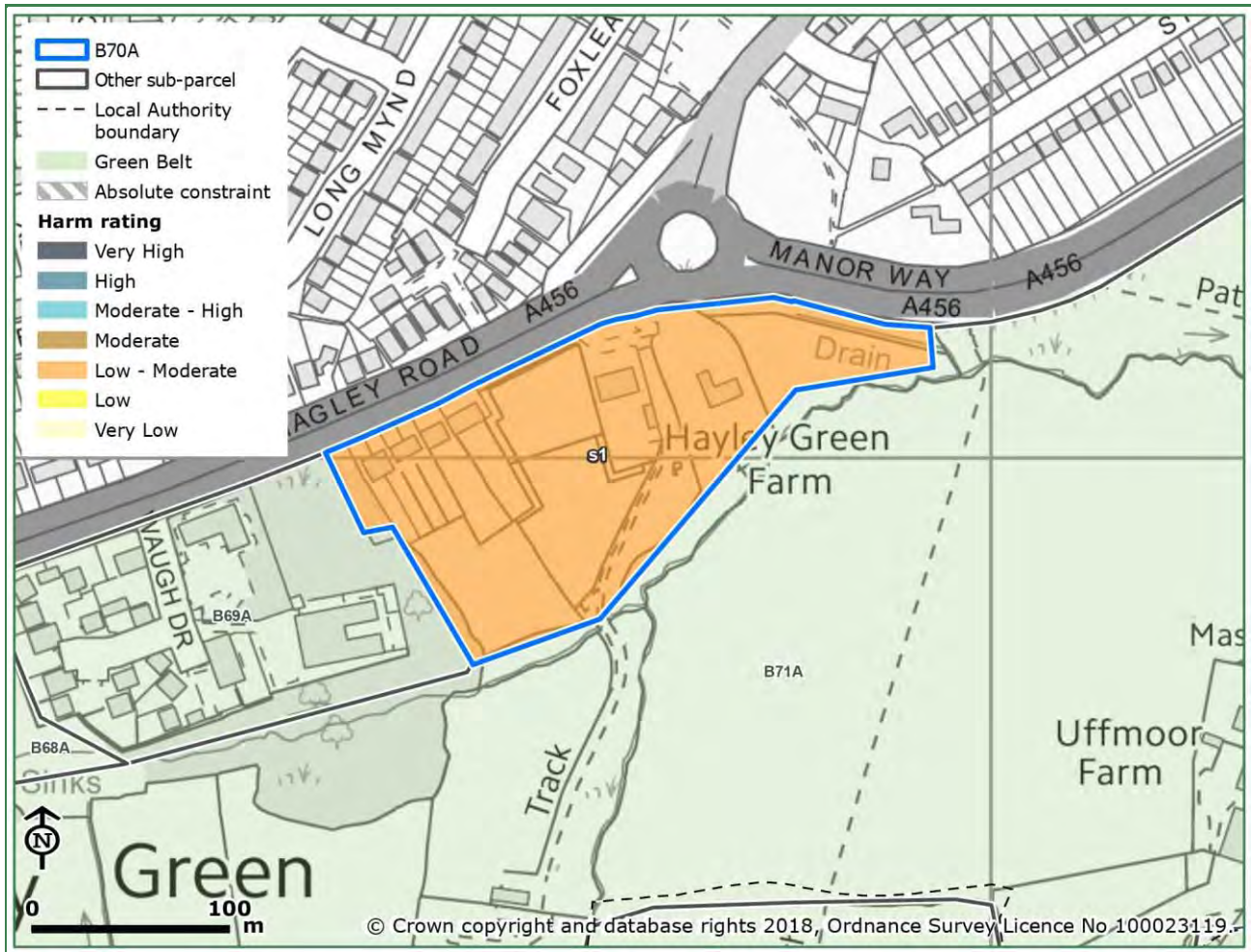
Scenario	Size (ha)	Rating
B70As1 Release of any land within the sub-parcel	2.66	Low - Moderate

List of Sites Within the Scenario

None

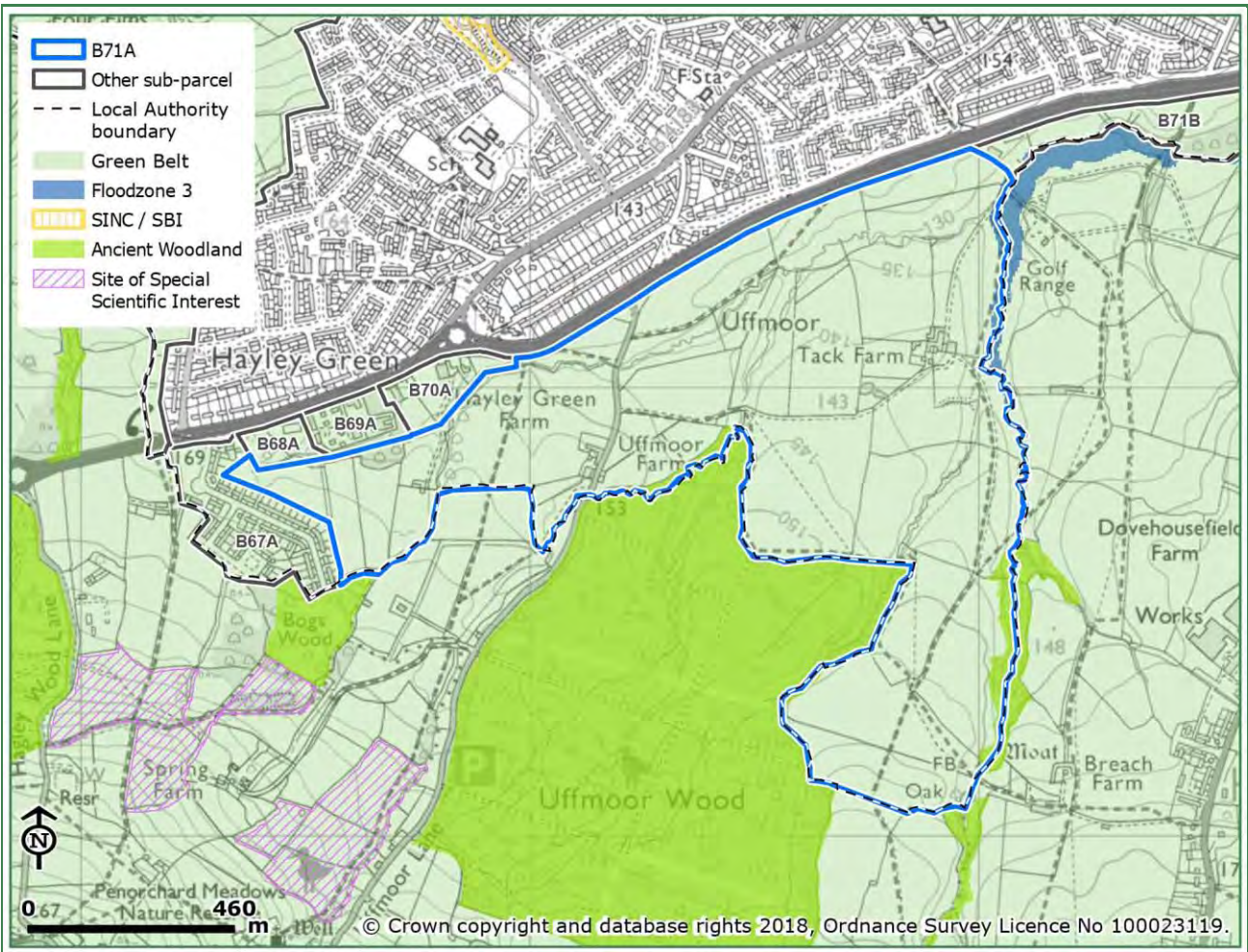
The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation south from Halesowen, due to the strong and distinct boundary provided by the A456 on its northern edge. It makes a moderate contribution to maintaining the separation of the neighbouring towns of Halesowen and Birmingham. Finally, due to its relatively open spatial character and relationship with the wider countryside, it also makes a moderate contribution to preventing encroachment on the countryside to the south. However, because development has already breached the boundary provided by the A456, the release of land here would not significantly weaken the resulting Green Belt boundary or weaken the integrity of surrounding Green Belt land. The tree-lined watercourse on the sub-parcel's southern boundary would provide an alternative southern boundary (albeit weaker than that of the road). It should be recognised that if this sub-parcel was released, there would be little justification for the neighbouring (and more densely developed) sub-parcels B69A and B67A remaining within the Green Belt, and that releasing this group of parcels in combination would not increase the level of harm assessed here.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B71A-Uffmoor

Sub-Parcel Size: 102.4ha



Sub-Parcel Description

Farmland to the south of the A456 between Uffmoor Wood and the Hasbury suburb of Halesowen.



View south down Uffmoor Lane with adjacent fields to the east.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation, contains no significant urban development, and has strong openness. It retains a stronger relationship with the wider countryside than with the urban area, aided by the role of the A456 as a strong boundary feature.	Strong
P2: Preventing the merging of neighbouring towns	Land contributes to the separation between towns that form part of the West Midlands conurbation, Halesowen and Birmingham, but development to the northeast has significantly compromised the sense of distinction between the two settlement areas.	Moderate
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B71As1 Release of land south of Manor Way	91.28	Very High

List of Sites Within the Scenario

None

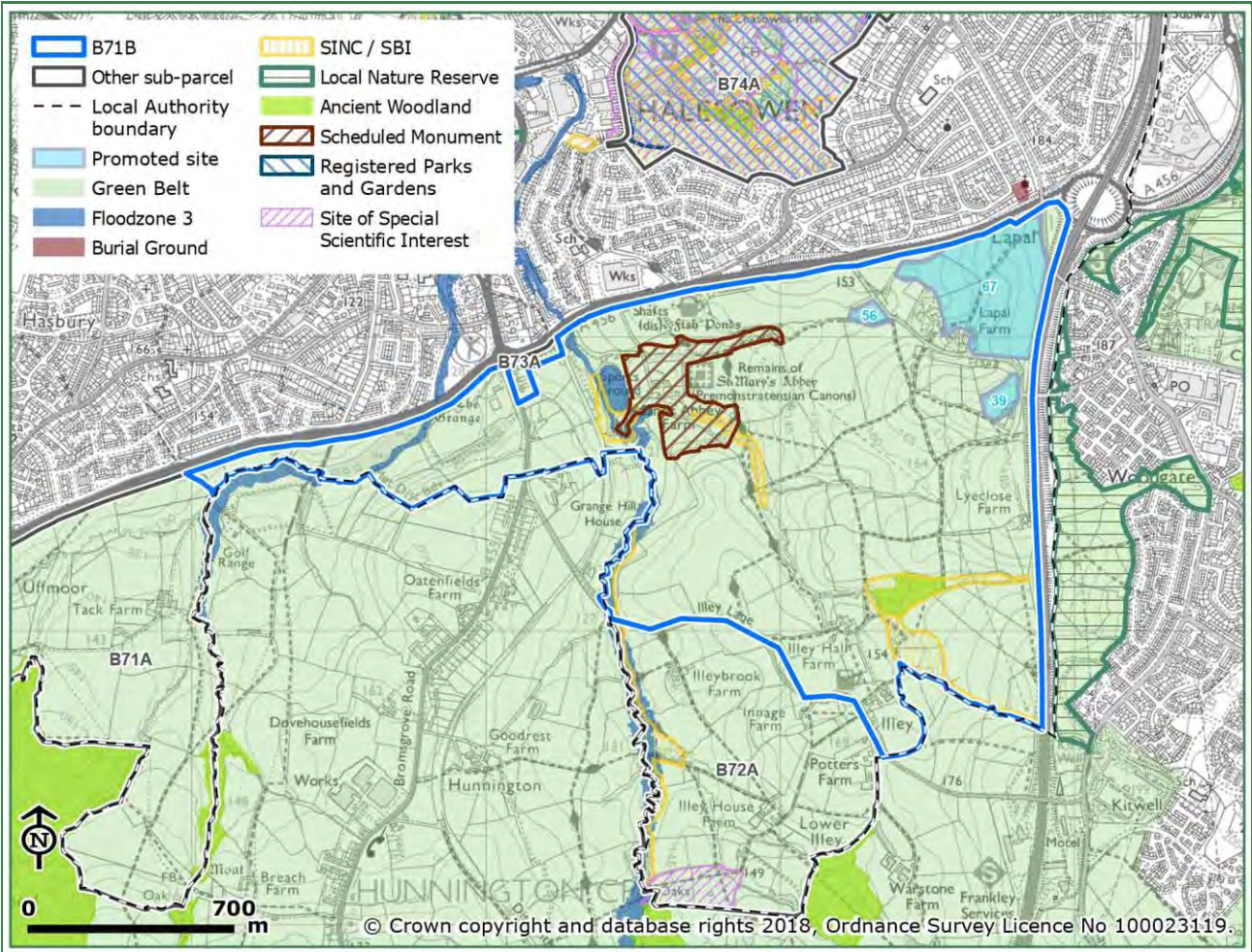
The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation south from Hasbury and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Halesowen and Birmingham. The A456 provides a strong and distinct boundary to the north of most of the area, so extending development beyond this would constitute a weakening of the Green Belt boundary. There are small areas of urban-character development to the south of the A456 at Hayley Green, to the west of the sub-parcel, but these are relatively well-contained by tree cover and so do not lessen to any significant degree the harm that would result from release of adjacent land within the sub-parcel.

Scenario	Size (ha)	Rating
B71As2 Release of land adjacent to Hayley Green	8.25	High

List of Sites Within the Scenario

None

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation south from Hasbury and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Halesowen and Birmingham. Although adjacent to development, this area has a strong belt of tree cover and a watercourse creating separation; however, constrained woodland to the south will limit harm to the wider Green Belt.



Sub-Parcel Description

Farmland to the south of Halesowen, bordered by the A456, and to the west of the M5, adjacent to the Woodgate suburb of Birmingham.



View east across fields towards Halesowen from footpath by Lyeclose Farm.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation, contains no significant urban development, and has strong openness. It retains a stronger relationship with the wider countryside than with the urban area, aided by the role of the A456 as a strong boundary feature.	Strong
P2: Preventing the merging of neighbouring towns	Land contributes to the separation between towns that form part of the West Midlands conurbation, Halesowen and Birmingham, but development to the northeast has significantly compromised the sense of distinction between the two settlement areas.	Moderate
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

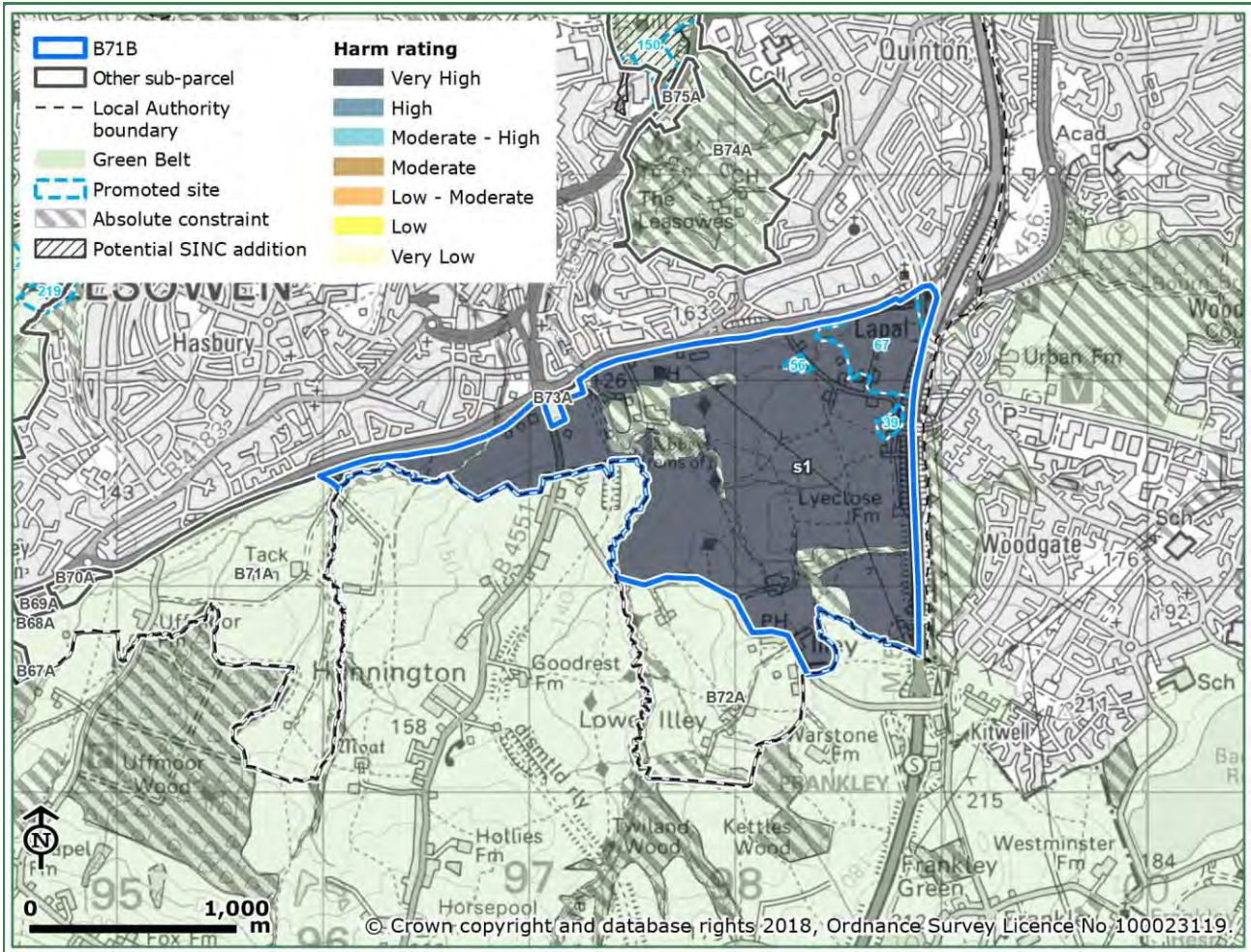
Scenario	Size (ha)	Rating
B71Bs1 Release of any land within the sub-parcel	211.04	Very High

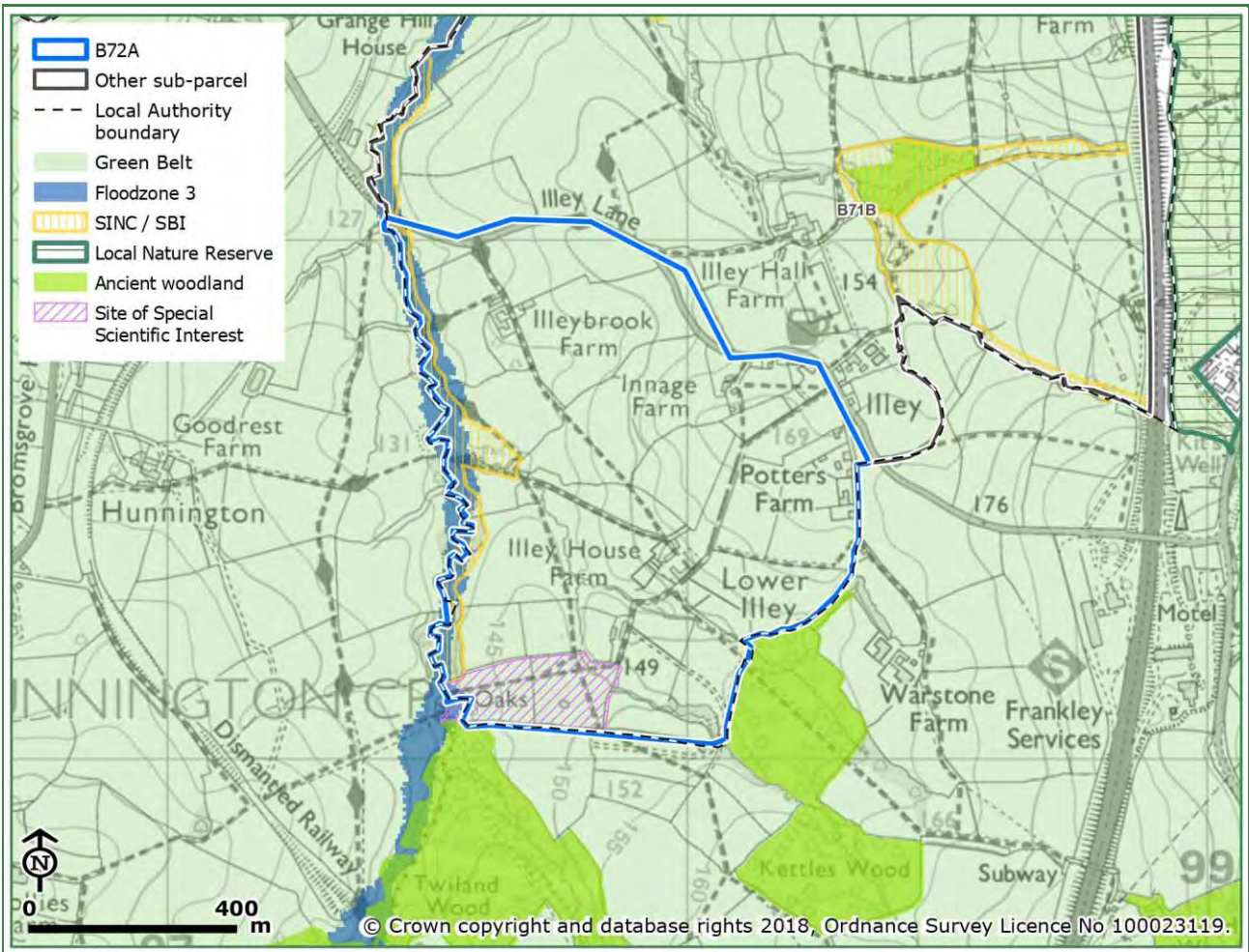
List of Sites Within the Scenario

Ref: 39 (Employment and housing); Ref: 56 (Housing); Ref: 67 (Employment and housing)

The sub-parcel makes a strong contribution to preventing sprawl from the West Midlands conurbation south from Halesowen (Dudley) and west from Woodgate (Birmingham), and to preventing encroachment on the countryside. Release of any land in this sub-parcel would result in a significantly weaker Green Belt boundary, given that the current boundaries provide a strong and distinct boundary with the urban edge along the A456 and M5.

Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Description

Farmland to the west of the washed-over hamlet of Illey, forming part of the gap between Woodgate (in Birmingham) and Halesowen (in Dudley).



View east across fields towards Illey Lane from Illeybrook Farm.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land contains no or very limited urban development, and has strong openness. It is close enough to the West Midlands conurbation (within Halesowen to the north and Birmingham to the east) to have some association with it, but also retains some distinction.	Moderate
P2: Preventing the merging of neighbouring towns	Land contributes to separation between towns that form part of the West Midlands conurbation, Halesowen and Birmingham, but development to the northeast has significantly compromised the sense of distinction between the two settlement areas.	Moderate
P3: Safeguarding the countryside from encroachment	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	Strong
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

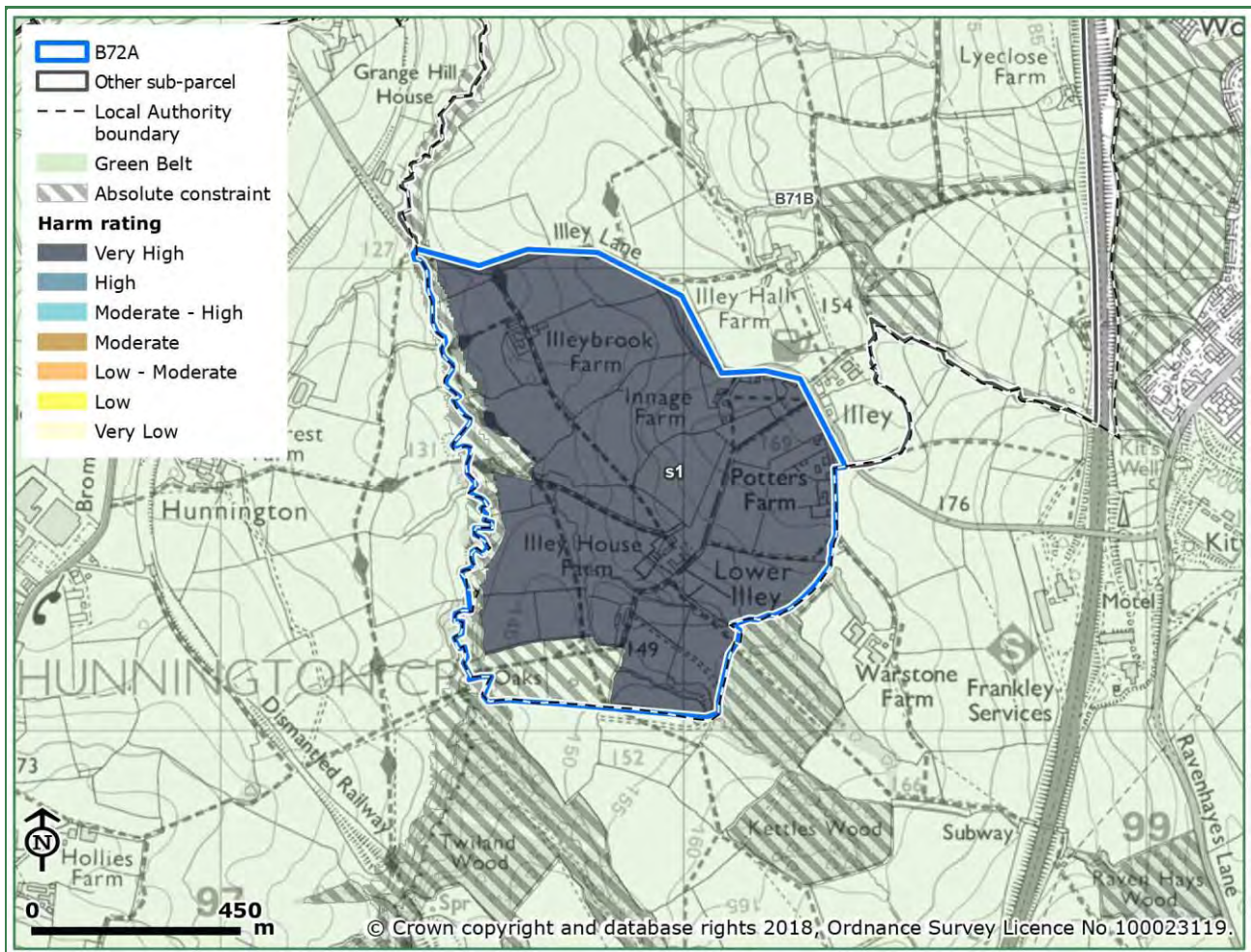
Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B72As1 Release of any land within the sub-parcel	56.9	Very High
List of Sites Within the Scenario		

None

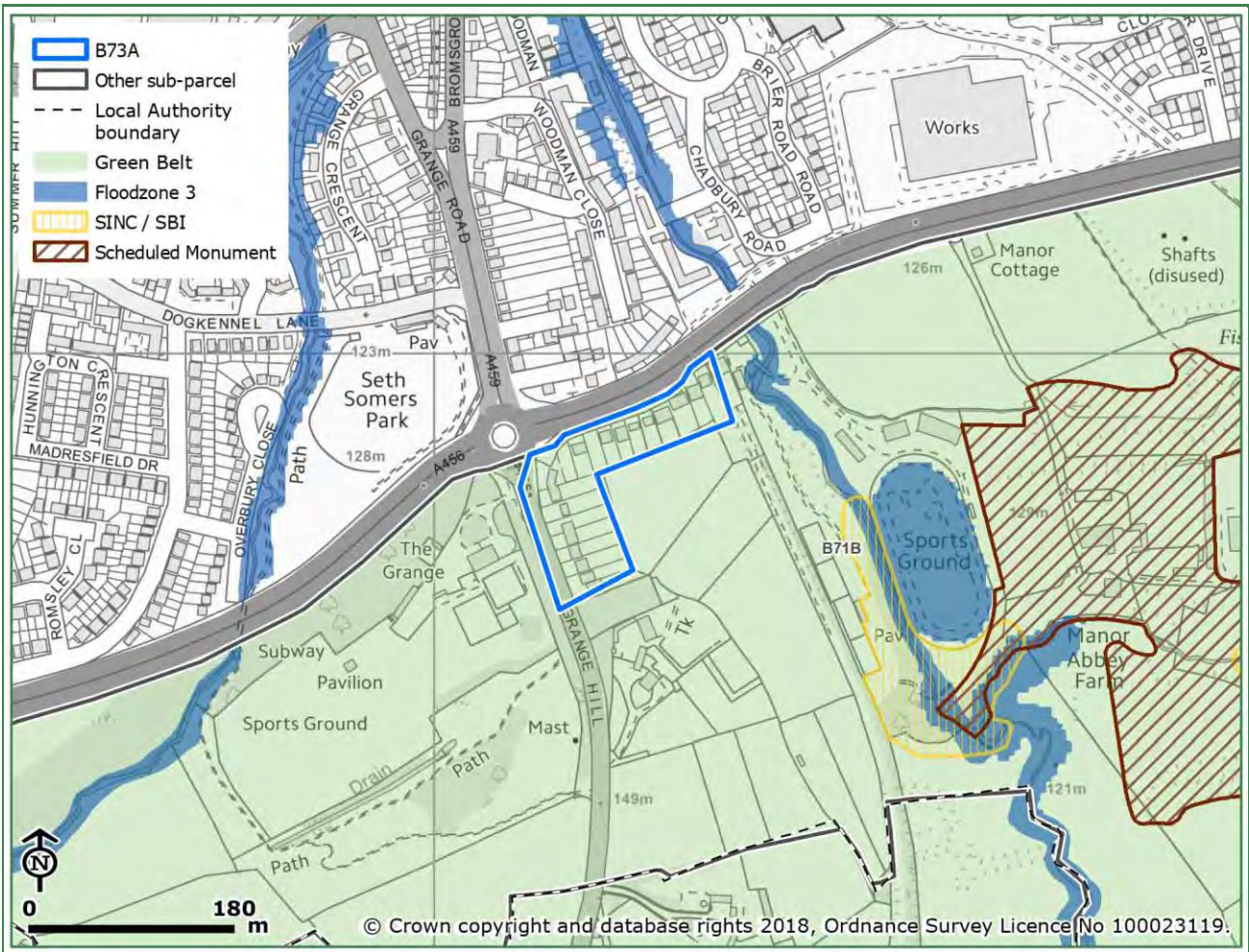
The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation, a moderate contribution to maintaining the separation between the neighbouring towns of Halesowen and Birmingham (both part of the conurbation), and a strong contribution to preventing encroachment on the countryside. The current Green Belt boundary along the A456 and the M5 provide a strong and distinct urban edge. As such, the release of any land within this sub-parcel (in conjunction with sub-parcel B71B) would constitute a significant extension, resulting in a weaker Green Belt boundary.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B73A-Grange Hill

Sub-Parcel Size: 1.5ha



Sub-Parcel Description

Housing along the A456 Manor Way and the B4551 Grange Hill, near Manor Abbey Sports Ground.



View looking east from roundabout along the A456, with residential development within the sub-parcel on the right.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the West Midlands conurbation at Halesowen, but is already developed with housing.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land lies between towns that form part of the West Midlands conurbation, Halesowen and Birmingham, however development to the northeast has compromised the sense of distinction between the two settlement areas and the extent of existing development within the sub-parcel further limits its role.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains urbanising development of a scale, density, or form that significantly compromises openness.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

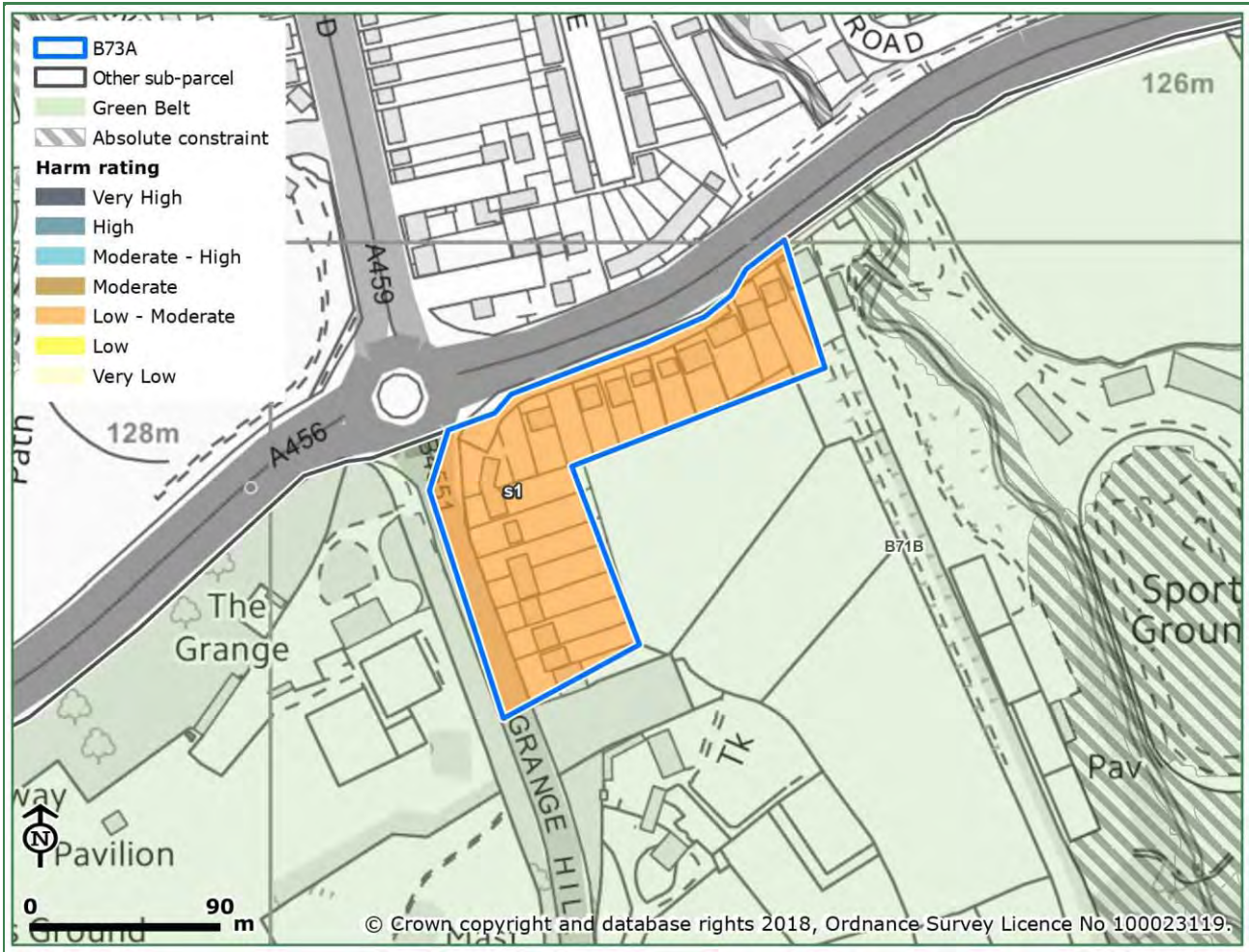
Scenario	Size (ha)	Rating
B73As1 Release of any land within the sub-parcel	1.5	Low - Moderate

List of Sites Within the Scenario

None

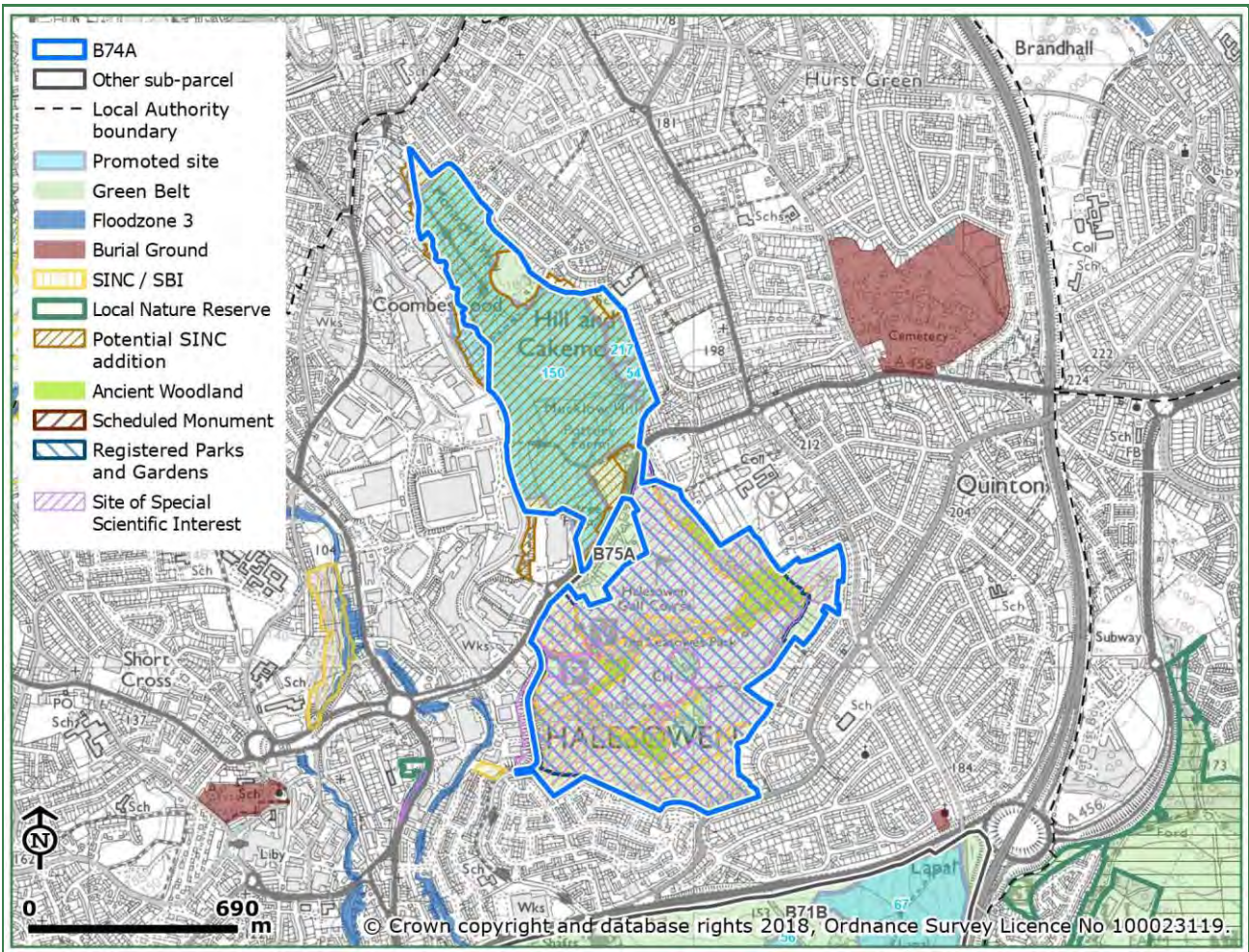
The sub-parcel makes a weak contribution to all Green Belt purposes, given that it is already fully developed with housing. Although the release of this sub-parcel would not weaken the integrity of surrounding Green Belt, the A456 forms a consistent urban boundary for over 5km, so any change to this would result in a weaker Green Belt boundary.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B74A-The Leasowes and Coombswood

Sub-Parcel Size: 113.5ha



Sub-Parcel Description

Much of sub-parcel B74A south of Mucklow Hill is occupied by Leasowes Park, and constrained by ecological and cultural heritage designations; but there is a small unconstrained area in the southeast of the sub-parcel occupied by gardens off Shenstone Avenue. North of Mucklow Hill, the sub-parcel largely comprises of open grassland, which will potentially be designated as a SINC, with Coombs Wood Sports & Social Club and part of the Olive Hill Primary School playing fields located in the northeast.



View looking east across the northern part of the sub-parcel.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	The parcel is entirely contained by the urban area, but its openness creates a close visual relationship with the wider countryside to the south, from which it is separated by a belt of housing less than 300m wide.	Moderate
P2: Preventing the merging of neighbouring towns	Land contributes to distinction between the centre of Halesowen and Blackheath (Sandwell) and Quinton (Birmingham) to the east, but development around it has compromised the sense of distinction between these settlements.	Moderate
P3: Safeguarding the countryside from encroachment	Although entirely contained by the urban area, the parcel is sizeable enough to retain the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms), and retains a visual relationship with the wider countryside nearby to the south.	Moderate
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B74As1 Release of open slopes or woodland areas	43.35	Moderate

List of Sites Within the Scenario

Ref: 150 (Housing); Ref: 217 (Housing); Ref: 54 (Housing)

The sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Halesowen and Blackheath (Sandwell) and Quinton (Birmingham), and preventing encroachment of the countryside. The sub-parcel is contained by the surrounding urban area on all sides, and its release would further increase containment of the constrained land in the south of the sub-parcel, partially weakening this Green Belt land. It is noted however that much of the north of the sub-parcel is potentially to be designated as a SINC, which would preclude development.

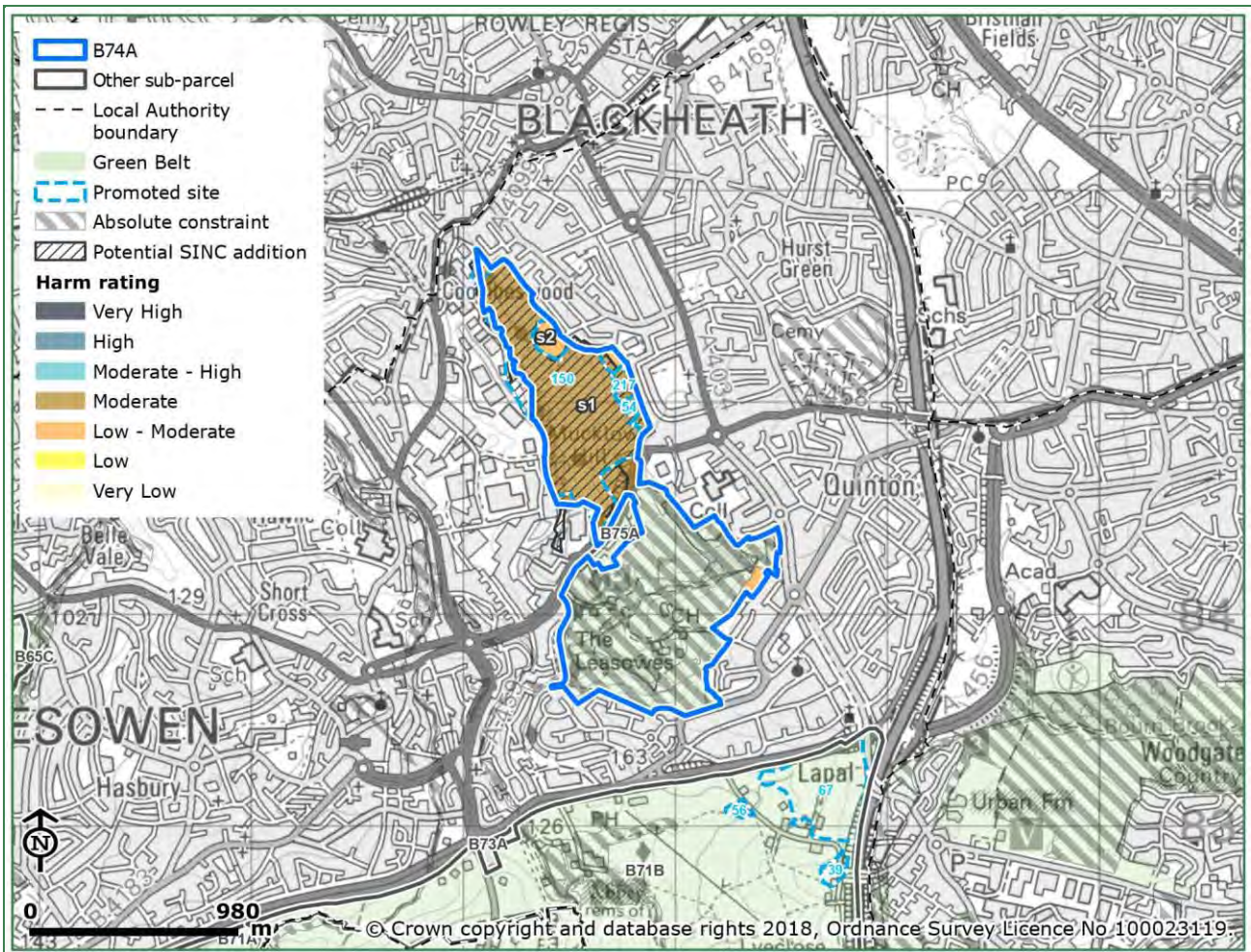
Scenario	Size (ha)	Rating
B74As2 Release of flatter ground on settlement edges	3.68	Low - Moderate

List of Sites Within the Scenario

None

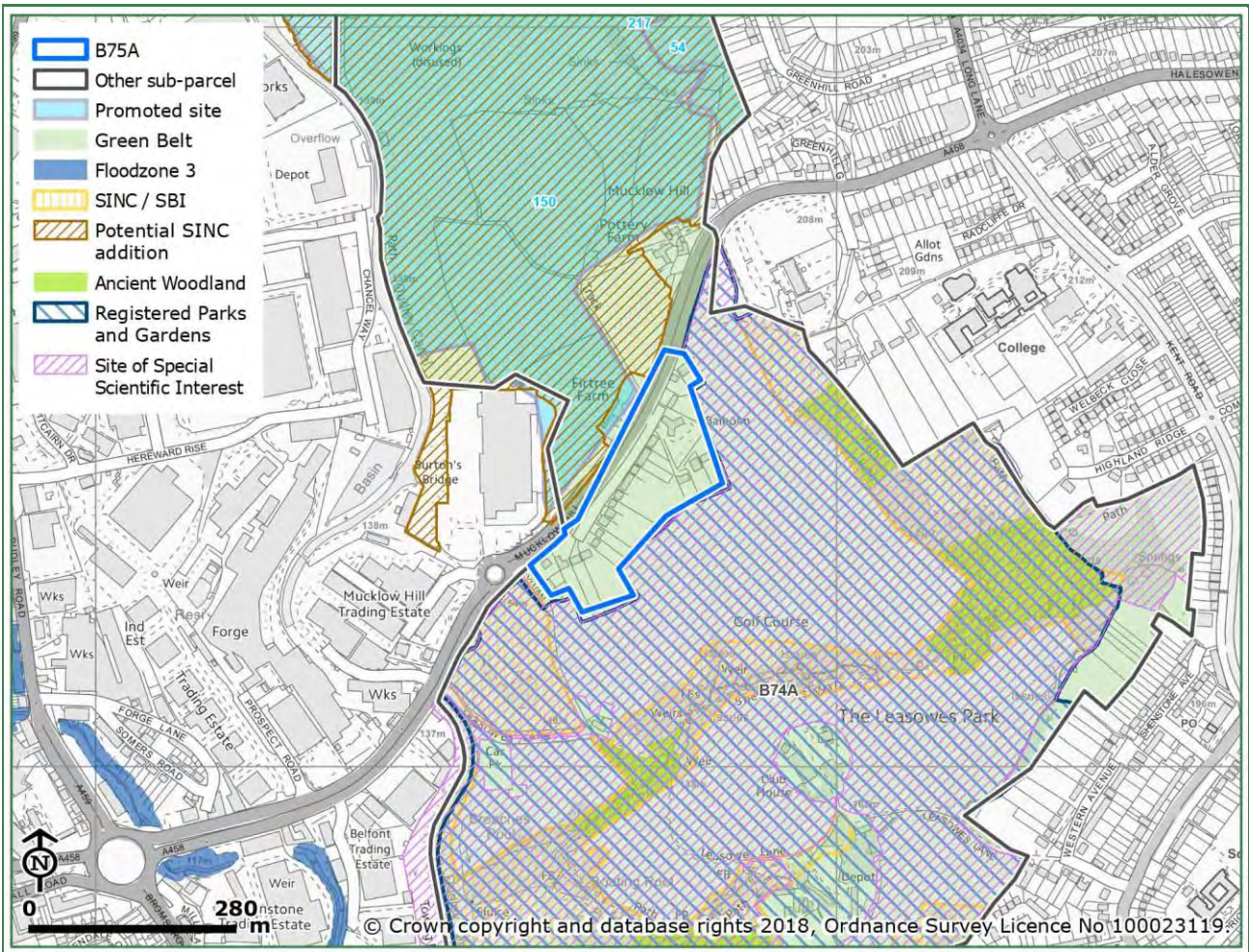
The sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Halesowen and Blackheath (Sandwell) and Quinton (Birmingham), and preventing encroachment on the countryside. The gardens in the south of the sub-parcel are strongly contained by the designated woodland within Leasowes Park, and as such their release would not weaken the wider Green Belt. Coombs Wood Sports & Social Club and part of the Olive Hill Primary School playing fields in the northeast of the sub-parcel are contained by woodland, and are located on more elevated land that is more closely associated with the adjoining urban area. Their release would have a negligible effect on the wider Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel



Sub-Parcel Ref: B75A-Mucklow Hill

Sub-Parcel Size: 3.7ha



Sub-Parcel Description

Residential development along the A458 Mucklow Hill.



View looking northeast up Mucklow Hill with sub-parcel across the road.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
P1: Checking the unrestricted sprawl of large built-up areas	Land is adjacent to the large built-up area within a wider area of Green Belt that is entirely contained by the urban area, and is largely developed.	Weak / No contribution
P2: Preventing the merging of neighbouring towns	Land plays no significant role due to the extent of development within it.	Weak / No contribution
P3: Safeguarding the countryside from encroachment	Land contains urbanising development that significantly compromises openness, within the context of a larger area of Green Belt that is contained by urban development and so lacks a strong relationship with the wider countryside.	Weak / No contribution
P4: Preserve the setting and special character of historic towns	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
B75As1 Release of any land within the sub-parcel.	3.7	Low

List of Sites Within the Scenario

None

The sub-parcel makes a weak contribution to all Green Belt purposes. It is fully urbanised and hosts a row of housing along the A458 between Halesowen and Quinton, giving it a stronger relationship with the urban area than with the wider countryside. Given that the parcel is fully developed and therefore making little contribution as it stands, the release of B75A would not significantly weaken the surrounding Green Belt; however, neither would it strengthen or simplify the resulting Green Belt boundary.

Harm Ratings Overview Map of Land within Sub-Parcel

