



### Sub-Parcel Description

Agricultural land and allotments lying in the gap between the eastern settlement edge of West Bromwich, the M5, and the A4041.



*View south from Ray Hall Lane*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms a narrow gap between West Bromwich and Birmingham, essential to maintaining a sense of separation between them.	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B76As1 Release of any land within the sub-parcel</b>	<b>36.7</b>	<b>Very High</b>

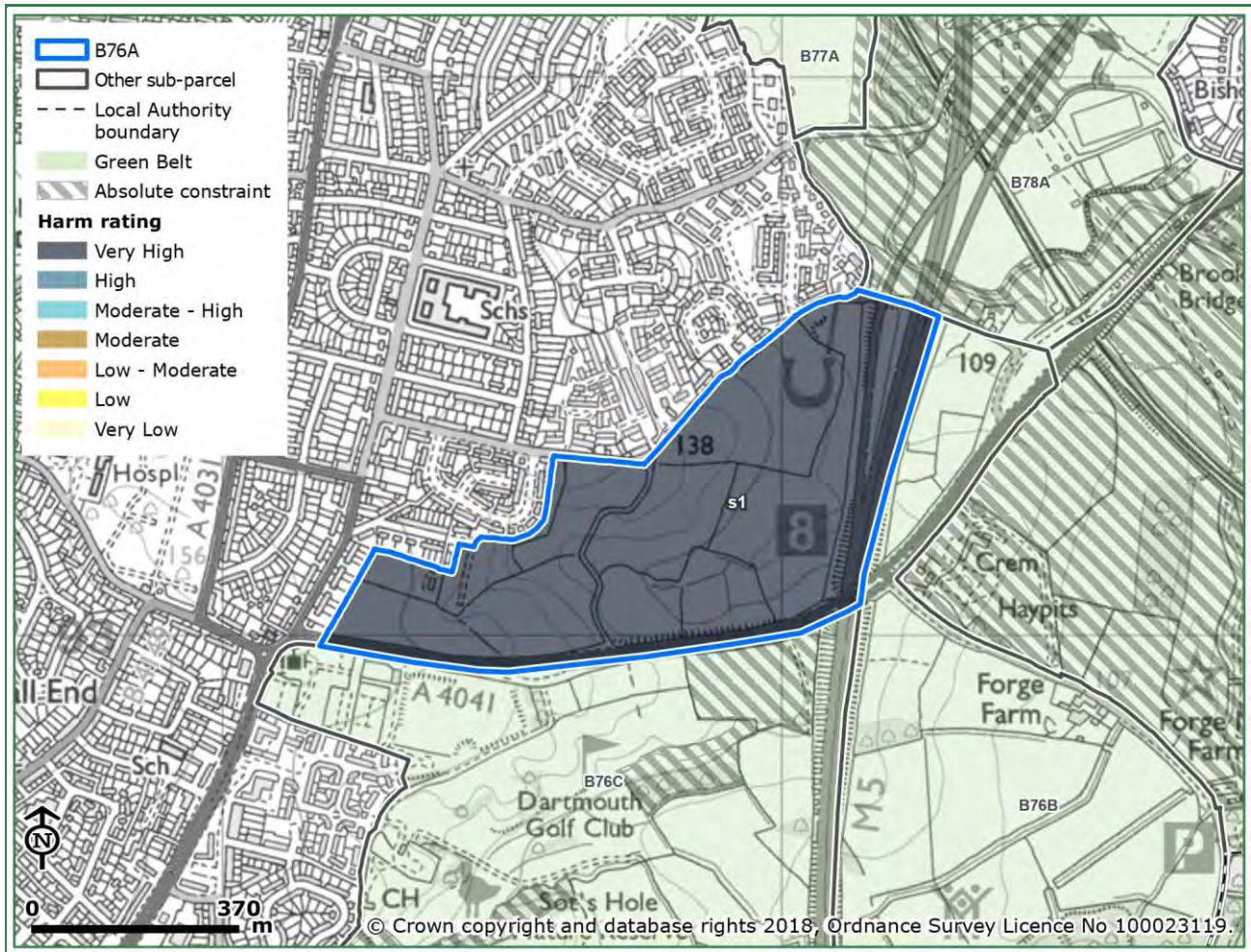
**List of Sites Within the Scenario**

None

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns.



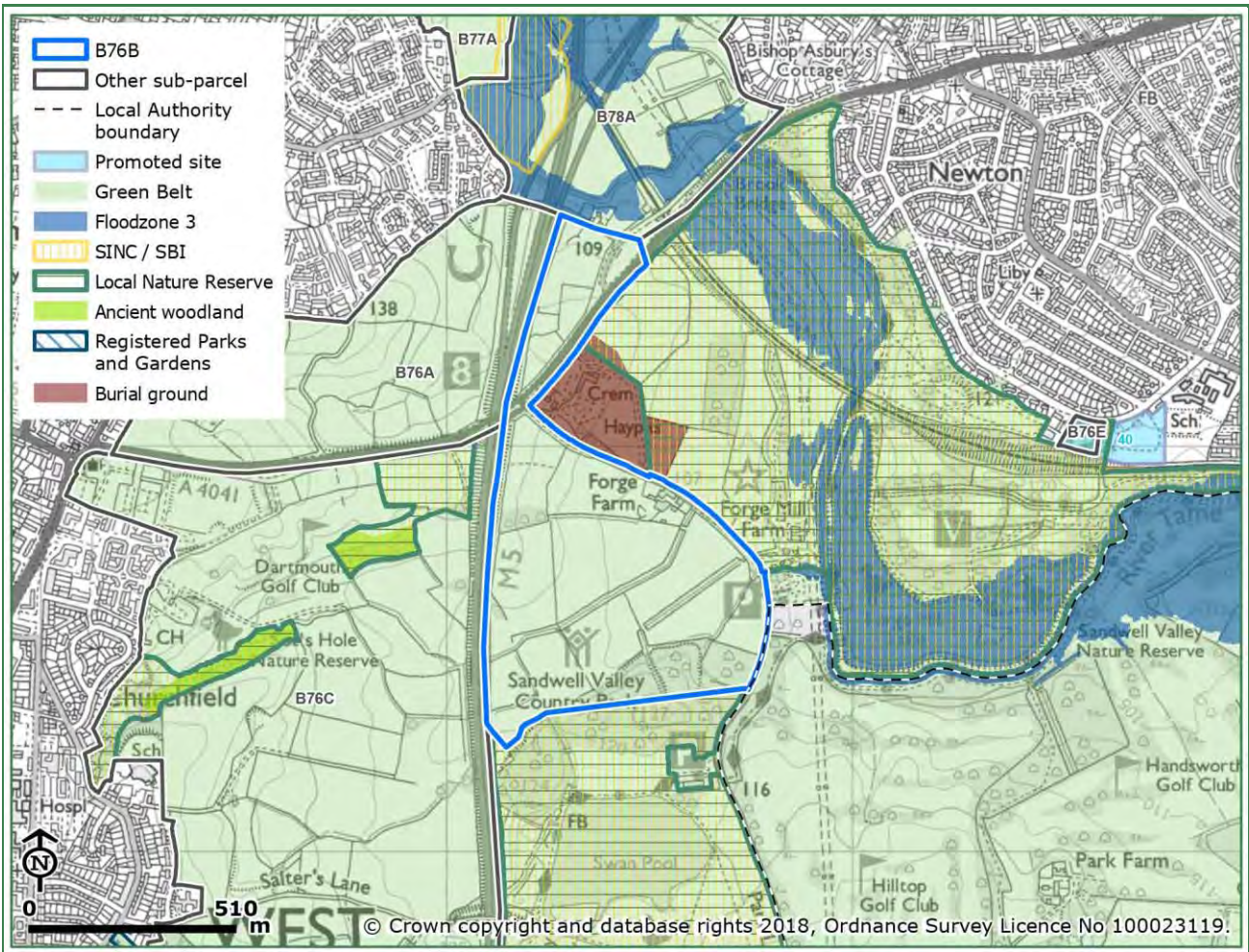
Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Ref: B76B-Forge Farm

Sub-Parcel Size: 46.7ha





### Sub-Parcel Description

Agricultural land, agricultural buildings and partial woodland block (part of Sandwell Valley Country Park) lying in the gap between West Bromwich and suburbs of Birmingham. Bound to the west by the M5 and to the east by Forge Lane.



*View west from Park Lane*

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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms a narrow gap between West Bromwich and Birmingham, essential to maintaining a sense of separation between them.	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B76Bs1 Release of any land within the sub-parcel</b>	<b>46.55</b>	<b>Very High</b>

**List of Sites Within the Scenario**

None

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns.

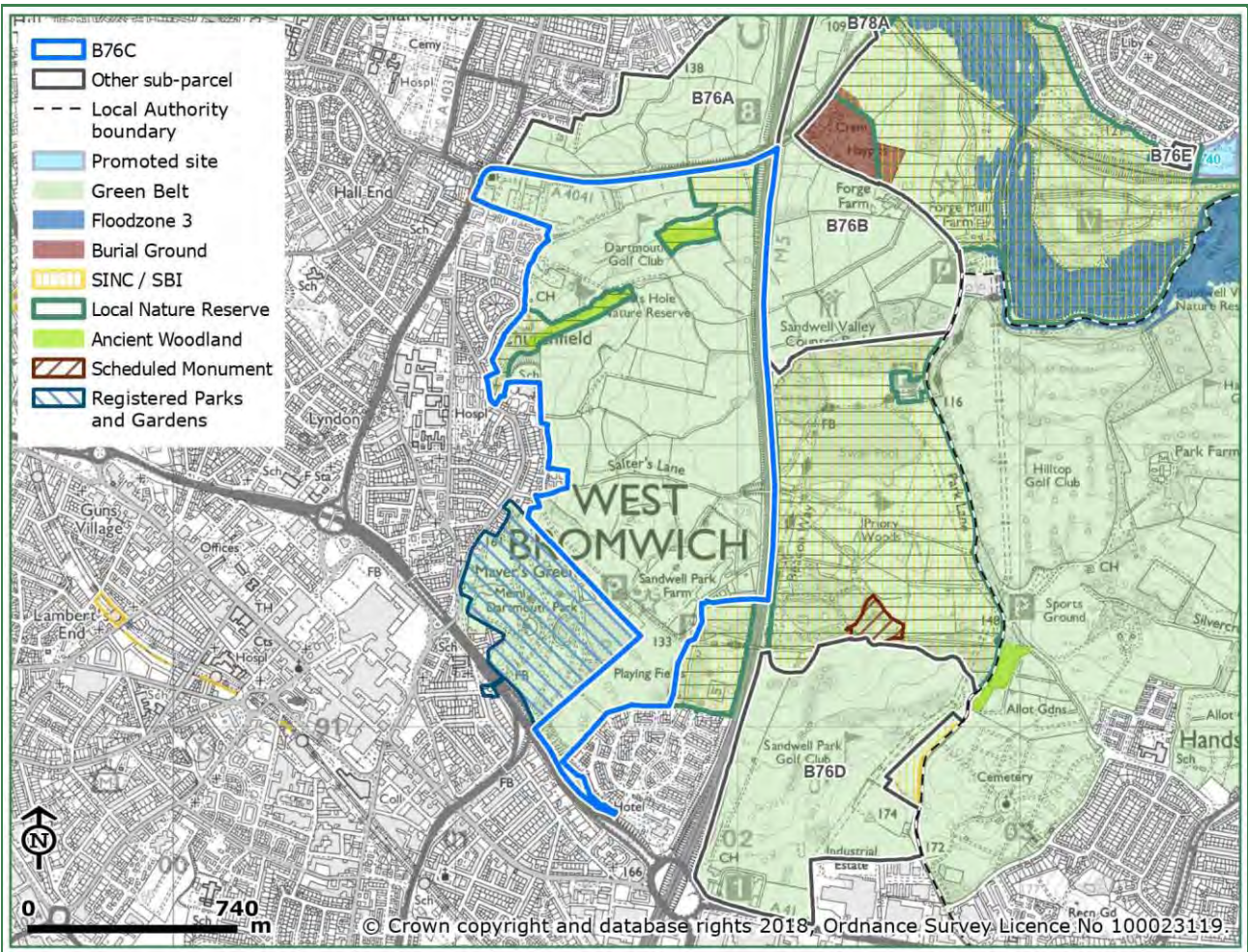






Sub-Parcel Ref: B76C-Sandwell Park Farm

Sub-Parcel Size: 141.2ha





### Sub-Parcel Description

Agricultural land, country park and golf course falling away from the eastern edge of West Bromwich, and bound to the east by the M5. Sandwell Park Farm lies in the southern part and Dartmouth Golf Club in the north. There are scattered blocks of protected ancient woodland in the northern parts of the sub-parcel.



*View east from Pennyhill Lane*

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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms a narrow gap between West Bromwich and Birmingham, essential to maintaining a sense of separation between them.	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B76Cs1 Release of any land within the sub-parcel</b>	<b>131.31</b>	<b>Very High</b>

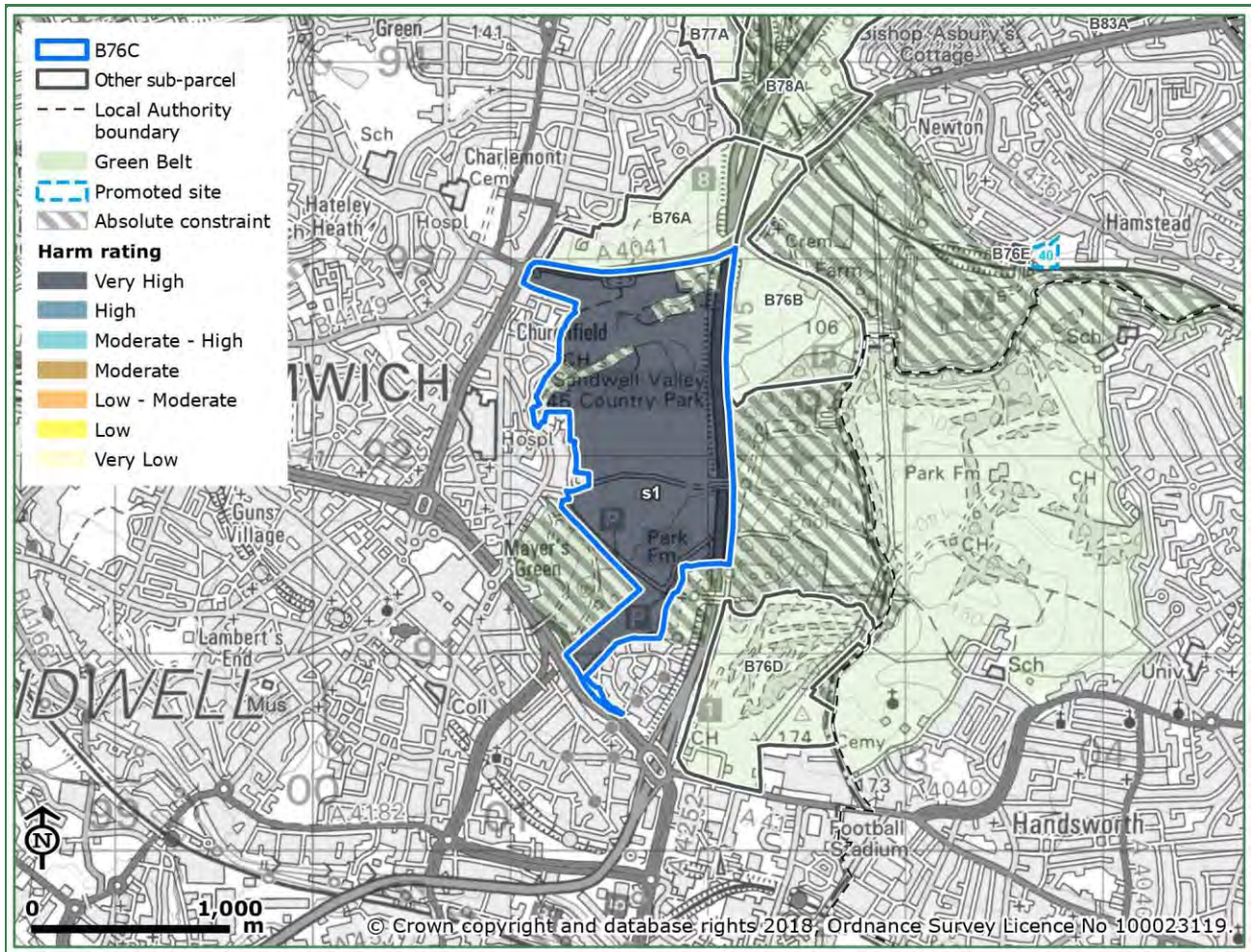
**List of Sites Within the Scenario**

None

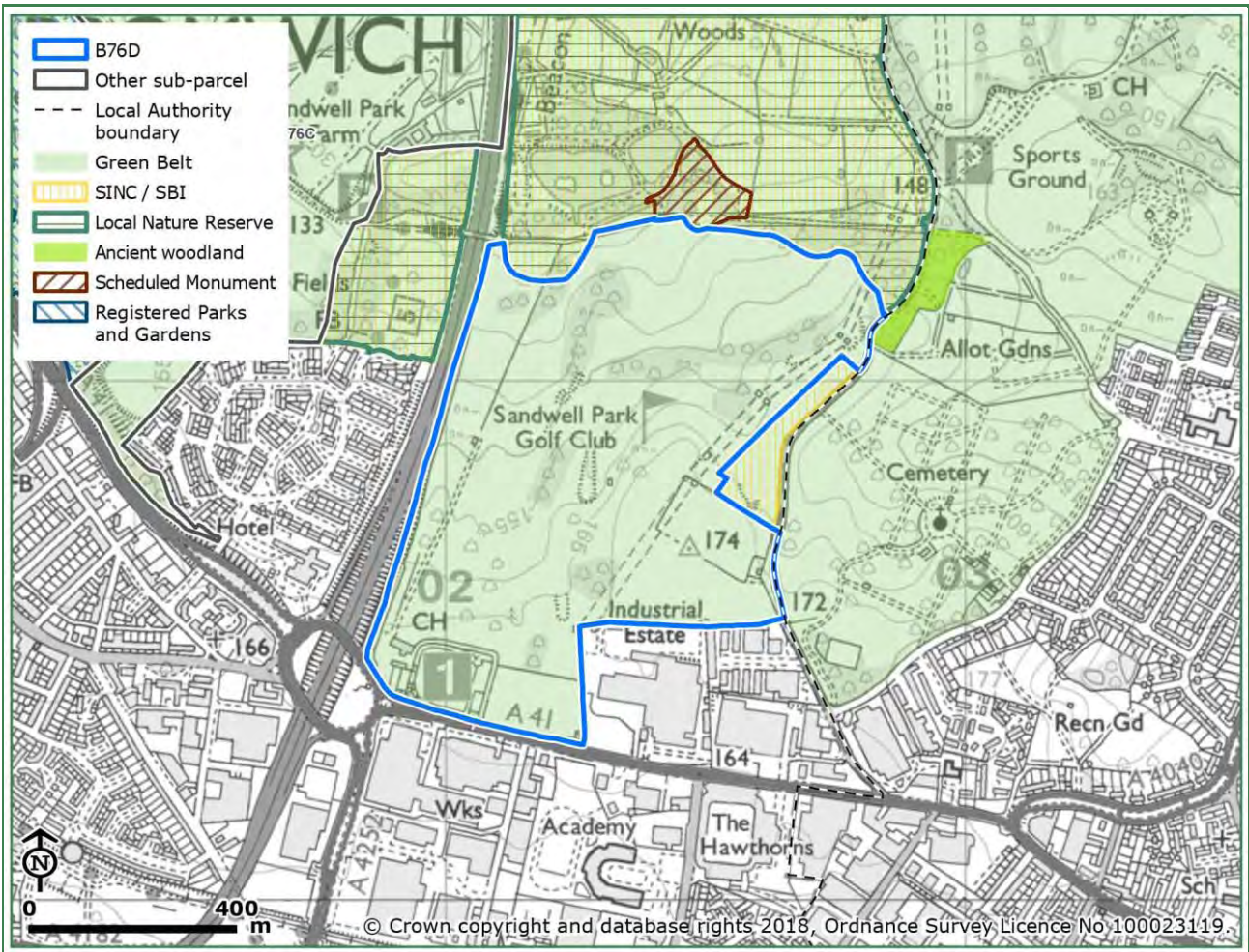
The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns.



Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Rising land of Sandwell Park Golf Club, along with adjacent cricket club and playing pitches, lying in the gap between Birmingham and West Bromwich. Bound to the west by the M5, to the south by the A41, and to the north by Sandwell Priory Scheduled Monument and the Priory Woods Local Nature Reserve and SINC.



*View east across Sandwell Park Golf Club*

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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms a narrow gap between West Bromwich and Birmingham, essential to maintaining a sense of separation between them.	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B76Ds1 Release of any land within the sub-parcel</b>	<b>58.91</b>	<b>High</b>

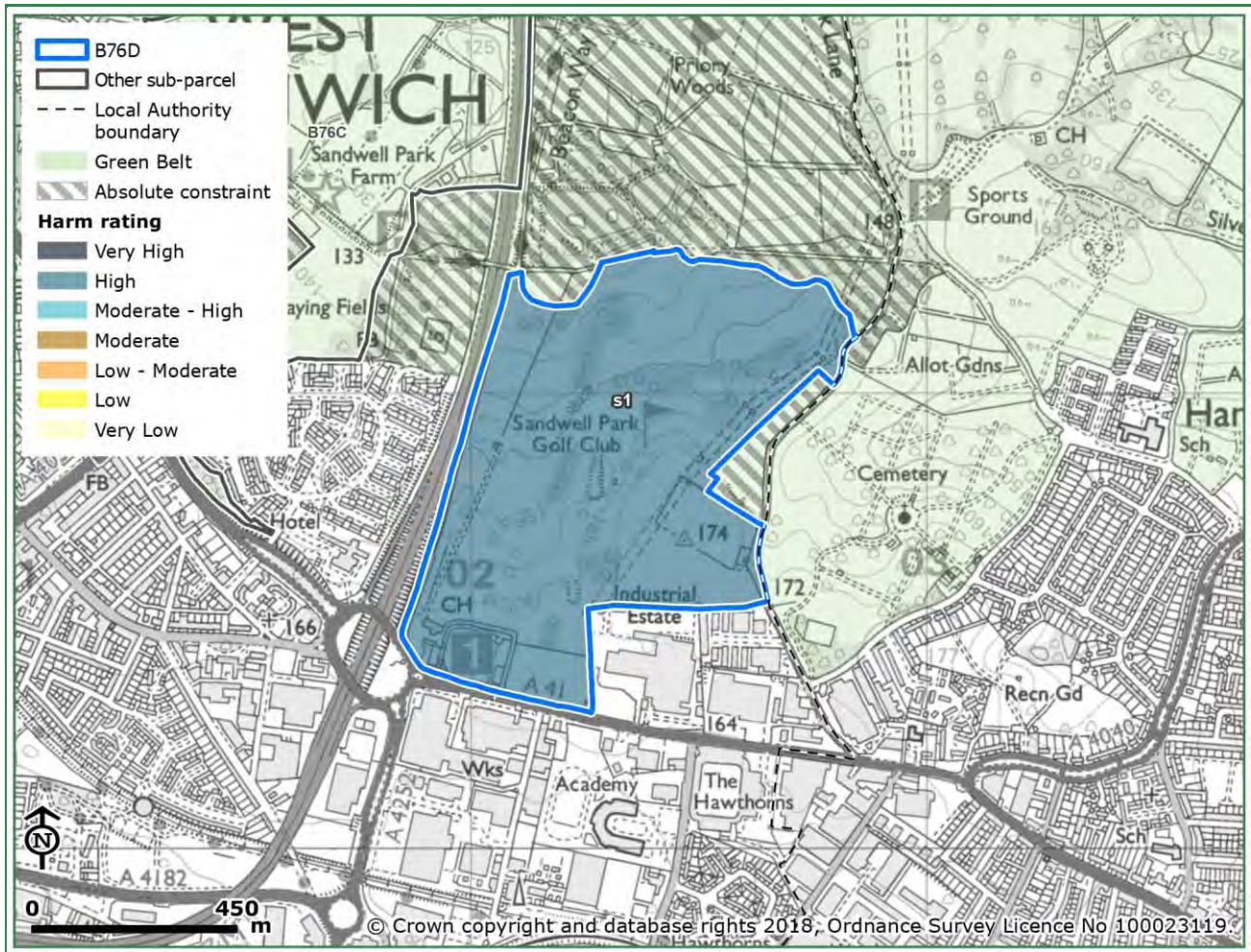
List of Sites Within the Scenario

None

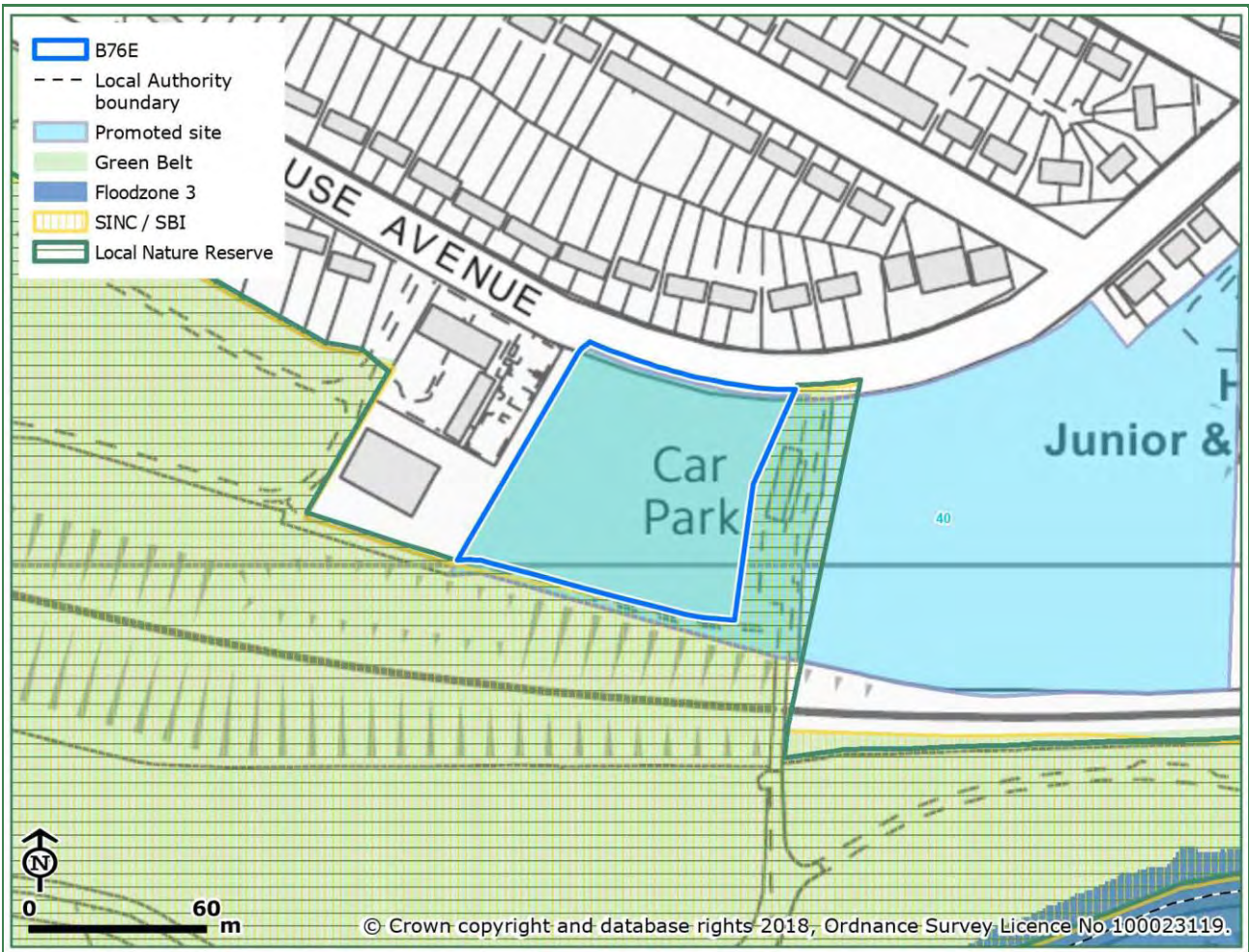
The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary. However the extent to which the golf course is contained by urban edge influences and natural landscape elements - housing and the M5 to the west, Handsworth Cemetery to the east and the Priory Woods Local Nature Reserve to the north - limits potential harm to the wider Green belt.



Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

A small field, containing and largely contained by tree cover, located between a parking area for the Sandwell Valley Country Park and inset development at Hamstead (Birmingham).



*View across sub-parcel from the social club driveway.*

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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms a narrow gap between West Bromwich and Birmingham, essential to maintaining a sense of separation between them.	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B76Es1 Field off Tanhouse Avenue, Hamstead</b>	<b>0.65</b>	<b>Moderate</b>

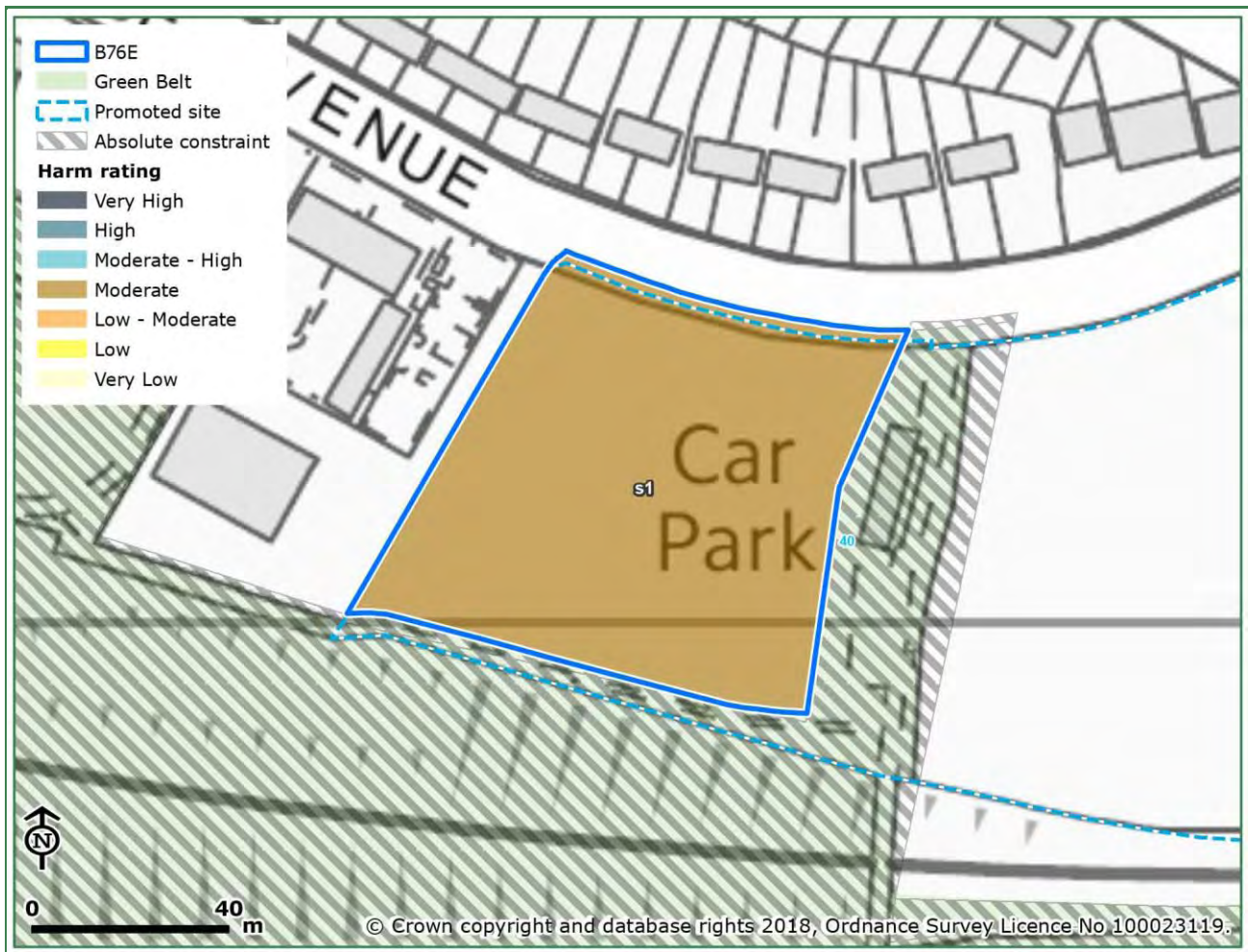
List of Sites Within the Scenario

Ref: 40 (Housing)

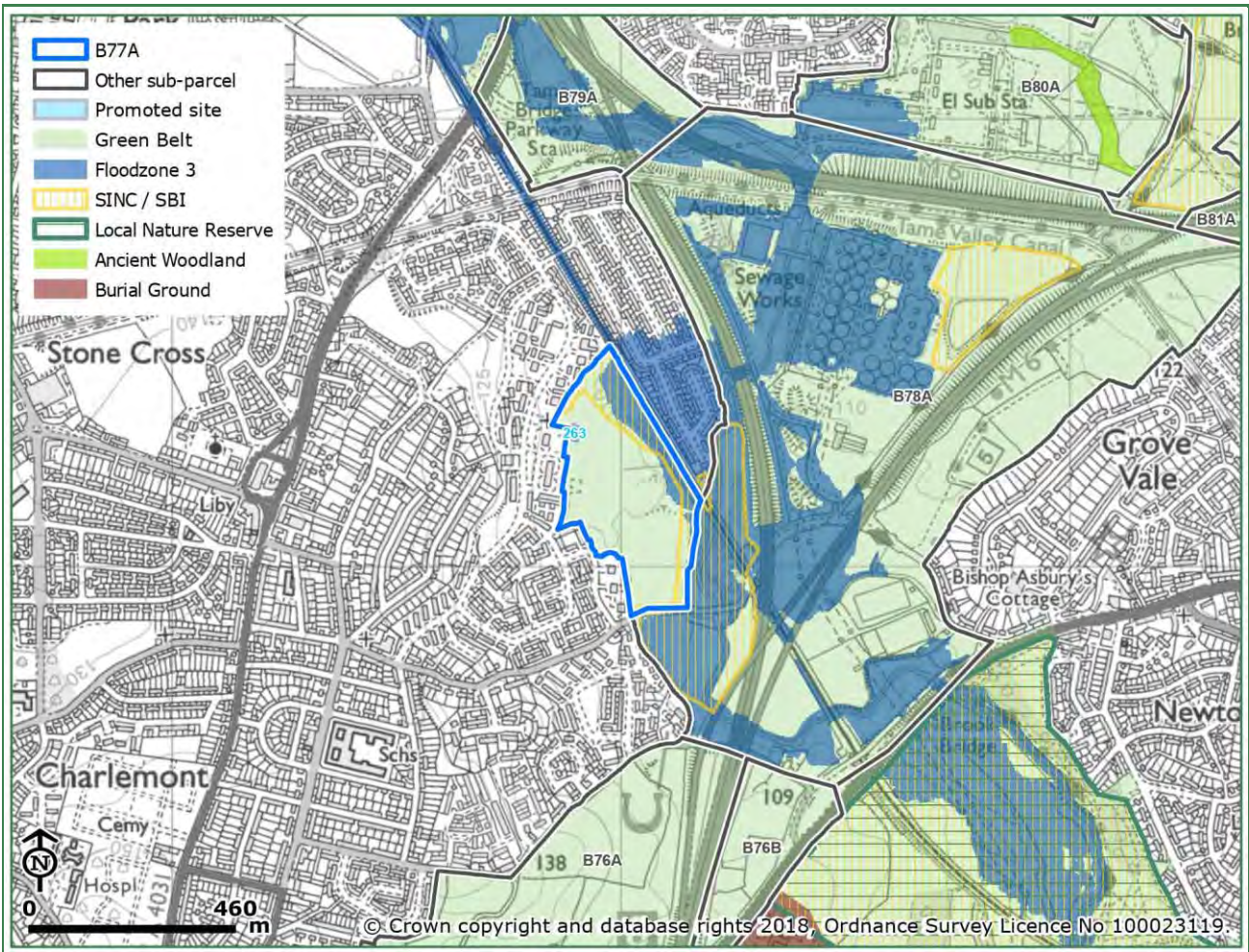
The sub-parcel forms part of the wider Sandwell Valley area that makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. However this small area, although undeveloped, is isolated from the wider valley by constrained land (a Local Nature Reserve) and is contained by inset areas on three sides, so there would be no impact on the wider Green Belt as a result of its release.



Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Land containing two playing fields divided by a dense tree line retained to the east by a tree line and railway track. The sub-parcel is situated adjacent to a number of high rise blocks in a suburb south east of Wednesbury.



*View south east across open green space from footpath off Farm End Close*

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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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
<b>P2: Preventing the merging of neighbouring towns</b>	Land plays a very limited role in maintaining the separation between towns due to the presence of significant separating features between the towns.	Weak / No contribution
<b>P3: Safeguarding the countryside from encroachment</b>	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 (ie it is contained in some way by urbanising and or other features).	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	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
<b>B77As1 Release of any land within the sub-parcel</b>	<b>7.94</b>	<b>Low</b>

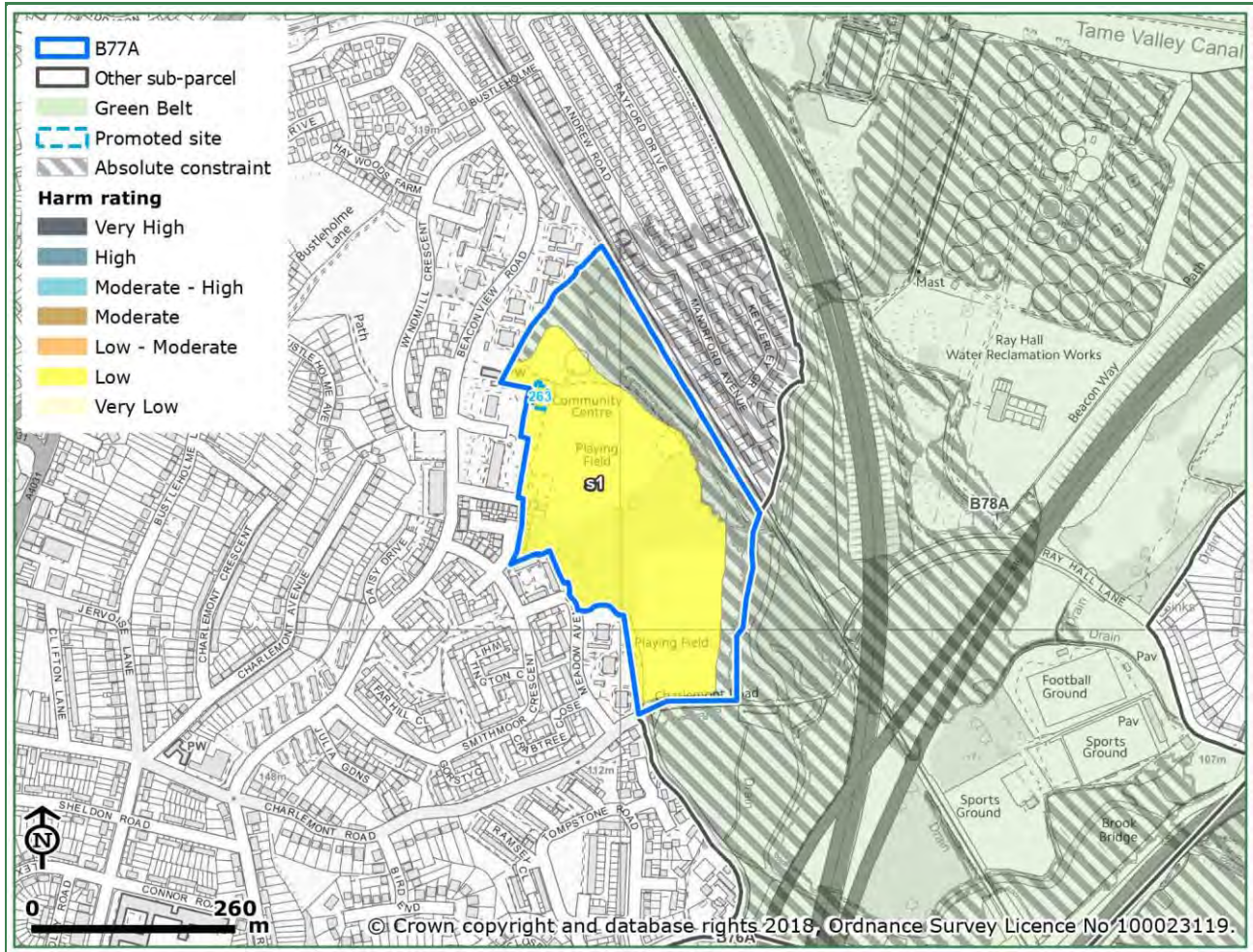
## List of Sites Within the Scenario

Ref: 263 (Housing)

The sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside. The sub-parcel is tightly contained to the north and west by the settlement edge of West Bromwich, which forms part of the West Midlands conurbation. Also, a Site of Importance for Nature Conservation and an area of Flood Zone 3 occupy the north and east of the sub-parcel and are deemed inappropriate for development. Expansion of West Bromwich south eastwards within sub-parcel B77A would not result in development extending eastwards beyond the existing urban edge of West Bromwich. In addition, sub-parcel B77A is well contained by the inset settlement of West Bromwich, as well as a river, road, Flood Zone 3 and a Site of Importance for Nature Conservation to the southeast, which would simplify the existing Green Belt boundary.



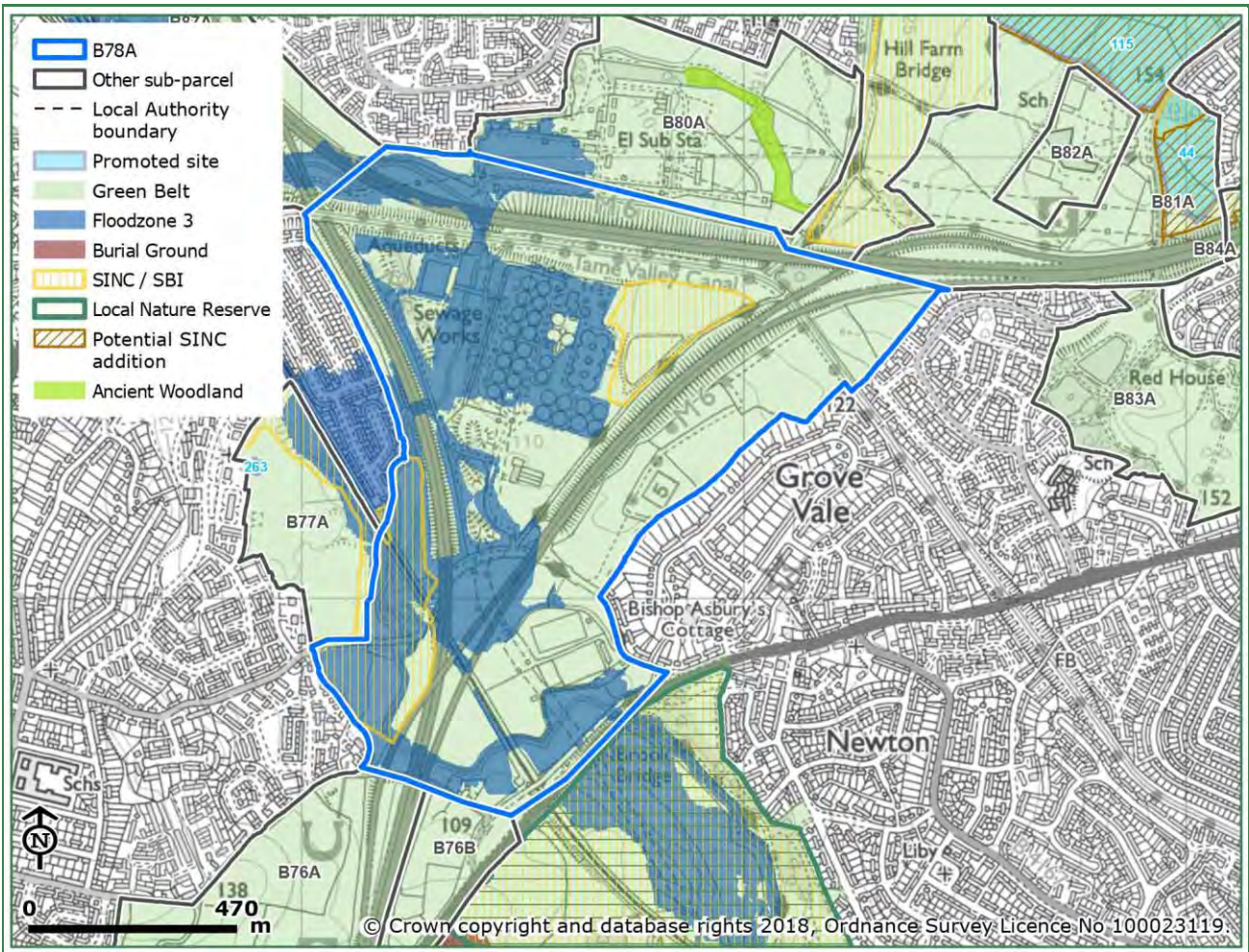
Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Ref: B78A-Ray Hall Water Works

Sub-Parcel Size: 114.3ha





### Sub-Parcel Description

Sewage works, grasslands, and pockets of open woodland that lie in the gap between Wednesbury and the settlement of Hamstead, both part of the West Midlands conurbation. The land is highly contained by the M5 and M6, which envelop the majority of the sub-parcel. The Tame Valley Canal runs parallel to the M6 in the northern half of the sub-parcel.



*View looking south across the sub-parcel from Ray Hall Lane.*

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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms a narrow gap between Wednesbury, Yew Tree (adjoining Walsall) and Grove Vale (adjoining Birmingham), essential to maintaining a sense of separation between them.	Strong
<b>P3: Safeguarding the countryside from encroachment</b>	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 (ie it is contained in some way by both the M5 and M6 motorways).	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

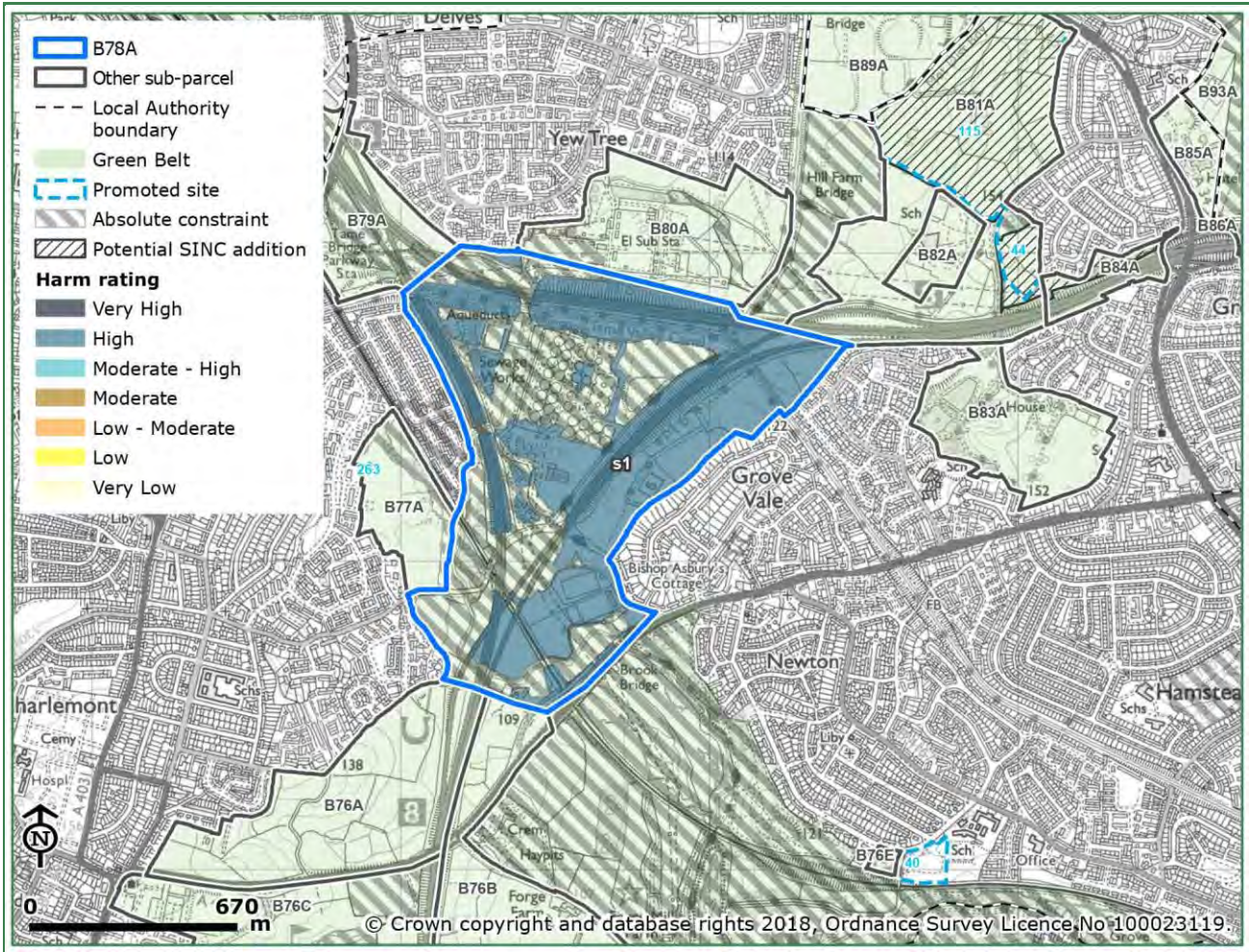
Scenario	Size (ha)	Rating
<b>B78As1 Release of any land within the sub-parcel</b>	<b>68.6</b>	<b>High</b>
<b>List of Sites Within the Scenario</b>		

None

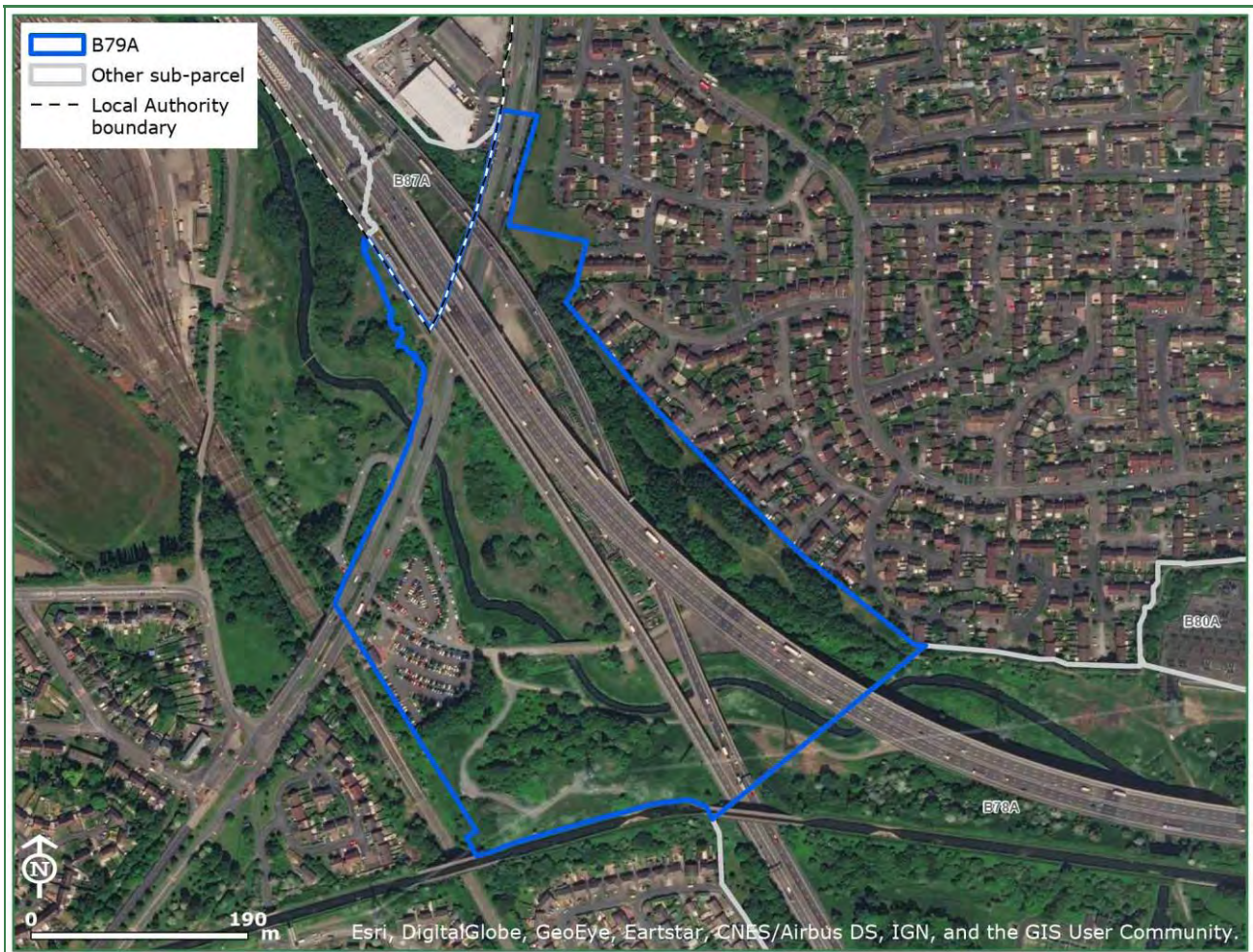
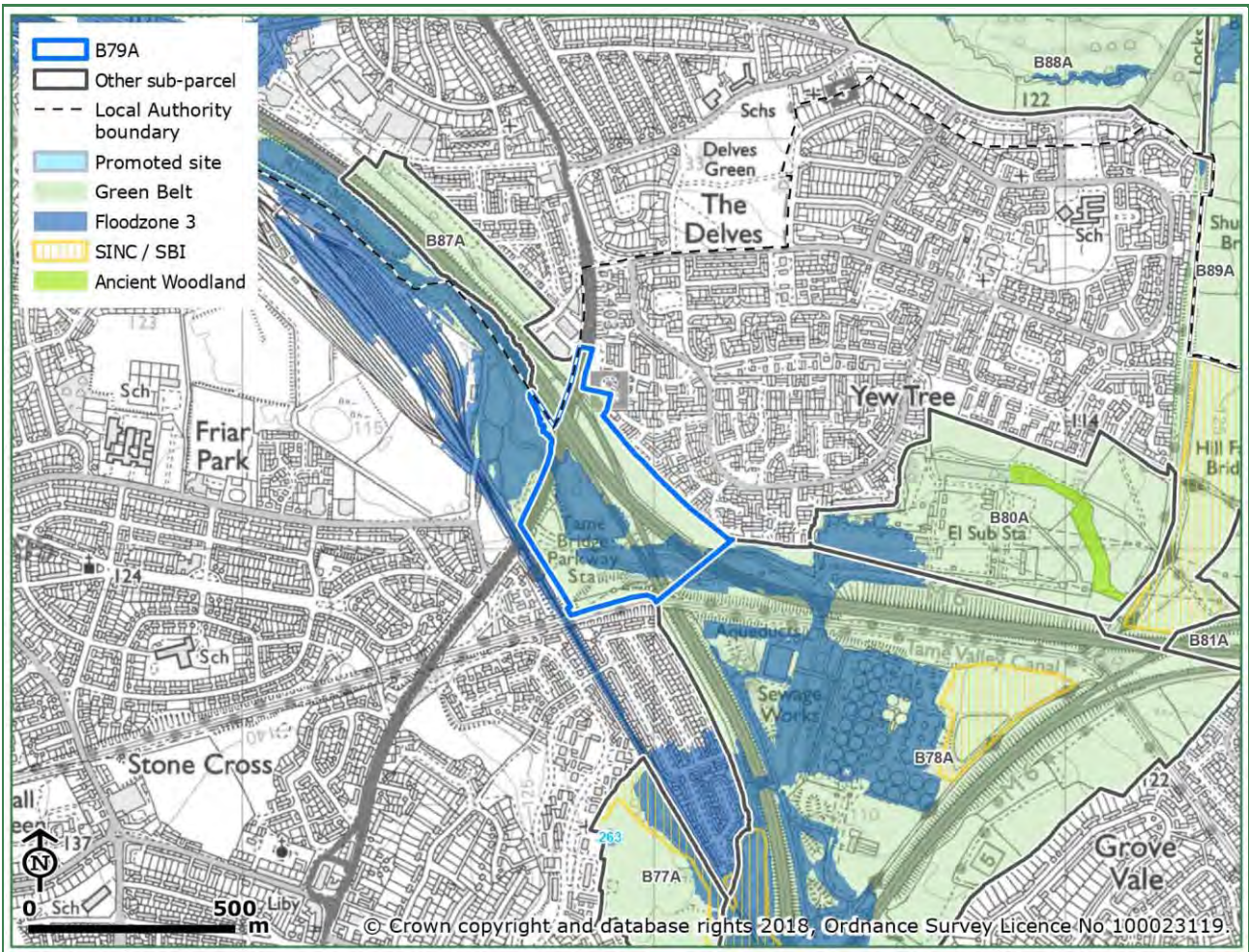
The sub-parcel makes a strong contribution to maintaining the separation of West Bromwich, Walsall and Birmingham, and a moderate contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside. The sub-parcel is contained to the northwest, west and east by the settlement edges of Walsall, West Bromwich, and Great Barr (adjoining Birmingham), all of which form part of the West Midlands conurbation. The motorways at the northern and north western ends of the sub-parcel create a strong distinction between the surrounding inset settlements and the land in the northern and north western parts of the sub-parcel. There are no strong boundary features creating a strong distinction between the remainder of the sub-parcel and the surrounding inset settlements. This area maintains north-south Green Belt connectivity and any release would reduce the narrow settlement gap.



Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Land containing the M6 which extends through the sub-parcel in a north westerly direction, Junction 8 of the M6, the River Tame, and pockets of grassy banks and open land that lies adjacent to the road infrastructure. Constraints and infrastructure significantly limit development potential.



*View west of Tame Bridge Parkway Station car park*

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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is adjacent or close to the large built-up area and is wholly or largely developed.	<b>Weak / No contribution</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land plays no role, or a very limited role in maintaining the separation between towns due to the presence of significant separating features between the towns.	<b>Weak / No contribution</b>
<b>P3: Safeguarding the countryside from encroachment</b>	Land retains some degree of openness but is compromised by urbanising development within it.	<b>Moderate</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B79As1 Release of any land within the sub-parcel</b>	<b>11.17</b>	<b>Low - Moderate</b>

**List of Sites Within the Scenario**

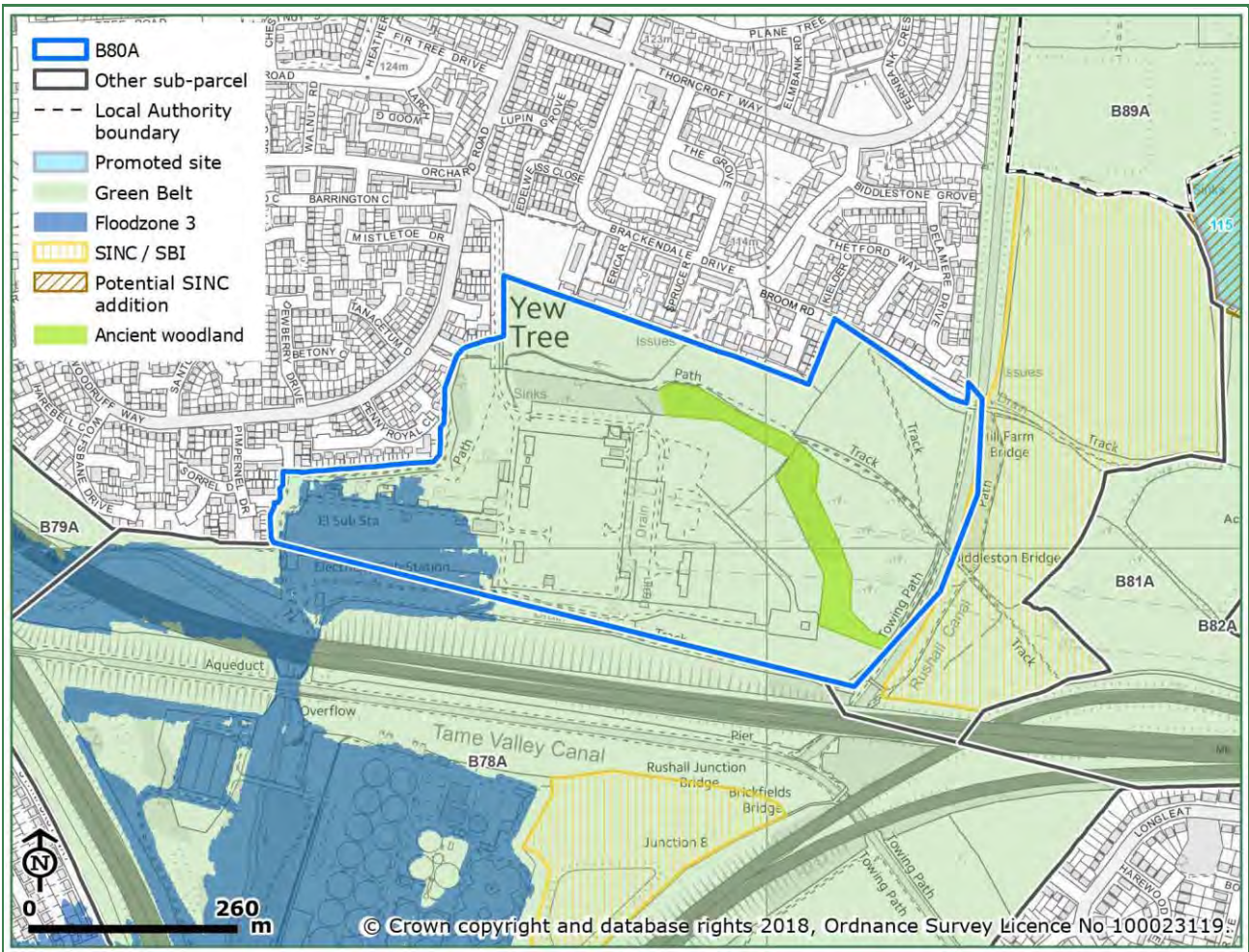
None

The sub-parcel makes a moderate contribution to preventing encroachment on the countryside. It is closely contained to the northwest and south by the settlement edges of Walsall, Wednesbury and West Bromwich, which form part of the West Midlands conurbation, but infrastructure rather than undeveloped open land is the key separating element. Release of this parcel would not weaken the wider Green Belt.











### Sub-Parcel Description

The sub-parcel consists of an electricity substation set within open fields and a pocket of woodland situated adjacent to the suburb of Yew Tree, south east of Walsall.



*View east from Painswick Close with substation to the south beyond trees.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is too contained by development within the West Midlands conurbation to have any significant relationship with the wider countryside.	<b>Weak / No contribution</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms a narrow gap between Yew Tree (adjoining Walsall) and Grove Vale (adjoining Birmingham), essential to maintaining a sense of separation between them.	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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 (i.e. it is contained in some way by urbanising and or other features).	<b>Moderate</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B80As1 Release of any land within the sub-parcel</b>	<b>22.87</b>	<b>Moderate</b>

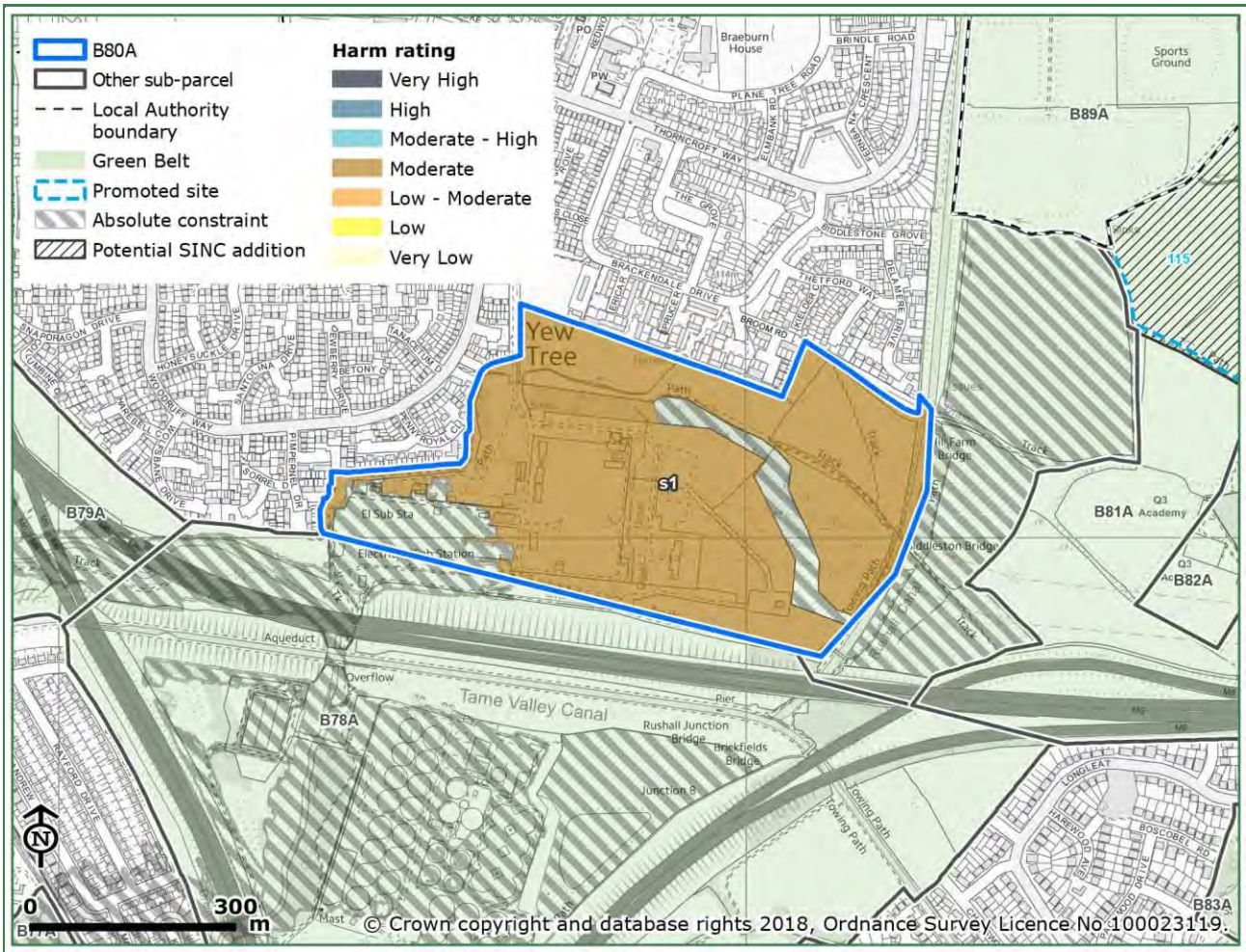
**List of Sites Within the Scenario**

None

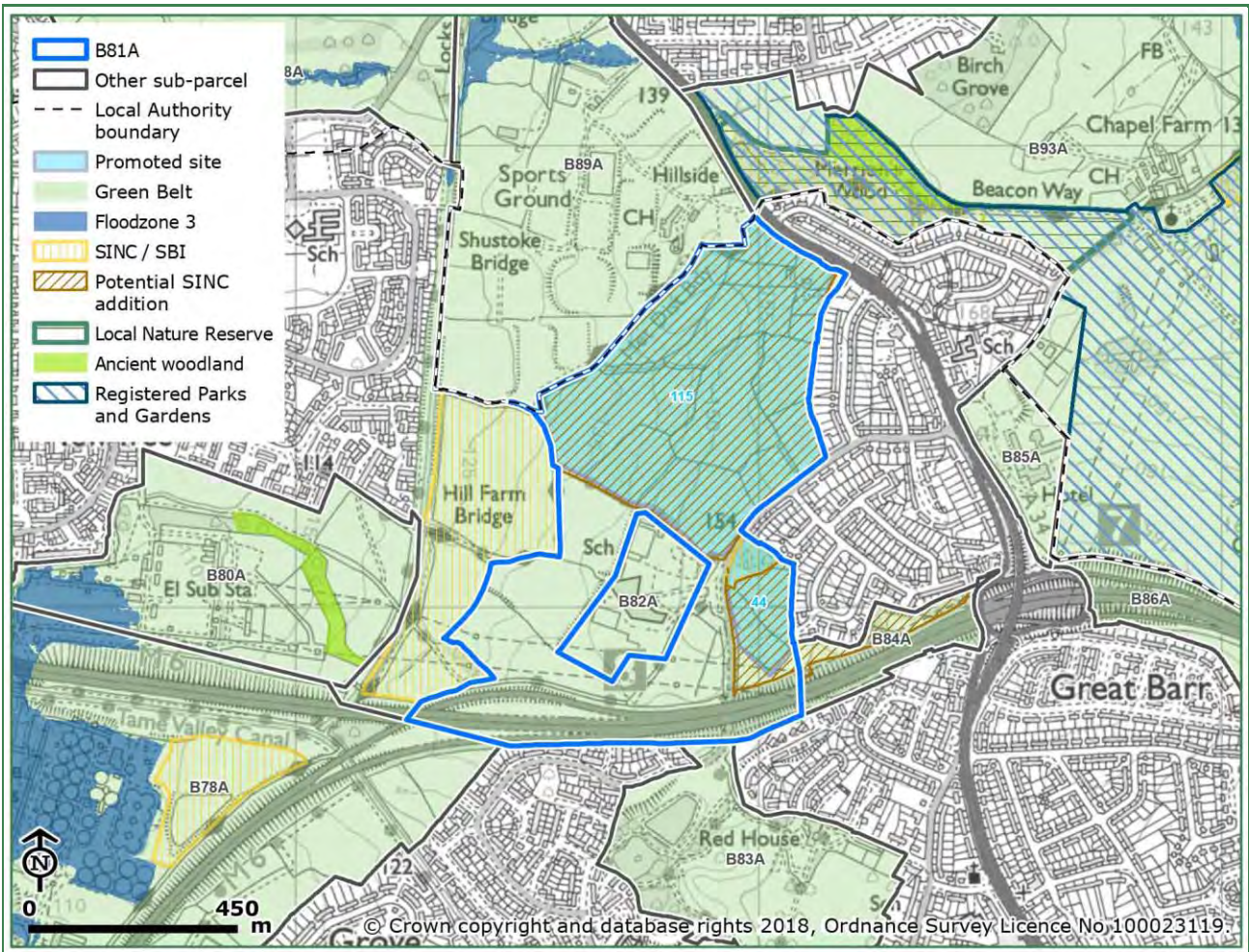
The sub-parcel makes a strong contribution to maintaining the separation of Walsall and Birmingham and a moderate contribution to preventing encroachment on the countryside. The sub-parcel is contained to the north and west by the settlement edge of Walsall, which forms part of the West Midlands conurbation. The M6 and the Tame Valley Canal are strong boundaries but expansion of Walsall south eastwards would significantly weaken the gap between Walsall and Great Barr (adjoining Birmingham), reducing the perceived and physical separation of these towns.



Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

The sub-parcel is situated to the south east of Walsall, and consists of agricultural fields and an area of scrub woodland to the east of Wilderness Lane. Much of the area - the northern half of the sub-parcel and most of the land to the east of Wilderness Lane - is potentially to be designated as a SINC, which would preclude development.



*View looking across the sub-parcel from Wilderness Lane.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms a narrow gap between towns, essential to maintaining a sense of separation between them.	Strong
<b>P3: Safeguarding the countryside from encroachment</b>	Land contains the characteristics of open countryside (ie 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 (ie it is contained in some way by urbanising and or other features).	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	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
<b>B81As1 Release of any land to the west of Wilderness Lane</b>	<b>49.75</b>	<b>High</b>

List of Sites Within the Scenario

Ref: 115 (Employment and housing)

The sub-parcel makes a strong contribution to maintaining the separation of Walsall and Birmingham and a moderate contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside. The sub-parcel is contained to the east and south by the settlement edge of Great Barr, forming part of the West Midlands conurbation. The motorway bounding the south of the sub-parcel, Birmingham Road bounding the northeast of the sub-parcel and the Rushall Canal and designated SINC bounding the west of the sub-parcel create a strong distinction between the surrounding inset settlements and the land in the north, west and south of the sub-parcel. To the southeast woodland/scrub forms a buffer to the motorway. Any release of land would weaken this narrow settlement gap, in particular if it linked to inset settlement across the motorway. It is noted however that land in the north of the sub-parcel is potentially to be designated as a SINC, which would preclude development. Release of land within the sub-parcel could increase isolation of Green Belt land to the south east (B83A and B84A), so there would be no justification in retaining their Green Belt status, but this would not increase the level of harm to Green Belt purposes.

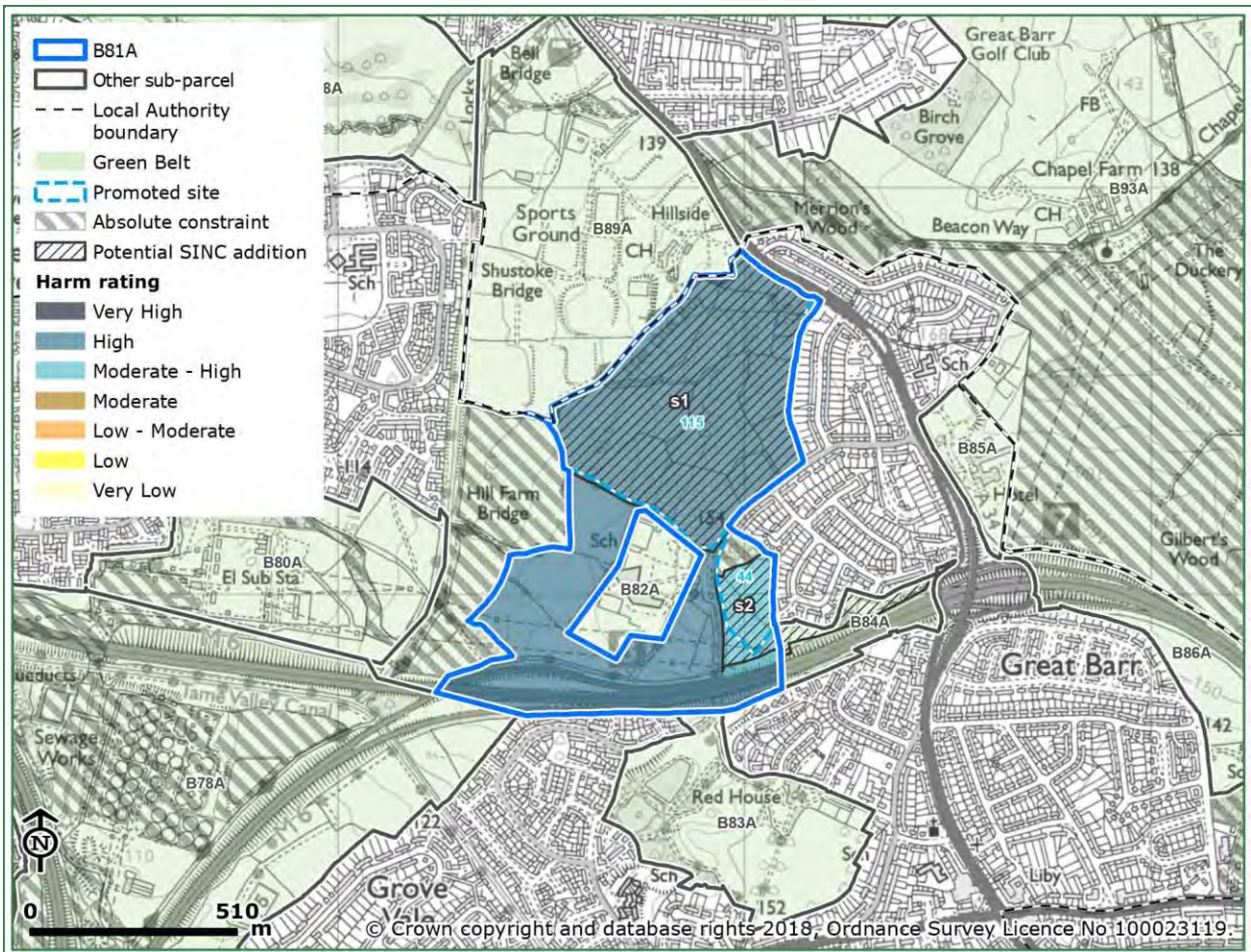
Scenario	Size (ha)	Rating
<b>B81As2</b> Release of any land to the east of Wilderness Lane	3.6	<b>Moderate - High</b>

**List of Sites Within the Scenario**

Ref: 44 (Housing)

The sub-parcel makes a strong contribution to maintaining the separation of Walsall and Birmingham and a moderate contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside. The sub-parcel is contained to the north, east and south by the settlement edge of Great Barr, forming part of the West Midlands conurbation. However release of land to the east of Wilderness Lane, which also borders the inset settlement edge to the north, would form a consistent boundary that would have little impact on the settlement gap. Isolation of Green Belt land to the east (B84A) would not increase harm, due to the limited contribution of that land to Green Belt purposes. It is noted however that this land is potentially to be designated as a SINC, which would preclude development.

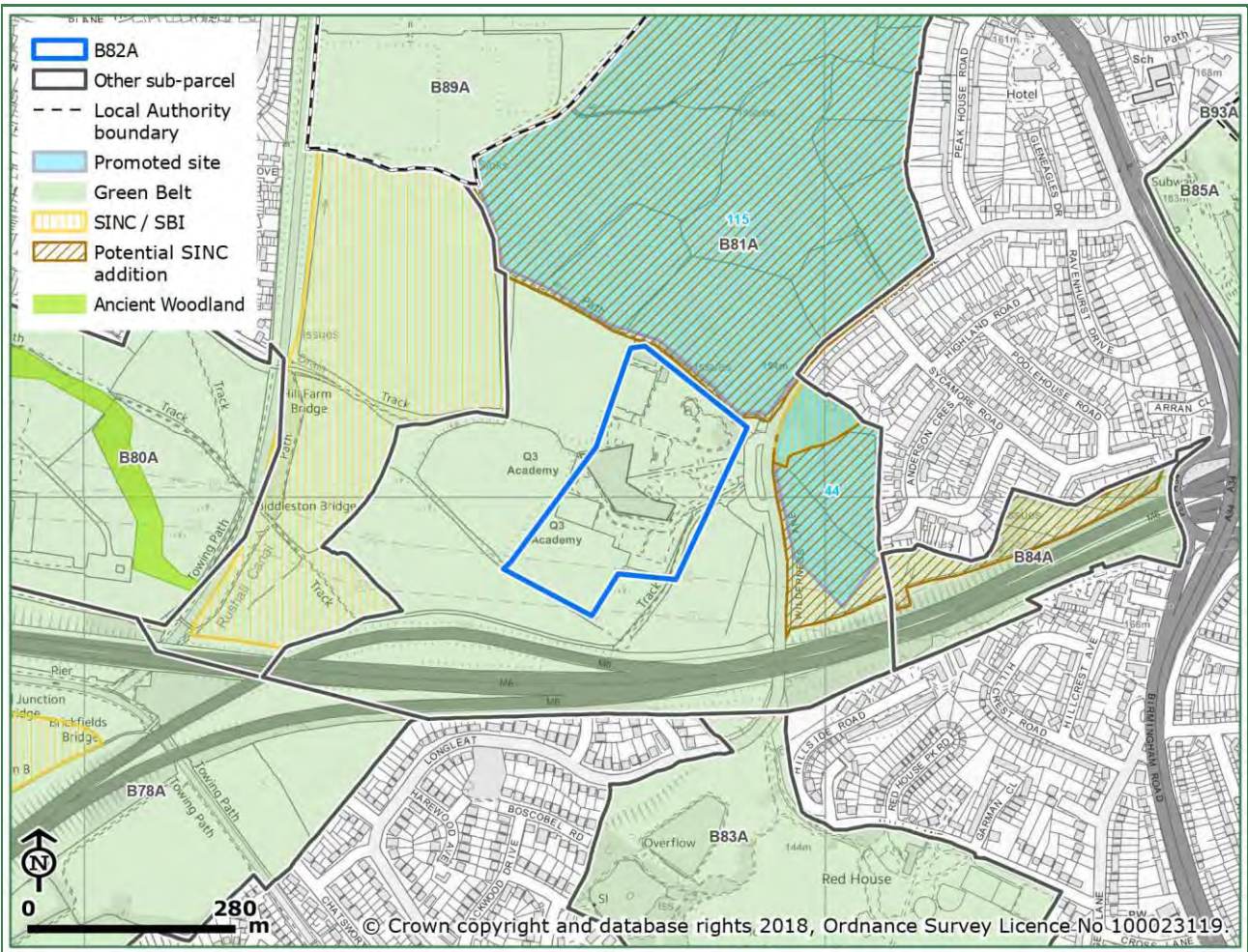
Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Ref: B82A-A3 Academy

Sub-Parcel Size: 5.8ha





### Sub-Parcel Description

Land containing the Q3 Academy Trust with associated car parking, open spaces, hardstanding and outdoor sport pitches.



*View towards Q3 Academy from Wilderness Lane.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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
<b>P2: Preventing the merging of neighbouring towns</b>	Land lies between towns which are near each other, but where there is sufficient physical or visual separation for each town to retain its own distinct landscape setting.	Moderate
<b>P3: Safeguarding the countryside from encroachment</b>	Land plays no significant role due to the extent of development within it.	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	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
<b>B82As1 Release of any land within the sub-parcel in association with the extension of Great Barr north of the motorway</b>	5.81	Moderate - High

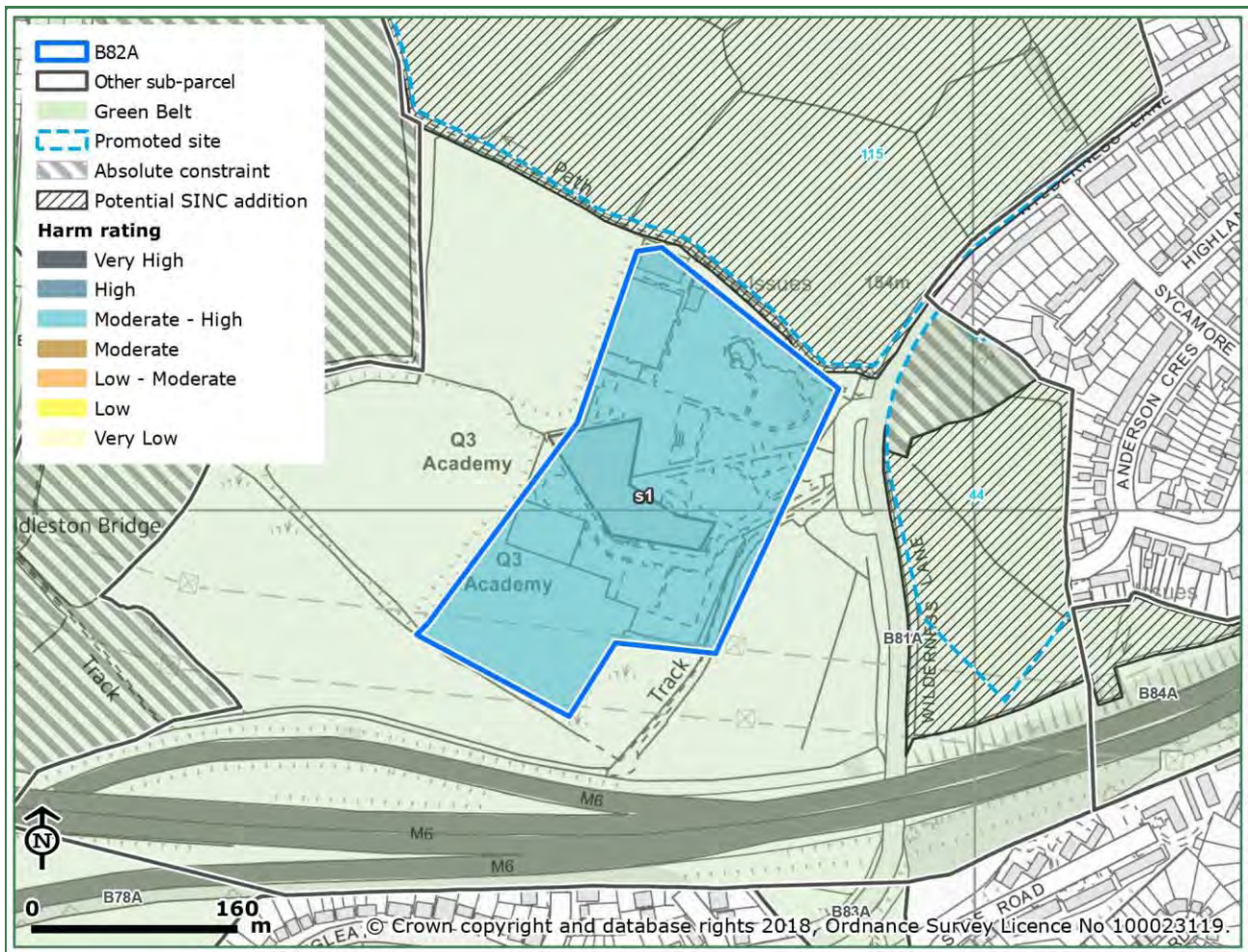
List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall and Great Barr (adjoining Birmingham) and preventing encroachment on the countryside. The sub-parcel is not located adjacent to an existing inset settlement, and is separated from the surrounding inset settlement of Great Barr by the motorway to the south and open land to the east, and is separated from the inset settlement of Walsall by open countryside to the west. Although the sub-parcel is developed by the Q3 Academy Great Barr, it contains a notable proportion of open space and a woodland block and Wilderness Lane create a degree of separation from the inset settlement edge. Its release would therefore weaken the Green belt boundary, and intensified development would be damaging to the settlement gap.



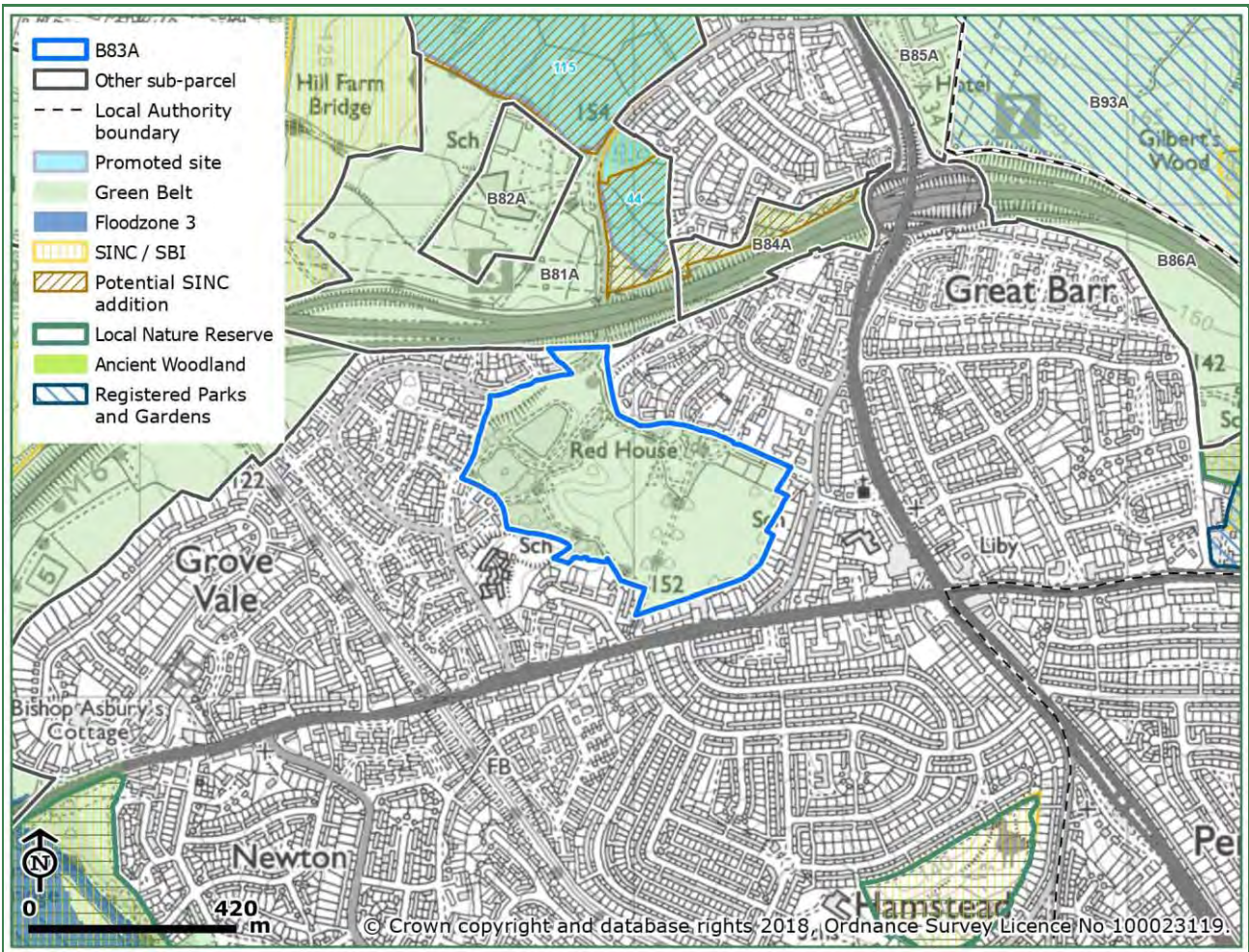
Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Ref: B83A-Red House Park

Sub-Parcel Size: 19.4ha





### Sub-Parcel Description

Land containing Red House Park, Red House and two overflow lakes situated in the suburb of Grove Vale and enveloped by residential areas.



*View looking north from the centre of the sub-parcel.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is too contained by development within the West Midlands conurbation to have any significant relationship with the wider countryside.	<b>Weak / No contribution</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land is not located within a gap between towns.	<b>Weak / No contribution</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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 (i.e. it is contained in some way by urbanising and or other features).	<b>Moderate</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B83As1 Release of any land within the sub-parcel</b>	<b>19.45</b>	<b>Very Low</b>

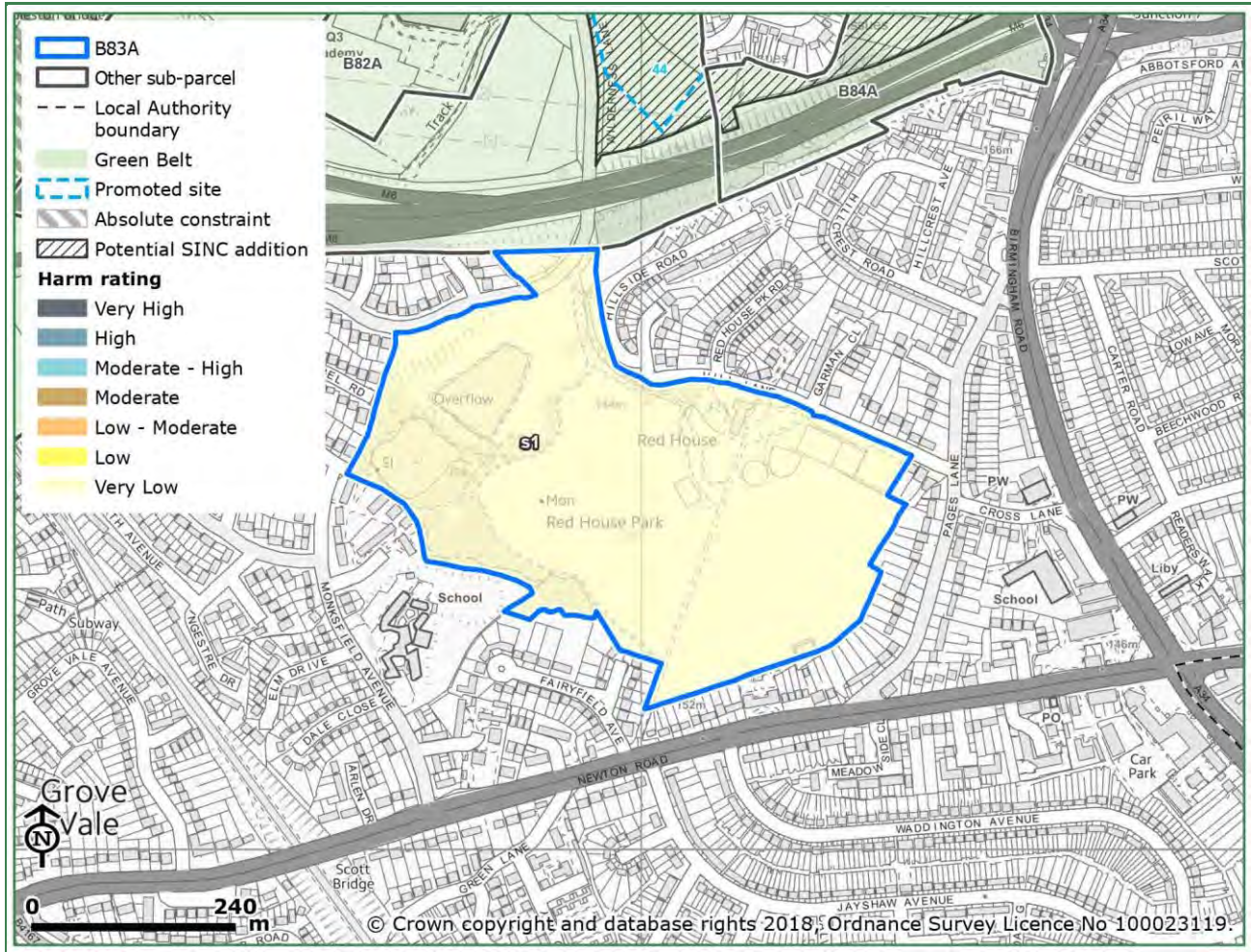
**List of Sites Within the Scenario**

None

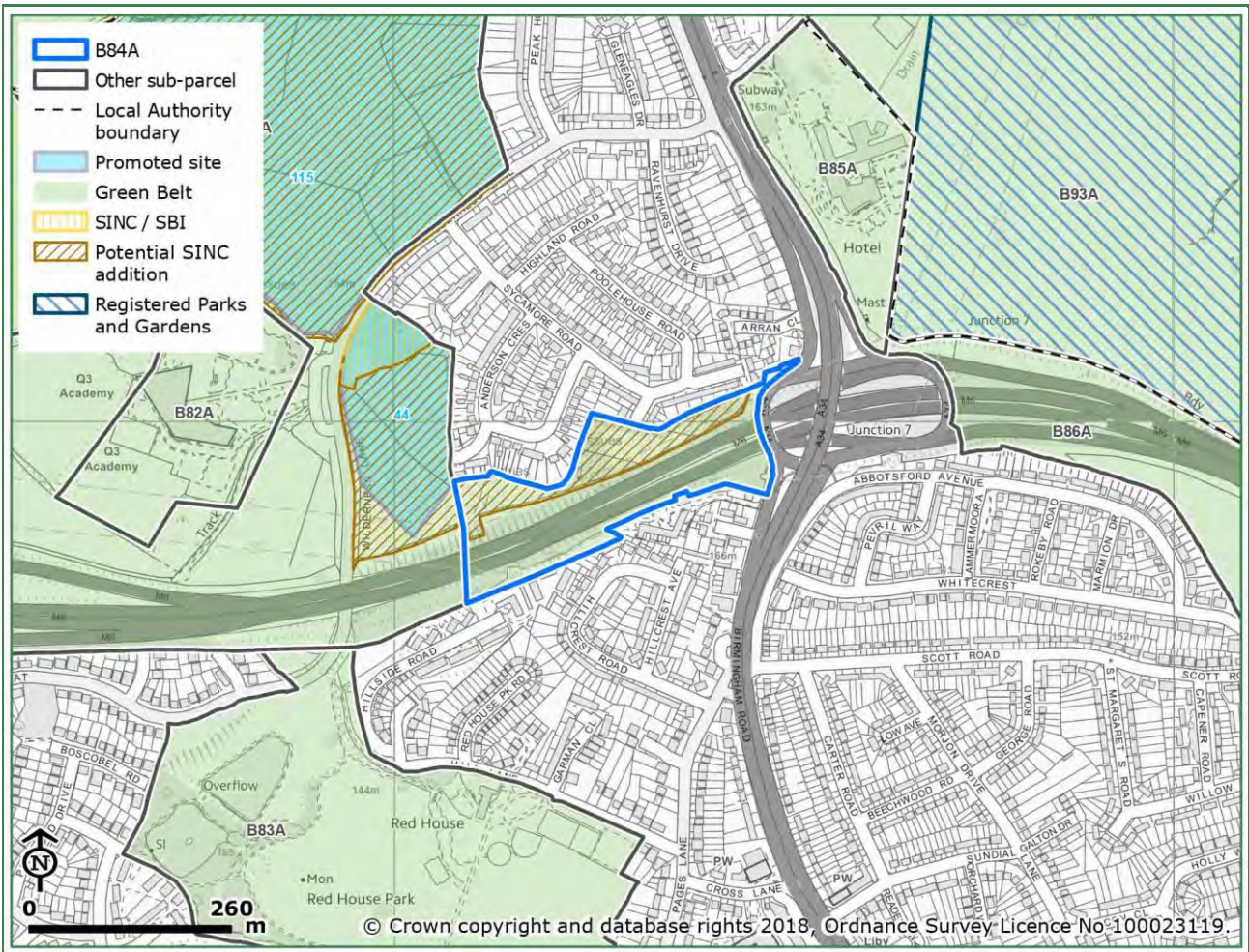
The sub-parcel makes a moderate contribution to preventing encroachment on the countryside. The sub-parcel is tightly contained by the settlement edge of Great Barr, which forms part of the West Midlands conurbation. Release of sub-parcel B83A would not weaken adjacent Green Belt land and would create a stronger and more consistent Green Belt boundary along the motorway to the north.



Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Land containing the M6 motorway and elevated wooded tree lines that run parallel to the M6, contained to the north and south by settlements within the suburb of Great Barr, Birmingham.



*View looking east across the sub-parcel.*



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

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

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B84As1 Release of the whole parcel</b>	<b>4.94</b>	<b>Low</b>

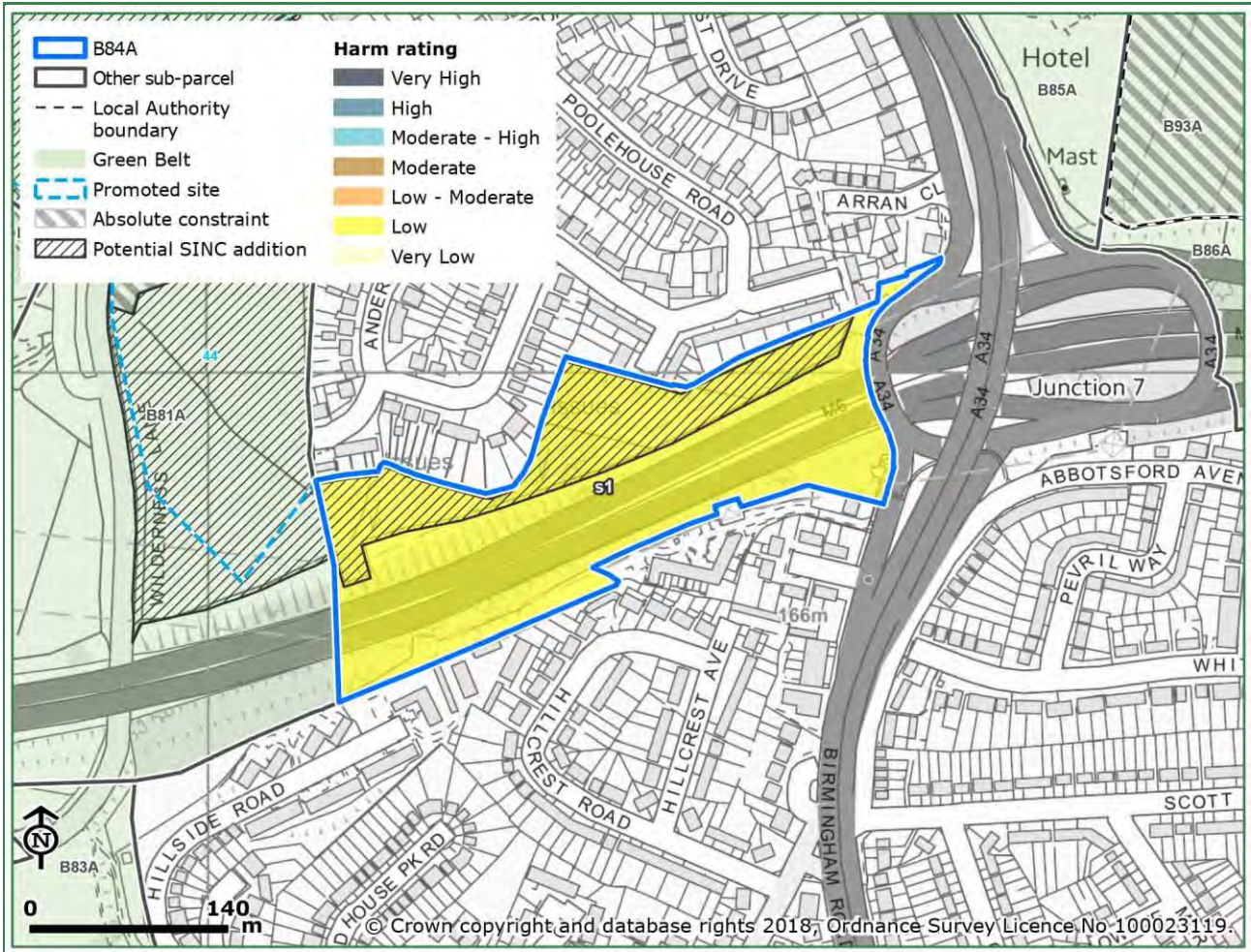
**List of Sites Within the Scenario**

None

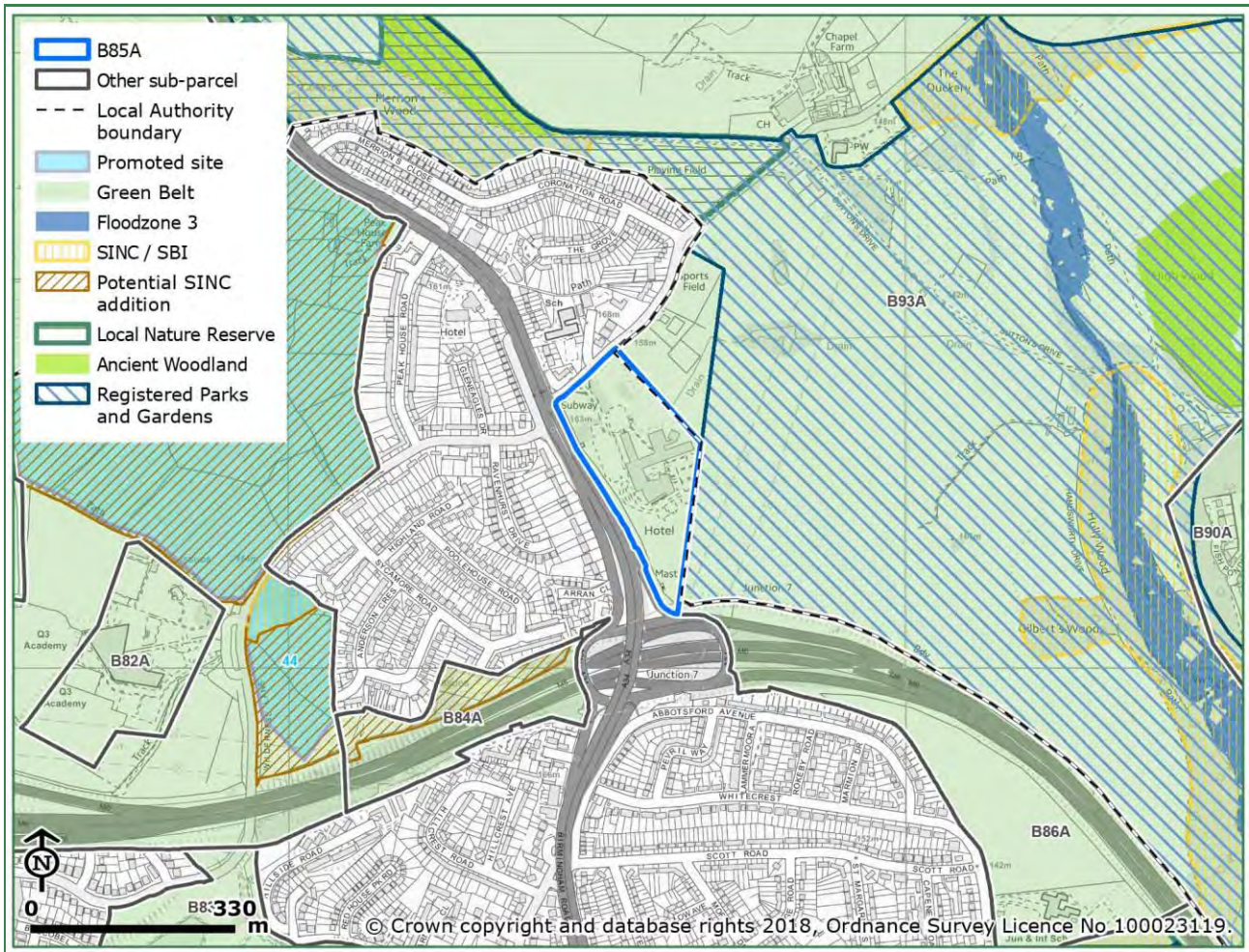
The sub-parcel makes a moderate contribution to safeguarding the countryside from encroachment, but consists principally of the M6 along with boundary vegetation. Although the latter makes a contribution, its containment and lack of connectivity to any Green Belt to the east mean that its release would have no adverse impact on the wider Green Belt, and would simplify the boundary.



Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Land to the east of Great Barr containing a Holiday Inn hotel with associated car parking and open spaces, situated off Junction 7 of the M6.



*View looking east across the sub-parcel.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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
<b>P2: Preventing the merging of neighbouring towns</b>	Land plays no significant role due to the extent of development within it.	Moderate
<b>P3: Safeguarding the countryside from encroachment</b>	Land retains some degree of openness but is compromised by urbanising development within it.	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	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
<b>B85As1 Release of any land within the sub-parcel</b>	4.99	Low - Moderate

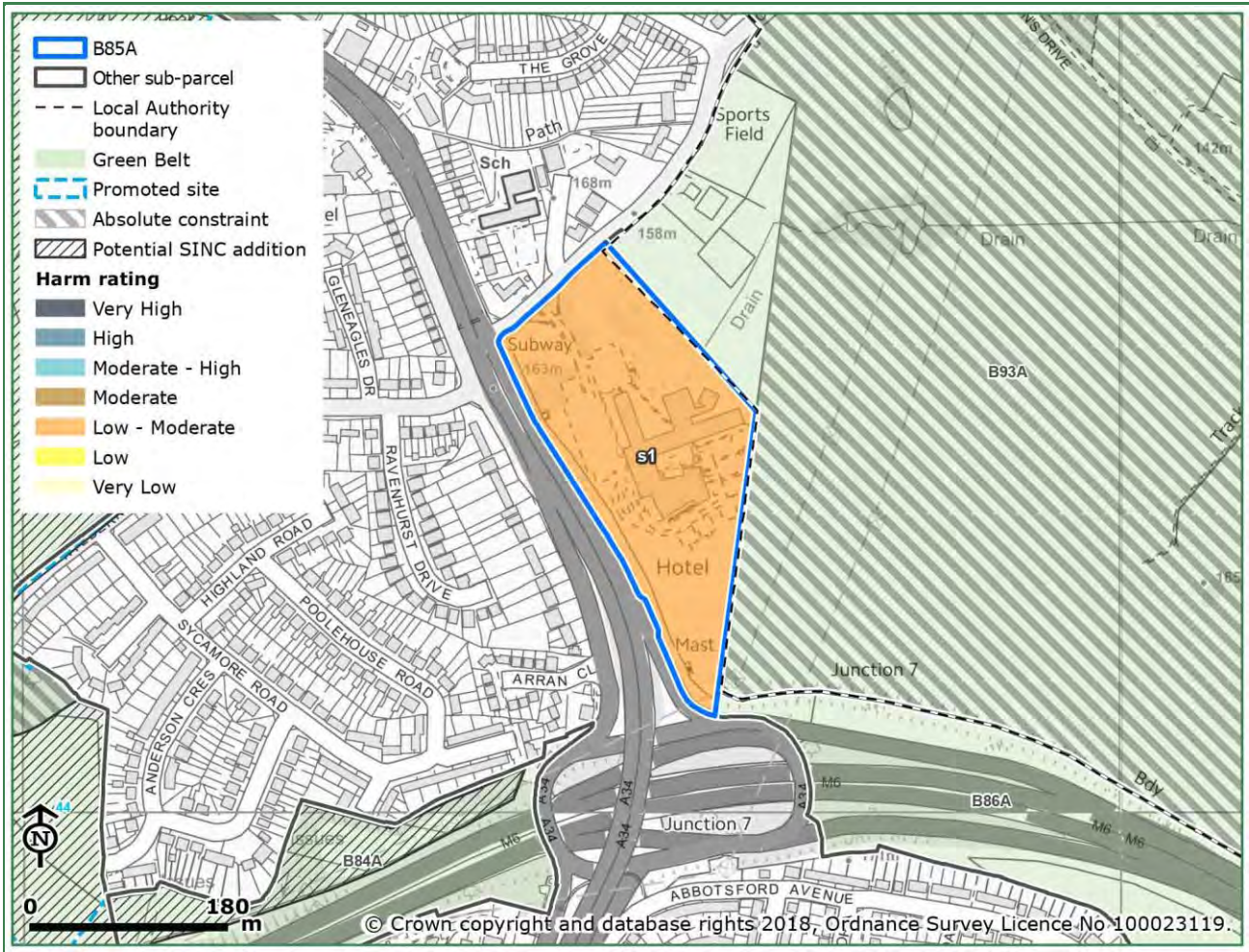
List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall and Birmingham and preventing encroachment on the countryside. The sub-parcel is contained to the north, west and south by the settlement edge of Great Barr, which forms part of the West Midlands conurbation. Birmingham Road to the west of the sub-parcel and the motorway junction to the south of the sub-parcel create a strong distinction between the inset settlement and the south and west of the sub-parcel. Release of sub-parcel B85A could facilitate some increase in urban influence upon Green Belt land to the north and east, but the extent of existing urban development limits this. In addition, the adjoining Great Barr Hall Registered Park and Garden would create a strong Green Belt Boundary to prevent further development eastwards.



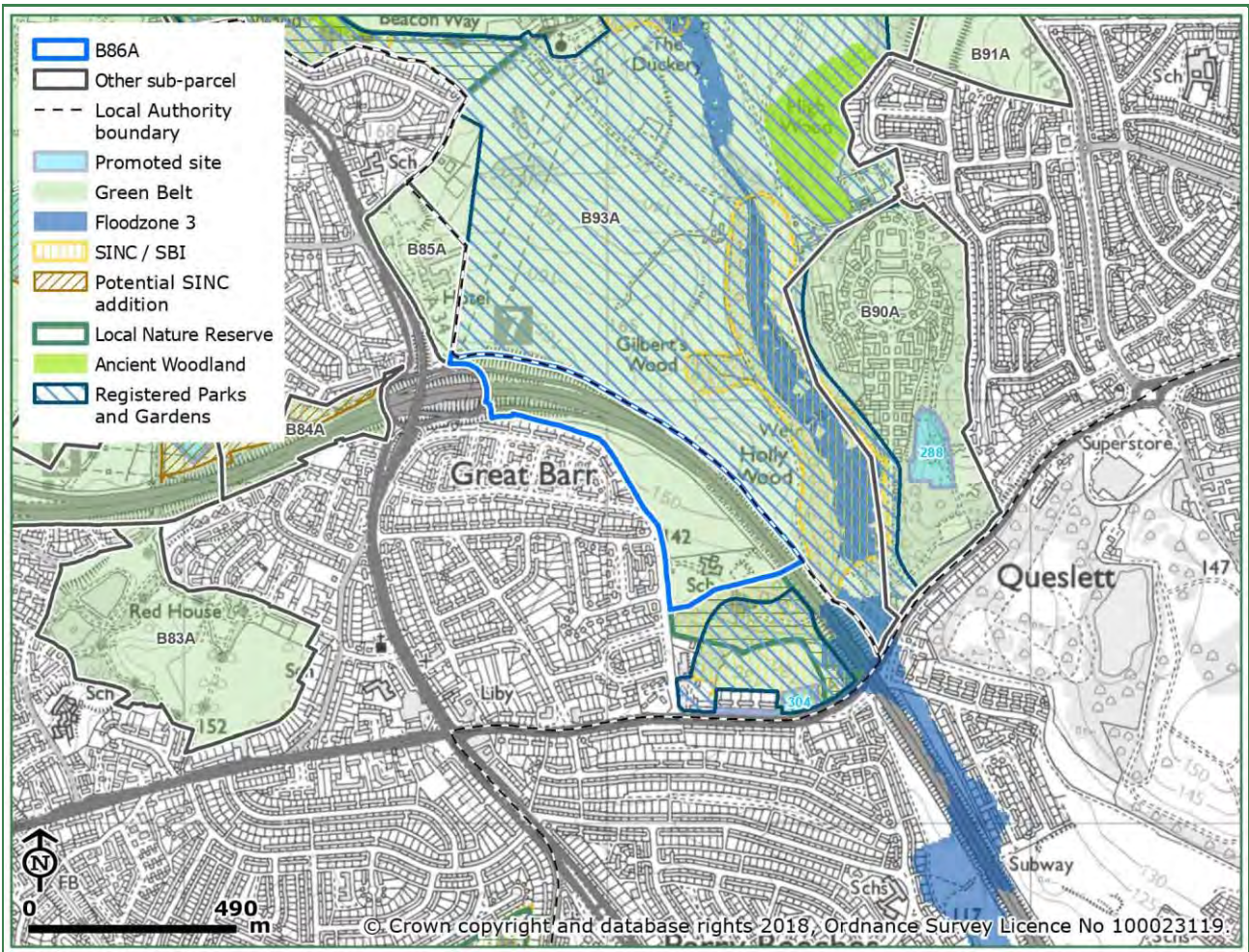
Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Ref: B86A-Whitecrest Primary School

Sub-Parcel Size: 14.7ha





### Sub-Parcel Description

Land containing a section of the M6, an open field and Whitecrest Primary School with associated playing fields and wooded areas.



*View looking north across the sub-parcel.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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
<b>P2: Preventing the merging of neighbouring towns</b>	Land lies between towns which are near each other, but where there is sufficient physical or visual separation for each town to retain its own distinct landscape setting.	Moderate
<b>P3: Safeguarding the countryside from encroachment</b>	Land is open and contiguous with the wider countryside but is largely contained by the M6.	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	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
<b>B86As1 Release of any land within the sub-parcel</b>	<b>14.69</b>	<b>Low</b>

## List of Sites Within the Scenario

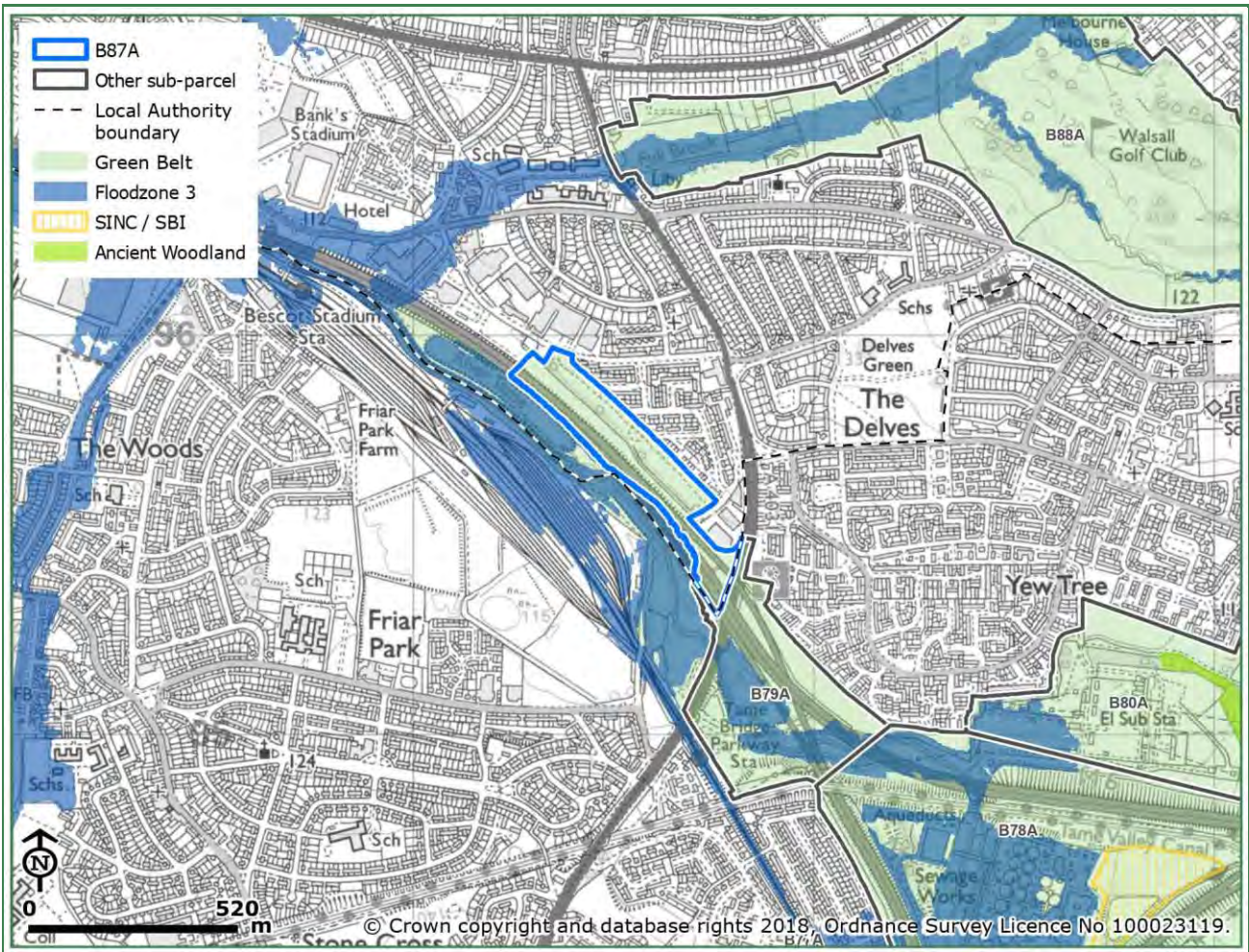
None

The sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Aldridge and Great Barr (adjoining Birmingham) and preventing encroachment on the countryside. The sub-parcel is contained to the south and west by the settlement edge of Great Barr, which forms part of the West Midlands conurbation. Release of sub-parcel B86A would leave the motorway forming a strong boundary, with no harm to the wider Green Belt.











### Sub-Parcel Description

Land containing the M6 which extends through the sub-parcel in a north westerly direction, Junction 8 of the M6, the River Tame, and pockets of grassy banks and open land that lies adjacent to the road infrastructure. Constraints and infrastructure significantly limit development potential.



*View southeast from within sub-parcel with motorway to the right and housing the left.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is adjacent or close to the large built-up area and is wholly or largely developed.	<b>Weak / No contribution</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land lies in a narrow gap between Wednesbury and Walsall, which are separate towns within the West Midlands conurbation; but railway infrastructure and the River Tame and its constrained floodplain constitute key separating features which diminish the role of open, developable land in preventing merger.	<b>Moderate</b>
<b>P3: Safeguarding the countryside from encroachment</b>	Land retains some degree of openness but is compromised by urbanising development within it.	<b>Moderate</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B87As1 Release of any land within the sub-parcel</b>	<b>8.57</b>	<b>Low - Moderate</b>

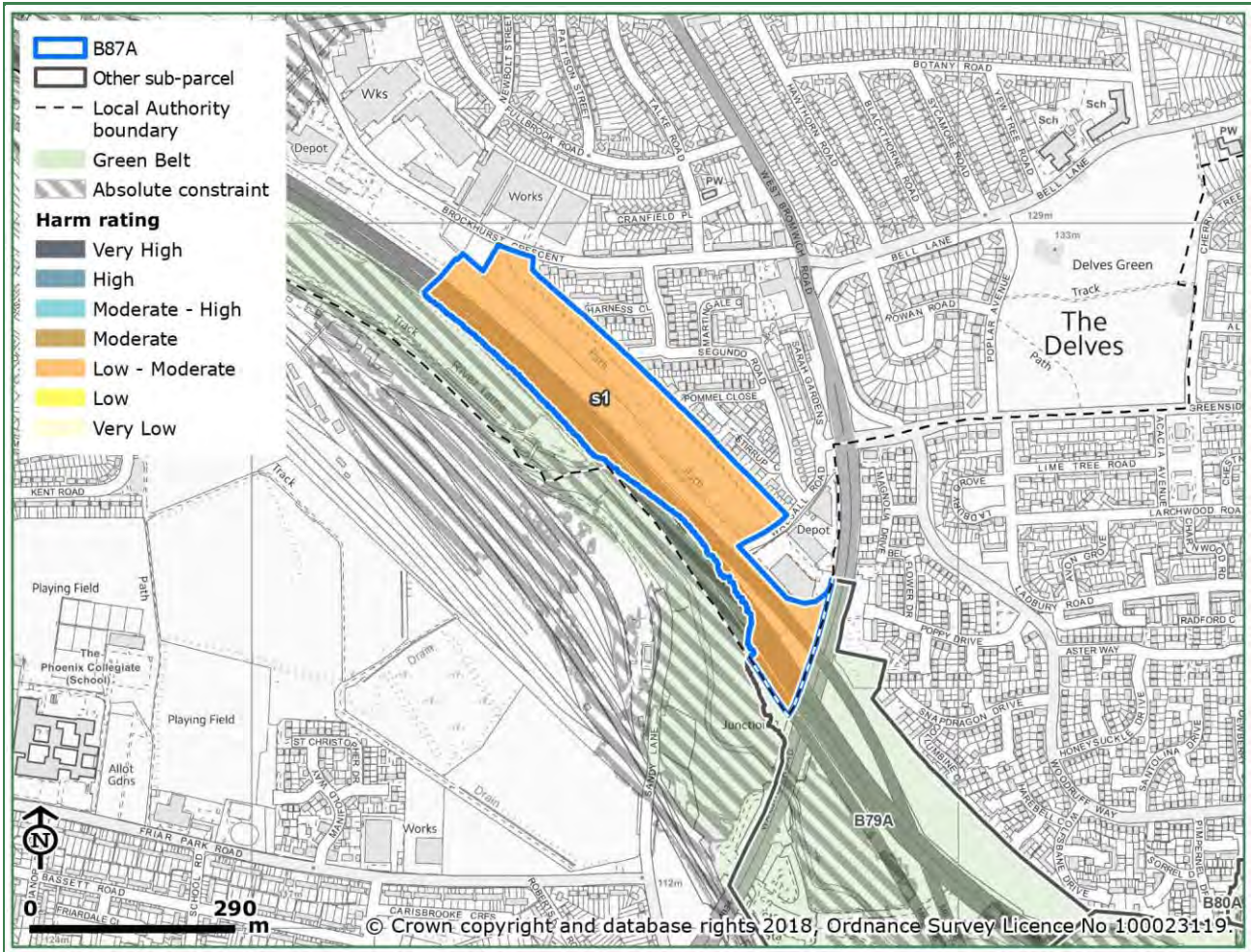
**List of Sites Within the Scenario**

None

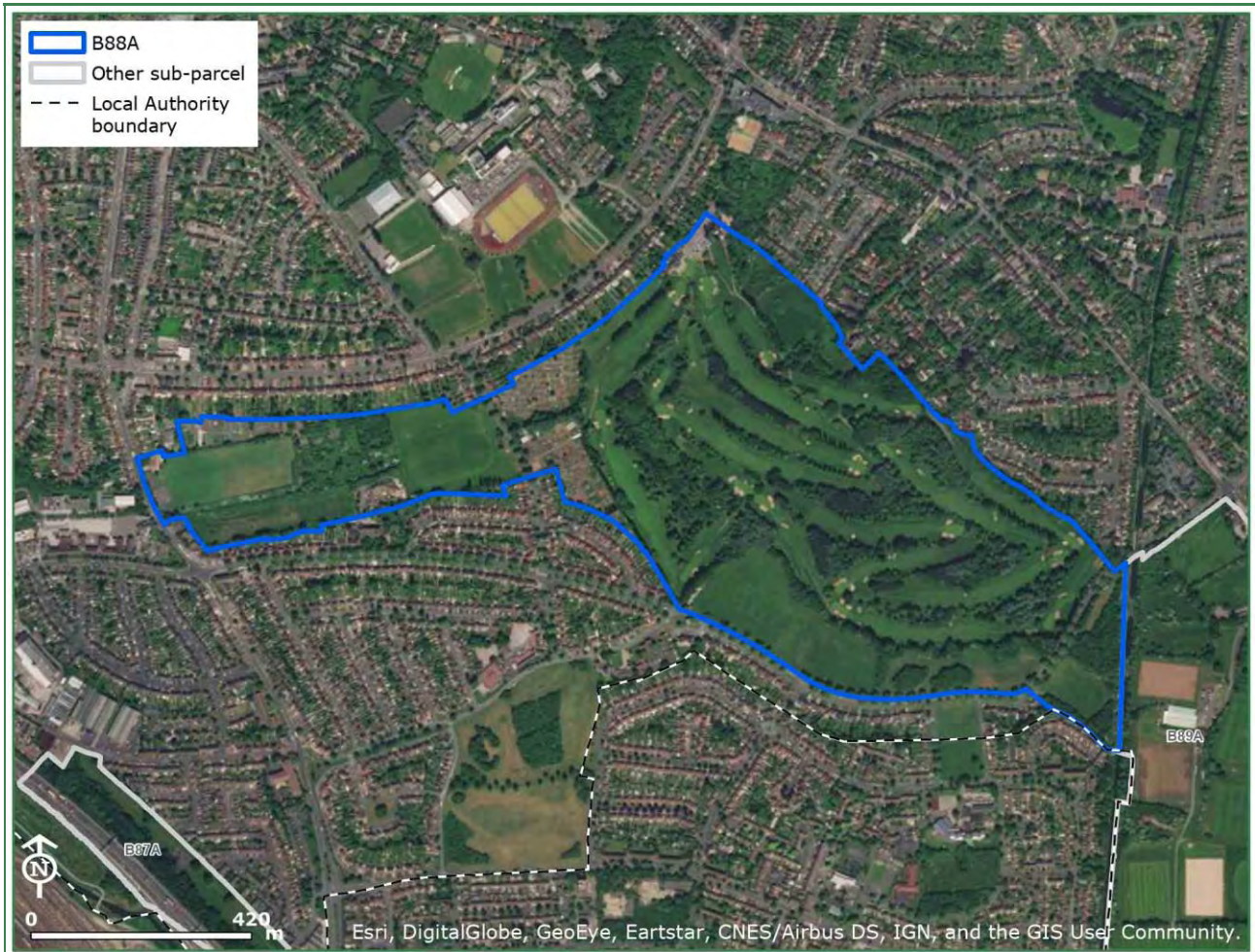
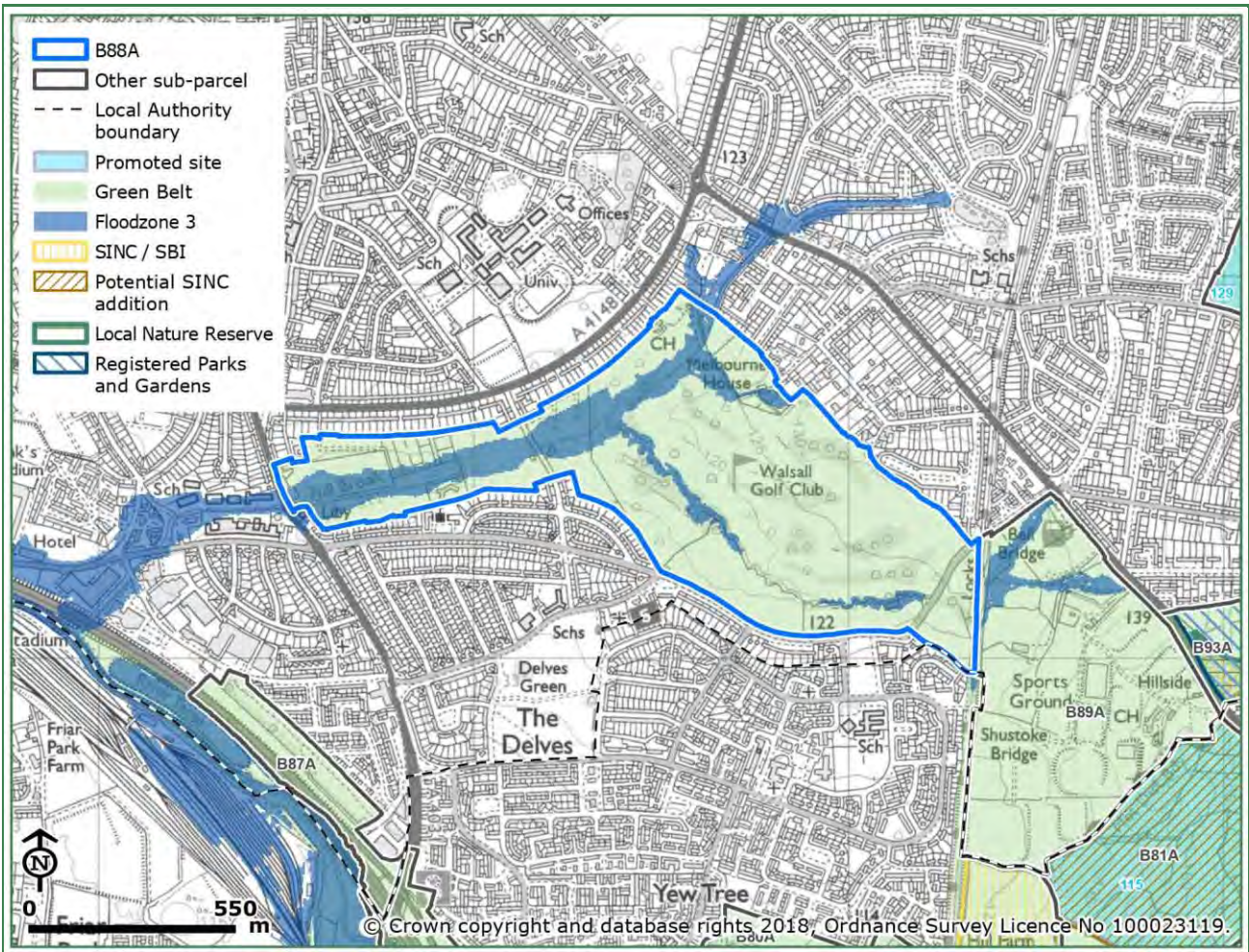
The sub-parcel makes a moderate contribution to preventing the merger of towns and preventing encroachment on the countryside. It is closely contained to the northwest and south by the settlement edges of Walsall, Wednesbury and West Bromwich, which form part of the West Midlands conurbation, but infrastructure rather than undeveloped open land is the key separating element. Release of land in this parcel would not weaken the wider Green Belt.



Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

The majority of the western half of this sub-parcel is constrained by Flood Zone 3, however the eastern half of the sub-parcel contains Walsall Golf Course and playing fields adjacent to Walstead Road.



*View north into playing fields from Walstead Road.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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
<b>P2: Preventing the merging of neighbouring towns</b>	Land is not located within a gap between towns; it separates different parts of Walsall, but these are not separate towns.	Weak / No contribution
<b>P3: Safeguarding the countryside from encroachment</b>	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 (i.e. it is contained in some way by urbanising and or other features).	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	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
<b>B88As1 Release of land to the east of Delves Green Road</b>	<b>53.53</b>	<b>Low - Moderate</b>

List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside. It is tightly contained to the north, south, and west by the settlement edge of West Bromwich, which forms part of the West Midlands conurbation. Lying between suburbs of Walsall the sub-parcel is not considered to contribute to the separation of towns. The Rushall Canal and adjacent tree cover form a strong boundary separating the sub-parcel from open land to the east so there would be no weakening of the integrity of wider Green Belt.

Scenario	Size (ha)	Rating
<b>B88As2 Release of land to the west of Delves Green Road</b>	<b>8.01</b>	<b>Low</b>

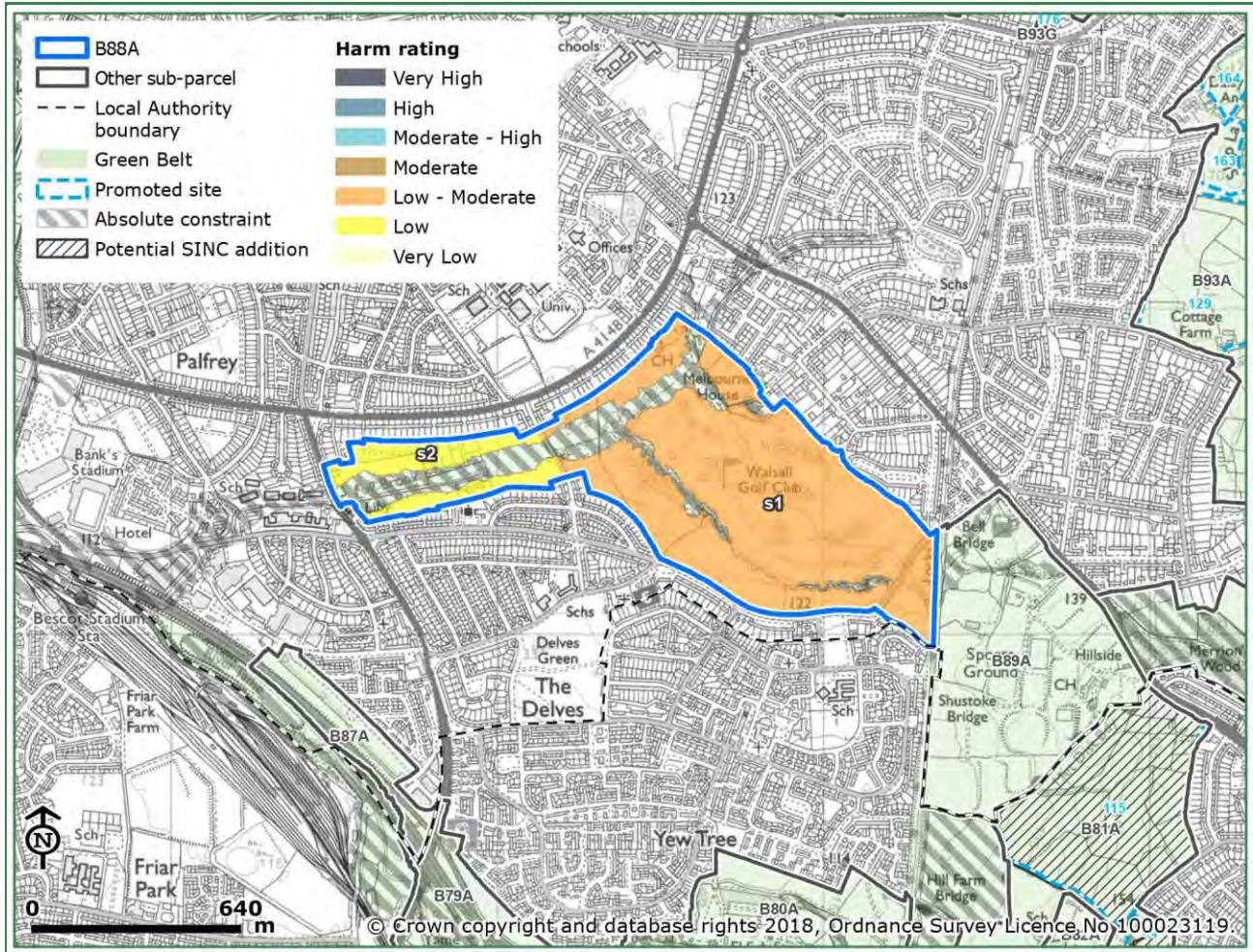
List of Sites Within the Scenario

None

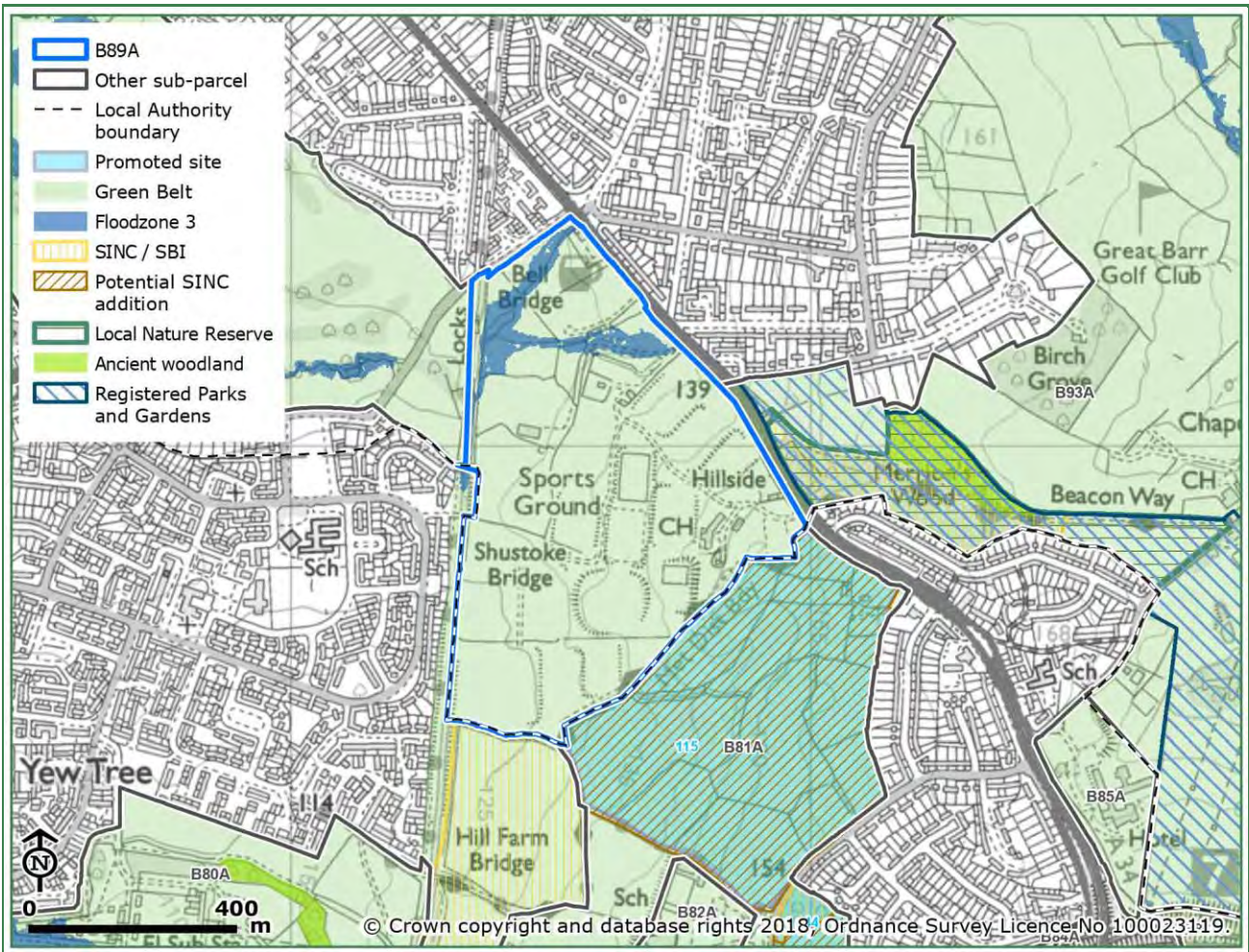
The sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside. This part of the sub-parcel is tightly contained by the surrounding inset settlement and contains some existing urbanising development in the south. Release of this part of sub-parcel B88A would simplify the existing Green Belt boundary and would not weaken adjacent Green Belt land.



Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

The sub-parcel is situated to the south east of Walsall, and contains Aston University Sports Ground sports pitches with a few isolated commercial buildings and associated car parking.



*View east into the playing fields from recreation centre.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms a narrow gap between towns, essential to maintaining a sense of separation between them.	Strong
<b>P3: Safeguarding the countryside from encroachment</b>	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 (i.e. it is contained in some way by urbanising and or other features).	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	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
<b>B89As1 Release of any land within the sub-parcel</b>	<b>40.47</b>	<b>High</b>

List of Sites Within the Scenario

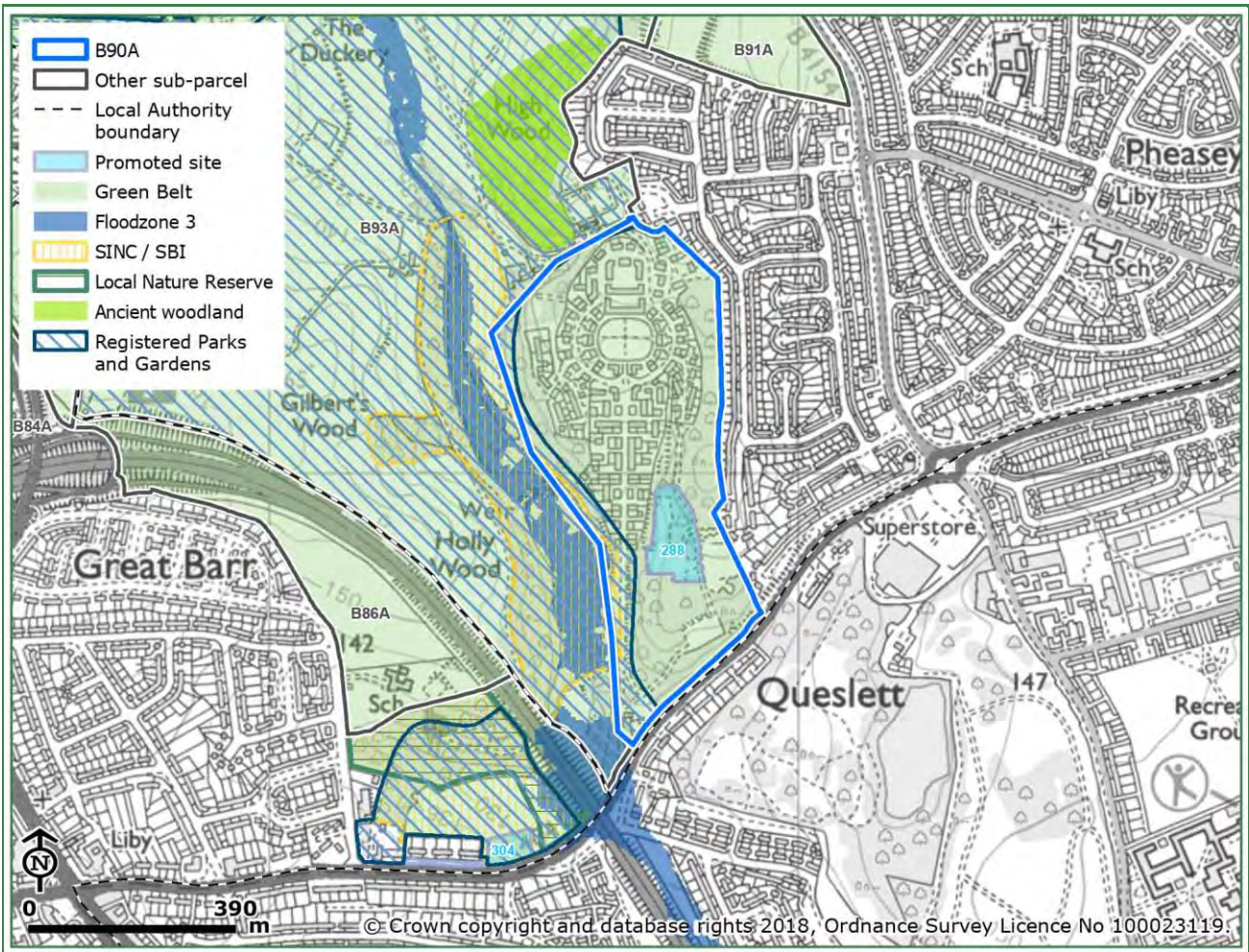
None

The sub-parcel makes a strong contribution to maintaining the separation of Walsall and Birmingham and a moderate contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside. The sub-parcel is contained to the north, west and east by the settlement edges of Walsall and Birmingham, both forming part of the West Midlands conurbation. The A34 Birmingham Road and woodland bounding the northeast of the sub-parcel, and the Rushall Canal bounding the west of the sub-parcel, create a strong distinction from the surrounding inset settlement areas. Any release of land would weaken this narrow settlement gap, in particular if it linked to inset settlement across the canal.











### Sub-Parcel Description

Land containing an irregularly shaped settlement and Holly Wood situated close to the suburb of Pheasey.



*View looking northwards within the urbanised part of the sub-parcel.*



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

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

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B90As1 Release of the sub-parcel</b>	<b>23.8</b>	<b>Low</b>

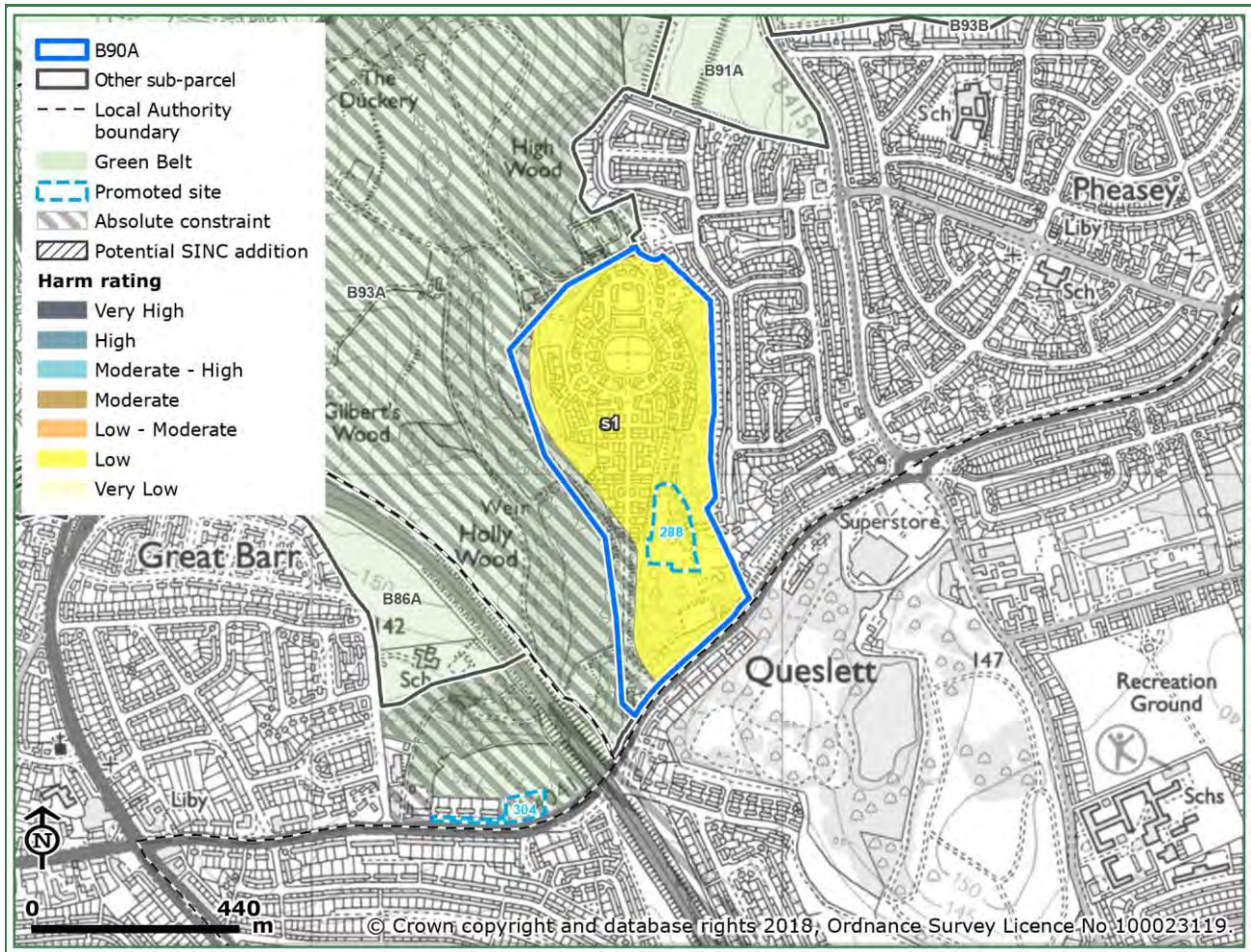
List of Sites Within the Scenario

Ref: 288 (Housing)

The sub-parcel is largely developed, but makes a moderate contribution to preventing encroachment on the countryside due to its containment by woodland belts. The sub-parcel is contained to the south and east by the settlement edge of Birmingham, which forms part of the West Midlands conurbation. The expansion of Pheasey westwards into sub-parcel B90A would create a stronger and more consistent Green Belt boundary, bounded to the west by constrained land (the Great Barr Hall Registered Park and Garden) with its sizeable linear Fish Pond forming a strong boundary. Release of the unconstrained areas of the sub-parcel would not weaken adjacent Green Belt land.



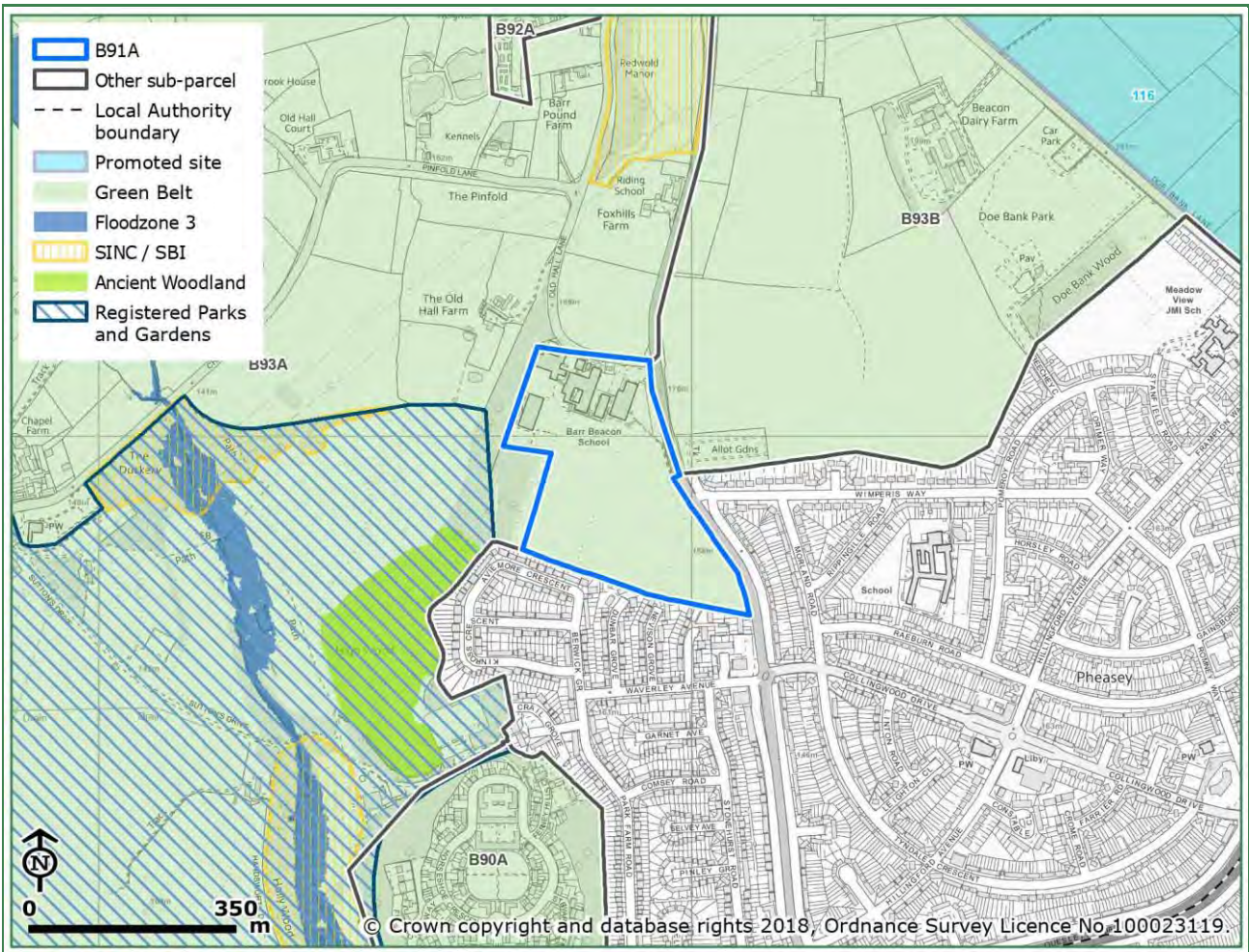
Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Ref: B91A-Barr Beacon Community School

Sub-Parcel Size: 10.4ha





### Sub-Parcel Description

Land containing the Barr Beacon School and associated playing fields adjacent to the suburb of Pheasey.



*View looking northwest across the sub-parcel from Beacon Road.*

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

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

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B91As1 Release of the sub-parcel</b>	<b>10.36</b>	<b>Low - Moderate</b>

List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to preventing countryside encroachment. It is partially developed and largely contained by existing development, with no distinction from the settlement edge, but retains some openness (playing fields) and a relationship with the wider countryside. The sub-parcel is contained to the south and southeast by the inset edge of Pheasey, which forms part of the West Midlands conurbation. Beacon Road along the eastern edge of the sub-parcel, woodland to the west and Old Hall Lane to the north form well defined boundaries to the sub-parcel, so its release would not weaken adjacent Green Belt land.

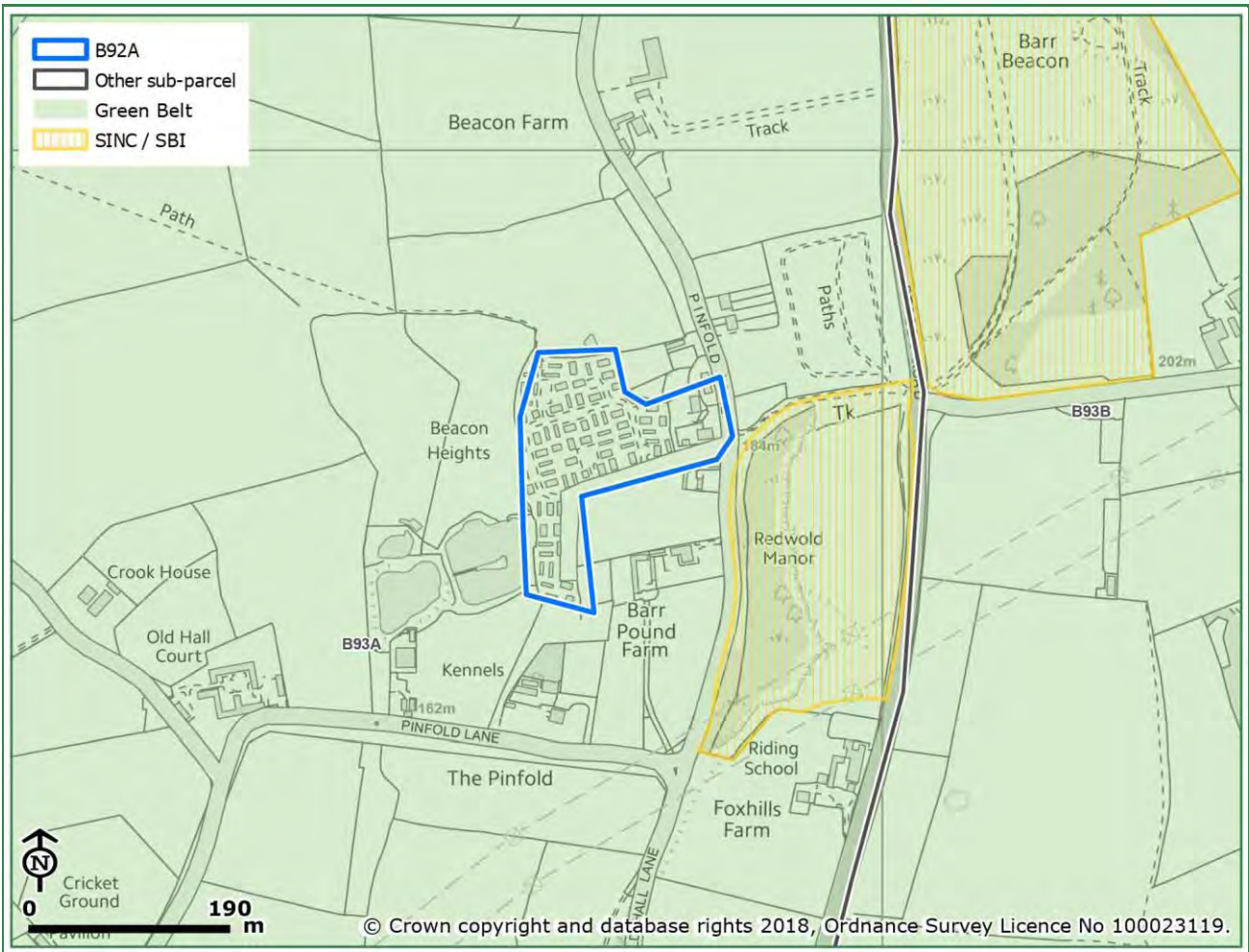






Sub-Parcel Ref: B92A-Beacon Heights

Sub-Parcel Size: 2.6ha





### Sub-Parcel Description

Land containing a mobile home park close to the urban edge of Sutton Coldfield.



*View looking south across the sub-parcel.*

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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is sufficiently separated or distant from the West Midlands conurbation for there to be no significant potential for urban sprawl from the large built up area.	Moderate
<b>P2: Preventing the merging of neighbouring towns</b>	Land lies between towns which are near each other, but where there is sufficient physical or visual separation for each town to retain its own distinct landscape setting.	Moderate
<b>P3: Safeguarding the countryside from encroachment</b>	Land retains some degree of openness and a relationship with surrounding countryside but is compromised by urbanising development within it.	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	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
<b>B92As1 Release of any land within the sub-parcel</b>	2.59	Very High

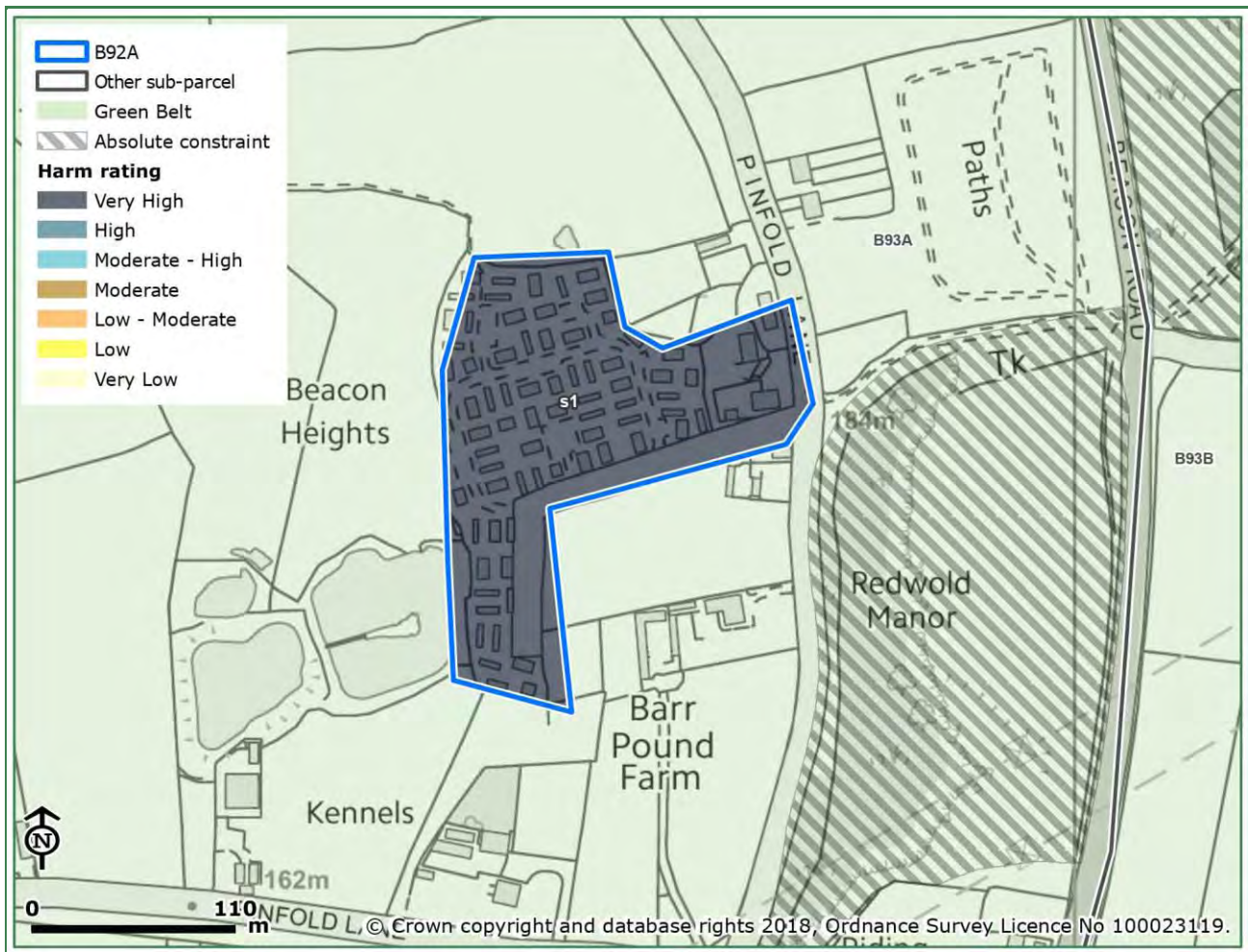
List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Birmingham, and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. Although the sub-parcel is wholly developed by Beacon Heights Park Home Estate, these single story buildings are in a relatively contained setting. The sub-parcel is not located adjacent to an existing inset settlement, and is separated from the surrounding inset settlements of Birmingham, Streetly, and Walsall by open countryside so any release intended to form an extension to the existing settlement edge would require a sizeable release of land, weakening the integrity of the adjacent Green Belt.



Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Land to the east of Walsall, rising eastwards towards Barr Beacon. The southern half of this sub-parcel is constrained by the Great Barr Hall registered park and garden. The northern half of the sub-parcel contains the Great Barr Golf Course, agricultural fields and a number of isolated farm buildings situated to the east of the suburb of Daisy Bank, Walsall.



*View east into fields from beginning of Crook Lane.*

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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land preserves separation between Walsall, Aldridge, Streetly (adjoining Sutton Coldfield), and Pheasey (adjoining Birmingham).	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting or special character of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B93As1 Release of any uncontained land within the sub-parcel</b>	<b>330.92</b>	<b>Very High</b>

List of Sites Within the Scenario

None

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Birmingham, Streetly (adjoining Sutton Coldfield) and Aldridge and preventing encroachment on the countryside. The sub-parcel is contained to the west, south and southeast by the settlement edges of Walsall and Birmingham, both forming part of the West Midlands conurbation. The majority of the south of the sub-parcel is occupied by a Registered Park and Garden, Ancient Woodland, Sites of Importance for Nature Conservation, Local Nature Reserves and areas within Flood Zone 3, which are all deemed inappropriate for development. The valley along the eastern edge of Great Barr Golf Course and the slopes up to Barr Beacon are distinctive landforms increasing distinction from the urban area, and so encroachment on these would weaken the Green Belt.



Scenario	Size (ha)	Rating
<b>B93As2</b> Release of land west of Skip Lane and north of Park Hall Road	18.64	High

#### List of Sites Within the Scenario

Ref: 129 (Housing); Ref: 163 (Housing)

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Birmingham, Streetly (adjoining Sutton Coldfield), and Aldridge and preventing encroachment on the countryside. The road enclosing this part of the sub-parcel, which is relatively flat, would form a clear boundary to a release that would represent a limited impact on the integrity of adjacent open land and the separation between towns.

Scenario	Size (ha)	Rating
<b>B93As3</b> Release of land at Daisy Bank	9.03	Moderate - High

#### List of Sites Within the Scenario

Ref: 164 (Housing)

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Birmingham, Streetly (adjoining Sutton Coldfield) and Aldridge and preventing encroachment on the countryside. Land to the west of Skip Lane at Daisy Bank is well contained by tree cover and could be released with little impact on the wider Green Belt.

Scenario	Size (ha)	Rating
<b>B93As4</b> Release of land north of the Holiday Inn Birmingham	2.61	Moderate - High

#### List of Sites Within the Scenario

None

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Birmingham, Streetly, and Aldridge and preventing encroachment on the countryside. Scrub and grassland to the north of the Holiday Inn, although distinct from the inset settlement edge, is entirely contained by the constrained Great Barr Hall parkland which likewise limits impact of its release on the surrounding Green Belt.

Scenario	Size (ha)	Rating
<b>B93As5</b> Release of land west of Great Barr Golf Course	5.89	Moderate

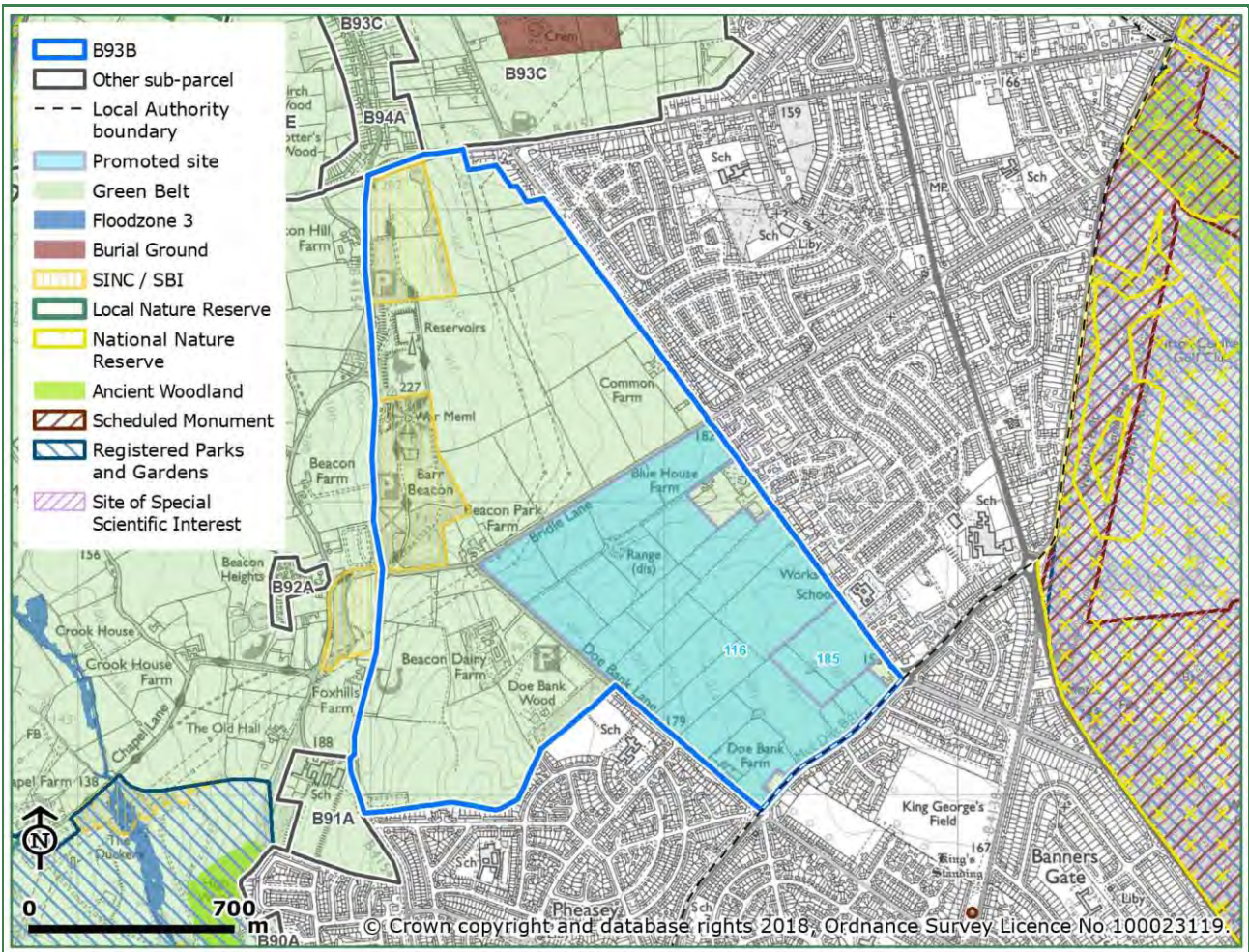
#### List of Sites Within the Scenario

None

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Birmingham, Streetly (adjoining Sutton Coldfield), and Aldridge and preventing encroachment on the countryside. This part of the sub-parcel is tightly contained by the adjacent inset settlement and contains some urbanising development. Release of this part of the sub-parcel would not weaken adjacent Green Belt land, and would create a boundary at the golf course edge consistent with the inset settlement edge to the north and south.









### Sub-Parcel Description

Land lying to the west of Sutton Coldfield, including a series of agricultural fields that are bounded to the west by Beacon Road. The sub-parcel is constrained by two SINCs that lie adjacent to Beacon Road.



*View east into fields from Beacon Road.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land preserves separation between Walsall, Aldridge, Streetly (adjoining Sutton Coldfield), and Pheasey (adjoining Birmingham).	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting or special character of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

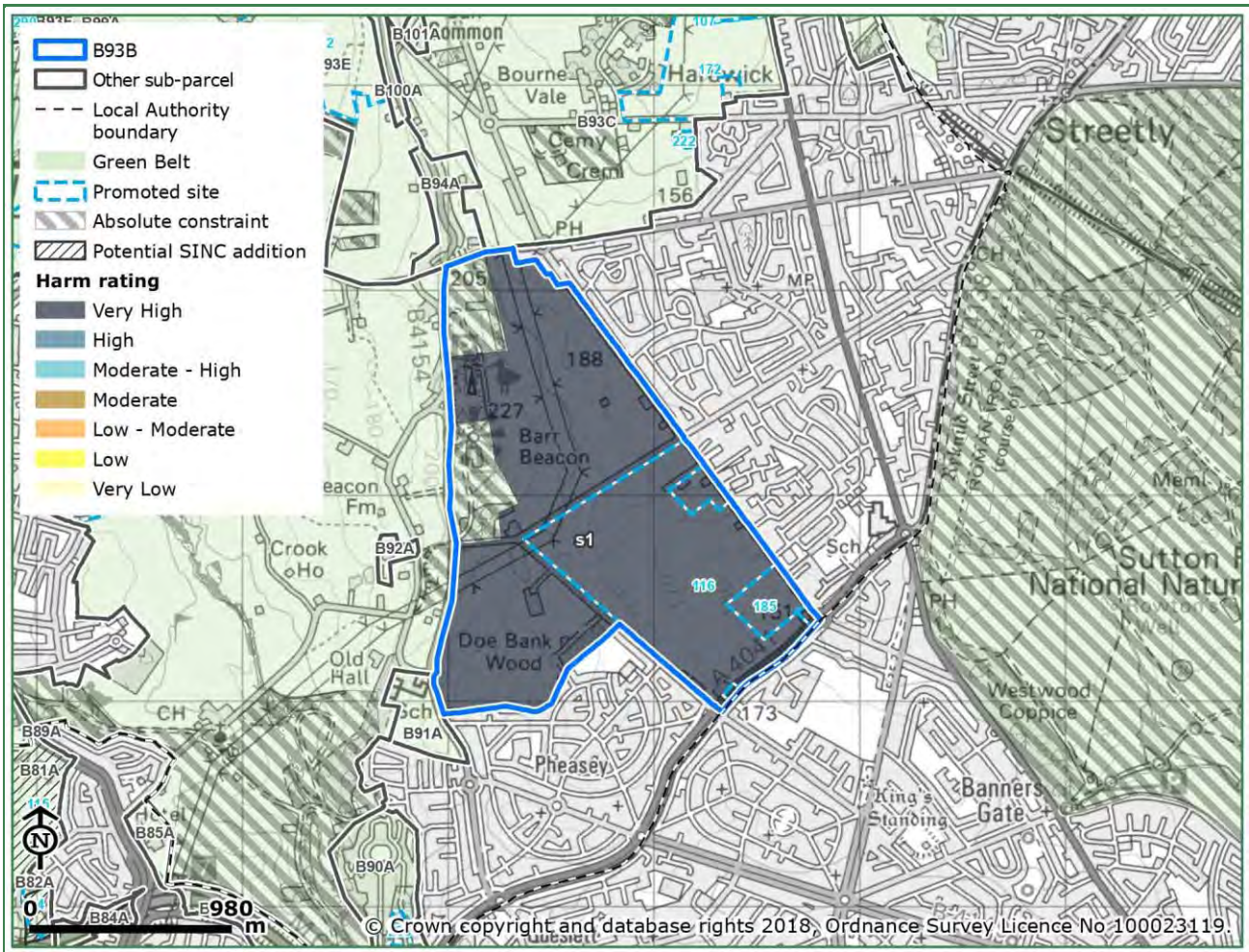
Scenario	Size (ha)	Rating
<b>B93Bs1 Release of any land within the sub-parcel</b>	<b>228.98</b>	<b>Very High</b>

**List of Sites Within the Scenario**

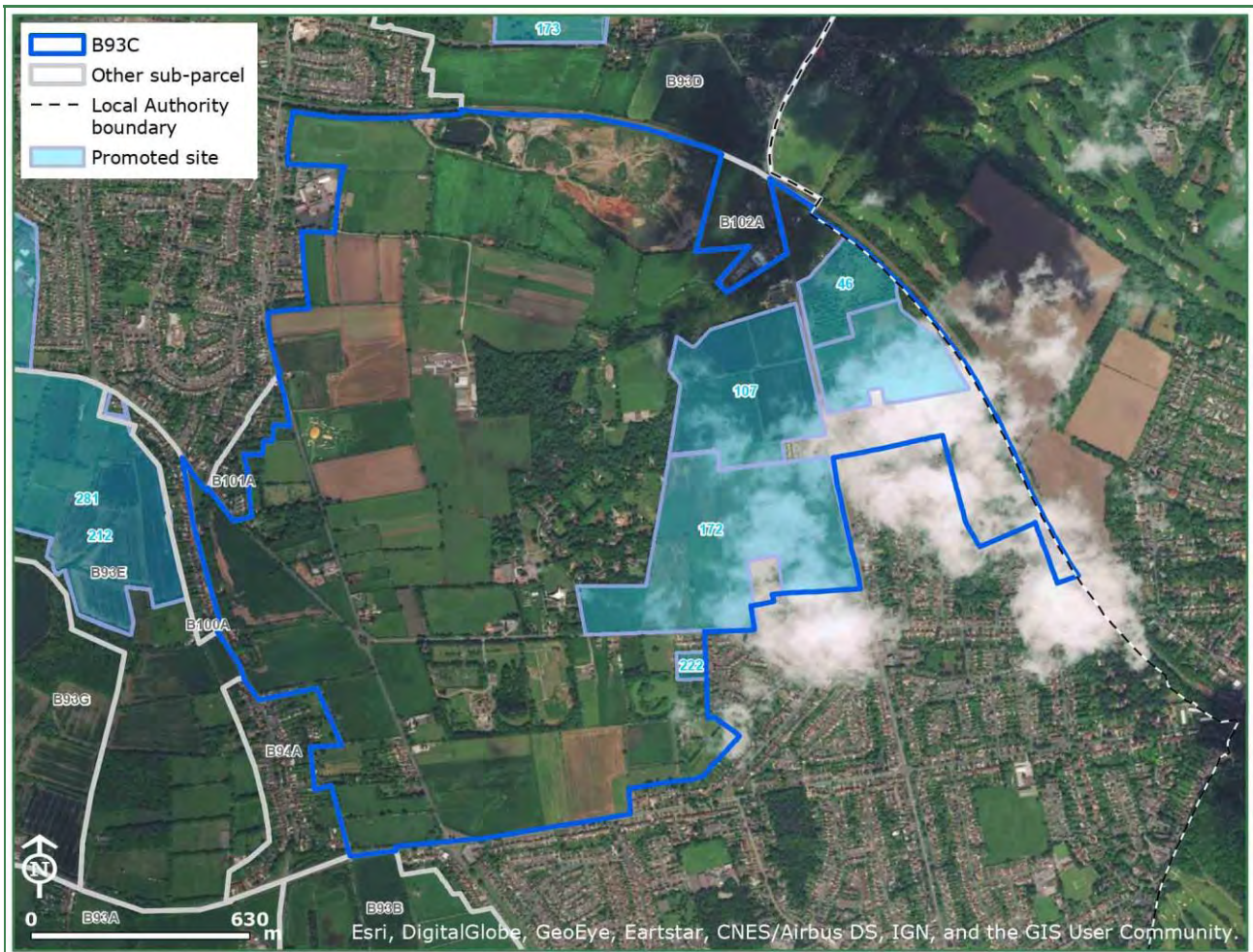
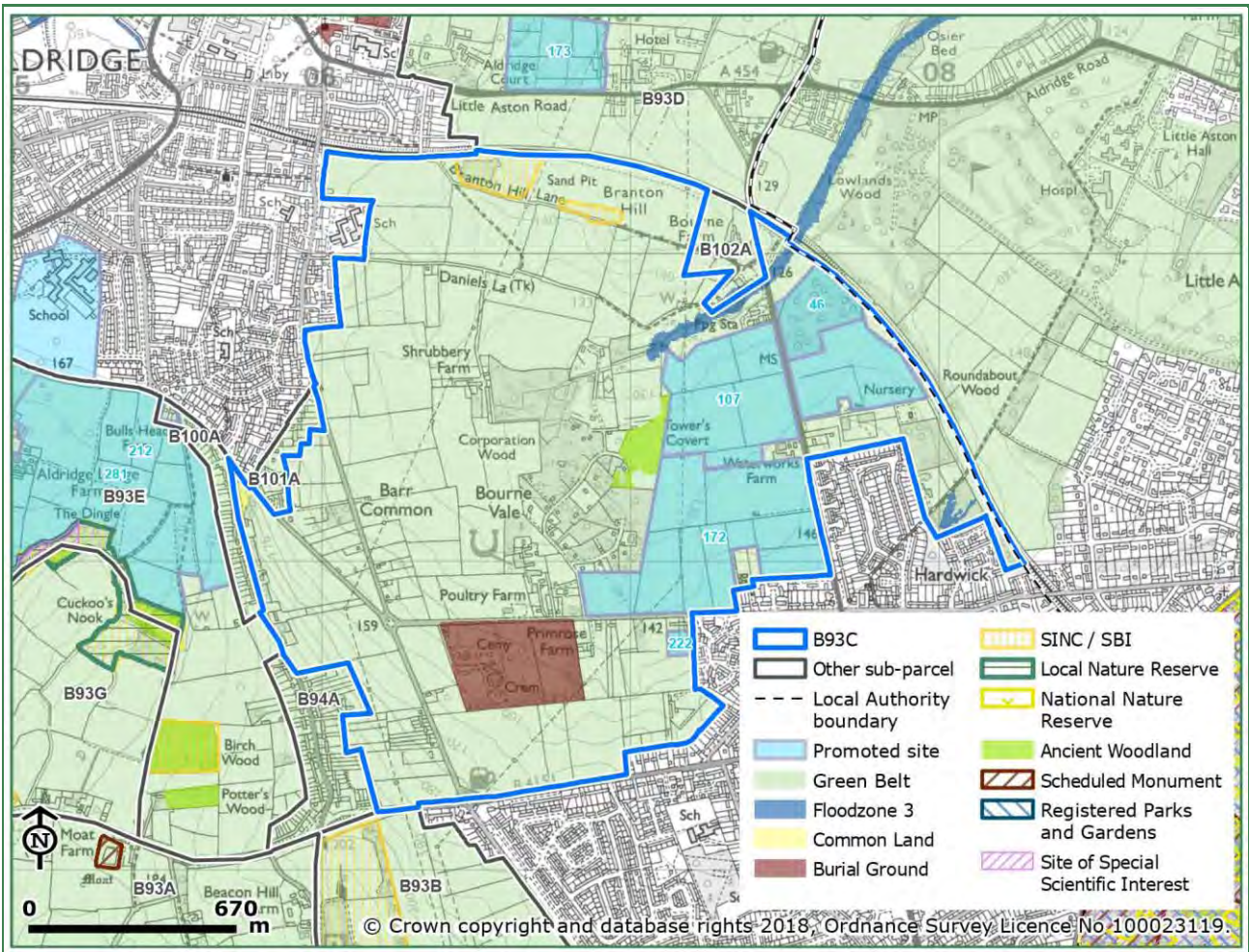
Ref: 116 (Housing); Ref: 185 (Housing)

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Aldridge, Streetly (adjoining Sutton Coldfield), and Birmingham and preventing encroachment on the countryside. The sub-parcel is contained to the south and east by the settlement edges of Birmingham and Streetly, both forming part of the West Midlands conurbation. The expansion of Birmingham, and Streetly into sub-parcel B93B would significantly weaken the gap between Walsall, Aldridge, Streetly (adjoining Sutton Coldfield), and Birmingham. The sub-parcel has distinct slopes up towards Barr Beacon which, together with clear linear main road urban edge boundaries, mean that any release of land would weaken the Green Belt boundary.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Land between Aldridge and Streetly containing agricultural fields, pockets of isolated washed over settlements and Corporation Wood within Bourne Vale. The sub-parcel is situated to the east of Aldridge and is bounded to the east by a railway track and to the west by the ridge continuing north from Barr Beacon.



*View north into fields from Little Hardwick Road.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land preserves separation between Walsall, Aldridge, Streetly (adjoining Sutton Coldfield), and Pheasey (adjoining Birmingham).	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting or special character of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B93Cs1 Release of any land within the sub-parcel between Aldridge and the woodland around Bourne Vale</b>	<b>222.72</b>	<b>Very High</b>

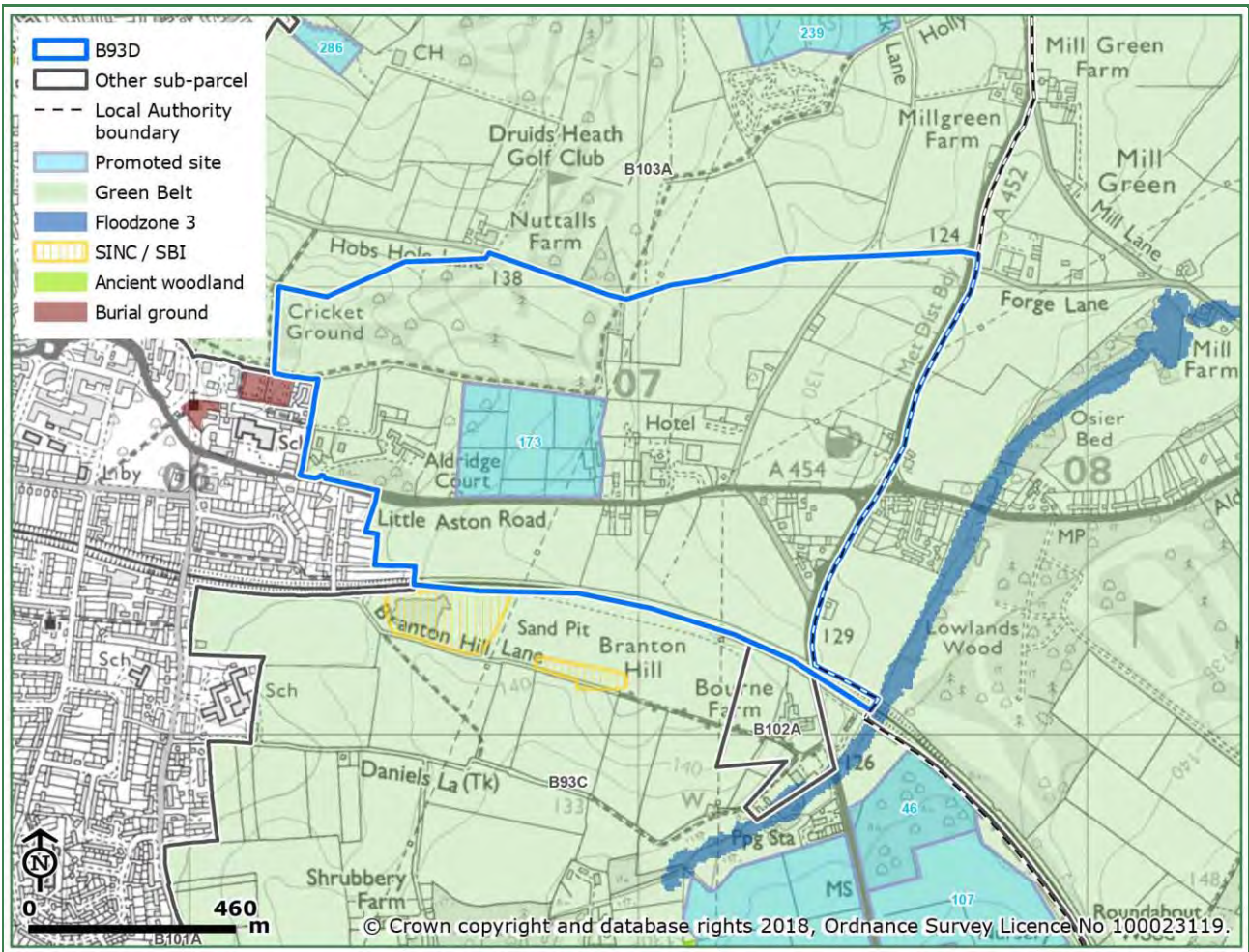
List of Sites Within the Scenario

Ref: 172 (Housing); Ref: 222 (Housing)

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield), and preventing encroachment on the countryside. The sub-parcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.









### Sub-Parcel Description

Land to the east of Aldridge containing a section of Druids Heath Golf Course, agricultural land, sports ground associated with the Cooper, and Jordan C of E School in the west of the sub-parcel and some isolated commercial and residential buildings situated along Little Aston Road.



*View north into fields from Holly Lane.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land preserves separation between Walsall, Aldridge, Streetly (adjoining Sutton Coldfield), and Pheasey (adjoining Birmingham).	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting or special character of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

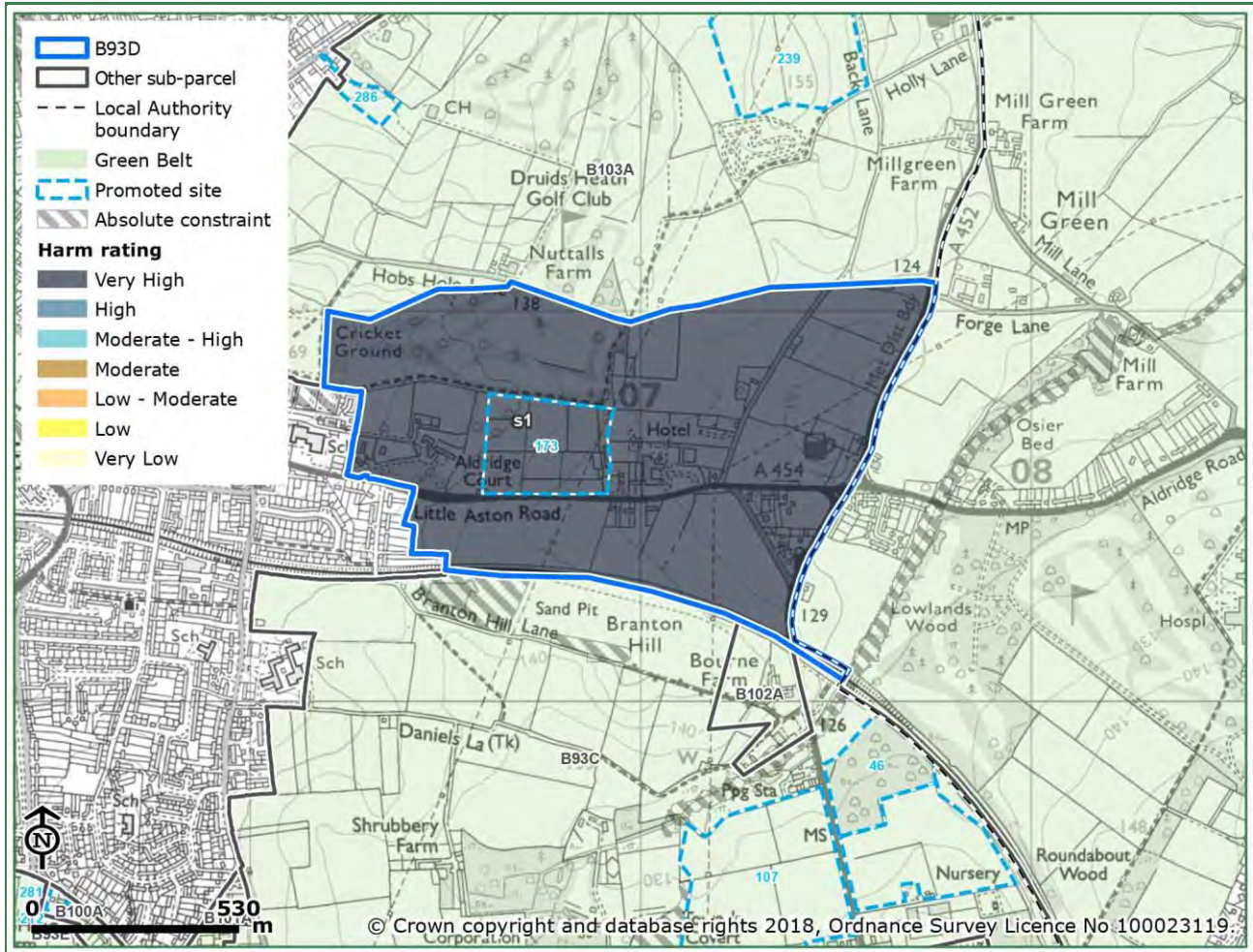
Scenario	Size (ha)	Rating
<b>B93Ds1 Release of any land within the sub-parcel</b>	<b>96.74</b>	<b>Very High</b>

**List of Sites Within the Scenario**

Ref: 173 (Housing)

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. The southwest of the sub-parcel adjoins the settlement edge of Aldridge, which forms part of the West Midlands conurbation. Any expansion of Aldridge eastwards would weaken the gap between Aldridge and Streetly (adjoining Sutton Coldfield), notably when travelling along Little Aston Road and the railway line between the two settlements, and would increase containment of Green Belt land to the north and south.

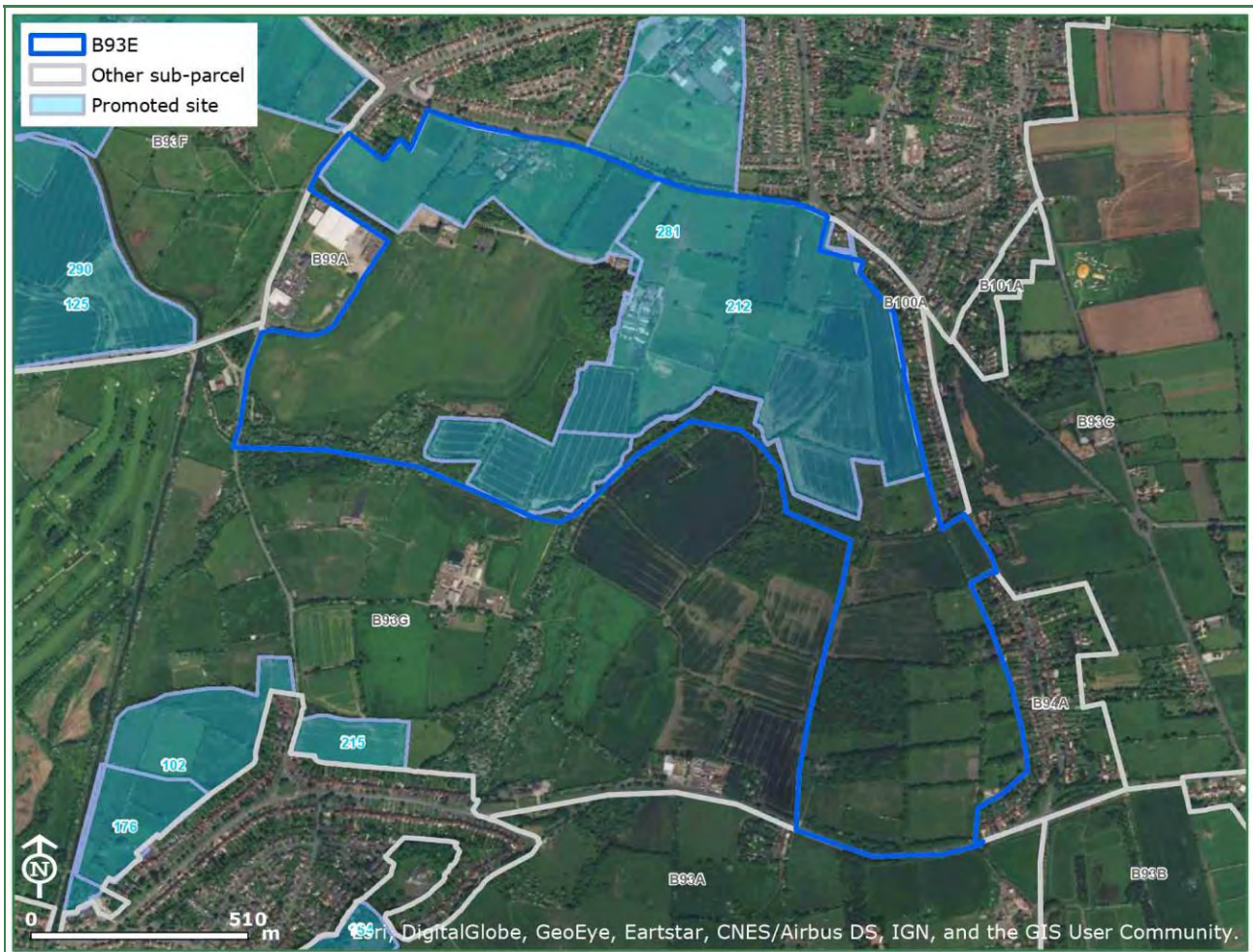
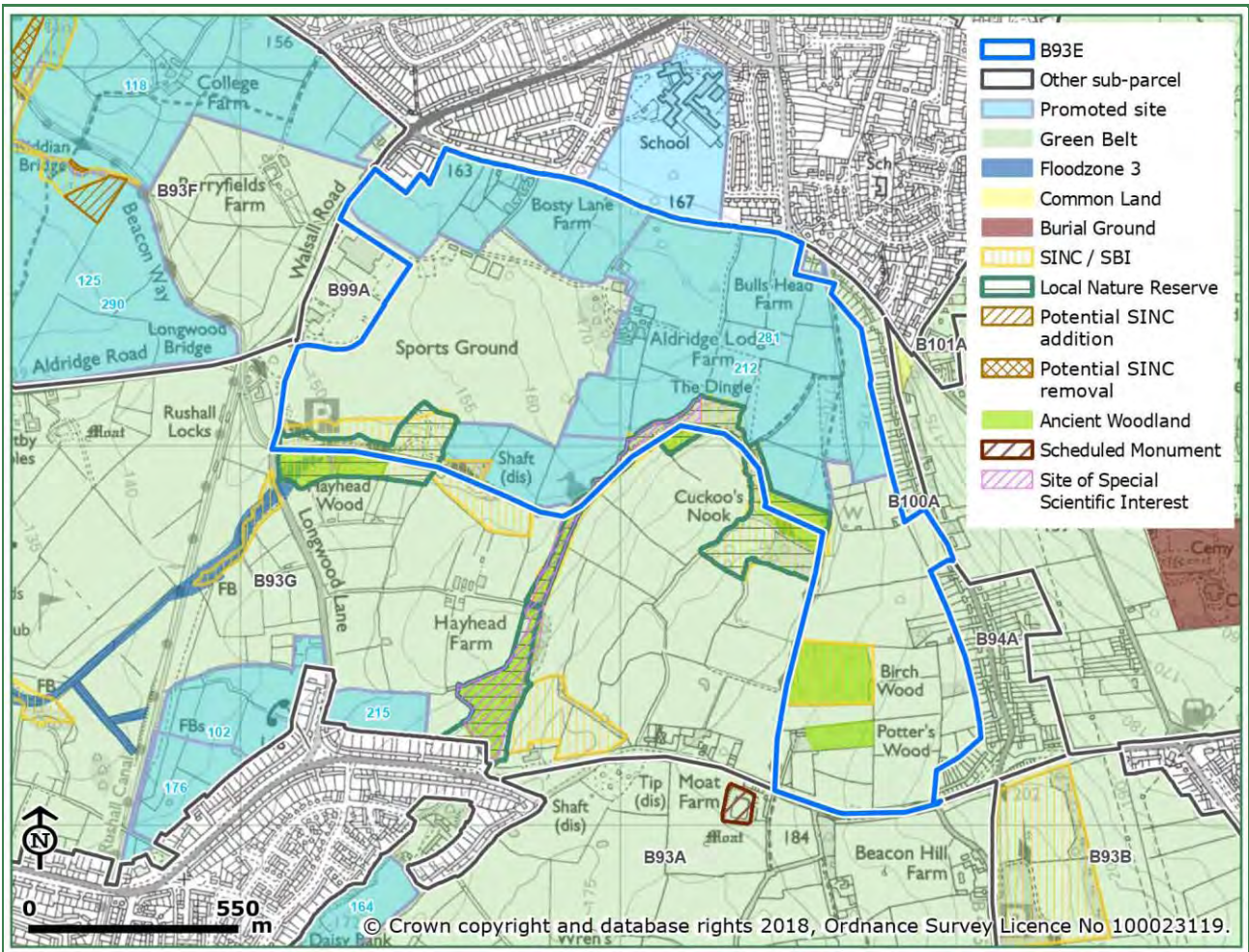
Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Ref: B93E-Aldridge Airport

Sub-Parcel Size: 133.6ha





### Sub-Parcel Description

Land to the south of Aldridge which consists of agricultural fields, a large sports ground, and a number of isolated farm buildings. The site is bound in the north by the B4154 and the Hay Head branch of the canal to the south. Along the southern boundary, the sub-parcel is constrained by a number of SINC, including: Birch Wood, Cuckoo's Nook, The Dingle, Hayhead Wood, and a designated ancient woodland.



*View southwest from airfield car park toward industrial units.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land preserves separation between Walsall, Aldridge, Streetly (adjoining Sutton Coldfield), and Pheasey (adjoining Birmingham).	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting or special character of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

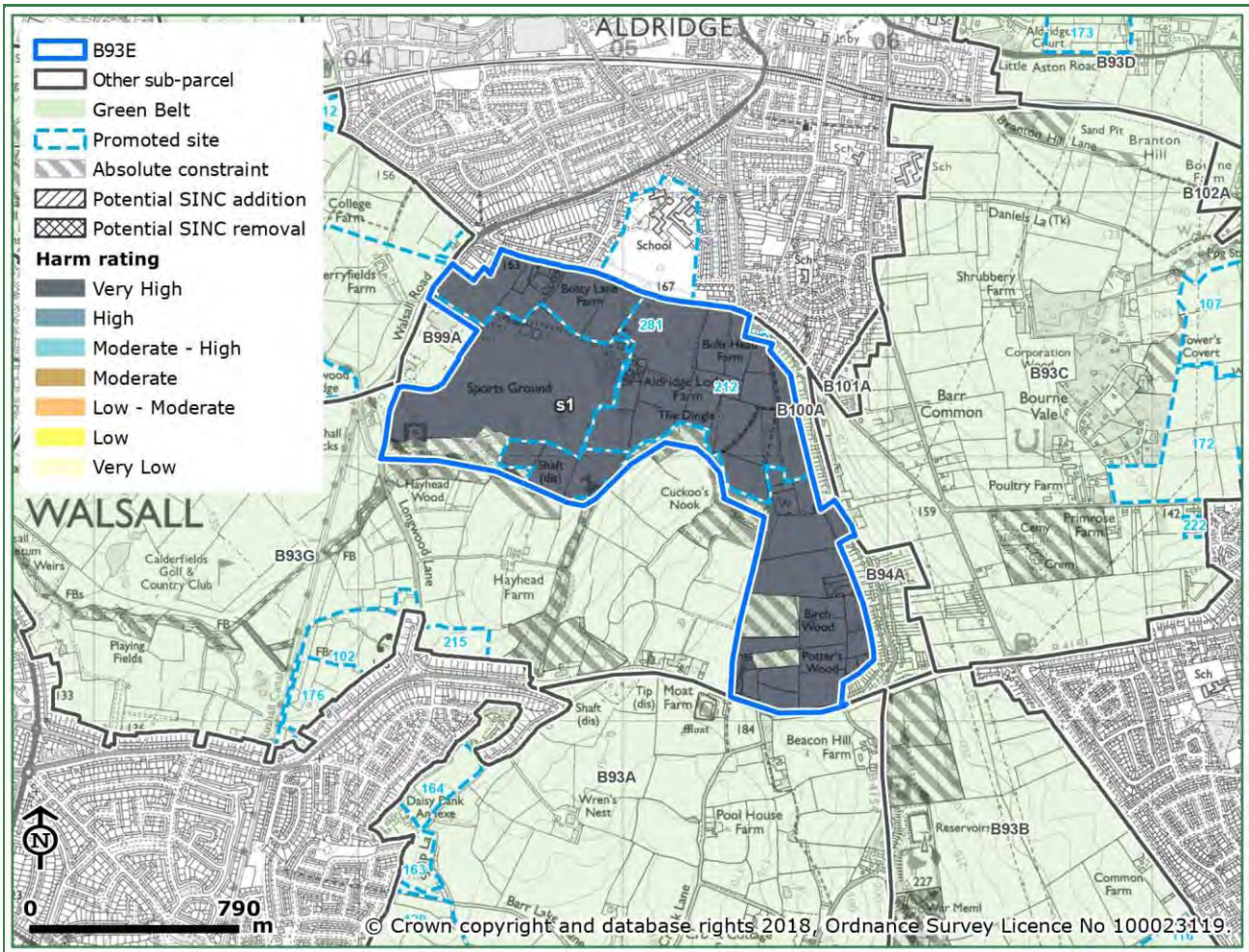
Scenario	Size (ha)	Rating
<b>B93Es1 Release of any land within the sub-parcel</b>	<b>120.18</b>	<b>Very High</b>

List of Sites Within the Scenario

Ref: 212 (Housing); Ref: 281 (Housing)

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Aldridge, and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. The sub-parcel is contained to the north by the settlement edge of Aldridge, which forms part of the West Midlands conurbation. Bosty Lane bounding the north of the sub-parcel creates a strong distinction between the inset settlement and land in the northern part of the sub-parcel. The expansion of Aldridge southwards would result in a weaker boundary and narrowing of the gap between Walsall, Aldridge, and Streetly (adjoining Sutton Coldfield), and would potentially increase containment of adjacent Green Belt land. As the adjoining sub-parcels B100A and B94A are fully developed, there would be no justification in retaining their Green Belt status if adjacent open land were released, although this would not increase Green Belt harm.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Land between Aldridge/Rushall and Walsall. Some of this sub-parcel is constrained by the scheduled remains of Rushall Hall and by the adjacent church and burial ground, but unconstrained areas include agricultural fields and fields associated with the Manor Farm Community School. Park Lime Pits SINC occupies much of the centre of the sub-parcel and land to the east of this is potentially to be designated as a SINC, which would preclude development, whilst land to the south and north of this is potentially to be removed as SINC, and therefore development may no longer be precluded in these areas.



*View southeast into fields alongside Bosty Lane (opposite Linley Wood Road).*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land preserves separation between Walsall, Aldridge, Streetly (adjoining Sutton Coldfield), and Pheasey (adjoining Birmingham).	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting or special character of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B93Fs1 Release of any land within the sub-parcel south of Bosty Lane</b>	<b>173.43</b>	<b>Very High</b>

List of Sites Within the Scenario

Ref: 118 (Housing); Ref: 125 (Housing); Ref: 290 (Housing)

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall and Aldridge/Rushall and preventing encroachment on the countryside. The sub-parcel is contained to the north, northeast and southwest by the settlement edges of Rushall, Aldridge and Walsall, all forming part of the West Midlands conurbation. Bosty Lane bounding the northeast of the sub-parcel creates a strong distinction between the sub-parcel and the inset settlement to the northeast. There are no strong boundary features present between the remainder of the sub-parcel and adjacent inset settlements of Aldridge and Walsall to the northwest and southwest. The railway line, although a clear physical feature, is in this sub-area centrally located between settlements, such that expansion up to it from either north or south would weaken the fragile settlement gap. Development to the east of the Rushall Canal would also potentially increase containment of land between Rushall and Aldridge (B97A).

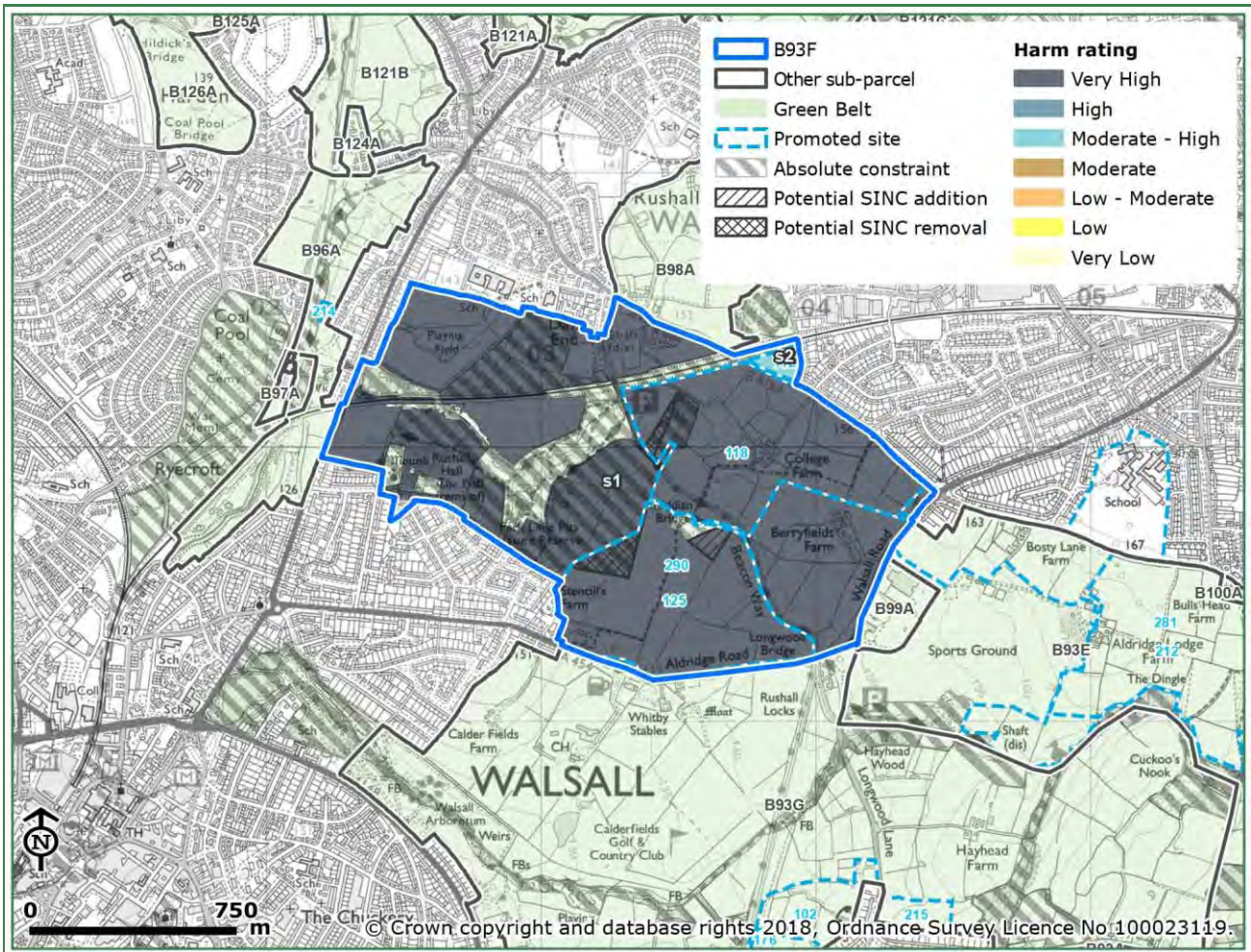
Scenario	Size (ha)	Rating
<b>B93Fs2</b> Release of triangle of land between Bosty Lane and the railway line	1.37	<b>Moderate - High</b>

**List of Sites Within the Scenario**

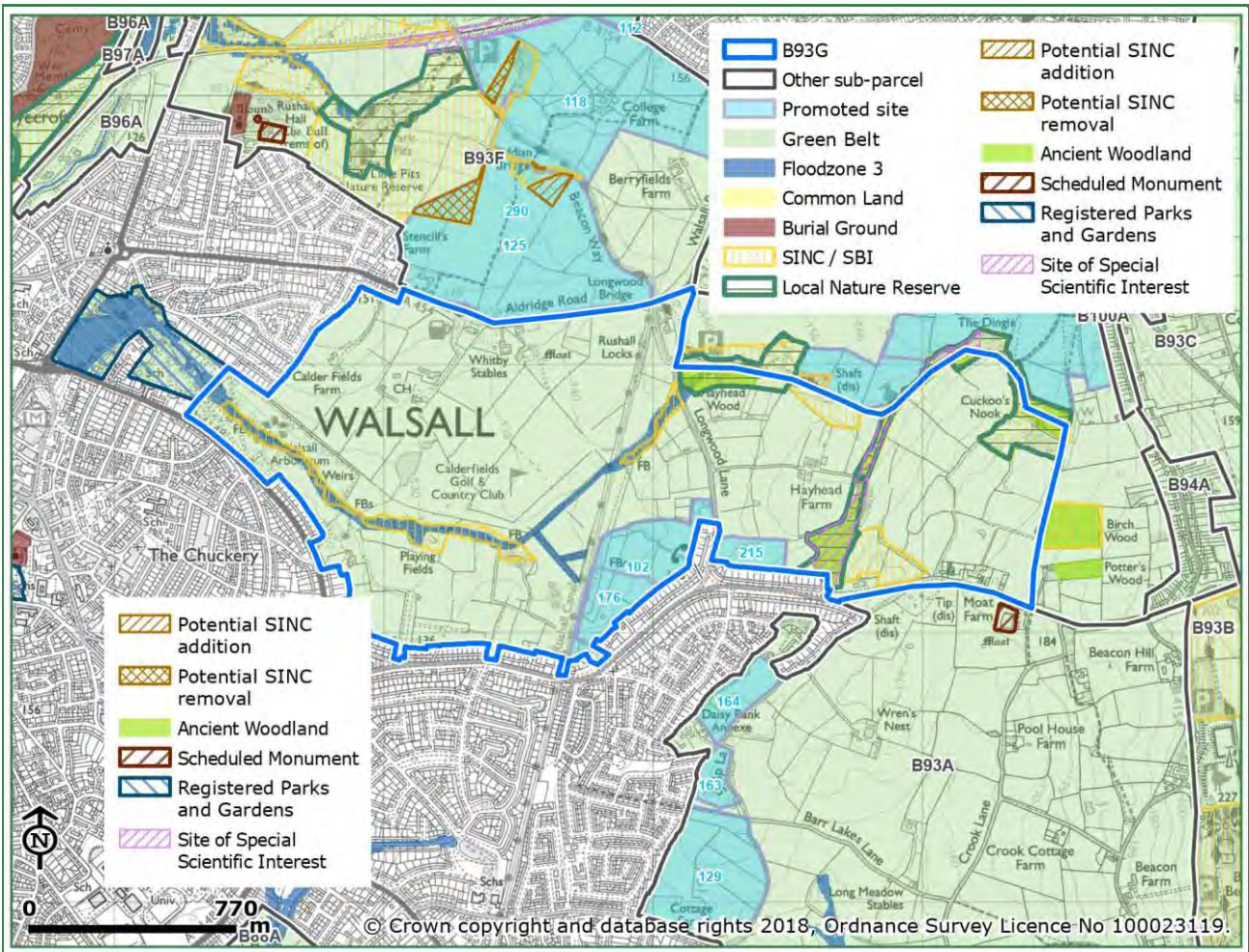
Ref: 112 (Housing)

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall and Aldridge/Rushall and preventing encroachment on the countryside. This part of the sub-parcel is tightly contained by the railway line, Bosty Lane, and the adjoining inset settlement. As such, release of this land would have a limited effect on the wider Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

The sub-parcel is bisected by the Rushalls Locks Tow Path. The sub-parcel contains Walsall Arboretum, a golf course, agricultural fields, and some isolated buildings along the A454.



*View east into fields from Longwood Lane.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land preserves separation between Walsall, Aldridge, Streetly (adjoining Sutton Coldfield), and Pheasey (adjoining Birmingham).	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting or special character of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B93Gs1</b> Release of any land within the sub-parcel excluding the land north of the B4151 and at Calder Fields Farm	185.42	<b>Very High</b>

List of Sites Within the Scenario

Ref: 102 (Housing)

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Aldridge, and Streetly (adjoining Sutton Coldfield), and preventing encroachment on the Walsall Arboretum, with its well-defined boundaries, or eastwards into the 'core' of the gap between Walsall and Aldridge. This would significantly weaken the integrity of the Green Belt in terms of separation of towns, and would increase containment of Green Belt land to the north.

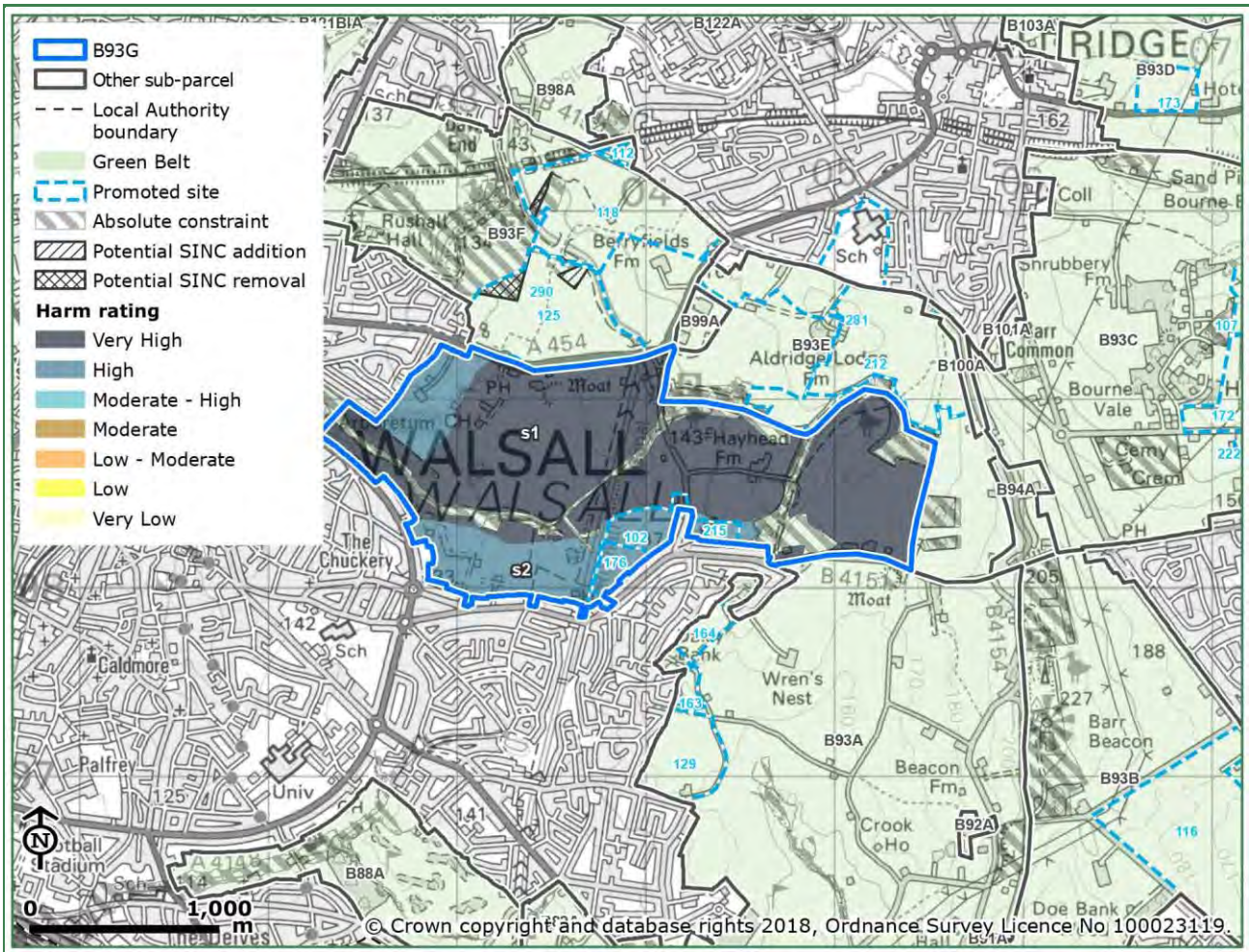
Scenario	Size (ha)	Rating
<b>B93Gs2</b> Release of land north of the B4151 or at Calder Fields Farm	64.47	<b>High</b>

List of Sites Within the Scenario

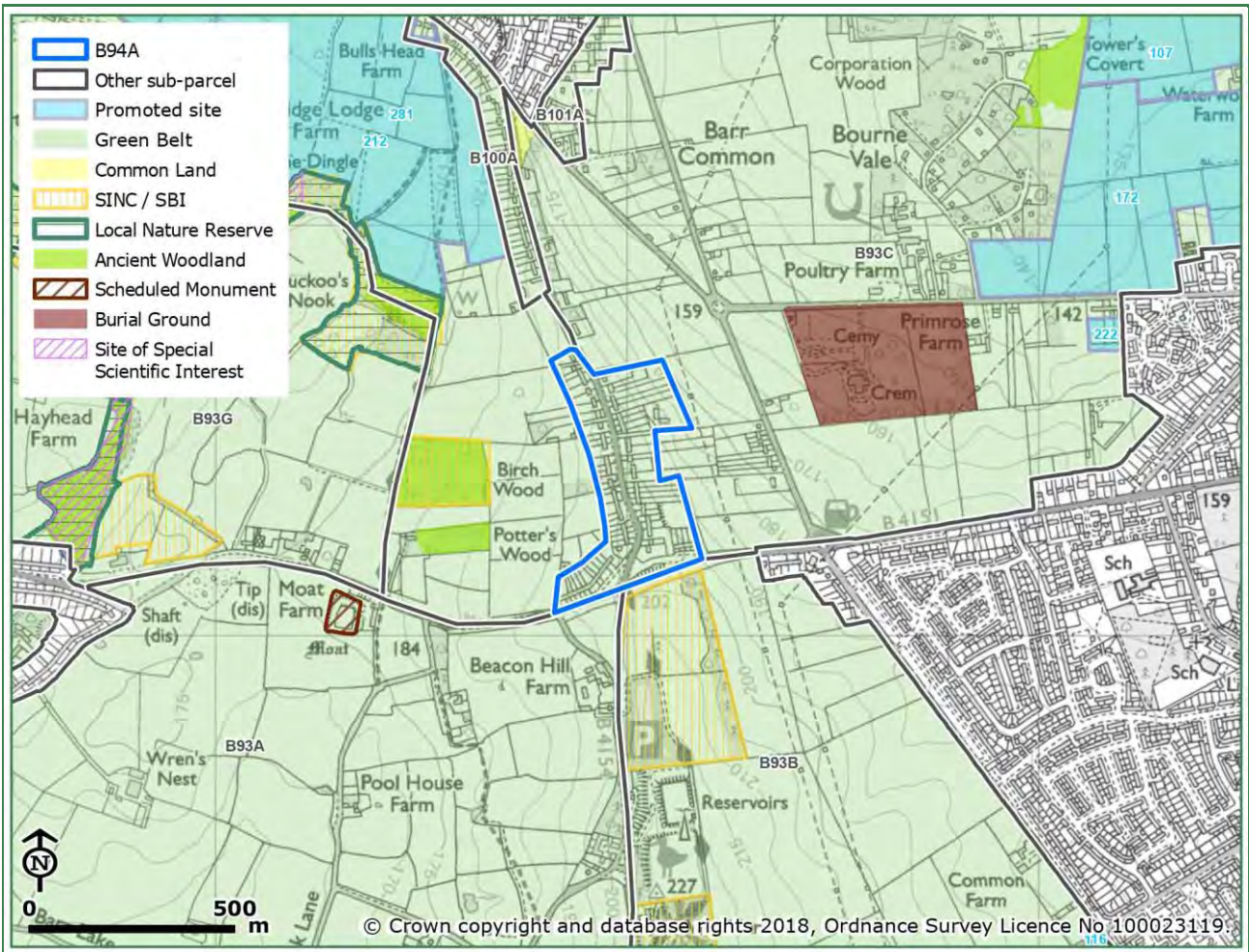
Ref: 102 (Housing); Ref: 176 (Housing); Ref: 215 (Housing)

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. However release of land on the urban fringes of the sub-parcel that have less significant boundaries between settlement and countryside would result in slightly less harm than release of the core area between towns.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Linear residential development on Longwood Road between Aldridge and Streetly, separated from both by relatively small roadside gaps in development.



*View looking north along Longwood Road.*



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

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

Assessment of Harm From Release of Land within Sub-Parcel

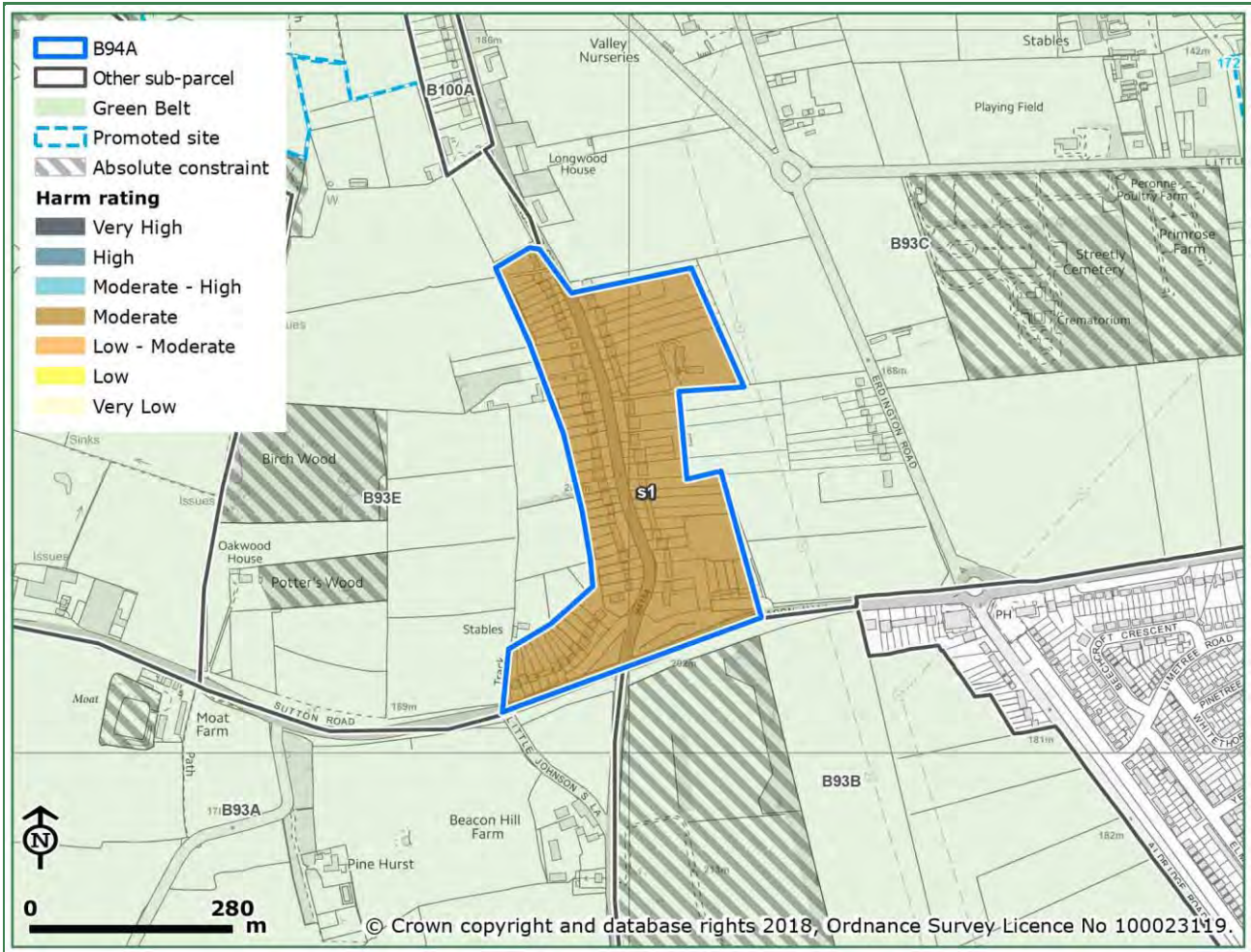
Scenario	Size (ha)	Rating
<b>B94As1 Release of the sub-parcel</b>	<b>12.77</b>	<b>Moderate</b>

**List of Sites Within the Scenario**

None

The extent of development means that the sub-parcel makes a weak contribution to all Green Belt purposes; however, its release in association with either settlement would constitute a significant linear expansion of inset development, losing one of the valuable small gaps that maintain visual connection with the wider Green Belt along Longwood Road or Beacon Hill.

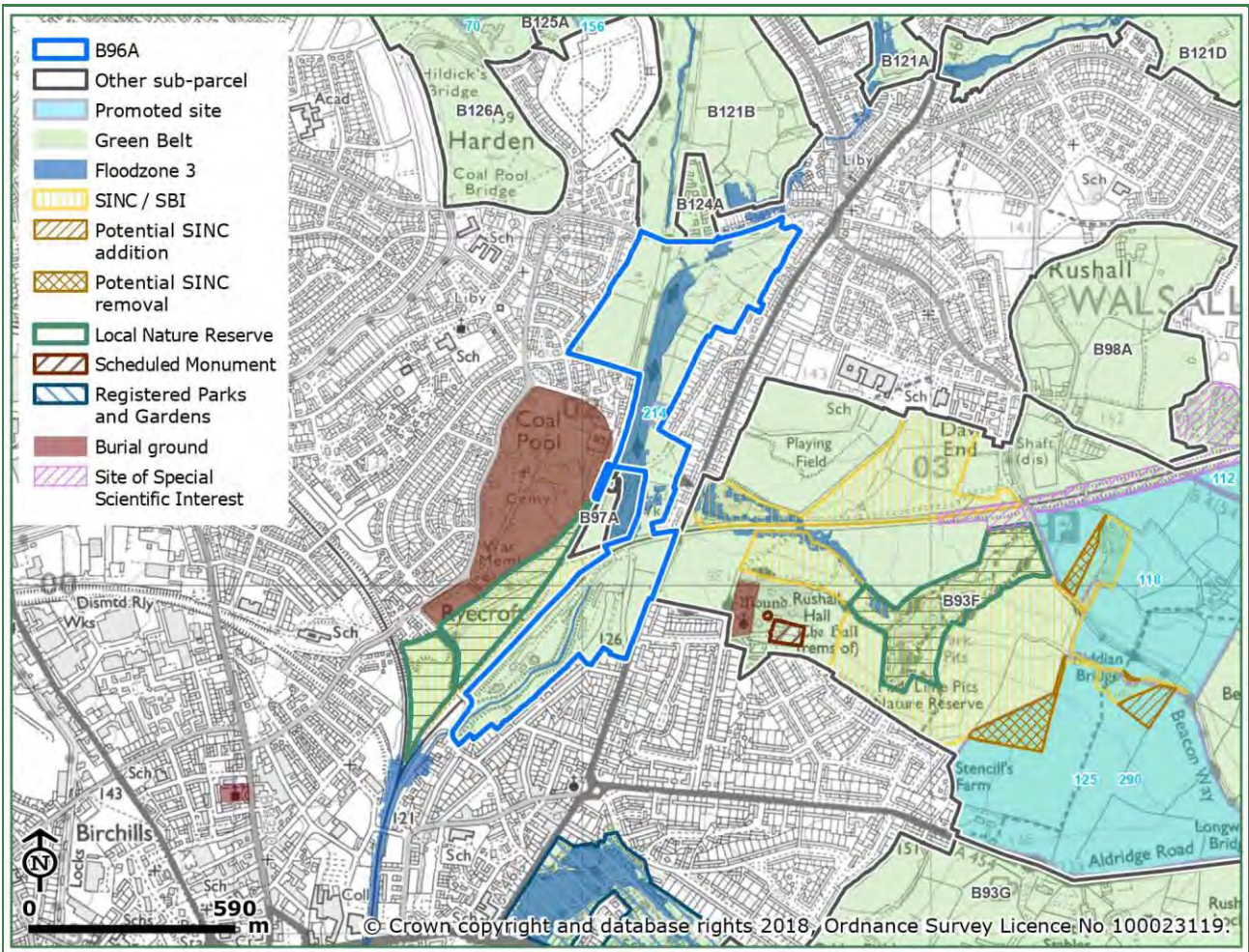
Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Ref: B96A-Ryecroft

Sub-Parcel Size: 34.8ha





### Sub-Parcel Description

Grassland and scrub to either side of Ford Brook, in the shallow Goscote Valley running north from Ryecroft (Walsall) towards Rushall. A railway line borders and passes through the southern part of the sub-parcel, and the south west of the sub-parcel adjoins Ryecroft Cemetery and Mill Lane SINC.



*View east from disused Staffordshire rail line, across to Whateley Road housing.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is to an extent contained by urban development in the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
<b>P2: Preventing the merging of neighbouring towns</b>	The valley contributes to the fragile separation between Walsall and Aldridge/Rushall.	Strong
<b>P3: Safeguarding the countryside from encroachment</b>	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 containment by urban areas.	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

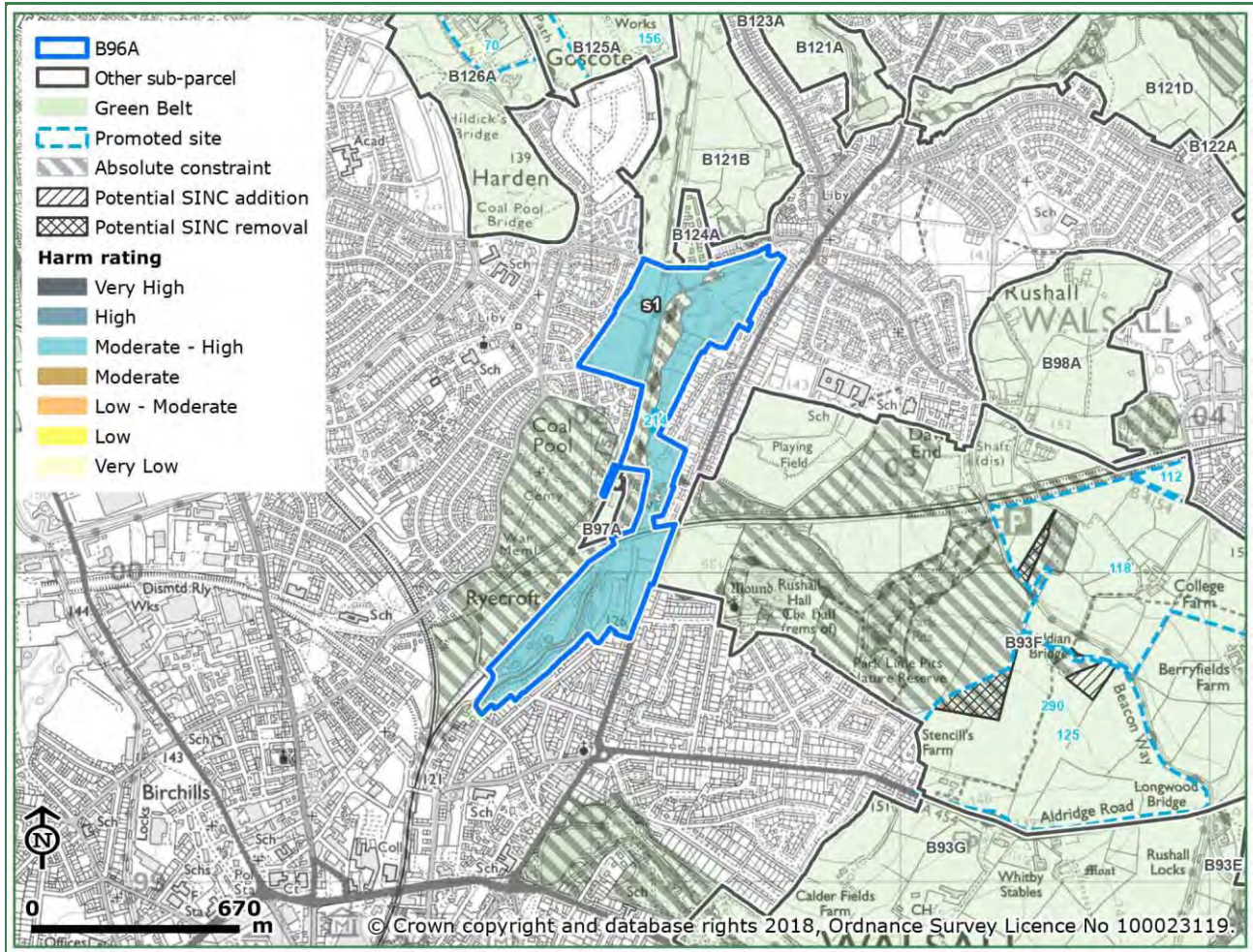
Scenario	Size (ha)	Rating
<b>B96As1 Release of any land within the sub-parcel</b>	30.5	Moderate - High

List of Sites Within the Scenario

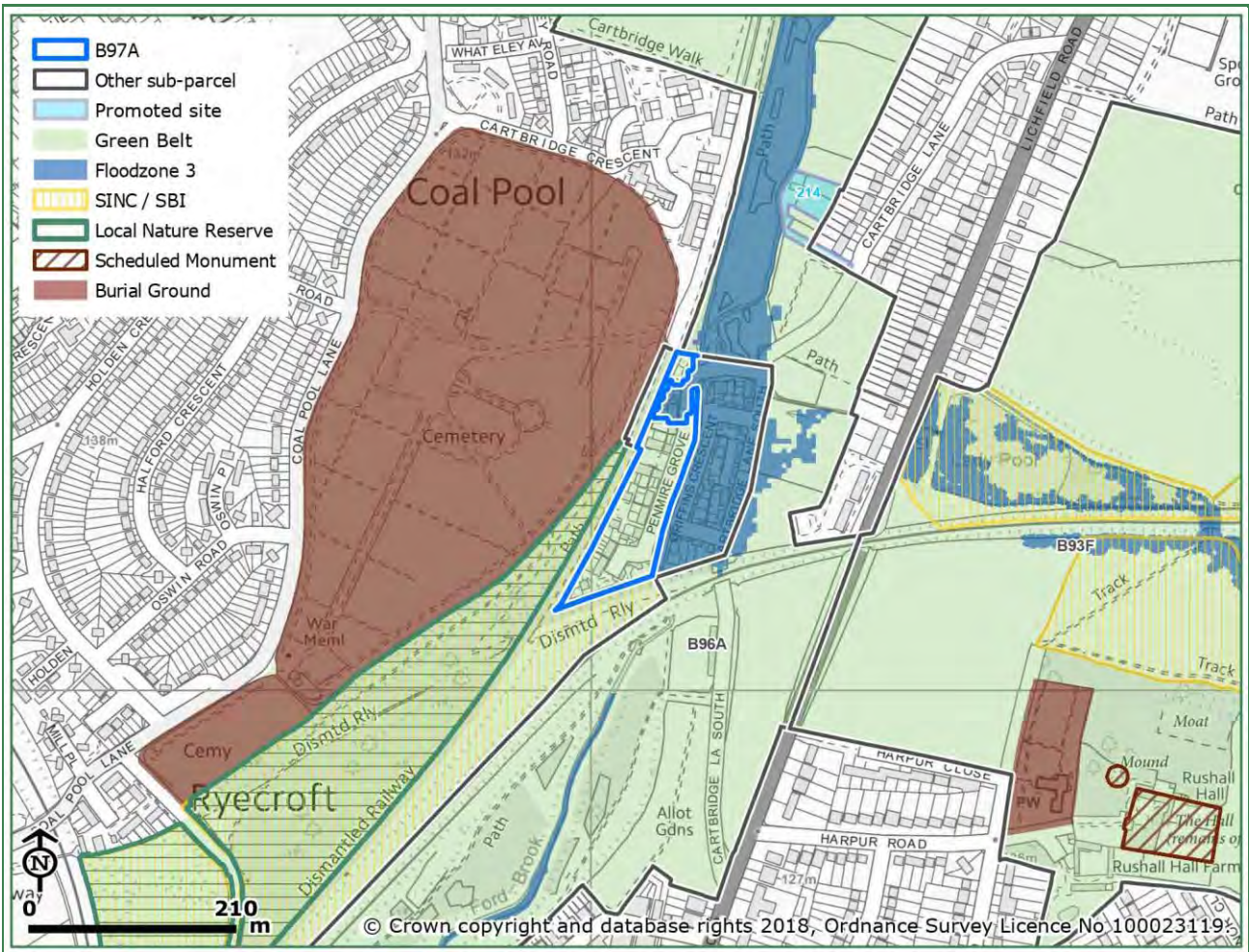
Ref: 214 (Gypsy and traveller site)

The sub-parcel makes a strong contribution to maintaining the separation of Aldridge and Walsall and a moderate contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside. The sub-parcel is contained to the northwest, northeast, and south by the settlement edges of Walsall and Aldridge, both forming part of the West Midlands conurbation; but existing development has a fragmenting effect on the gap. Any extension of inset settlement would reduce the gap, but the extent of existing development in the area limits harm to Green belt purposes.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Land containing washed over settlements along Cartbridge Crescent and Cartbridge Lane South, situated adjacent to Ryecroft Cemetery and retained to the south by a railway track.



*View north up Cartbridge Crescent*



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

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

Assessment of Harm From Release of Land within Sub-Parcel

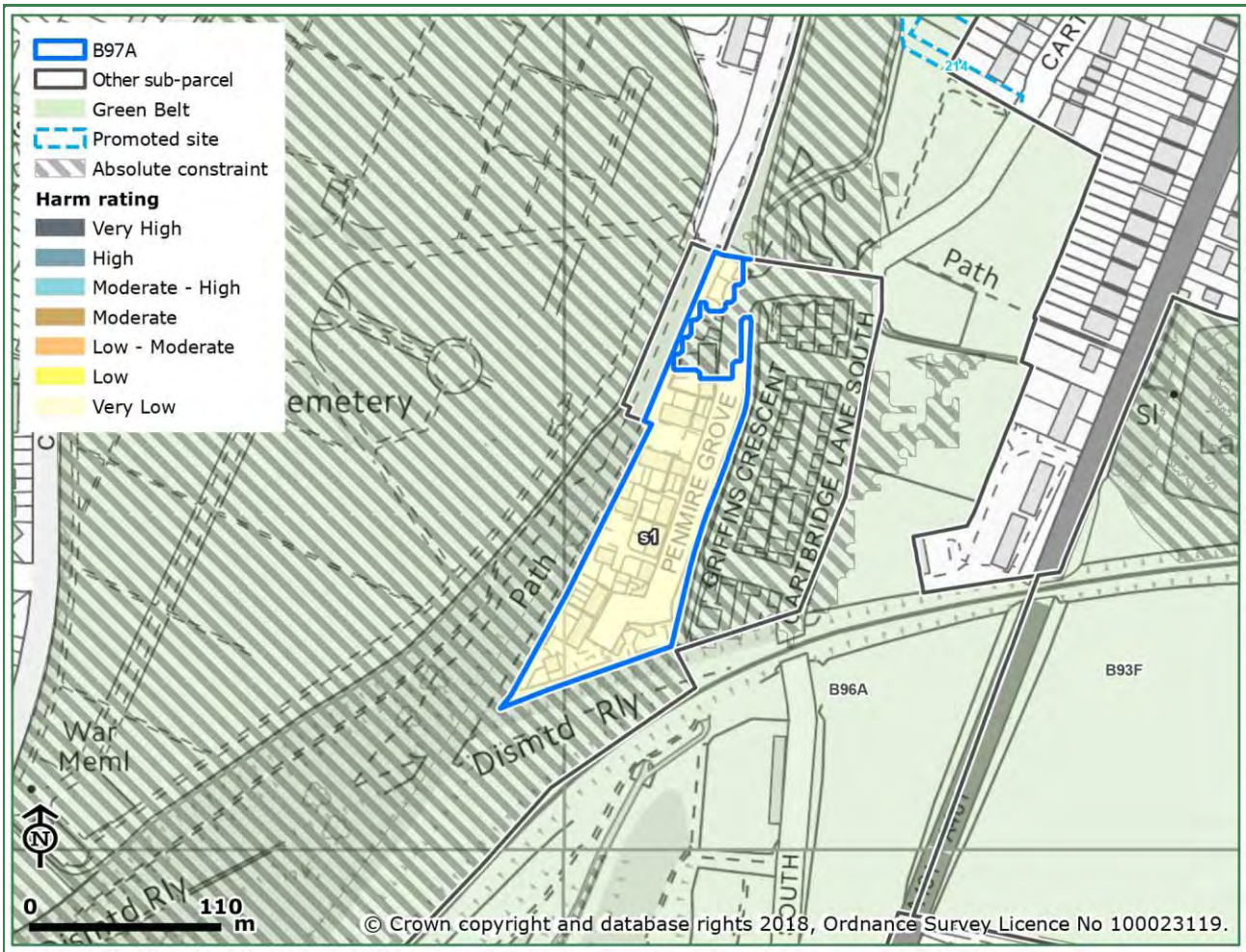
Scenario	Size (ha)	Rating
<b>B97As1 Release of the whole sub-parcel</b>	<b>1.17</b>	<b>Very Low</b>

**List of Sites Within the Scenario**

None

The sub-parcel makes a weak contribution to all Green Belt purposes. It lies within a fragile Green Belt gap between the suburbs of Rushall and Harden, both part of the wider West Midlands conurbation, but the extent to which it is developed limits the harm to adjacent Green Belt that could result from its release. The Green Belt boundary would be lengthened by its release, but it would represent a clearer distinction between settlement and open land.

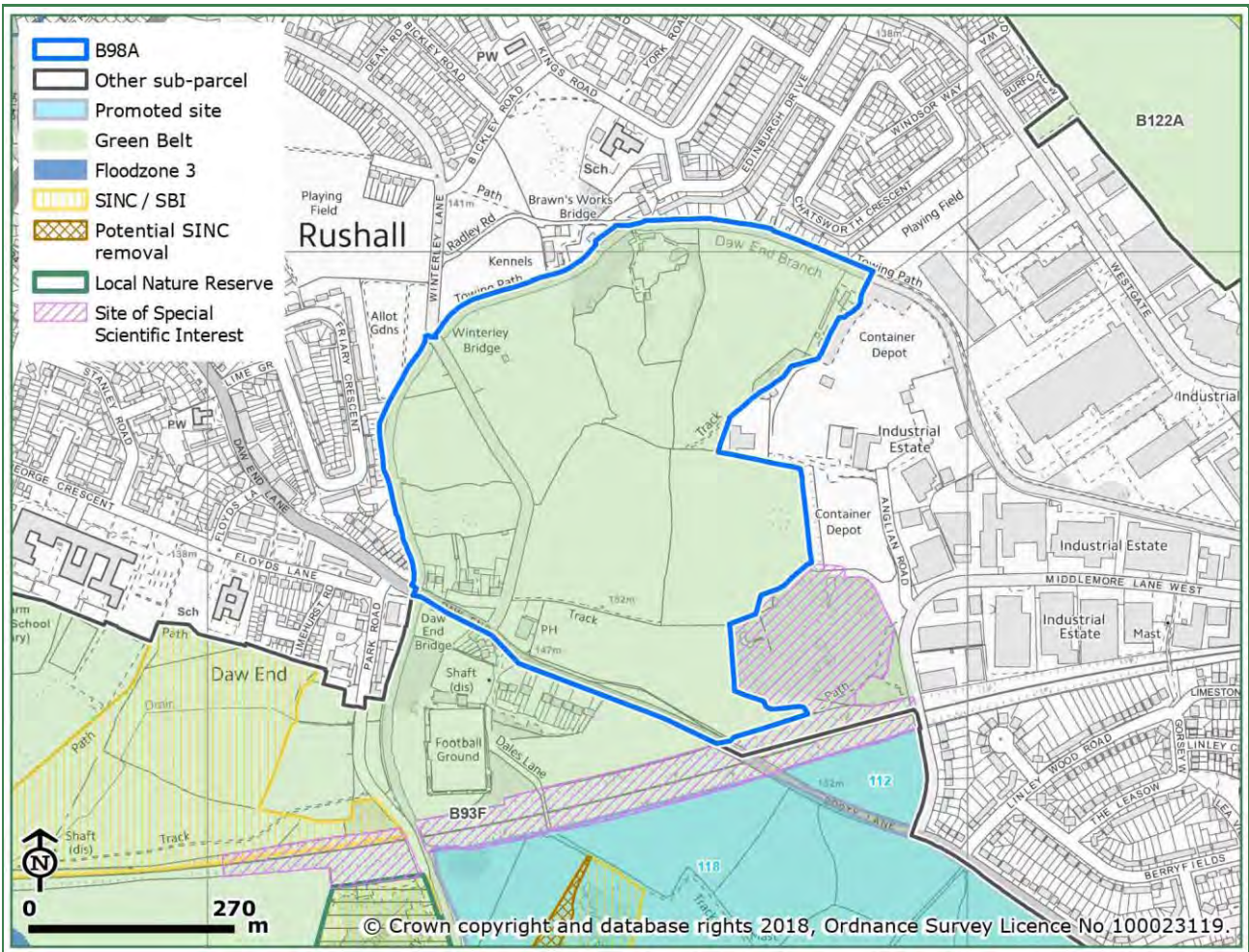
Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Ref: B98A-Between Rushall and Aldridge

Sub-Parcel Size: 28.4ha





### Sub-Parcel Description

Land that is enveloped by the inset settlement of Aldridge and separates it from the smaller settlement of Rushall. It comprises open fields, an isolated outbuilding and a row of low-density settlements along the B4154.



*View north into fields from car park of White House pub (Winterley Lane)*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
<b>P2: Preventing the merging of neighbouring towns</b>	Land preserves separation between parts of two towns, but development elsewhere has significantly compromised the sense of distinction between the two settlements.	Moderate
<b>P3: Safeguarding the countryside from encroachment</b>	Land is open and contiguous with the wider countryside but is largely contained by the urban area.	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

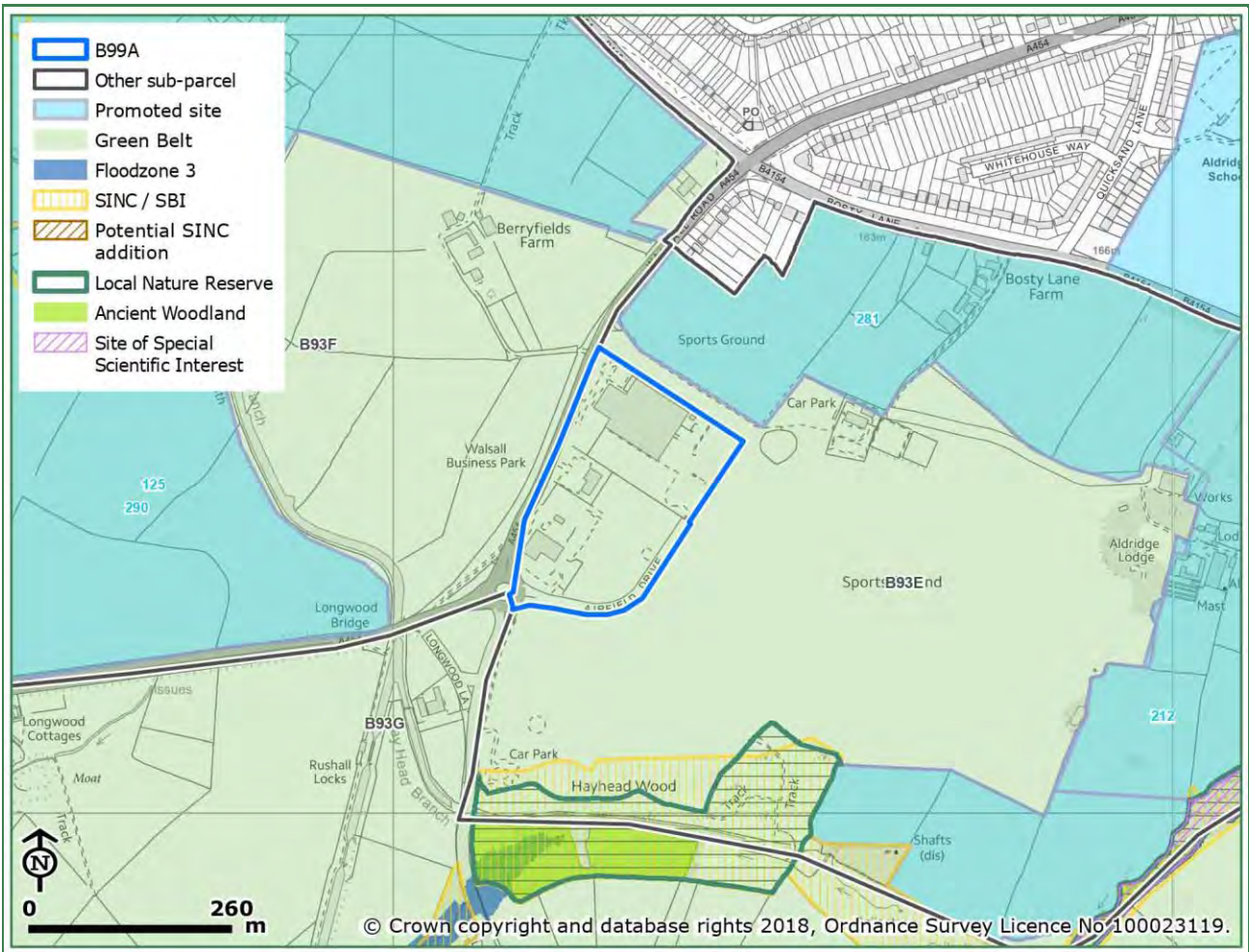
Scenario	Size (ha)	Rating
<b>B98As1 Release of any land within the sub-parcel</b>	<b>28.37</b>	<b>Moderate - High</b>
List of Sites Within the Scenario		

None

The sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Aldridge, Bloxwich and Walsall and preventing encroachment on the countryside.\* The sub-parcel is contained to the north, west, and east by the settlement edge of Aldridge, which forms part of the West Midlands conurbation. Daw End Branch, the river bounding the north and west of the sub-parcel, and the protected woodland to the southeast of the sub-parcel create a strong distinction between the inset settlement and land in the northern, western, and south eastern parts of the sub-parcel. Daw End Lane would form a clear boundary consistent with the existing inset edge to the east, and this together with the canal form a strong buffer that would protect the wider Green Belt to the south; but release of this area would damage the fragile remaining distinction between Aldridge and Rushall, which in turn contributes to perceived separation between towns. \* Part of this parcel, land at Winterley Lane, has planning permission for a natural burial ground, but this has not been implemented at the time of writing.









### Sub-Parcel Description

The sub-parcel contains Walsall Business Park off Airfield Drive, south of Aldridge. It consists of commercial buildings and some surrounding open space, but south-eastern quadrant of the business park has been fully developed since the aerial photography and mapping shown above.



*View looking east towards the sub-parcel from the A454.*



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

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

Assessment of Harm From Release of Land within Sub-Parcel

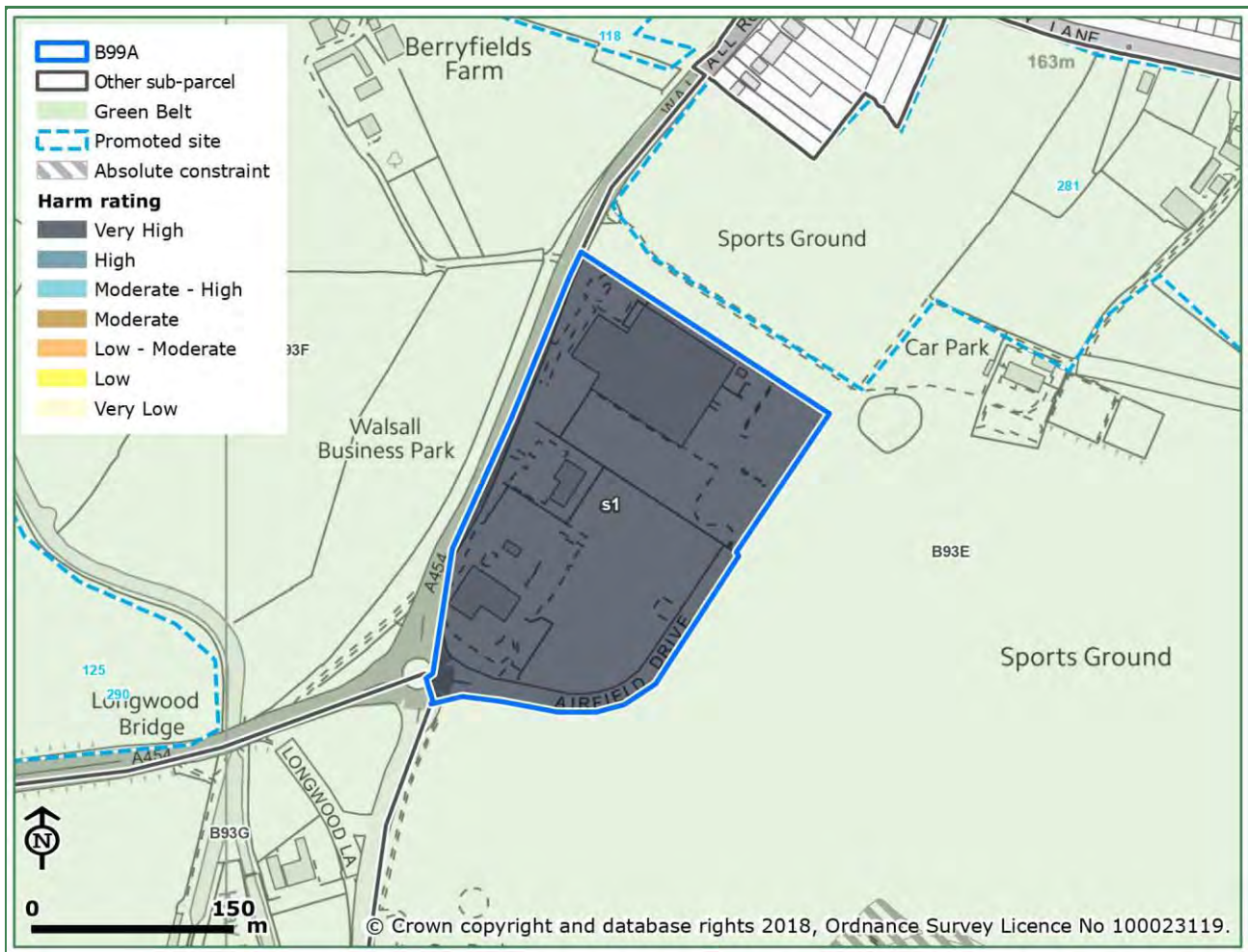
Scenario	Size (ha)	Rating
<b>B99As1 Release of sub-parcel as a whole</b>	<b>5.87</b>	<b>Very High</b>

**List of Sites Within the Scenario**

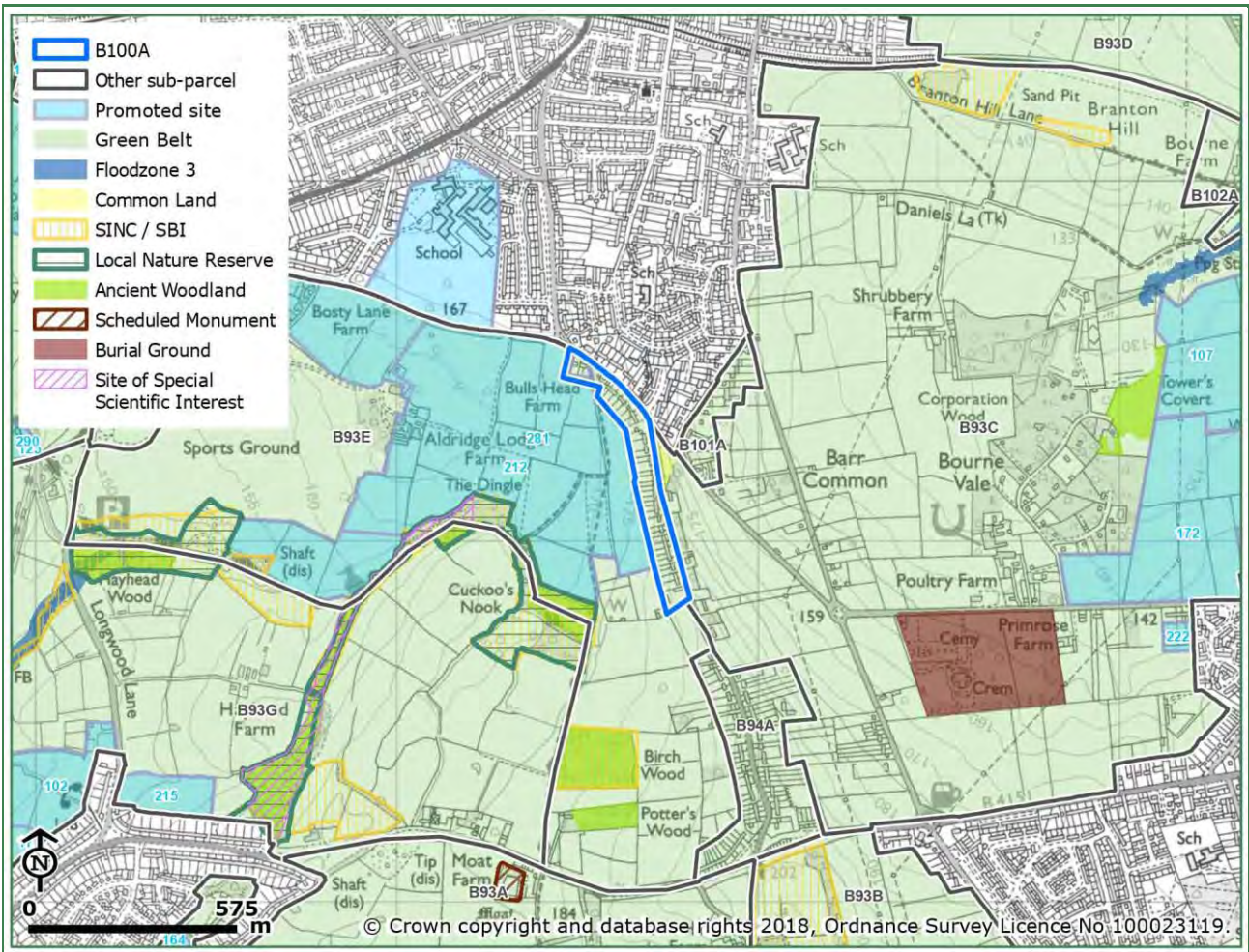
None

The industrial park has little open space, and so makes a weak contribution to all Green Belt purposes. However, to create a release contiguous with the inset urban edge to the north would require release of open land which makes a higher contribution to Green Belt purposes, the release of which in turn would weaken the integrity of adjacent Green Belt land.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Linear residential development extending south from Aldridge on Bosty Lane and Longwood Road.



*View looking south along Longwood Road.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is adjacent to Aldridge, which forms part of the West Midlands conurbation, and is already developed.	<b>Weak / No contribution</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land lies between the inset towns of Aldridge and Sutton Coldfield but plays no significant role due to the extent of development within it.	<b>Weak / No contribution</b>
<b>P3: Safeguarding the countryside from encroachment</b>	Land contains urbanising development of a scale, density, and form that significantly compromises openness.	<b>Weak / No contribution</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B100As1 Release of the sub-parcel</b>	<b>5.33</b>	<b>Low - Moderate</b>

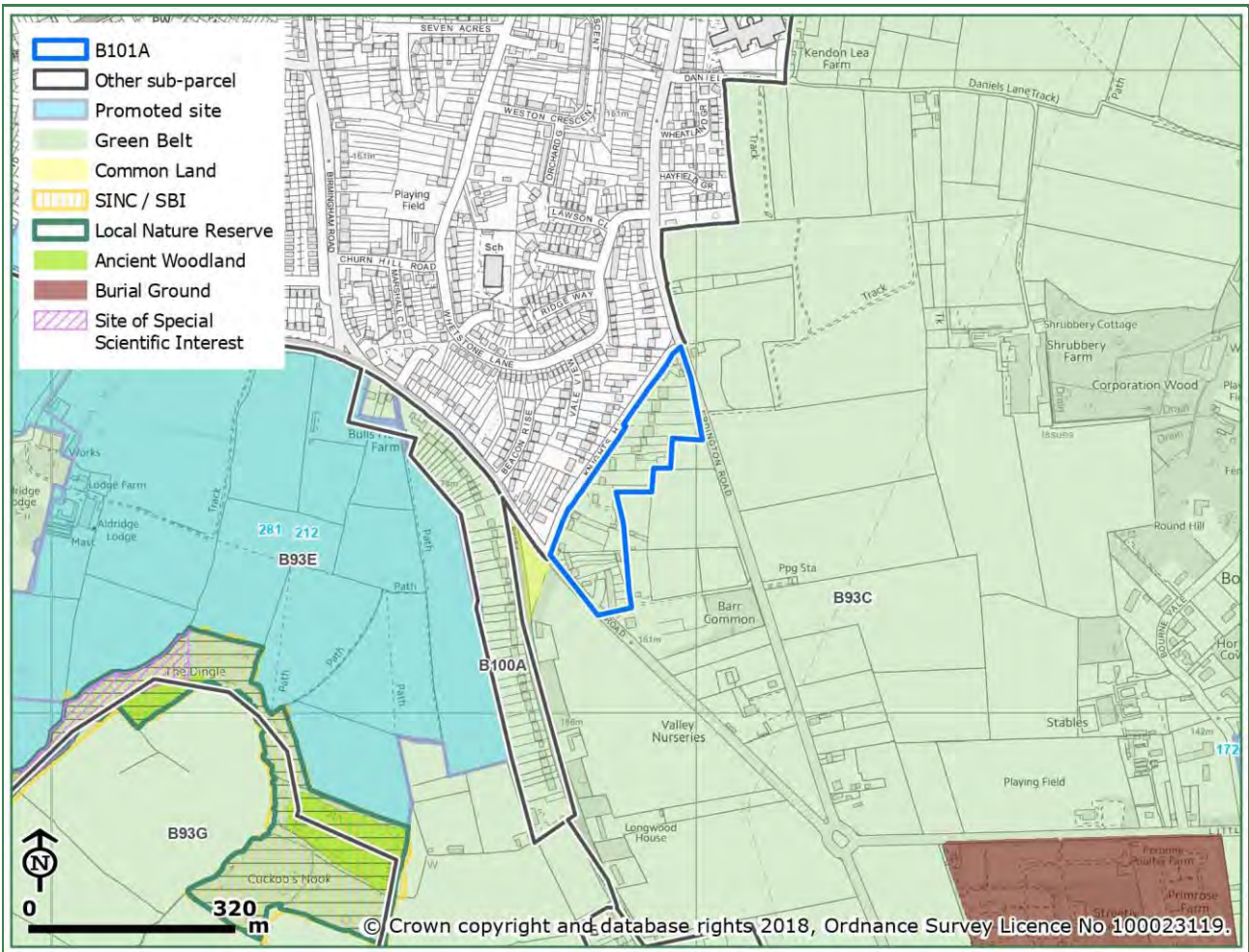
**List of Sites Within the Scenario**

None

The sub-parcel makes a weak contribution to all Green Belt purposes, given that it is wholly developed. The northern edge of the sub-parcel adjoins the settlement edge of Aldridge, which forms part of the West Midlands conurbation. Due to the existing development within the sub-parcel, release of sub-parcel B100A would not weaken adjacent Green Belt land. However, release of the sub-parcel would create a weaker and more complex Green Belt boundary.









### Sub-Parcel Description

A row of low density settlements along Knights Hill road situated along the southern edge of Aldridge.



*View looking southwest along Knights Hill.*



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

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

Assessment of Harm From Release of Land within Sub-Parcel

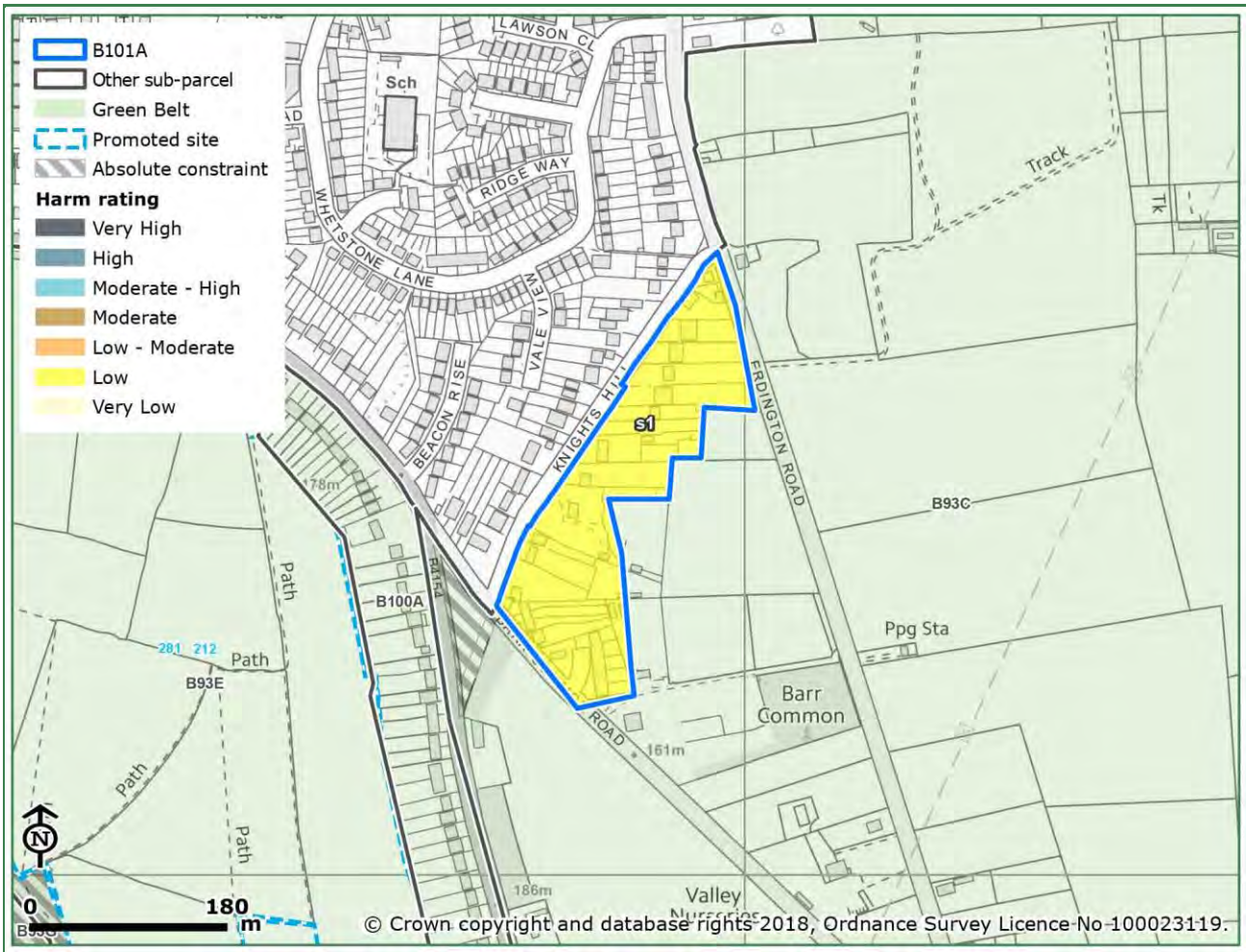
Scenario	Size (ha)	Rating
<b>B101As1 Release of any land within the sub-parcel</b>	<b>3.52</b>	<b>Low</b>

**List of Sites Within the Scenario**

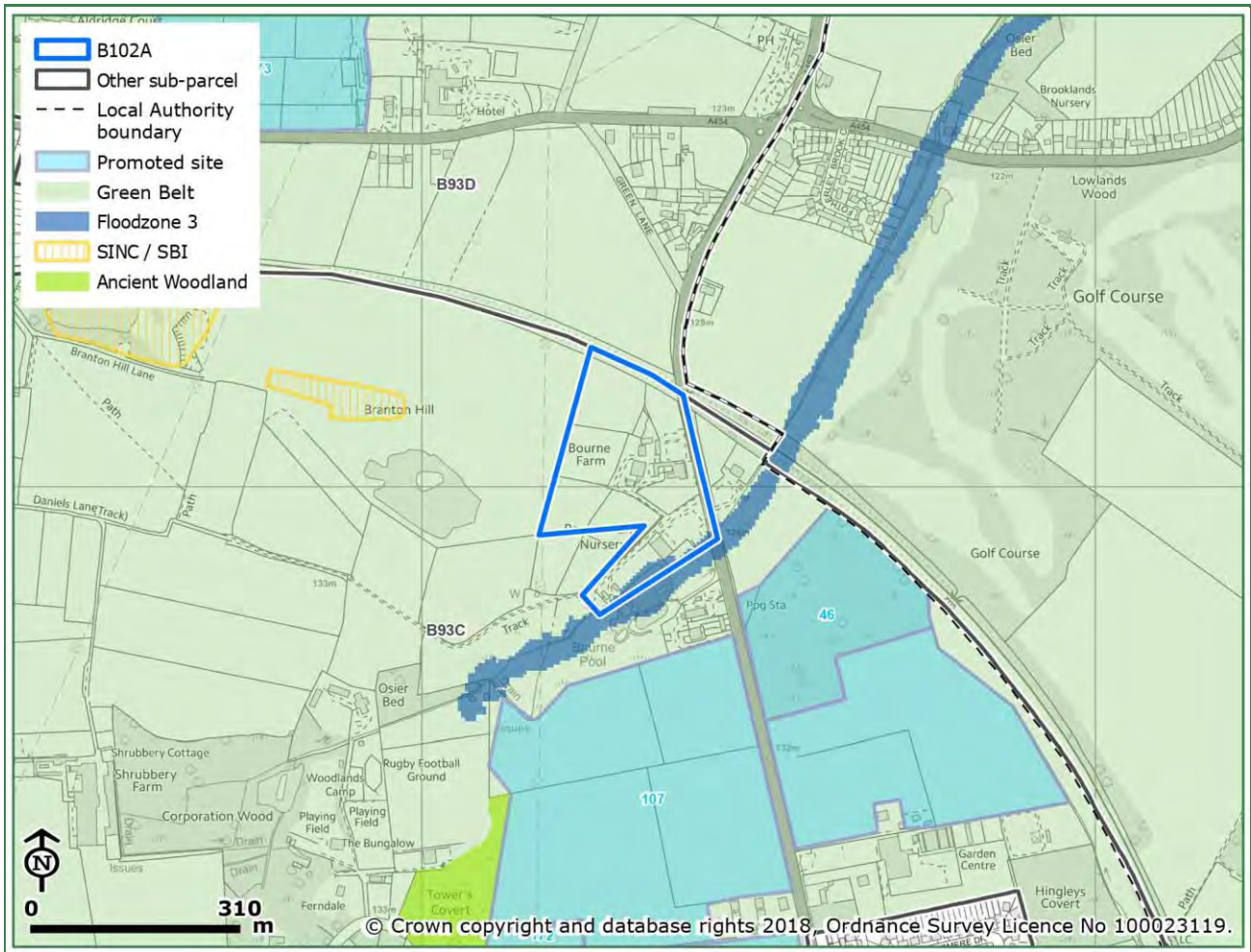
None

The sub-parcel makes a weak contribution to all Green Belt purposes, given that it is wholly developed. The northern edge of the sub-parcel adjoins the settlement edge of Aldridge, which forms part of the West Midlands conurbation. Due to the existing development within the sub-parcel, release of sub-parcel B101A would not weaken adjacent Green Belt land. However, the release of the sub-parcel would create a weaker and more complex Green Belt boundary, weakening the integrity of the small adjacent area of Green Belt to the west of Erdington Road.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

The sub-parcel is situated inbetween the towns of Aldridge and Sutton Coldfield. The sub-parcel comprises of commercial glasshouses with an accompanying car park and a recent residential development (which occupies the fields in the western half of the sub-parcel).



*View looking west towards houses within the west of the sub-parcel.*



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

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

Assessment of Harm From Release of Land within Sub-Parcel

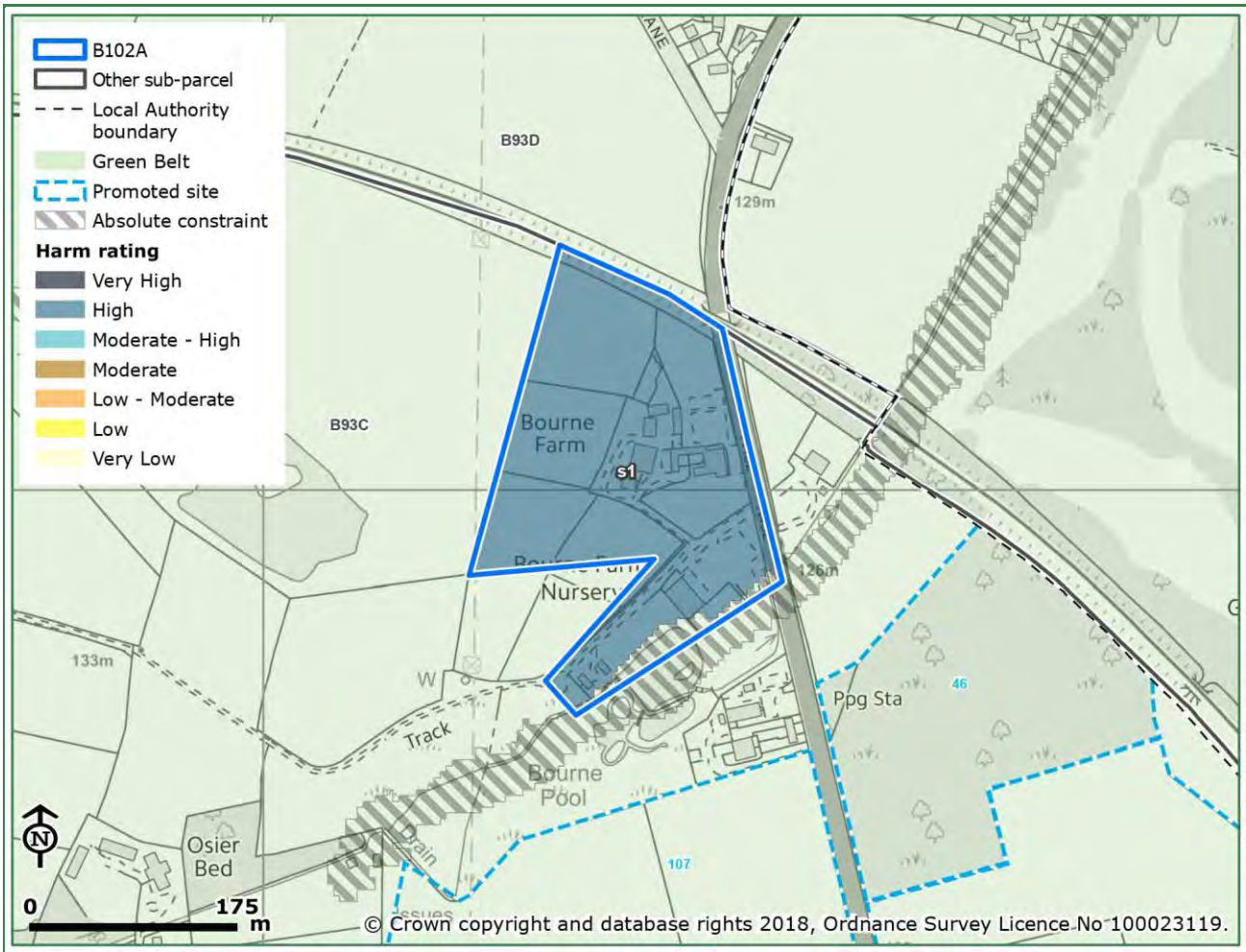
Scenario	Size (ha)	Rating
<b>B102As1 Release in association with expansion out from Streetly</b>	<b>5.6</b>	<b>High</b>

**List of Sites Within the Scenario**

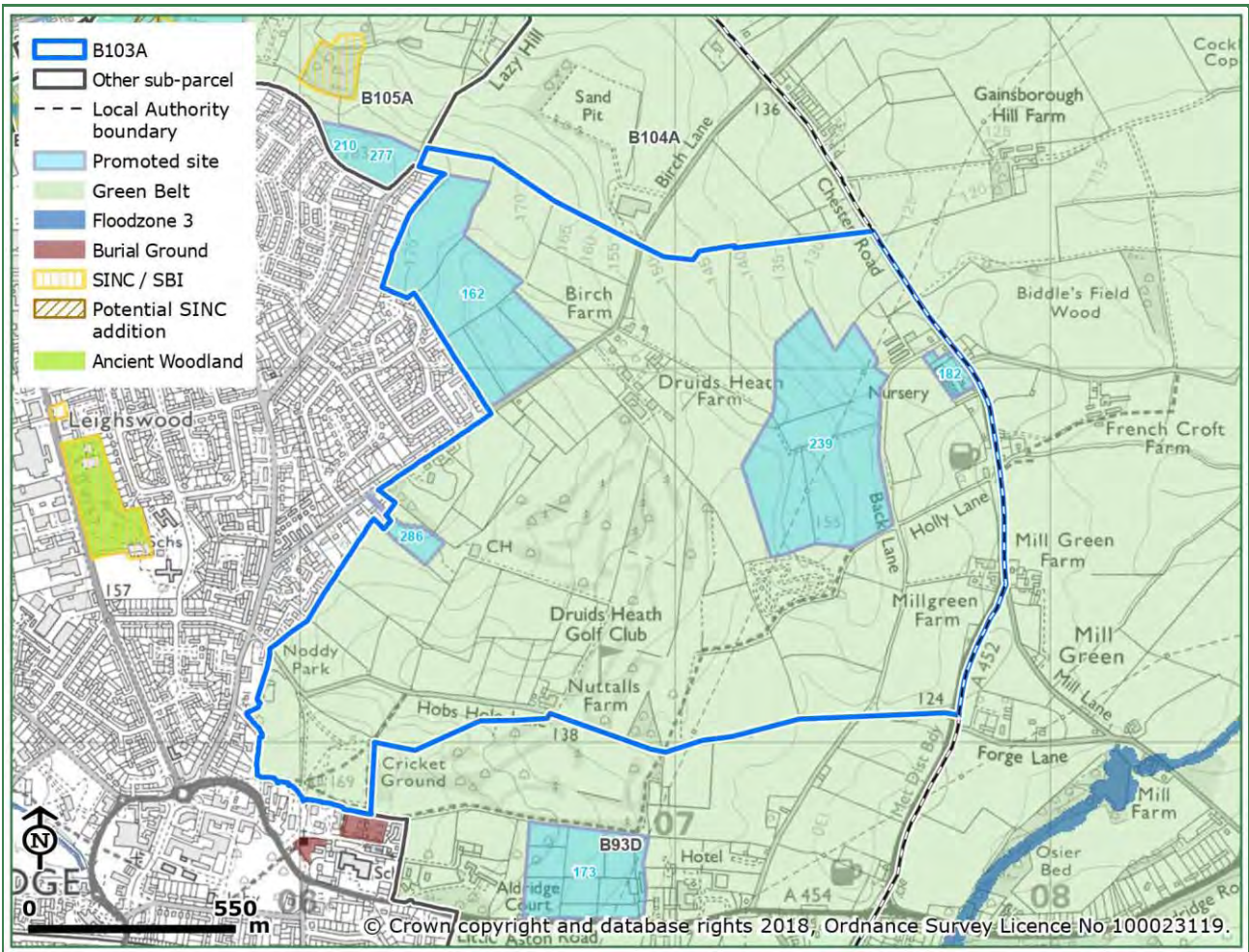
None

The sub-parcel makes a weak contribution to all Green Belt purposes, but expanding the Green Belt boundary out to this location from the inset edge of either Aldridge or Streetly would impact on the narrow gap between towns. Harm would therefore be high for release in conjunction with release of intervening land between the sub-parcel and Streetly. Harm would be higher were the release to encompass land between the sub-area and Aldridge.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Land to the east of Aldridge, containing agricultural fields, a section of Druids Heath Golf Course, isolated farm buildings, a motorcross track, and some low density settlements and isolated commercial buildings along the A452.



*View east into fields from Birch Lane.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land lies between the towns of Aldridge and Sutton Coldfield, but where there is sufficient physical or visual separation for each town to retain its own distinct landscape setting.	<b>Moderate</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B103As1 Release of any land within the sub-parcel</b>	<b>220.63</b>	<b>High</b>

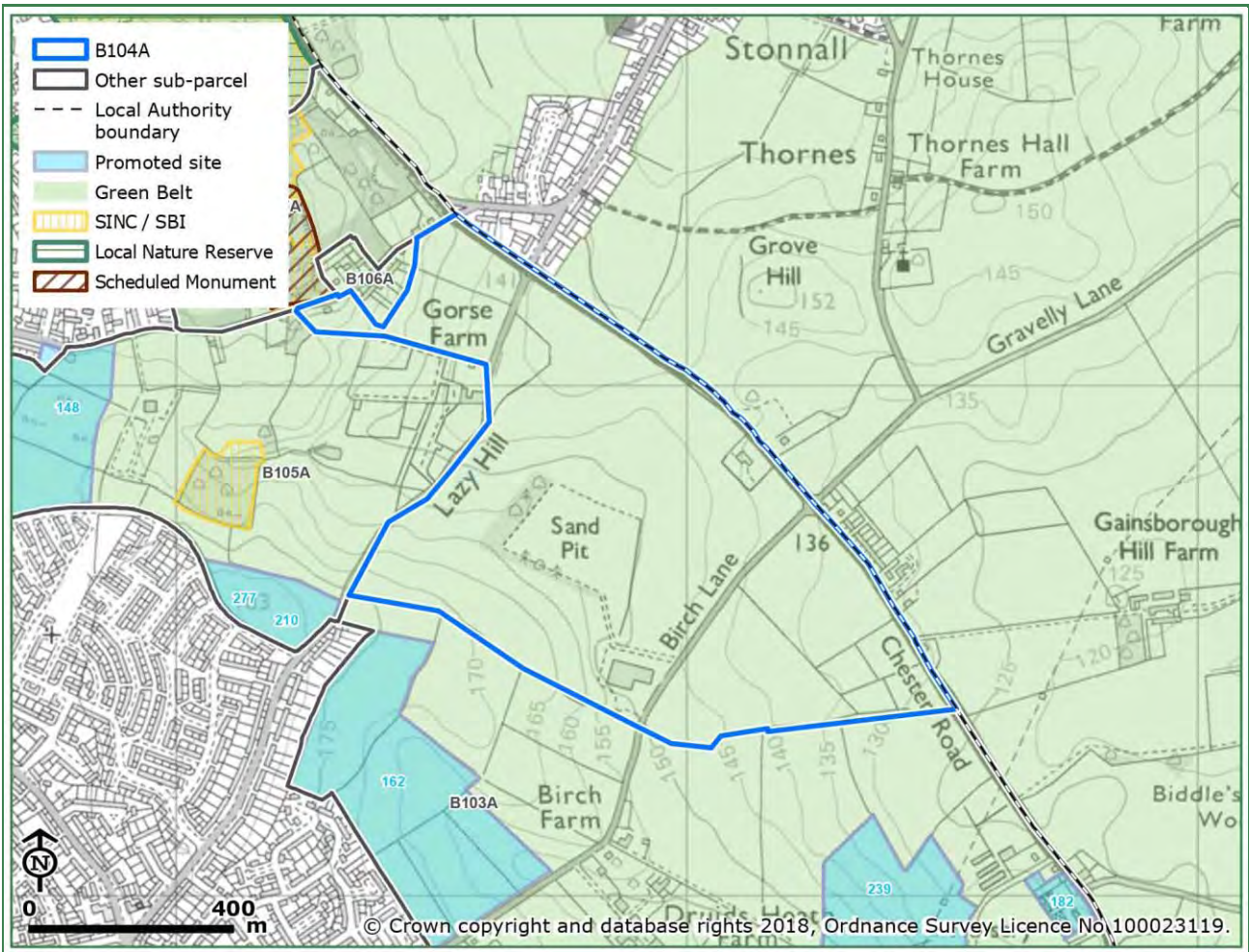
**List of Sites Within the Scenario**

Ref: 162 (Housing); Ref: 182 (Housing); Ref: 239 (Employment and housing); Ref: 286 (Housing)

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and makes a moderate contribution to maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield). The sub-parcel abuts the settlement edge of Aldridge, which forms part of the West Midlands conurbation. The Green Belt edge at Aldridge is at the crest of a slope, so land to the east sloping downhill has a degree of distinction. The A452 would constitute a strong alternative boundary, but expansion downslope would nonetheless constitute a weakening of the integrity of the wider Green Belt.









### Sub-Parcel Description

Land to the east of Aldridge and Walsall Wood, up to the A452 Chester Road, largely consisting of agricultural fields, including a disused working site in the centre of the sub-parcel. The Birch House Business Park lies within the south western area of the sub-parcel.



*Opposite Birch Lane Business Centre.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land lies between the towns of Brownhills and Sutton Coldfield, but whilst the sloping terrain means that parts of this area are visible from a wide area to the north-east there is still sufficient separation for each town to retain its own distinct landscape setting.	<b>Moderate</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

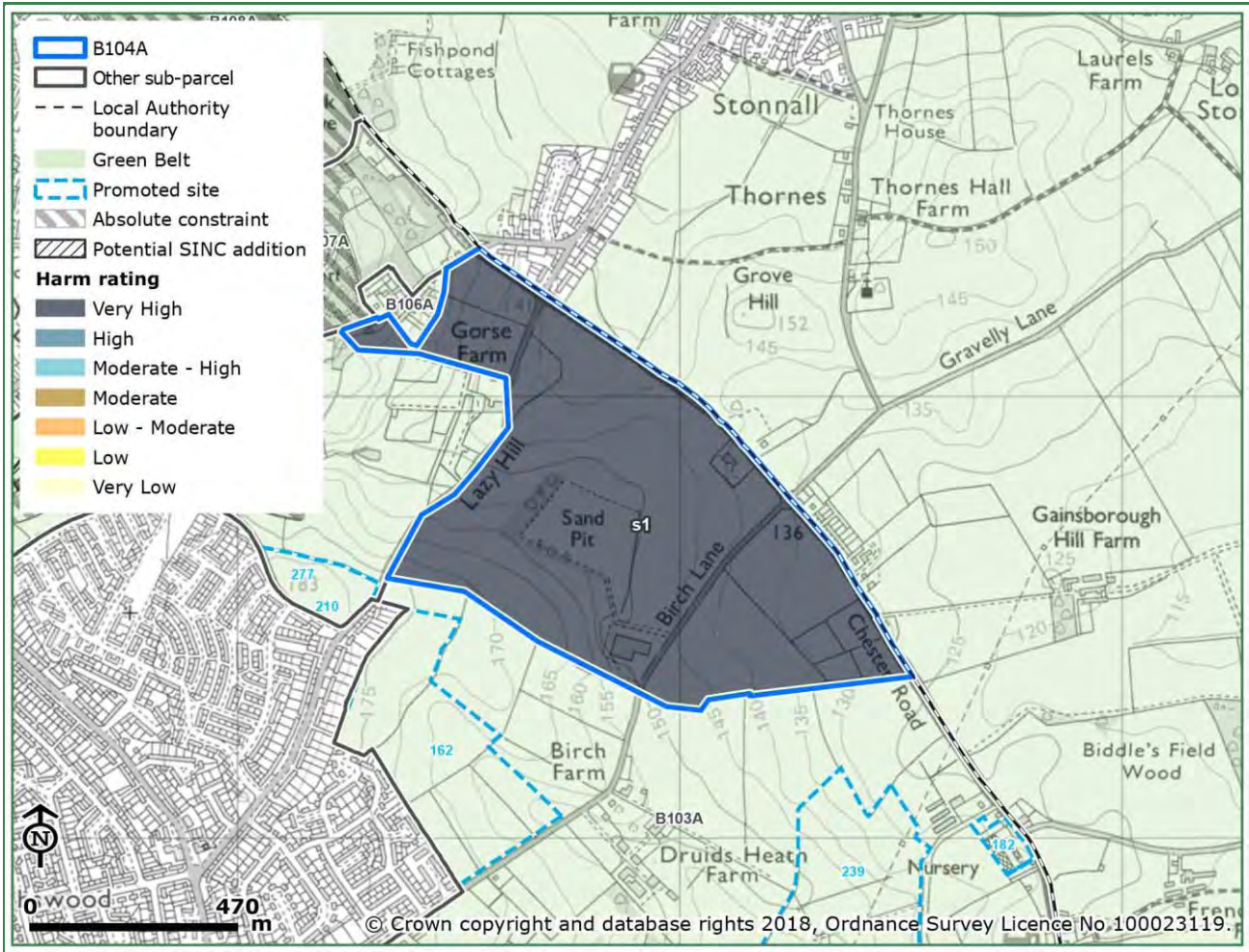
Scenario	Size (ha)	Rating
<b>B104As1 Release of any land within the sub-parcel</b>	<b>62.34</b>	<b>Very High</b>

List of Sites Within the Scenario

None

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and makes a moderate contribution to maintaining the separation of Brownhills, Aldridge, and Birmingham. The sub-parcel adjoins the settlement of Stonnall to the north and is in close proximity to the town of Brownhills to the northwest, and Aldridge, which is part of the West Midlands conurbation, to the southeast. Extension of settlement this far out from Aldridge would diminish the relationship between the narrow Green Belt gap between Aldridge and Walsall Wood and the wider countryside to the east, and any release associated with Stonnall would breach the barrier formed by the A542. There is also a distinct slope downhill eastwards from high ground on which Aldridge is located, so any expansion this far to the east would constitute a significant change in the settlement form.

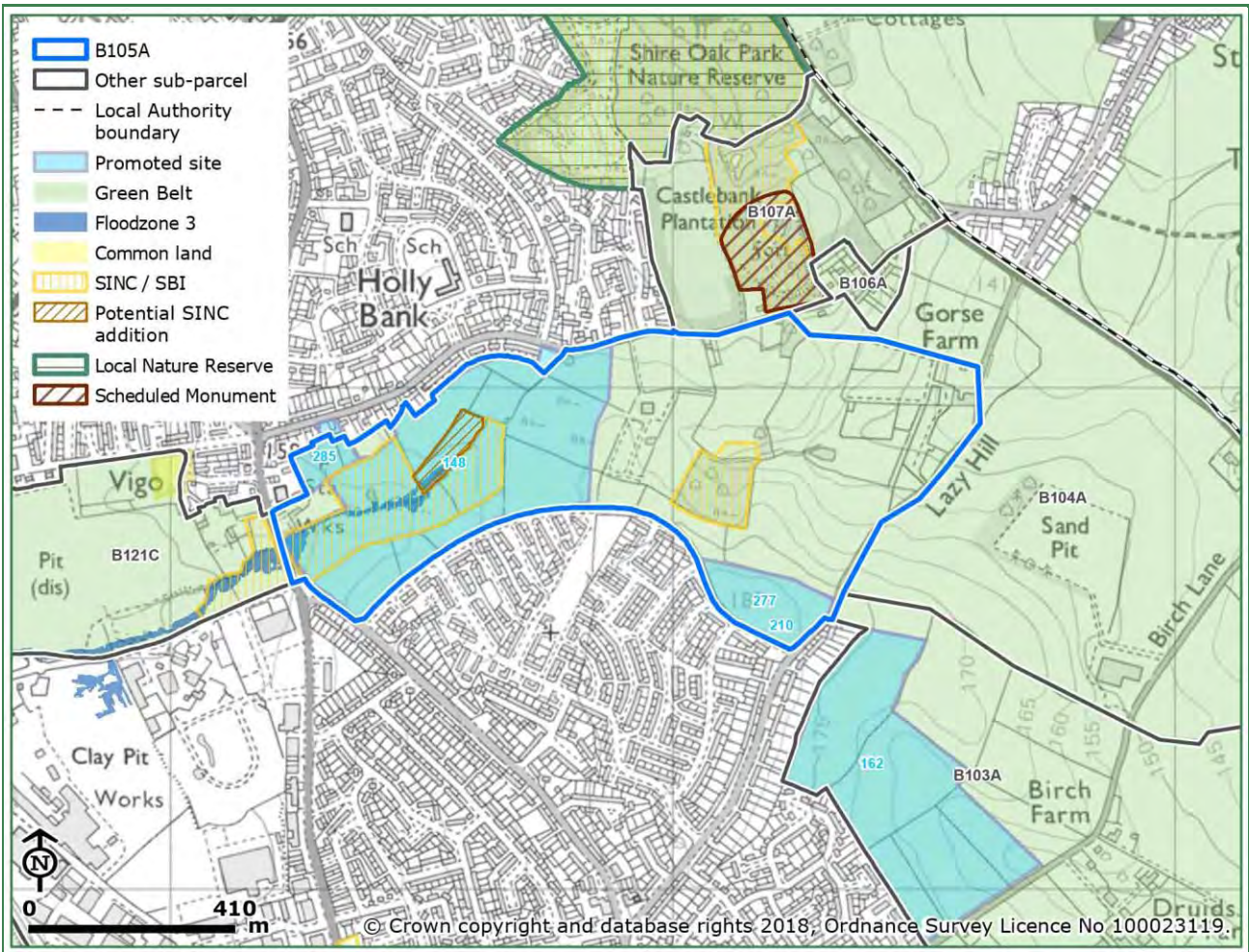
Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Ref: B105A-Lazy Hill

Sub-Parcel Size: 52.5ha





### Sub-Parcel Description

Land between Aldridge and Holly Bank (Walsall Wood) containing a series of agricultural fields divided by patchy hedgerows and Gorse Farm with associated outbuildings adjacent to the eastern boundary. The sub-parcel is constrained by two SINC: one comprising a dense woodland fragment in the centre of the sub-parcel; and one in the western half of the sub-parcel. Land adjoining the north of this western SINC is also potentially to be designated as a SINC, which would preclude development.



*View west showing fields alongside Greenwood road with Walsall Wood to the north.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms a narrow gap between Aldridge and Walsall Wood, which in turn is almost contiguous with Brownhills, and so is essential to maintaining a sense of separation between towns.	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B105As1 Release of any uncontained land within the sub-parcel</b>	<b>41.91</b>	<b>Very High</b>

List of Sites Within the Scenario

Ref: 285 (Housing)

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Aldridge and Brownhills, and preventing encroachment on the countryside. Release of any land within the sub-parcel would weaken the fragile separation between Aldridge and Brownhills, and would increase containment of Green Belt land to the west and northeast.

Scenario	Size (ha)	Rating
<b>B105As2 Release of land in the south eastern corner of the sub-parcel</b>	<b>2.72</b>	<b>High</b>

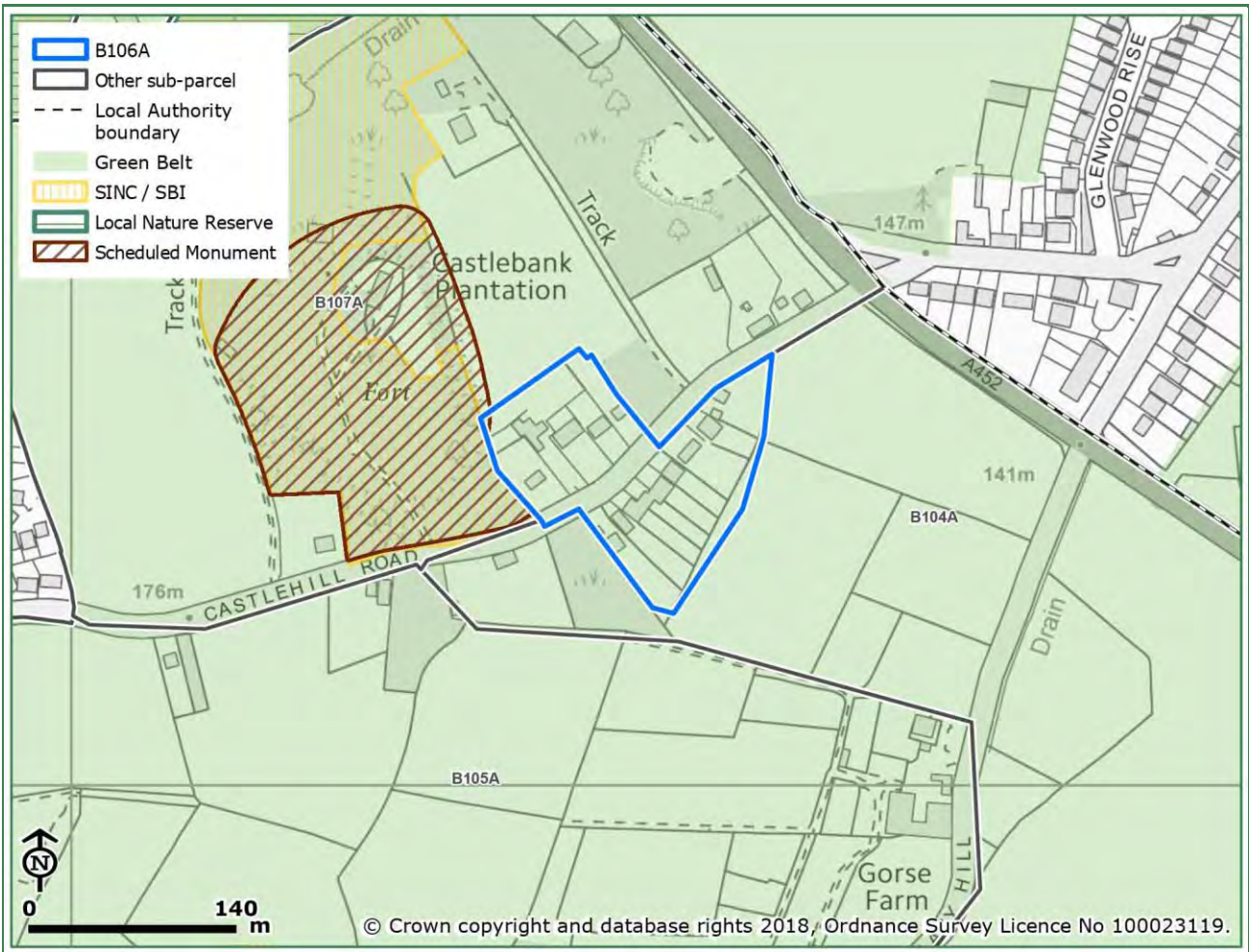
List of Sites Within the Scenario

Ref: 210 (Housing or mixed use); Ref: 277 (Housing)

The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Aldridge and Brownhills and preventing encroachment on the countryside. Greenwood Road forms a consistent boundary along the edge of Aldridge, but the field at the eastern end is further from Holly Bank, more contained by existing built form and has a constrained woodland block to the north which adds to separation from the inset settlement to the north. Release of this area would therefore cause only a limited weakening of the adjacent Green Belt.









### Sub-Parcel Description

Small cluster of residential dwellings to either side of Castlehill Road, on the southern edges of the Castlebank Plantation (Shire Oak Park), between Walsall Wood and Stonnall.



*View looking north across the sub-parcel from Castlehill Road.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Development on this land allows for some degree of openness and has a relatively strong relationship with surrounding countryside.	Moderate
<b>P2: Preventing the merging of neighbouring towns</b>	The extent of development in this parcel, and its location to the east of Walsall Wood, mean that it makes no significant contribution to the separation of Walsall and Brownhills.	Weak / No contribution
<b>P3: Safeguarding the countryside from encroachment</b>	Land retains some degree of openness and a relationship with surrounding countryside but is compromised by urbanising development within it.	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

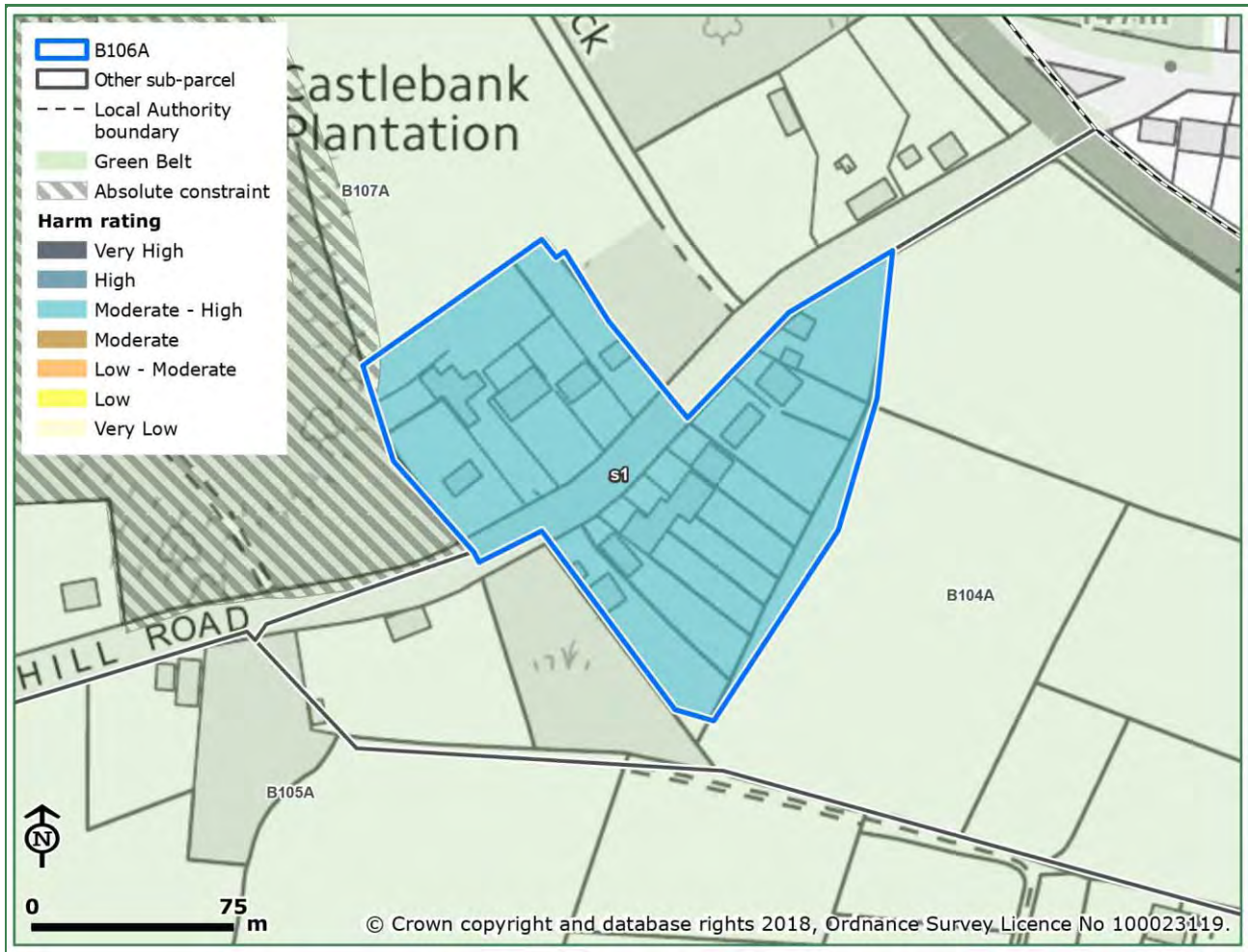
Scenario	Size (ha)	Rating
<b>B106As1 Release of any land within the sub-parcel</b>	1.85	Moderate - High

List of Sites Within the Scenario

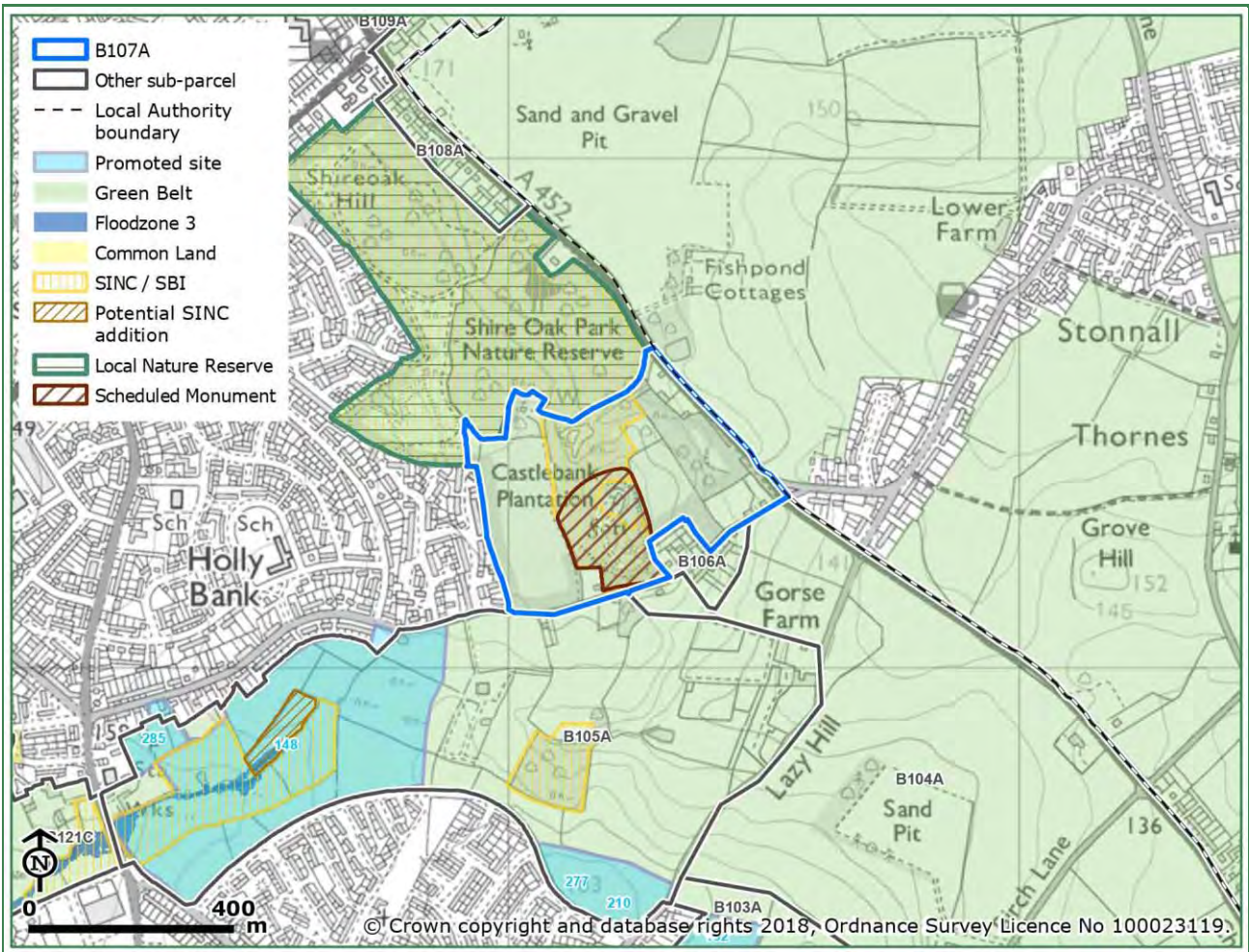
None

The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Brownhills, and to preventing encroachment on the countryside. Its openness is somewhat compromised by relatively low-density housing development, but release of land to link it to either Walsall Wood or Stonnall would weaken the integrity of adjacent Green Belt land, reduce the narrow gap between inset settlements, and weaken existing strong inset boundaries (formed by woodland to the west and the A52 to the east).

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Wooded areas of Shire Oak Park on the eastern edge of Walsall Wood, along with some open areas and ongoing development sites to the east. Only two discrete areas at the southern end of the sub-parcel are unconstrained.



*View looking north across the sub-parcel from Castlehill Road.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is adjacent to the West Midlands conurbation, contains no significant urban development, and has strong openness. Despite some more contained areas, it retains a relatively strong relationship with the wider countryside.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land does not extend north or south of the inset settlement of Walsall Wood, and so makes only a weak contribution to the separation of Walsall and Brownhills.	<b>Weak / No contribution</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B107As1 Release of any land to the east of the Castlebank Plantation</b>	6.5	<b>Very High</b>

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 on the countryside. The sub-parcel is adjacent to the settlement edge to the west but its tree cover creates clear distinction from the urban area despite containment by the A542 to the east. Any release of land in this area would be isolated by constraints from Walsall (Holly Bank), but equally it would relate poorly to Stonnall, from which it is separated by the A452.

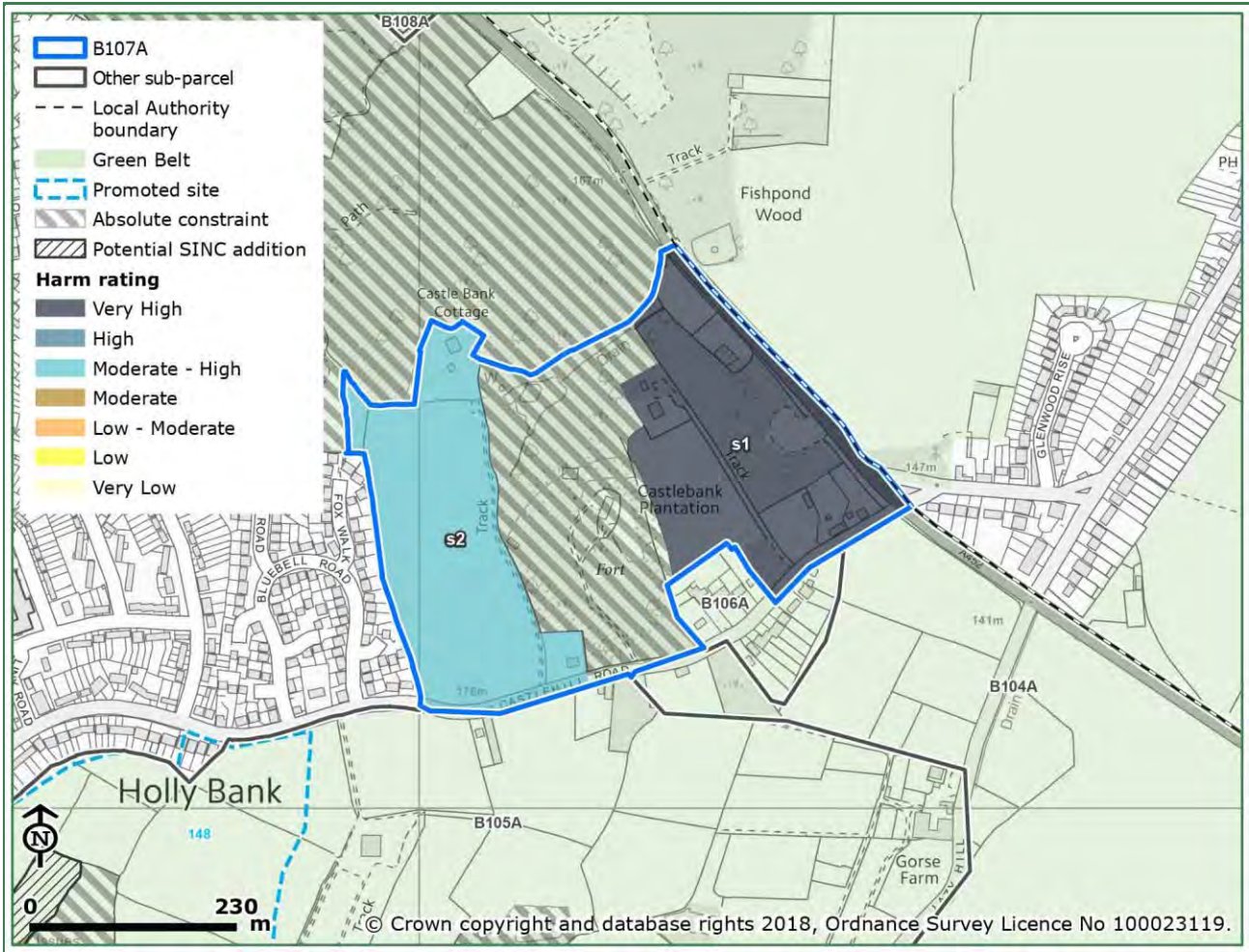
Scenario	Size (ha)	Rating
<b>B107As2 Release of land to the west of the Castlebank Plantation</b>	5.95	<b>Moderate - High</b>

List of Sites Within the Scenario

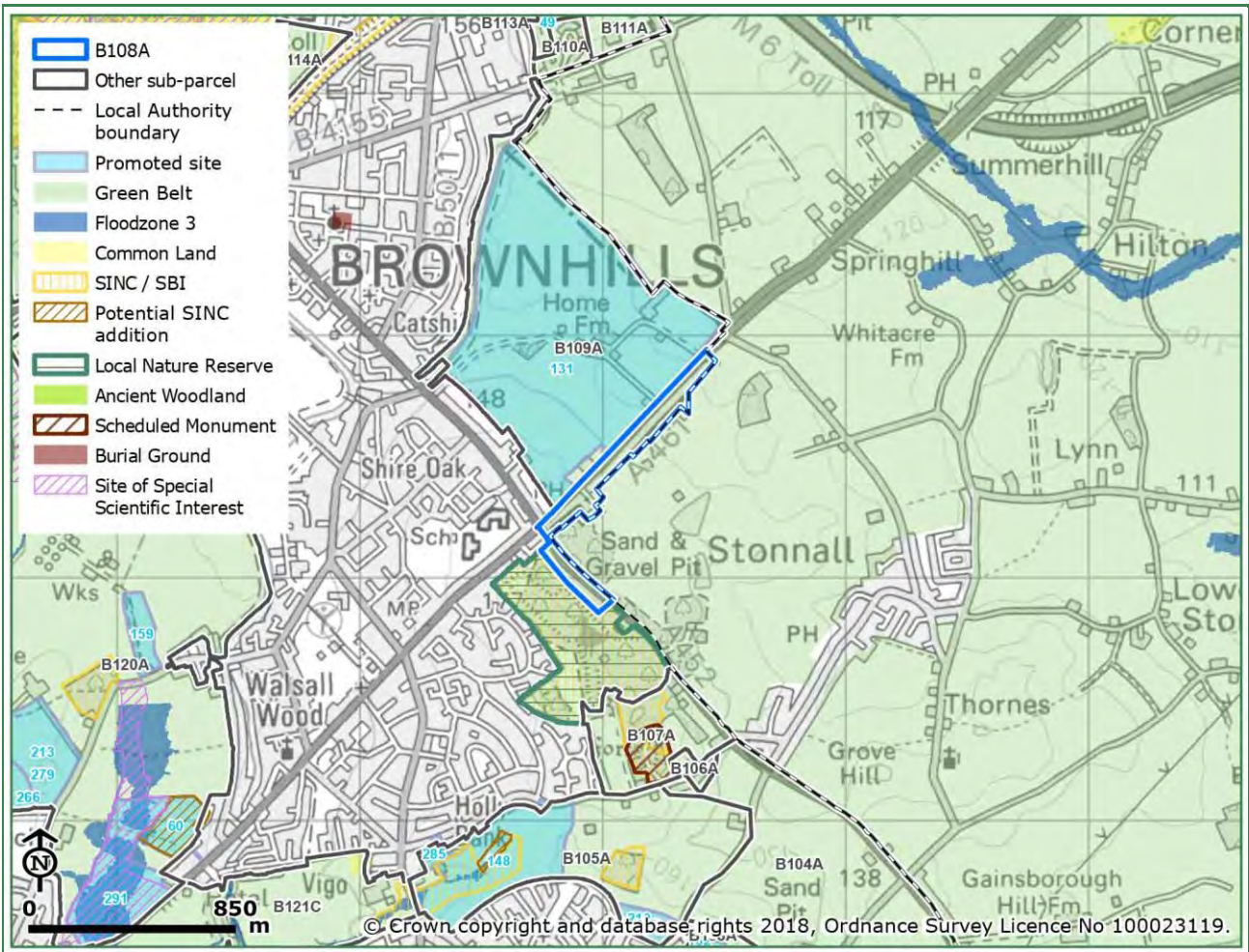
None

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation, and to preventing encroachment on the countryside. A wooded edge creates distinction between this area and Walsall Wood (Holly Bank), but woodland would also contain any release, preventing harm to the wider Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Linear housing development extending along the A452 Chester Road and the A461 Lichfield Road (Sandhills).



*View looking south across the northern part of the sub-parcel from Lichfield Road.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is contiguous with Shire Oak (part of the West Midlands conurbation) and is largely developed.	<b>Weak / No contribution</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land is not located within a narrow gap between towns, and is too developed to contribute to separation.	<b>Weak / No contribution</b>
<b>P3: Safeguarding the countryside from encroachment</b>	Land contains urbanising development of a scale, density or form that significantly compromises openness.	<b>Weak / No contribution</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

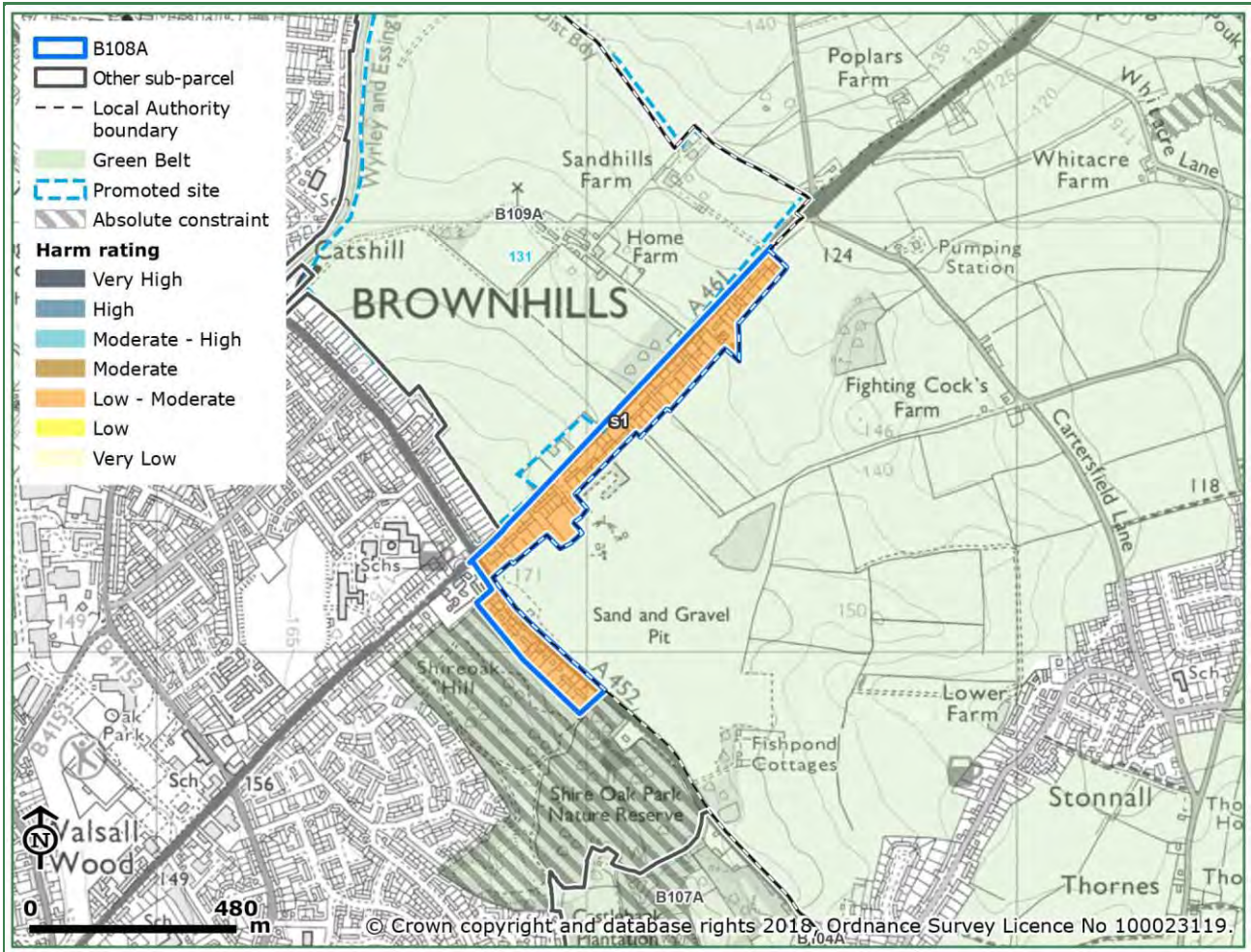
Scenario	Size (ha)	Rating
<b>B108As1 Release of any land within the sub-parcel</b>	<b>10.63</b>	<b>Low - Moderate</b>

List of Sites Within the Scenario

None

The sub-parcel makes a weak contribution to all Green Belt purposes. While it is linear housing development contiguous with the settlement edge of Brownhills, the presence of open land to either side maintains a strong relationship with the countryside, and, due to its linear form, its release would lead to a longer and more complex Green Belt boundary, constituting a limited weakening of the Green Belt.

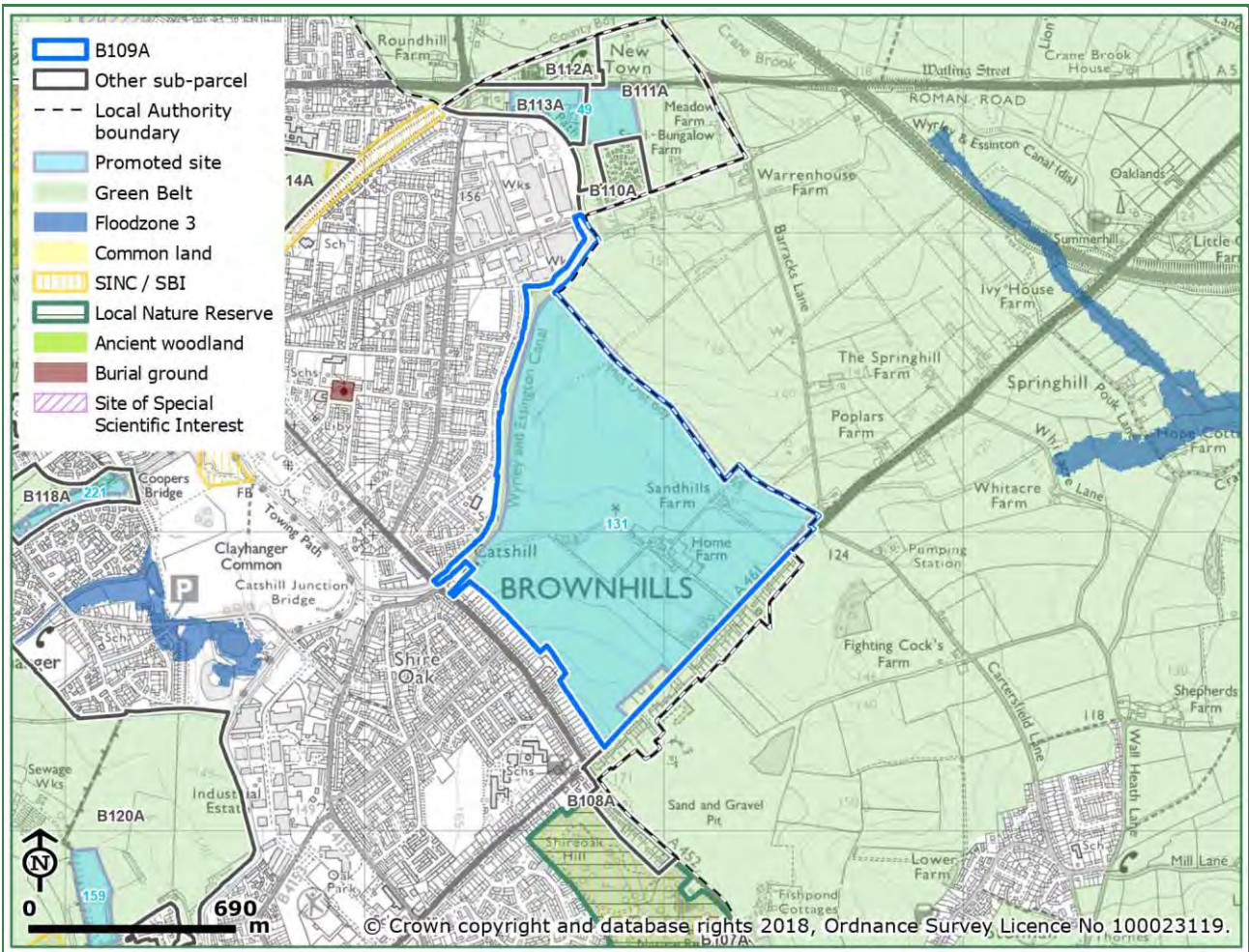
Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Ref: B109A-Sandhills

Sub-Parcel Size: 90.4ha





### Sub-Parcel Description

Farmland on the eastern edge of Brownhills (Walsall), bound to the north by the Wyrley and Essington Canal, to the south by the A461 Lichfield road, and to the west by linear development along Chester Road.



*View of sub-parcel from Lichfield Road.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land plays a very limited role in maintaining the separation between the West Midlands conurbation and the neighbouring town of Lichfield due to the distance between the two and the presence of the M6 Toll as a significant separating feature.	<b>Weak / No contribution</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Whilst this parcel slopes in the direction of the historic town of Lichfield, it is too distant to make more than a weak contribution to this purpose.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B109As1 Release of any land within the sub-parcel</b>	<b>90.4</b>	<b>High</b>

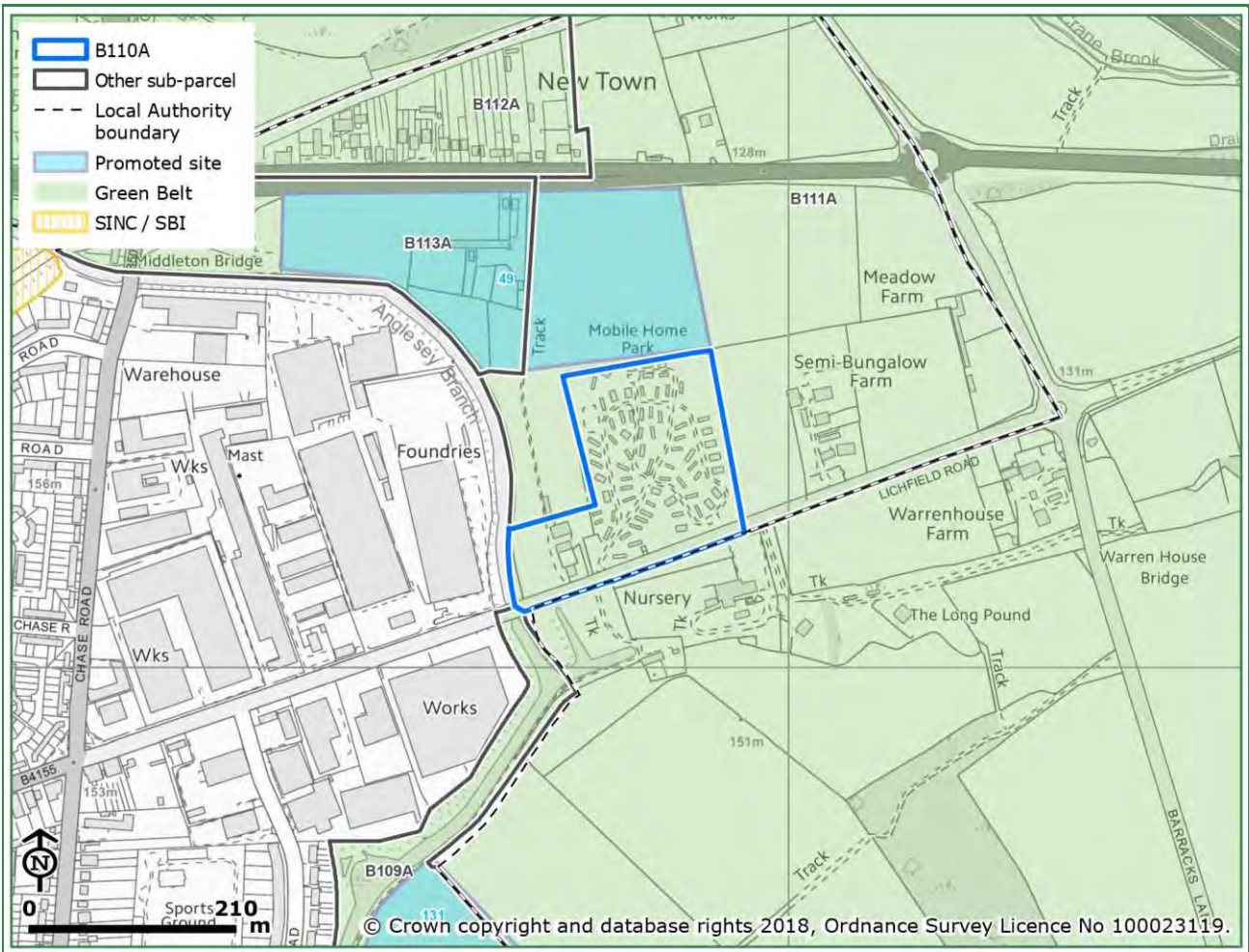
List of Sites Within the Scenario

Ref: 131 (Housing)

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Brownhills, and to preventing encroachment on the countryside. It is adjacent to settlements on three sides but has significant openness to the surrounding countryside to the east. The canal which forms the settlement edge to the north-west is a strong boundary feature containing both the eastern and northern edges of Brownhills, so any release of land would weaken the distinction between settlement and countryside that this maintains, but the role of the canal in relation to this sub-parcel is limited by existing development along the A452 settlement edge. The borough boundary forming the eastern edge of the parcel does not follow any clearly defined feature, but any release of land beyond the ridge crest to the east (marked by a belt of trees) would allow development to intrude on the valley beyond, weakening its integrity and therefore increasing harm.









### Sub-Parcel Description

Park homes development and caravan site off Lichfield Road, adjacent to industrial development on the eastern edge of Brownhills.



*View of the park homes site within the sub-parcel.*



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

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

Assessment of Harm From Release of Land within Sub-Parcel

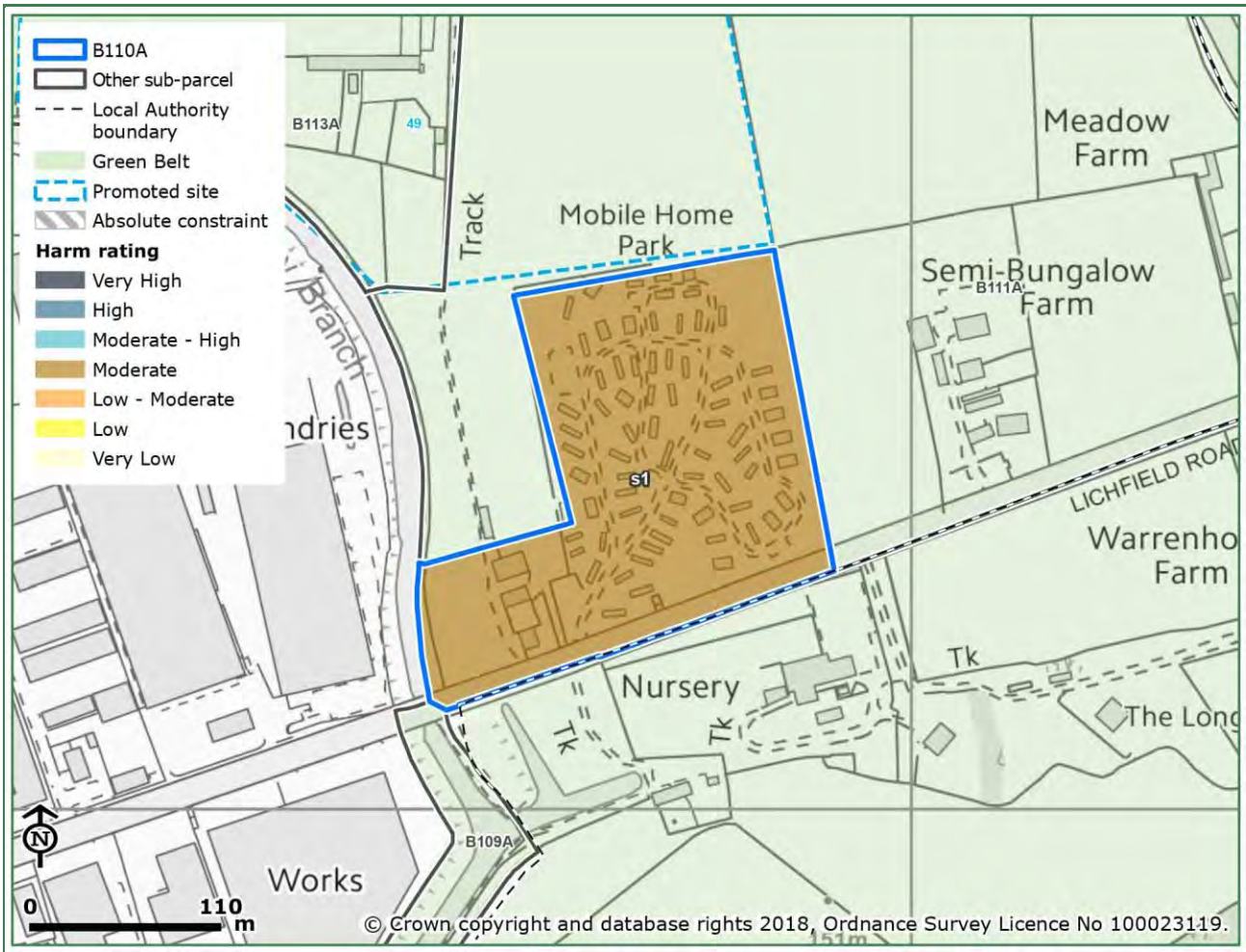
Scenario	Size (ha)	Rating
<b>B110As1 Release of the sub-parcel</b>	<b>3.74</b>	<b>Moderate</b>

List of Sites Within the Scenario

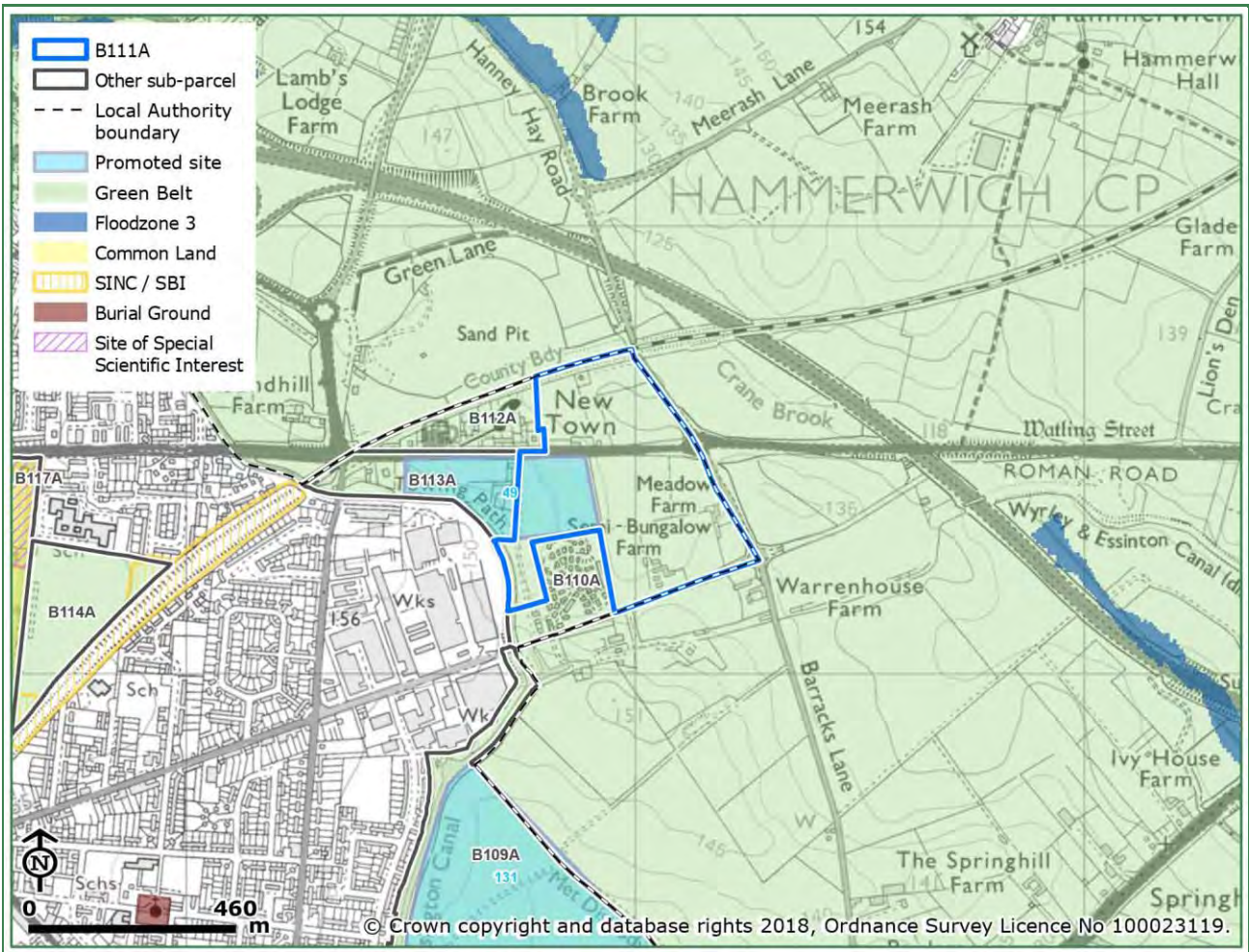
None

The sub-parcel makes a moderate contribution to preventing encroachment on the Green Belt. It is adjacent to the urban edge of Brownhills, from which it is separated by the Anglesey Branch of the Wryley and Essington canal. Nevertheless it is partially urbanised, in Green Belt terms, with a low-rise 'park home' site, which compromises its openness. The release of this sub-parcel would weaken the consistency and strength of the boundary formed by the Wryley and Essington Canal, which contains the northern and eastern sides of the inset settlement.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Farmland adjacent to the industrial north eastern edge of Brownhills, bound by Barracks Lane to the east and the Wyrley and Essington canal to the west, and bisected east-west by the A5.



*View west into fields from Barracks Lane toward Brownhills.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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 Essington canal as a strong boundary feature.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land plays no significant role in maintaining the separation between the towns of Brownhills and Burntwood due to its peripheral location and the presence of the significant separating features of the A5 and the M6 Toll to the north. The gap between Brownhills and Lichfield is too wide for land in this area to more than a negligible contribution to this purpose, and the M6 Toll is again a significant separating feature.	<b>Weak / No contribution</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B111As1 Release of any uncontained land within the sub-parcel</b>	<b>18.08</b>	<b>High</b>

List of Sites Within the Scenario

Ref: 49 (Employment and housing)

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Brownhills, and to preventing encroachment on the countryside. It has a strong relationship with further open countryside to the east. Extending development beyond the canal, which forms a consistent edge to the eastern and northern edges of Brownhills, would weaken the Green Belt boundary. Existing development beyond the canal in sub-parcels B112A and B113A retains some distinction from the inset area which further development resulting from release of land would diminish.

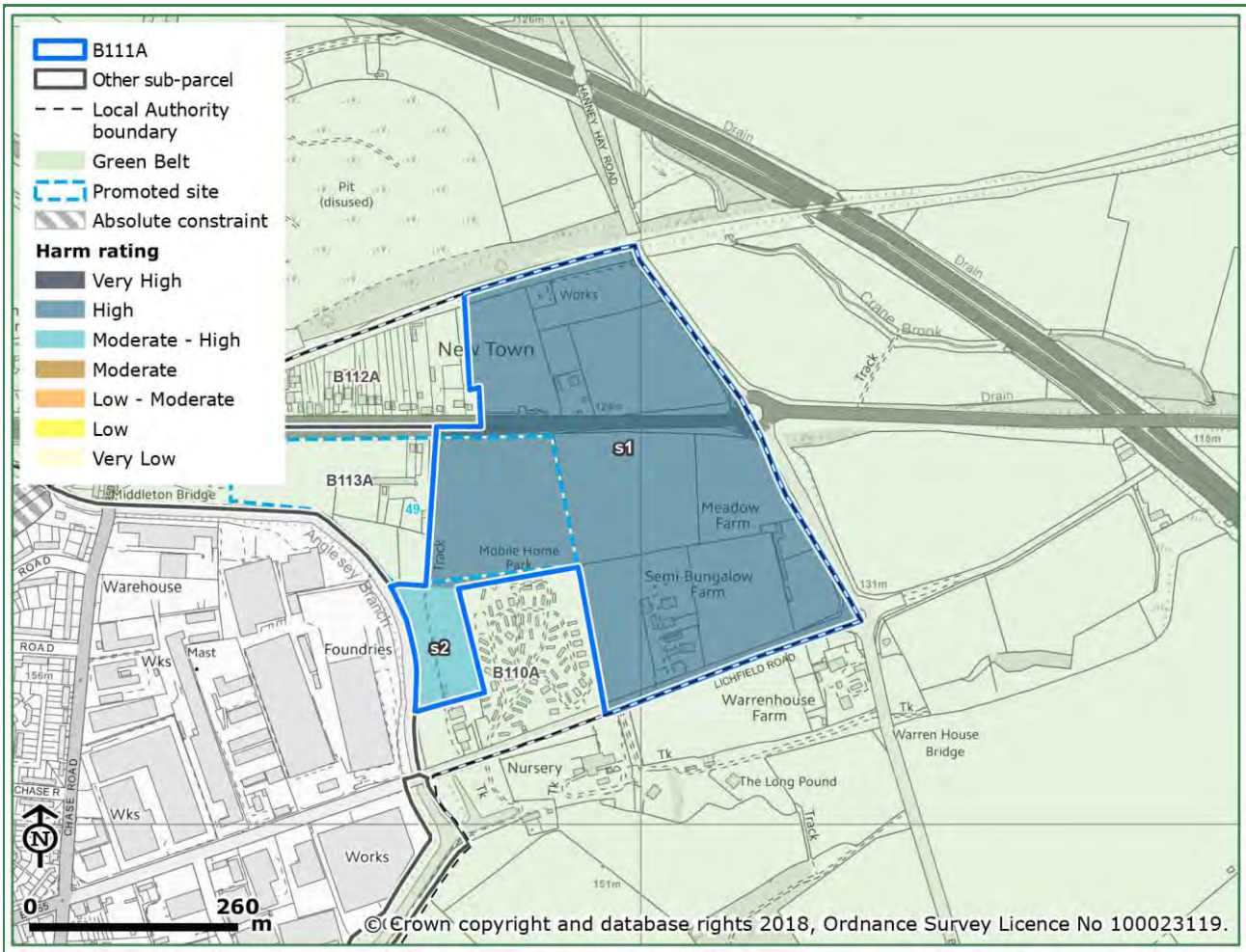
Scenario	Size (ha)	Rating
<b>B111As2 Release of land to the west of the caravan park</b>	<b>1.15</b>	<b>Moderate - High</b>

List of Sites Within the Scenario

None

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Brownhills, and to preventing encroachment on the countryside. Releasing this more contained area, in association with release of the existing urbanising development in B110A, would not significantly weaken the integrity of surrounding Green Belt land.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Land containing relatively linear housing development, but with sizeable rear gardens, to the north of the A5 and east of the A5195 on the north eastern edge of Brownhills.



*View looking northwest towards the sub-parcel from the A5.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is contiguous with Brownhills (part of the West Midlands conurbation) and is largely developed.	<b>Weak / No contribution</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land plays no role, or a very limited role in maintaining the separation between towns due to the presence of significant separating features between Brownhills and Burntwood. The gap between Brownhills and Lichfield is too wide for land in this area to more than a negligible contribution to this purpose, and the M6 Toll is a significant separating feature.	<b>Weak / No contribution</b>
<b>P3: Safeguarding the countryside from encroachment</b>	Land retains some degree of openness but is compromised by urbanising development within it.	<b>Moderate</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

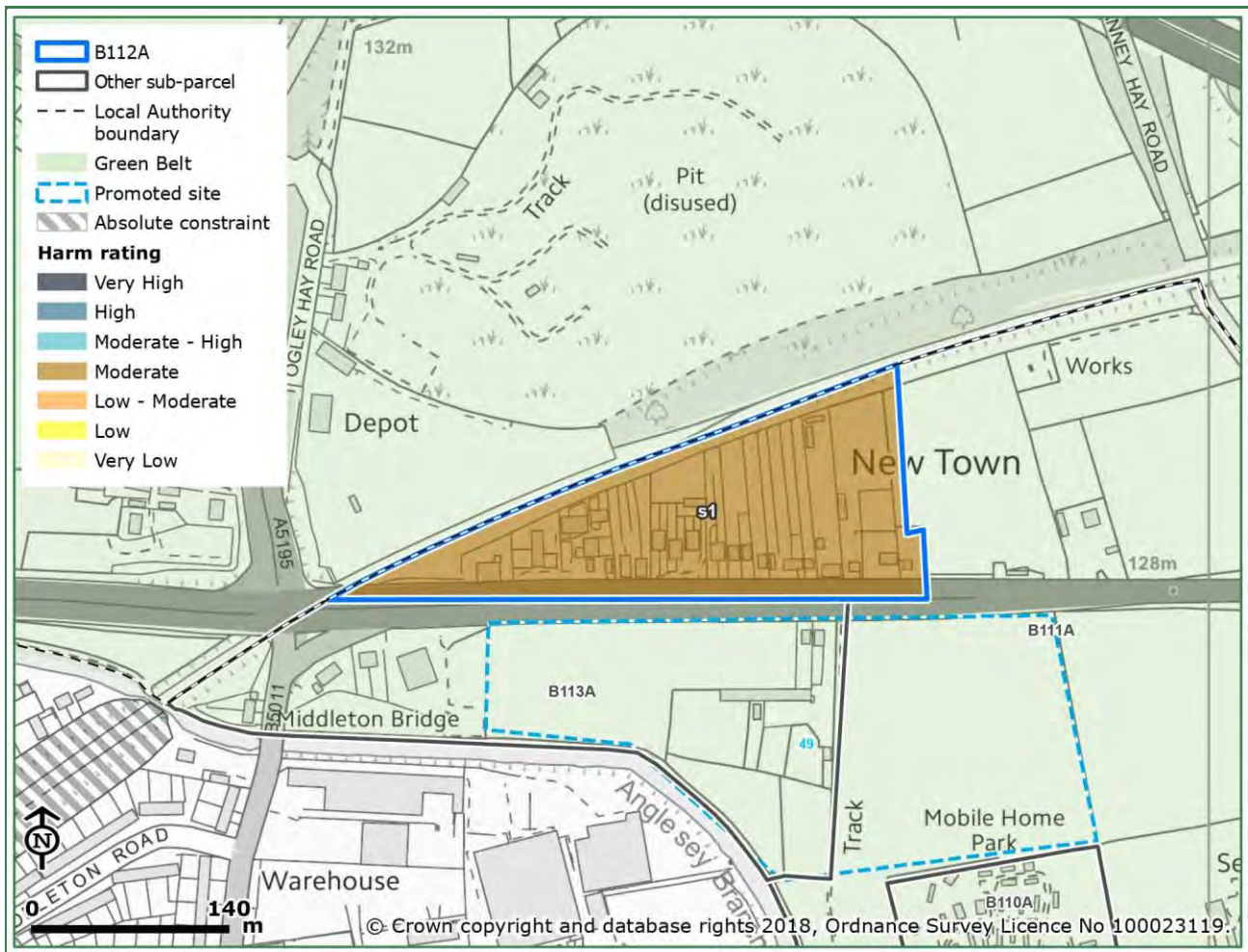
Scenario	Size (ha)	Rating
<b>B112As1 Release of any land within the sub-parcel</b>	<b>3.73</b>	<b>Moderate</b>

List of Sites Within the Scenario

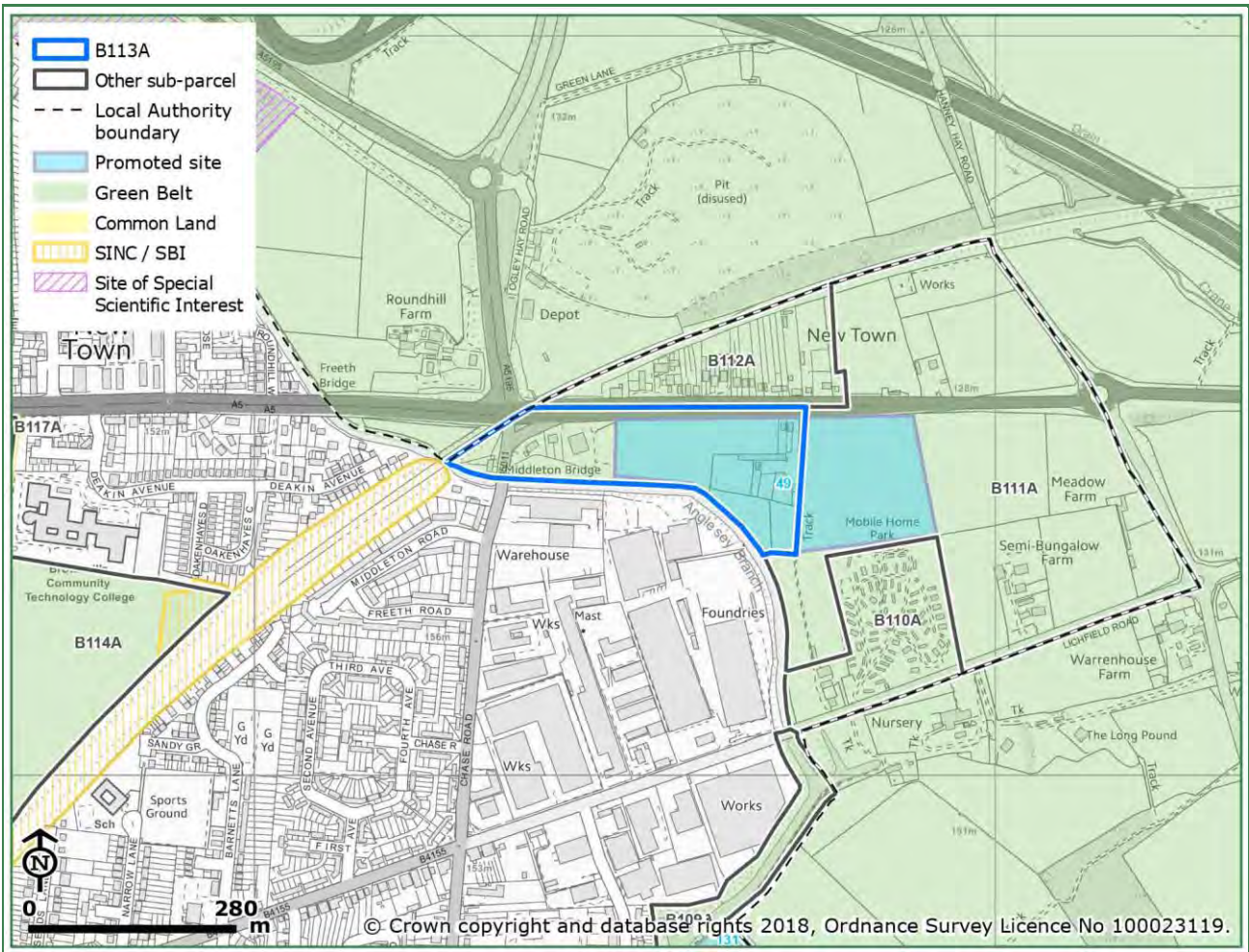
None

The sub-parcel makes a moderate contribution to preventing encroachment on the countryside. It is close but not adjacent to the urban edge at the town of Brownhills, part of the wider West Midlands conurbation, and its spatial openness is compromised by existing urbanising uses (namely, the housing development between the A5 and the canal). However, releasing land in this sub-parcel would weaken the Green Belt boundary, taking it beyond the Anglesey Branch of the Wyrley and Essington Canal, which forms a consistent boundary to the northern and eastern edges of Brownhills, and beyond the A5 and A5195.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Land containing a public house with car parking in the west, an agricultural field, two isolated properties in the east with associated open space, car parking, and hardstanding. The sub-parcel is contained to the south by the canal and the A5 to the north and is situated on the north eastern edge of Brownhills.



*View looking south across the sub-parcel from the A5.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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
<b>P2: Preventing the merging of neighbouring towns</b>	Land plays no role, or a very limited role in maintaining the separation between towns due to the presence of significant separating features between Brownhills and Burntwood.	Weak / No contribution
<b>P3: Safeguarding the countryside from encroachment</b>	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
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	Strong

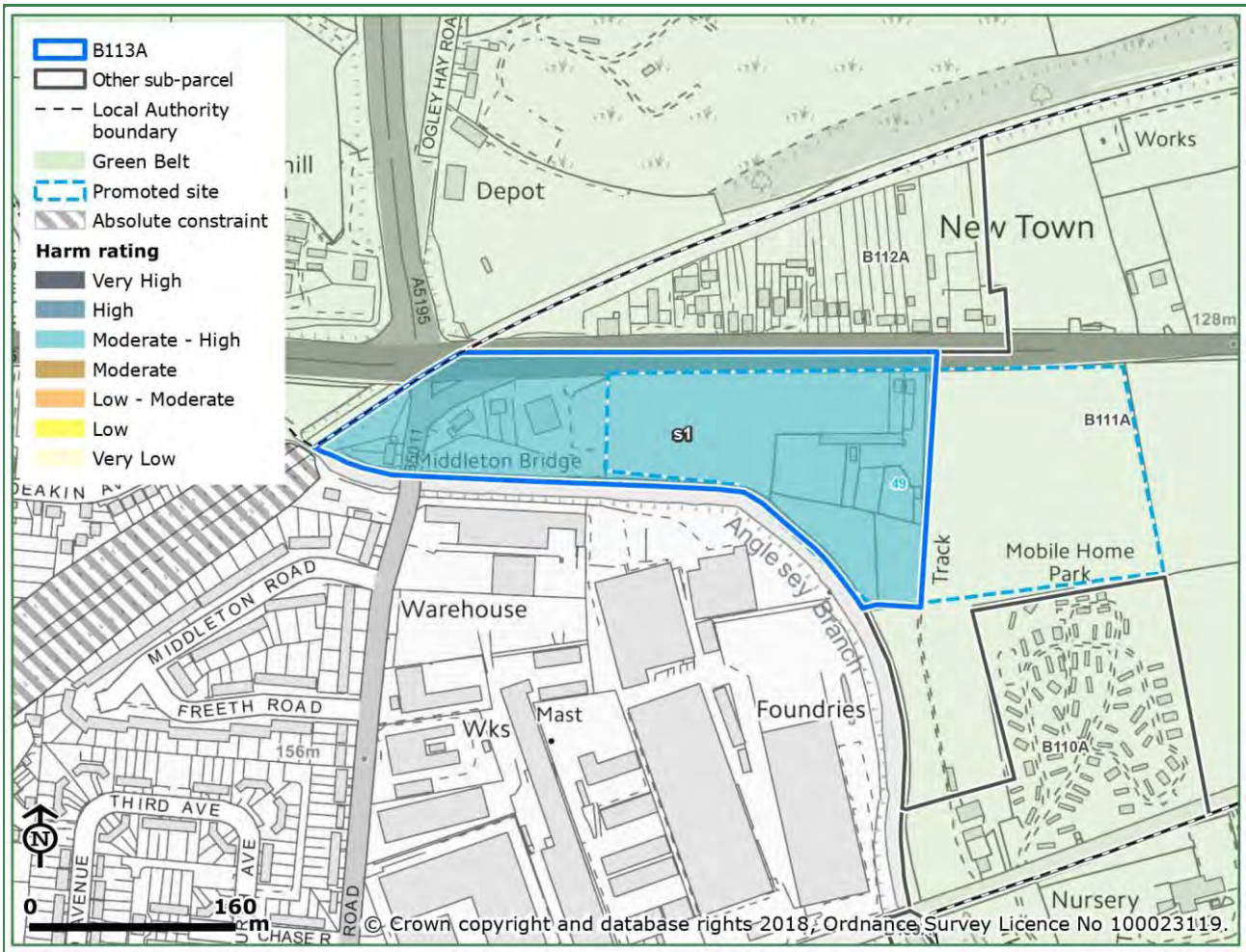
Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B113As1 Release of any land within the sub-parcel</b>	5.28	Moderate - High
List of Sites Within the Scenario		

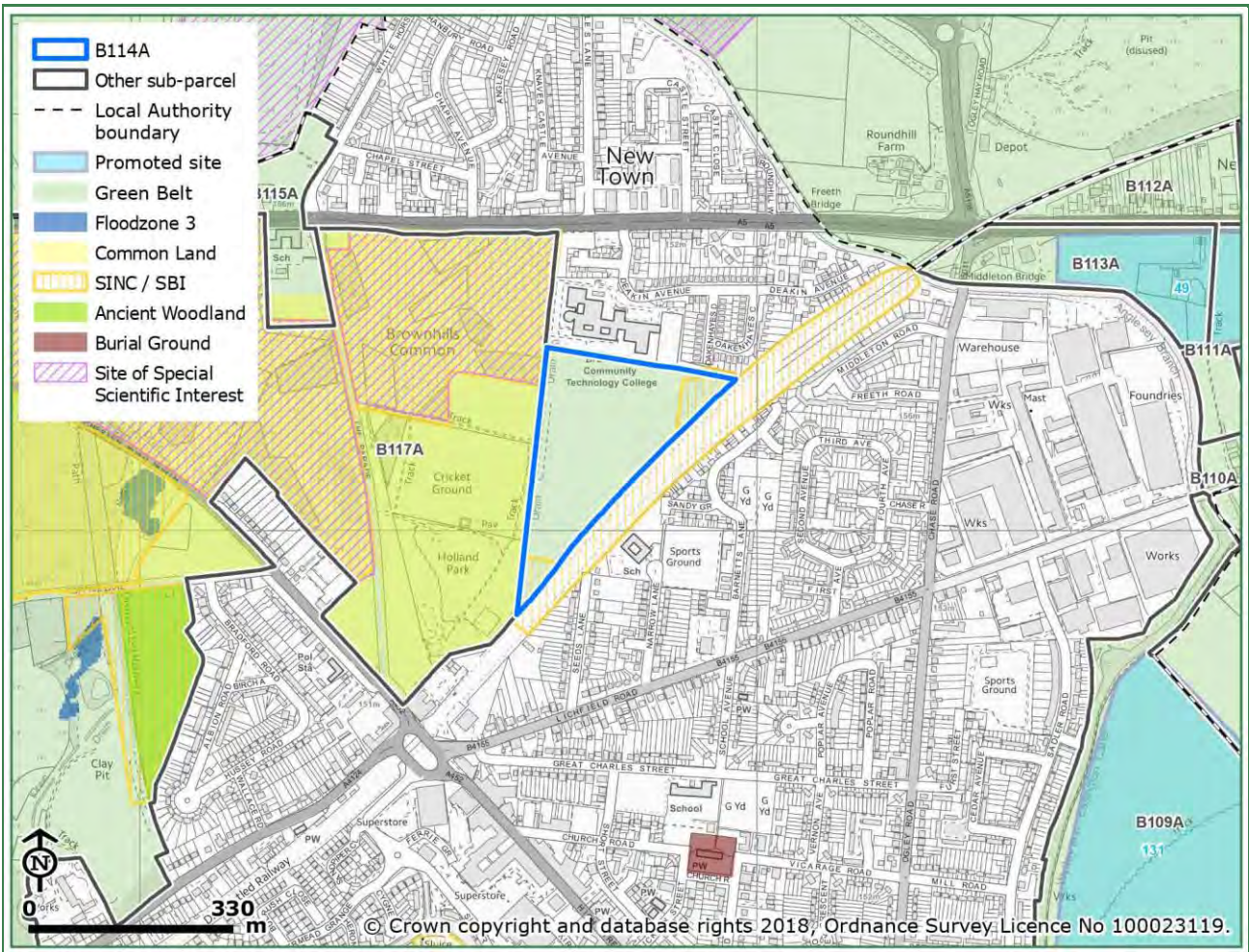
Ref: 49 (Employment and housing)

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 at Brownhills. The sub-parcel is adjacent to industrial uses to the south and washed-over by urbanising development to the north; however, the Anglesey Branch of the Wyrley and Essington Canal, with associated tree cover, forms a consistent boundary to the northern and eastern edges of Brownhills which would weaken with any release in this area.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Triangular area of land containing playing fields of Brownhills School, the buildings of which lie within the inset settlement edge to the north. A woodland belt marking the course of a former railway line borders the southern / eastern edge of the sub-parcel and commonland contains it to the west.



*View looking south across the sub-parcel from Oakenhayes Drive.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is partially contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
<b>P2: Preventing the merging of neighbouring towns</b>	Land is not located within a narrow gap between towns.	Weak / No contribution
<b>P3: Safeguarding the countryside from encroachment</b>	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
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	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
<b>B114As1 Release of any land within the sub-parcel</b>	5.61	Low - Moderate

List of Sites Within the Scenario

None

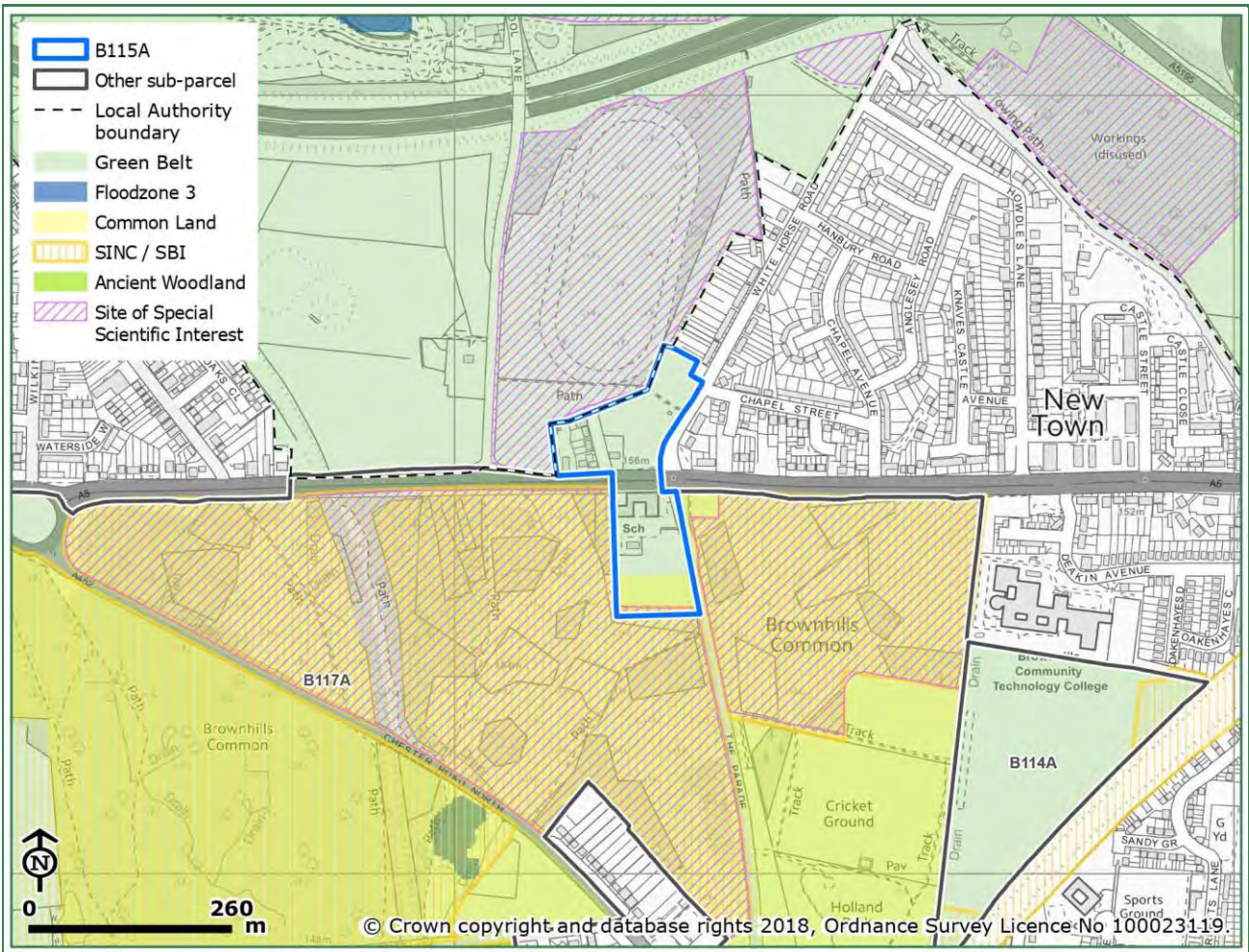
The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at the town of Brownhills, and a strong contribution to preventing encroachment on the countryside. It is adjacent to the urban edge on its eastern boundary, but retains a relatively strong relationship to the wider countryside to the west. However, the sub-parcel is contained to the north, east, and south by urbanising uses. Although the former railway line is a strong boundary, the constrained common land to the west would be a shorter boundary that would prevent any wider Green Belt harm were the sub-parcel to be released.





Sub-Parcel Ref: B115A-Whitehorse Road/Watling Street School

Sub-Parcel Size: 3.3ha





### Sub-Parcel Description

The sub-parcel is severed by Watling Street (A5). The south of the sub-parcel contains Watling Street Primary School with an accompanying open field. The north contains a small settlement off Pinewood Close in the west and two open spaces to the east.



*View looking southwest across the sub-parcel from White Horse Road.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is contiguous with Brownhills (part of the West Midlands conurbation) but is largely developed and contained by constrained land which would prevent further sprawl.	<b>Weak / No contribution</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land plays no role, or a very limited role in maintaining the separation between towns due to the presence of significant separating features and significant distances between the towns.	<b>Weak / No contribution</b>
<b>P3: Safeguarding the countryside from encroachment</b>	Land retains some degree of openness but is compromised by urbanising development within it.	<b>Moderate</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

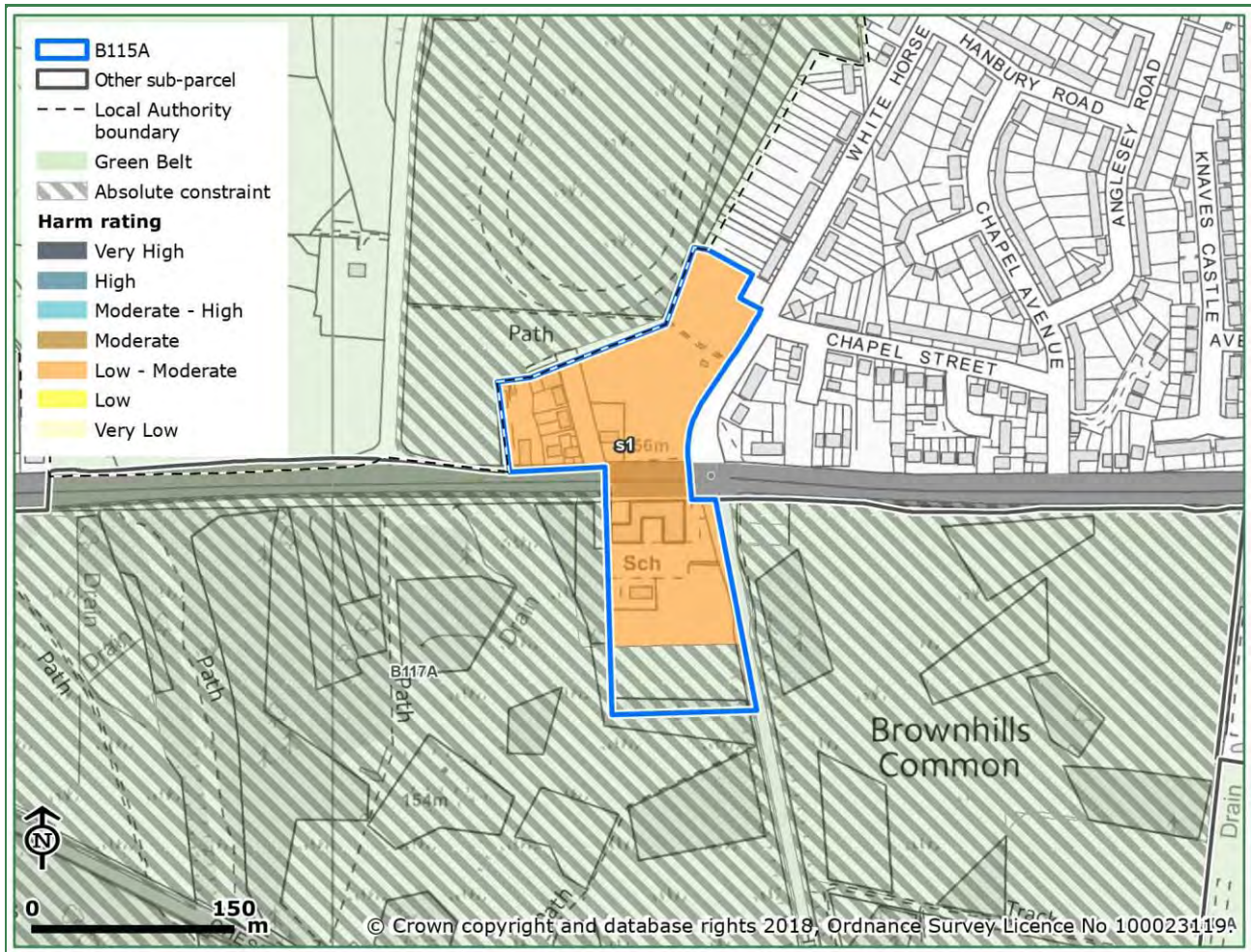
Scenario	Size (ha)	Rating
<b>B115As1 Release of any land within the sub-parcel</b>	<b>2.76</b>	<b>Low - Moderate</b>

List of Sites Within the Scenario

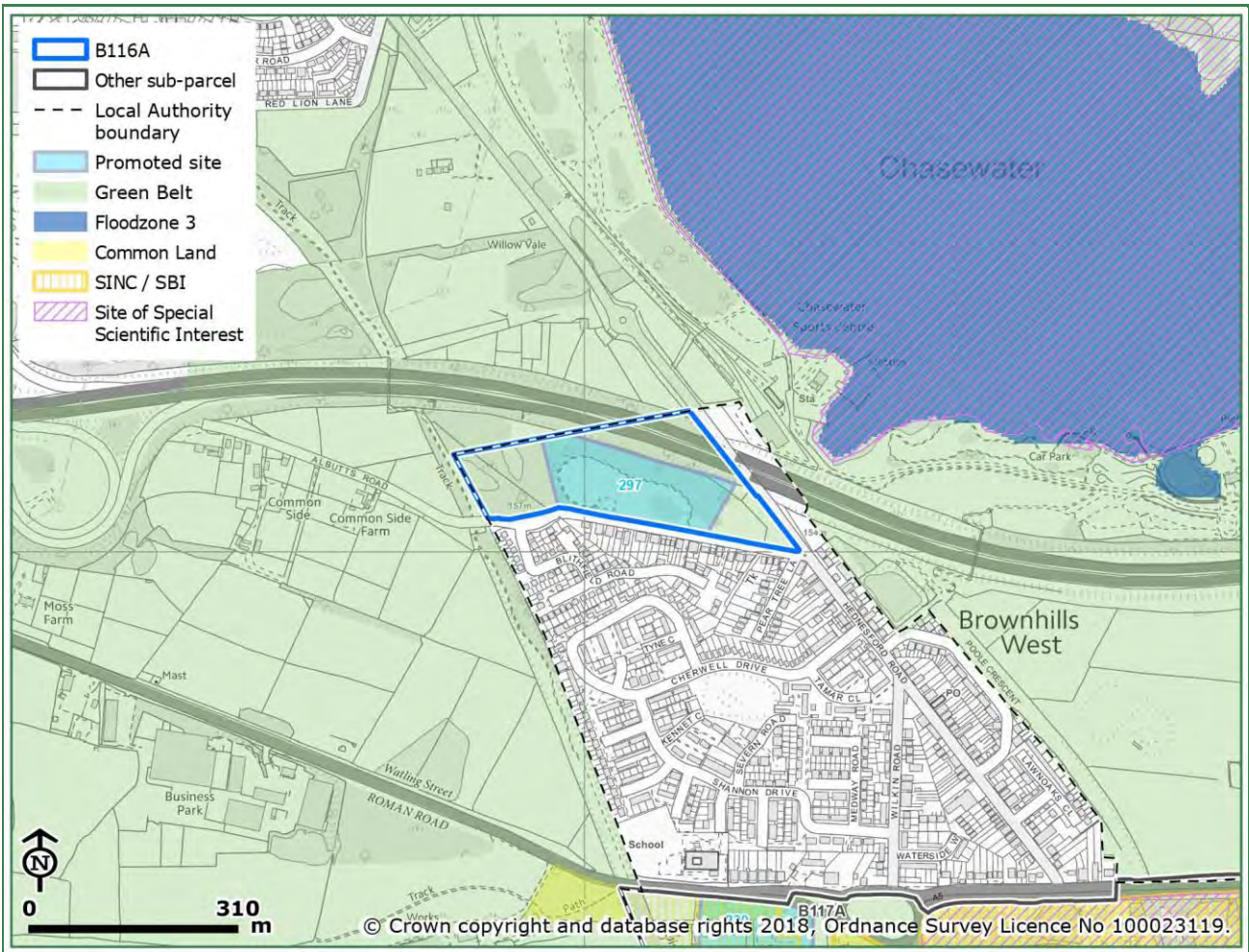
None

The sub-parcel makes a moderate contribution to preventing encroachment on the countryside. It is partially developed with a school (to the south of the A5) and a housing development (north of the A5), but retains some relationship with the surrounding countryside. The inset settlement edge contains the sub-parcel to the north and constrained wooded commonland forms a strong boundary to the south that would prevent any wider Green Belt harm, despite breaching the boundary formed by the A5, which marks the inset edge to the east and west.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

A thin strip of land which includes open grassland and woodland to the west situated between the M6 Toll road and the inset urban edge at Brownhills West.



*View looking southwest across the sub-parcel.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is too contained by the M6 Toll to have any significant relationship with the wider countryside.	<b>Weak / No contribution</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land lies between the West Midlands conurbation and Cannock. There is significant distance between the two and the M6 Toll adds separation, however the extent of intervening inset development at Norton Canes reduces the perceived open countryside gap.	<b>Moderate</b>
<b>P3: Safeguarding the countryside from encroachment</b>	Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) but containment between the urban edge and the M6 Toll limits its relationship with the wider countryside.	<b>Moderate</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

## Assessment of Harm From Release of Land within Sub-Parcel

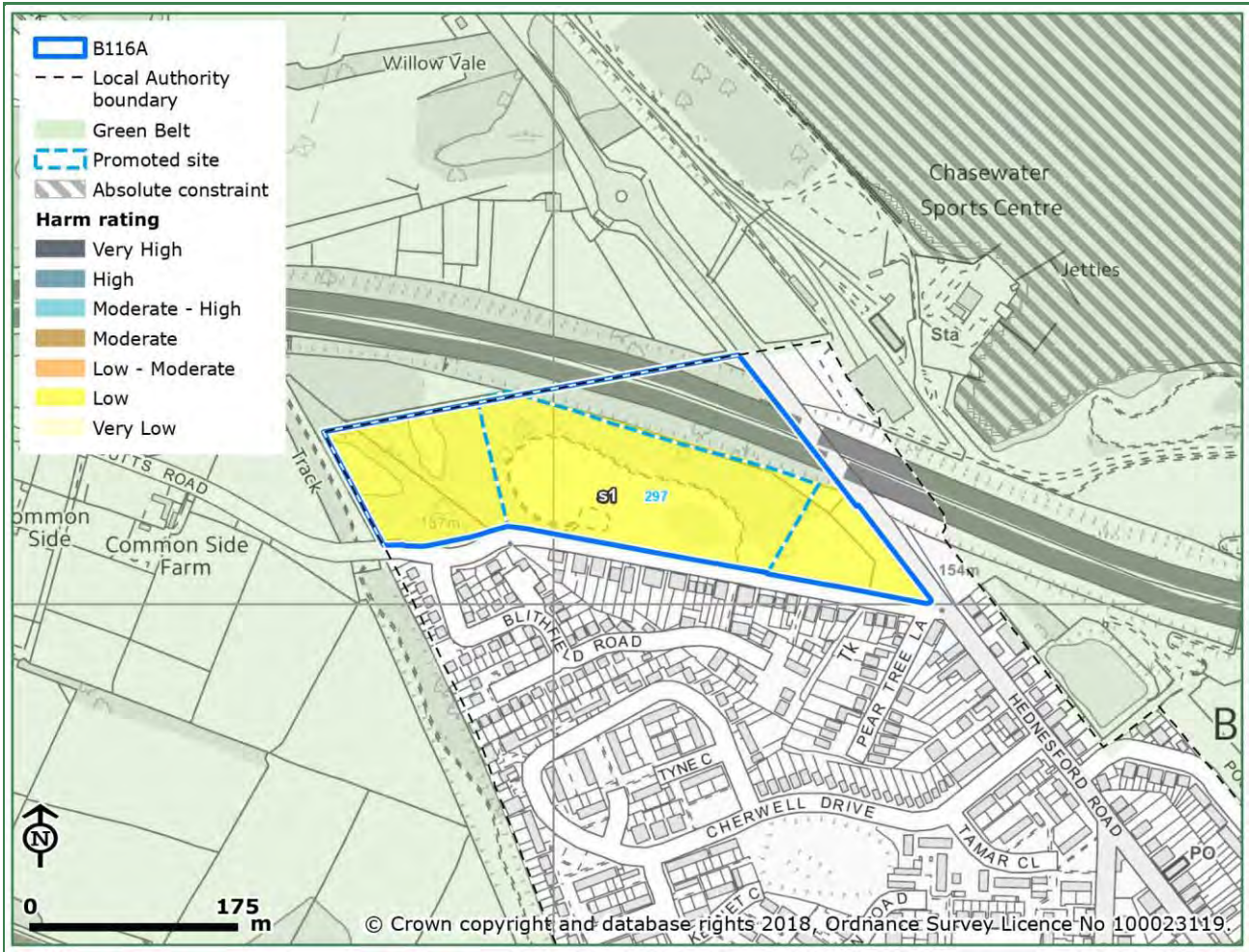
Scenario	Size (ha)	Rating
<b>B116As1 Release of land south of the M6</b>	<b>4.57</b>	<b>Low</b>

## List of Sites Within the Scenario

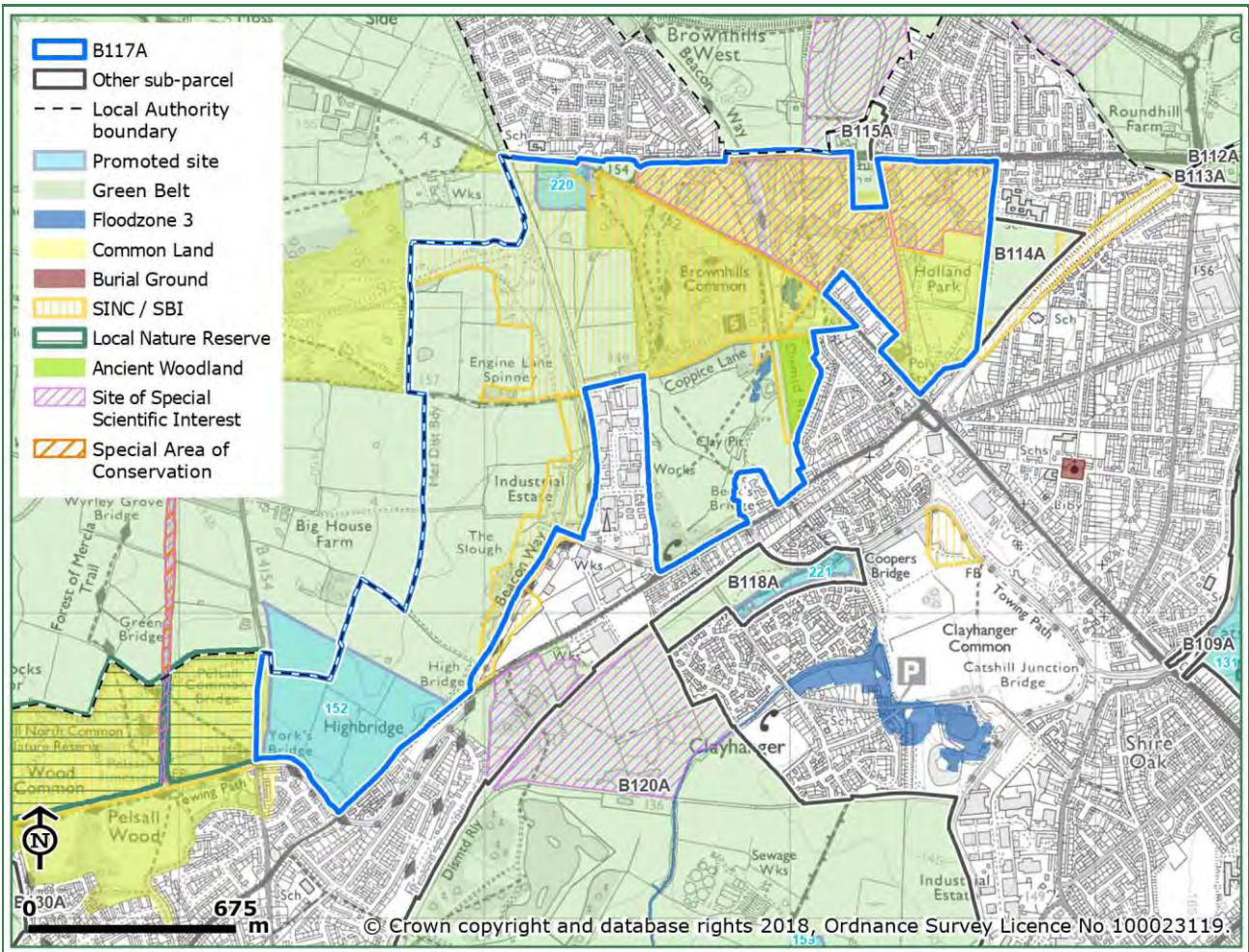
Ref: 297 (Housing)

The sub-parcel makes a moderate contribution to safeguarding the countryside from encroachment, and a moderate contribution to preventing the merging of Brownhills and Great Wyrley. It is adjacent to the M6 Toll, yet contains the characteristics of the open countryside. Release of the sub-parcel up to the motorway would result in a stronger Green Belt boundary and would not, due to containment provided by the M6 Toll and woodland to the west, weaken the wider Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Most of this sub-parcel, consisting of land to the west of Brownhills, is constrained by SINC (centred on Brownhills Common), but there are small unconstrained areas: a field of scrubby grassland largely contained by the urban edge of Brownhills and the Coppice Side Industrial Estate, and a series of agricultural fields in the western half of the sub-parcel.



*View south into fields from end of Engine Lane (to the west of industrial estate).*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms a narrow gap between towns, essential to maintaining a sense of separation between them.	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B117As1 Release of any land on the western side of the parcel, between Pelsall and Brownhills West</b>	<b>67.75</b>	<b>High</b>

List of Sites Within the Scenario

Ref: 152 (Housing)

The sub-parcel makes a strong contribution to safeguarding the countryside from encroachment, checking sprawl from the West Midlands conurbation, and preventing the merging of settlements. Constraints leave little scope for development that would relate well to existing inset areas, and the release of the south western part of the parcel would further weaken settlement separation between Pelsall and Brownhills. The existing Green Belt boundary is drawn tightly around existing settlements or follows the line of the Wyrley and Essington Canal. The Borough boundary between Pelsall and Brownhills West is not marked by any features that would constitute a strong Green Belt boundary; were land to be released, Lime Lane (B4154) to the west and the constrained Wyrley Common to the north would constitute stronger edges that would not add to Green Belt harm. It should be noted that the small area of unconstrained land to the south of the A5 at Brownhills West, occupied by a single dwelling and the site of the former Rising Sun public house, makes a weaker contribution to the Green Belt purposes. Its isolation from the rest of the Green Belt by the constrained Brownhills Common mean that low harm would result from its release.

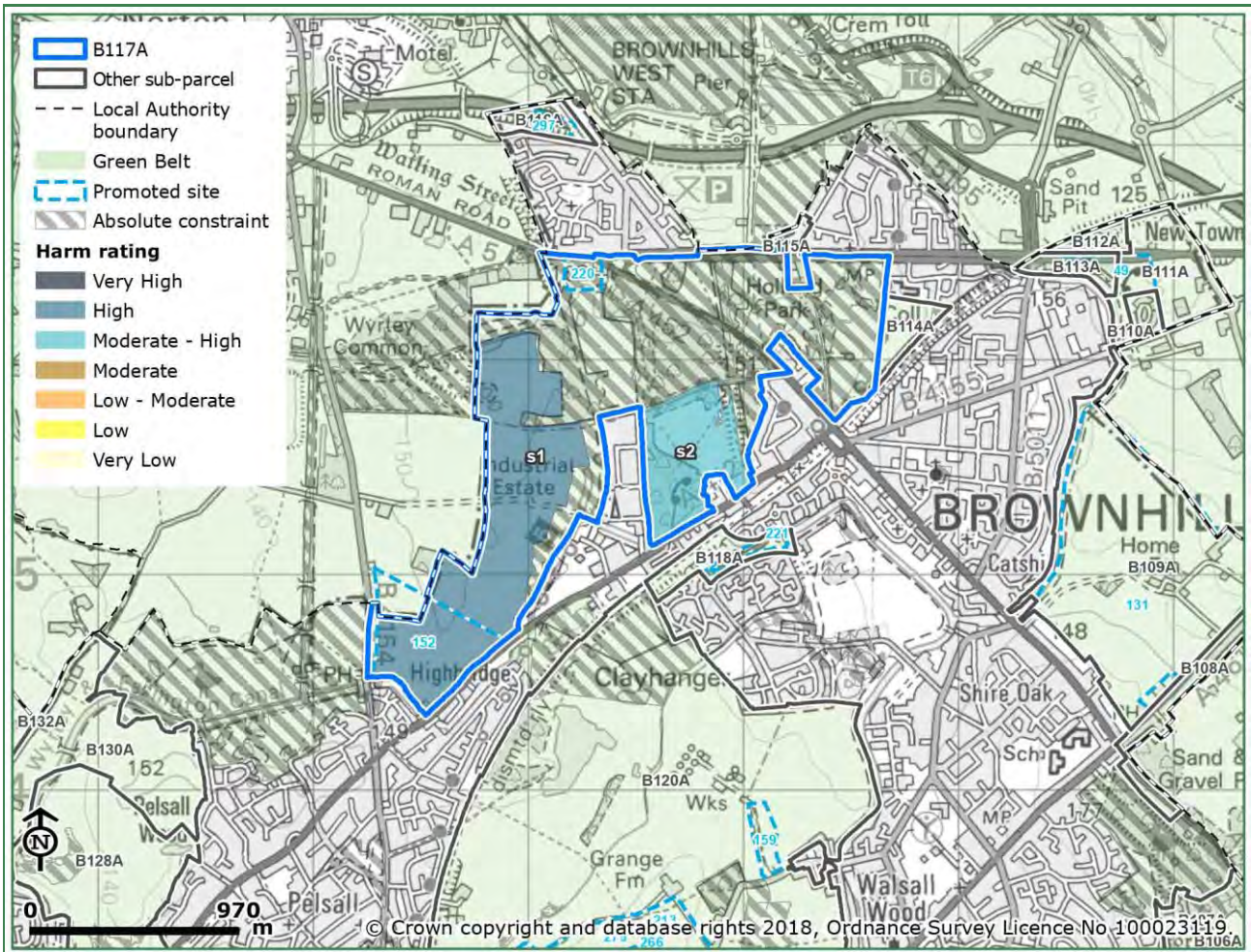
Scenario	Size (ha)	Rating
<b>B117As2</b> Release of land to east of industrial estate	<b>24.93</b>	<b>Moderate - High</b>

**List of Sites Within the Scenario**

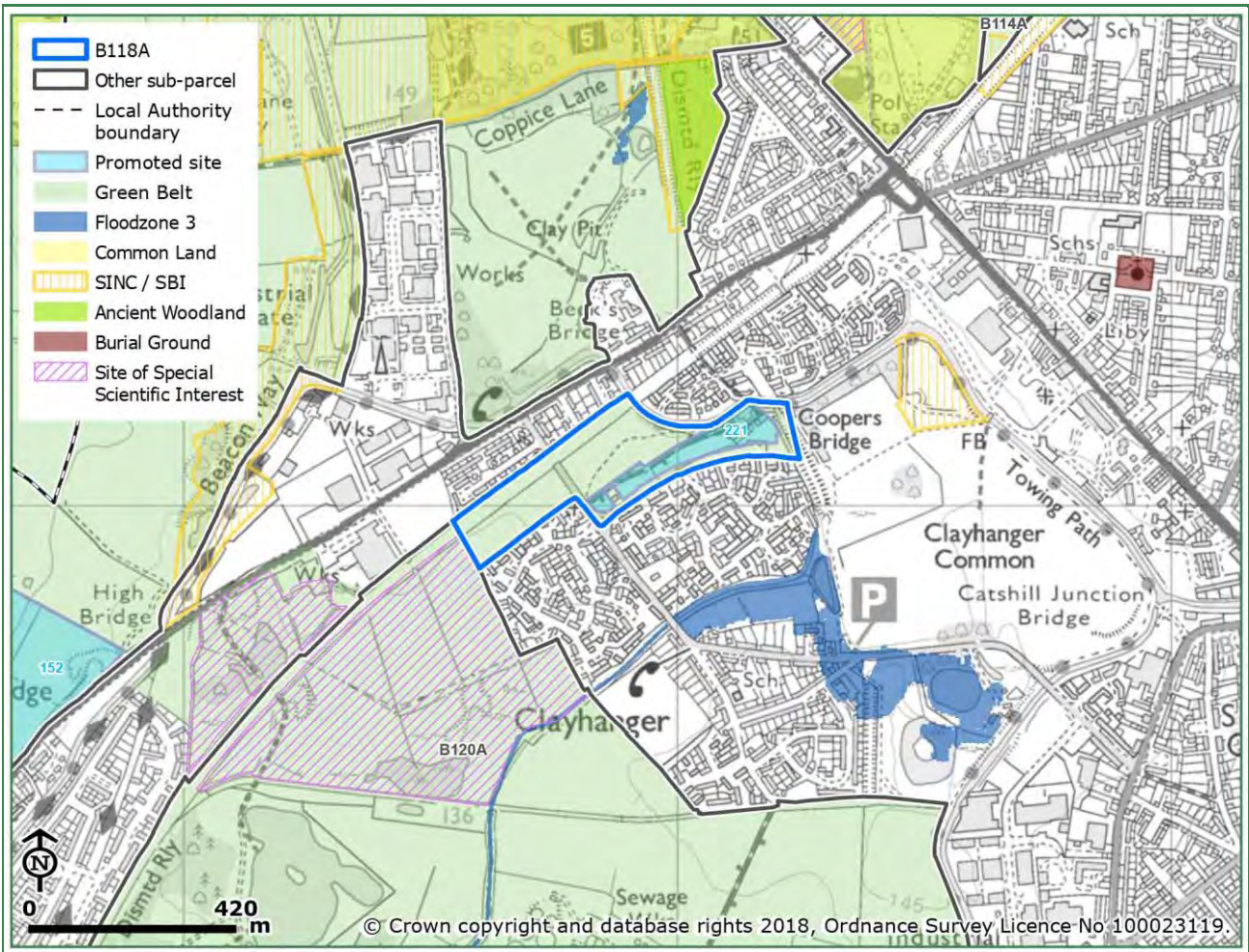
None

The sub-parcel makes a strong contribution to safeguarding the countryside from encroachment, checking sprawl from the West Midlands conurbation, and preventing the merging of settlements. The area to the east of the industrial estate (at Apex Road and Coppice Side) still relates strongly to the common land to the north, but is more contained by inset development, and so could be released without significantly weakening the adjacent constrained Green Belt land.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Area of grassland and woodland contained by the settlement of Brownhills. The sub-parcel is bisected north-south by Clayhanger Lane and bound in the northeast corner by a stretch of the Wryley and Essington Canal.



*View east into community woodland off Clayhanger lane from disused rail line.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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
<b>P2: Preventing the merging of neighbouring towns</b>	Land contributes to separation between Bloxwich and Brownhills, which are separate towns within the West Midlands conurbation, but the extent of its containments weakens its role in separating the two towns.	Moderate
<b>P3: Safeguarding the countryside from encroachment</b>	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.	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	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
<b>B118As1 Release of the sub-parcel</b>	<b>8.94</b>	<b>Low</b>

List of Sites Within the Scenario

Ref: 221 (Housing)

The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at the town of Brownhills, to maintaining the separation of the neighbouring towns of Brownhills and Bloxwich, and to preventing encroachment on the surrounding countryside. The sub-parcel is highly contained by settlement edges with only a narrow opening giving a relationship with the open countryside to the west. As a result, releasing land in this sub-parcel would not weaken the integrity of surrounding Green Belt land and would result in a simplified Green Belt boundary.









### Sub-Parcel Description

Area of farmland, grassland, water bodies and woodland blocks contained on all sides by the settlements of Brownhills, Walsall Wood, Shelfield and Pelsall. Bound to the east in part by the Wyrley and Essington Canal, to the south in part by Walsall Road, and bisected by Ford Brook. The sub-parcel is constrained in the north and south by SSSIs, in the south by flood plain, and a dense woodland fragment in the centre of the sub-parcel is designated as a SINC. Land in the southeast of the parcel between the southern SSSI and floodplain and the adjoining settlement edge to the east is also potentially to be designated as a SINC, which would preclude development.



*View of fields to the west of Green Lane*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is adjacent to the West Midlands conurbation, contains no significant urban development, and has strong openness. Despite its containment by urbanising uses, it is sizeable enough to retain a relatively strong relationship with the wider countryside.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms a narrow gap between the towns of Bloxwich, Brownhills and Aldridge, all separate towns within the West Midlands conurbation, and is essential to maintaining a sense of separation between them.	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not contribute to the setting or special character of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B120As1 Release of any land in the sub-parcel, other than on the edge of High Heath</b>	<b>235.62</b>	<b>Very High</b>

List of Sites Within the Scenario

Ref: 159 (Housing); Ref: 291 (Housing); Ref: 60 (Housing)

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation, to maintaining the separation of the neighbouring towns, and to preventing encroachment on the countryside. The sub-parcel plays a key role in forming the gaps between Brownhills and Bloxwich/Walsall and has strong spatial openness, despite being surrounded by a number of settlement edges. A former railway line to the west, canal to the east, and SSSI to the north form strong boundaries, and any development would weaken settlement separation and the integrity of remaining open land.

Scenario	Size (ha)	Rating
<b>B120As2 Release of land on the northern edge of High Heath</b>	<b>23.28</b>	<b>High</b>

List of Sites Within the Scenario

Ref: 213 (Housing); Ref: 266 (Housing); Ref: 279 (Employment and housing)

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation, to maintaining the separation of the neighbouring towns, and to preventing encroachment on the countryside. However, the edge of the High Heath area of Sheffield forms a weaker distinction between settlement and countryside than is the case along other urban edges fronting onto this sub-parcel, and is contained to the west by woodland; limited expansion here would constitute slightly less harm to Green Belt purposes.

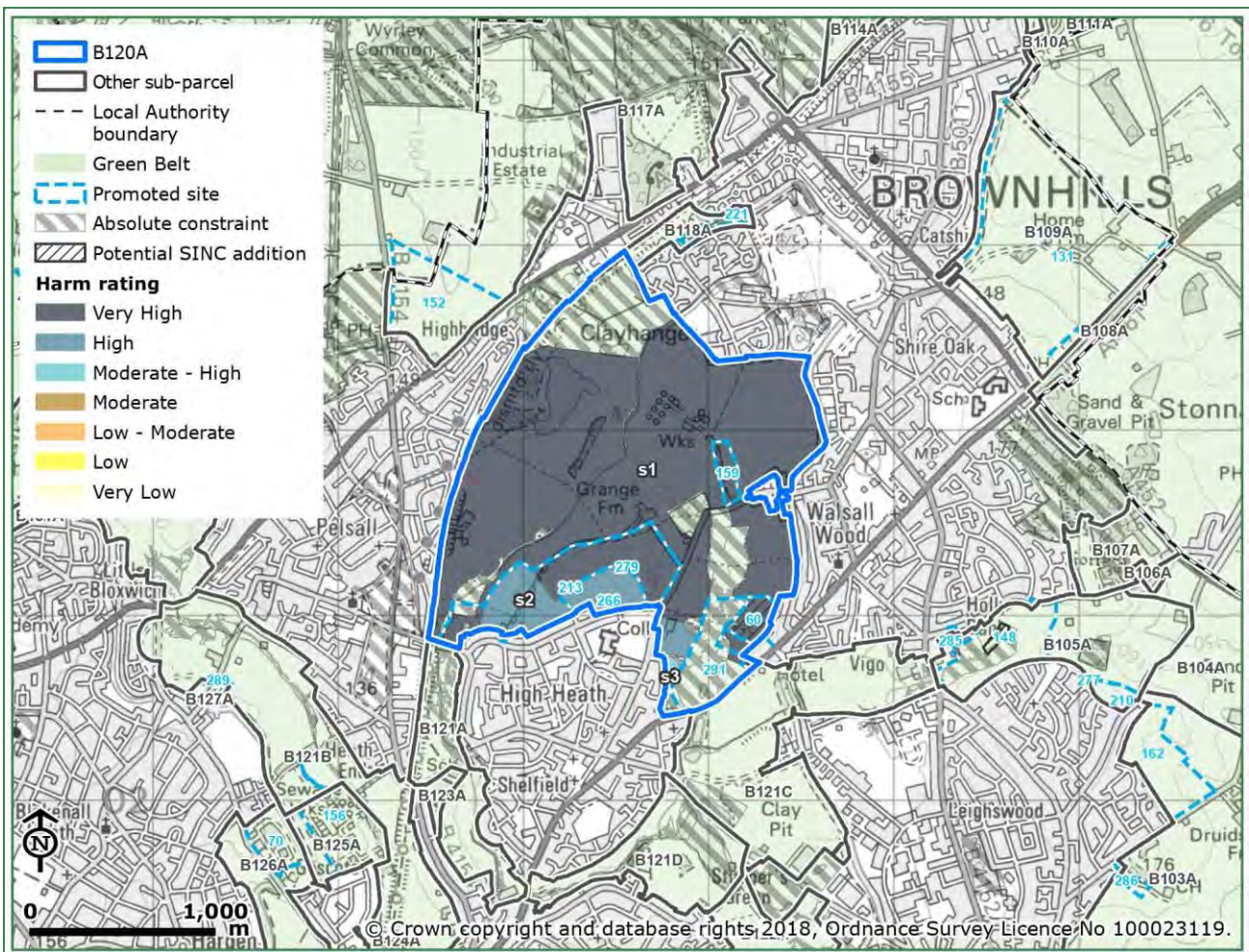
Scenario	Size (ha)	Rating
<b>B120As3</b> Release of land to the east of High Heath	1.65	<b>Moderate - High</b>

**List of Sites Within the Scenario**

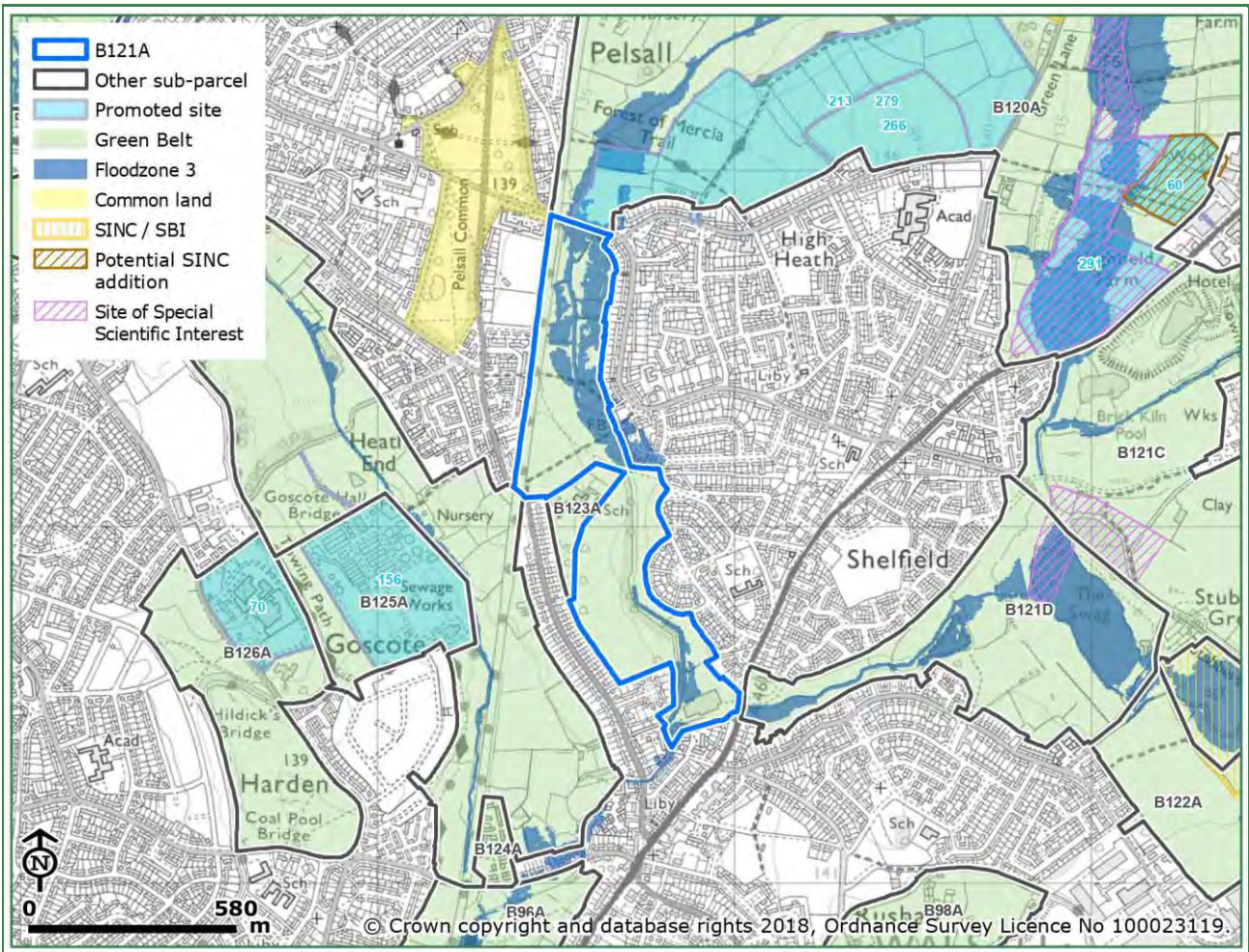
None

The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation, to maintaining the separation of the neighbouring towns, and to preventing encroachment on the countryside. However, land contained between the inset settlement edge at High Heath and the constrained Jockey Fields SSSI could be released without weakening the wider Green Belt. The inset settlement edge to the south already abuts this corridor of trees, scrub, and rough grassland. It is noted that a small housing development covers the southern end of this area alongside Walsall Road; this consequently makes a very limited contribution to Green Belt purposes and could be released without any significant harm, but is too small to identify as a separate assessment parcel.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Most of the northern half of this sub-parcel is constrained by Flood Zone 3, but there are small unconstrained areas west of Ford Brook which consist of open fields bisected by a path. Land to the south of Rushall Primary School consists of playing fields and open spaces along Ford Brook.



*View north from footpath across sub-parcel from Millfield Avenue.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms narrow gaps between the towns of Aldridge, Bloxwich and Brownhills, and the intervening smaller settlement which diminish their separation - Pelsall, Shelfield, Rushall and Walsall Wood - and is essential to maintaining a sense of separation between them.	Strong
<b>P3: Safeguarding the countryside from encroachment</b>	Land is open and contiguous with the wider countryside but is largely contained by the urban area.	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	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
<b>B121As1 Release of any land within the sub-parcel</b>	<b>25.37</b>	<b>Moderate - High</b>

List of Sites Within the Scenario

None

The sub-parcel makes a strong contribution to maintaining the separation of Aldridge and Bloxwich, and Aldridge and Brownhills, and a moderate contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside. The sub-parcel is contained to the northwest and east by the settlements of Pelsall and Shelfield, and to the south and southwest by the settlement edge of Aldridge, which forms part of the West Midlands conurbation. Release of the sub-parcel would effectively merge the inset settlement areas of Rushall/Aldridge, Shelfield, and Pelsall, increasing connectivity of the West Midlands conurbation and reducing the perceived separation between Aldridge and Bloxwich and between Aldridge and Brownhills. The strip of Green Belt land to the east of the wooded stream has a strong association with settlement at Shelfield, but is still important to settlement separation given the narrowness of the gap; although that narrowness also limits the extent of existing separation and therefore the level of harm that could result from Green Belt release.









### Sub-Parcel Description

This is part of the Goscote Valley, which extends from open countryside to the north down towards Walsall town centre. The sub-parcel partially envelops the sewage works at Goscote and comprises of a sports ground adjacent to the B1454, an isolated cattery building, and a series of open fields and wooded patches in the south, crossed by the NCN 5 disused railway track. The northern half of the sub-parcel consists of scrubby grassland, the Donna Cooper Memorial Garden, a play park in the west, Field House Farm, Goscote House Farm, and isolated outbuildings. The sub-parcel is bordered to the west by the Wyrley and Essington Canal.



*View southwest from Allens Lane.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms narrow gaps between the towns of Aldridge, Bloxwich and Brownhills, and the intervening smaller settlement which diminish their separation - Pelsall, Shelfield, Rushall and Walsall Wood - and is essential to maintaining a sense of separation between them.	Strong
<b>P3: Safeguarding the countryside from encroachment</b>	Land is open and contiguous with the wider countryside but is largely contained by the urban area.	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	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
<b>B121Bs1 Release of any land within the sub-parcel</b>	<b>89.18</b>	<b>High</b>

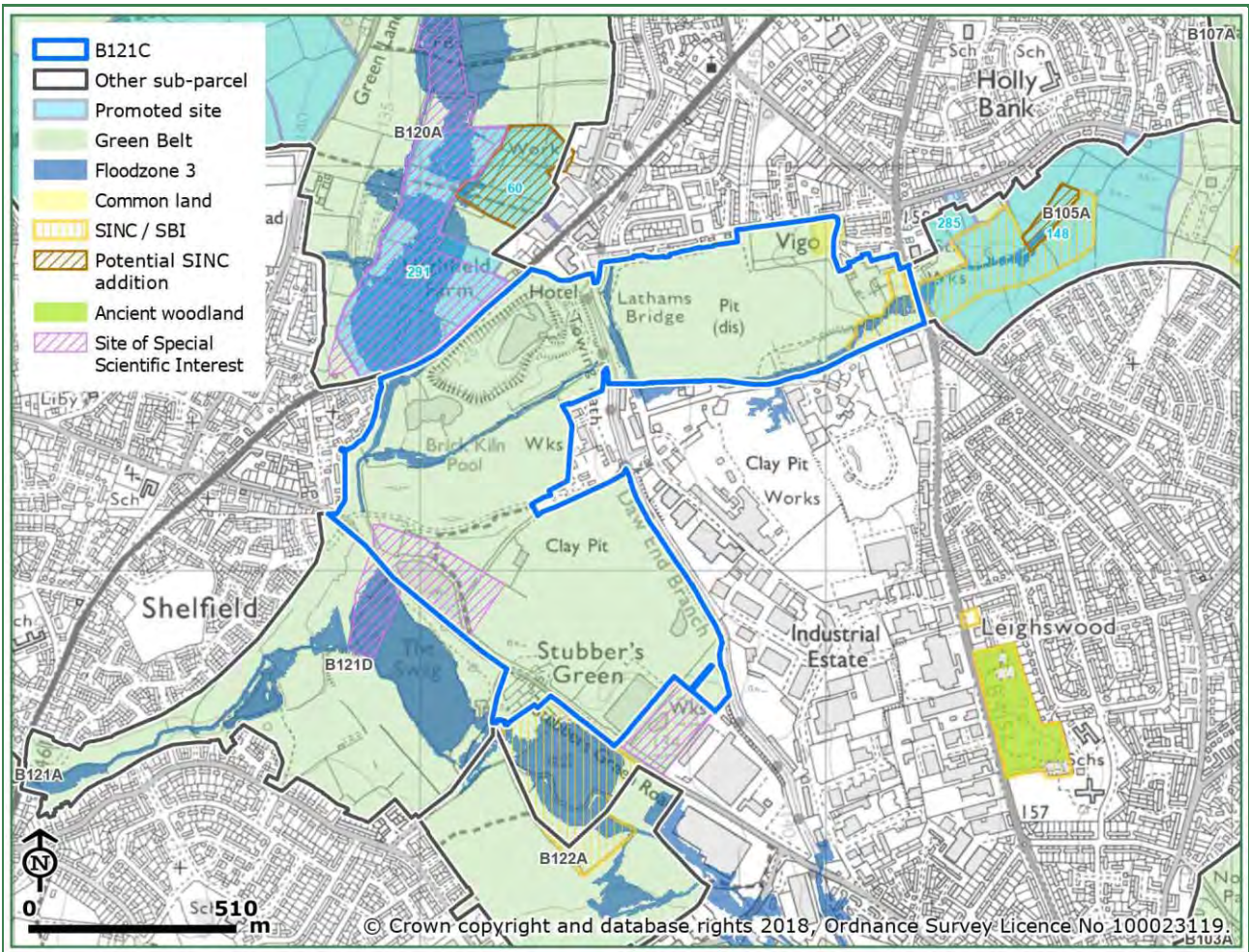
List of Sites Within the Scenario

Ref: 289 (Travelling show people site)

The sub-parcel makes a strong contribution to maintaining the separation of Walsall, Aldridge, and Bloxwich and a moderate contribution to preventing the sprawl of the West Midlands conurbation, and preventing encroachment on the countryside. The sub-parcel is contained to the northeast by the settlement of Pelsall, and to the west and southeast by the settlement edges of Bloxwich, Walsall, and Aldridge, which form part of the West Midlands conurbation. Any strategic release of land would reduce the fragile separation between the towns of Walsall, Aldridge, and Bloxwich, and between the intervening settlements of Pelsall, Shelfield, and Rushall. It would also harm connectivity between surrounding Green Belt areas.









### Sub-Parcel Description

Area Containing Sandown Quarry and other land associated with brick clay and brick-making, including the operational Highfield South landfill site and the reclaimed Vigo Utopia quarry. The sub-parcel also contains commercial buildings and a row of isolated properties along Stubber's Green Road. Land in the southwest and northeast of the sub-parcel is constrained by ecological designations.



*View toward Highfield South landfill site from Vigo Road.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms narrow gaps between the towns of Aldridge, Bloxwich and Brownhills, and the intervening smaller settlement which diminish their separation - Pelsall, Shelfield, Rushall and Walsall Wood - and is essential to maintaining a sense of separation between them.	Strong
<b>P3: Safeguarding the countryside from encroachment</b>	Land is open and contiguous with the wider countryside but is largely contained by the urban area.	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	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
<b>B121Cs1 Release of any land within the sub-parcel</b>	<b>75.97</b>	<b>High</b>

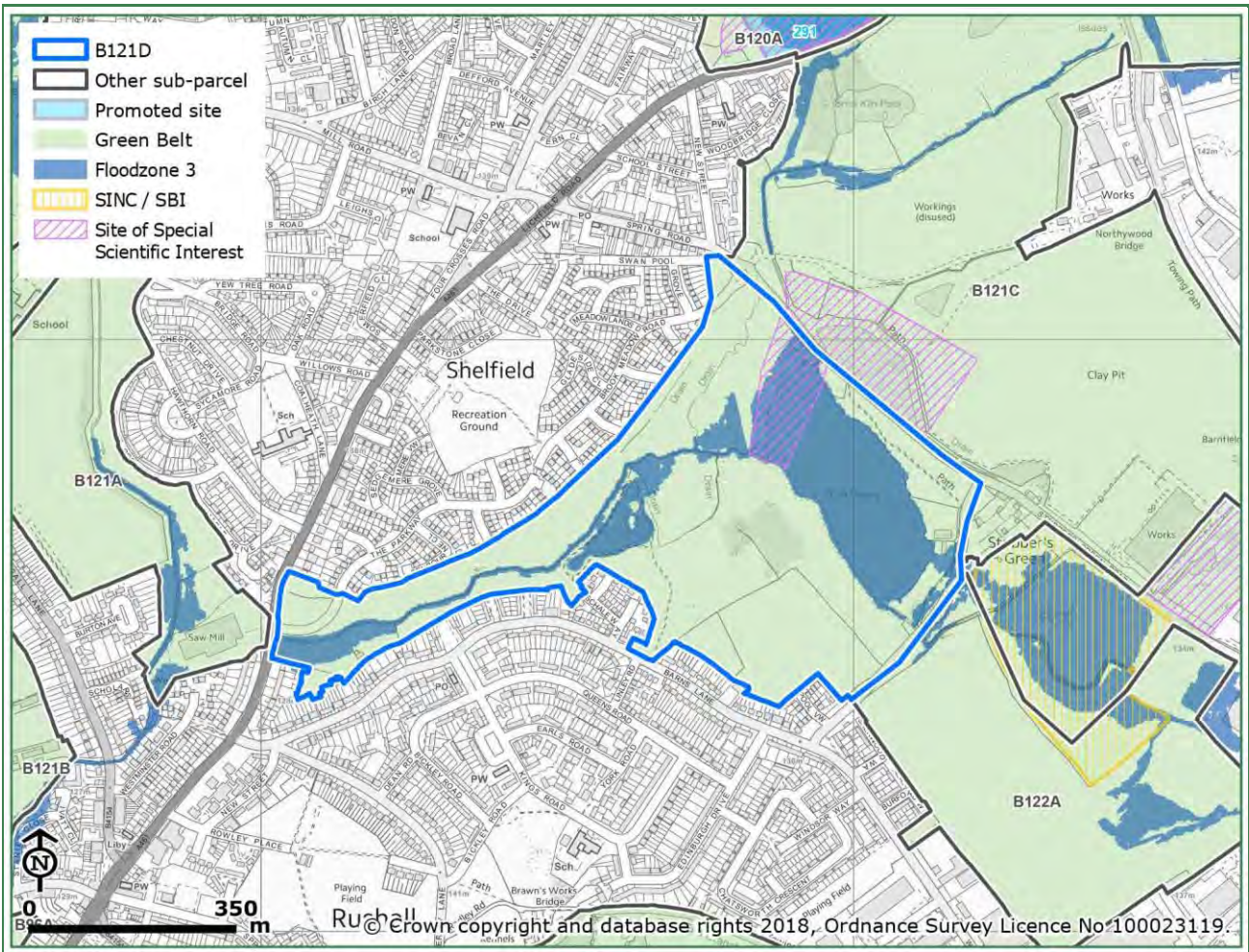
List of Sites Within the Scenario

None

The sub-parcel makes a strong contribution to maintaining the separation of Aldridge and Brownhills, and Aldridge and Bloxwich, and a moderate contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside. The sub-parcel is contained to the north and northwest by the settlements of Brownhills and Shelfield, and to the south and east by the settlement edge of Aldridge. Any boundary change would weaken the fragile settlement gaps between Aldridge and Brownhills, as well as Aldridge, Rushall and Shelfield, and would affect the integrity of adjacent Green Belt either through increased containment or reduced connectivity.









### Sub-Parcel Description

Most of the eastern half of this sub-parcel is constrained by Flood Zone 3, including The Swag and areas in close proximity to Ford Brook. Unconstrained areas include: a series of open fields in the southwestern corner of the sub-parcel, and north of Ford Brook and pockets of wooded areas west of The Swag.



*View from footpath entering the sub-parcel off Barns Lane.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms narrow gaps between the towns of Aldridge, Bloxwich and Brownhills, and the intervening smaller settlement which diminish their separation - Pelsall, Shelfield, Rushall and Walsall Wood - and is essential to maintaining a sense of separation between them.	Strong
<b>P3: Safeguarding the countryside from encroachment</b>	Land is open and contiguous with the wider countryside but is largely contained by the urban area.	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	Strong

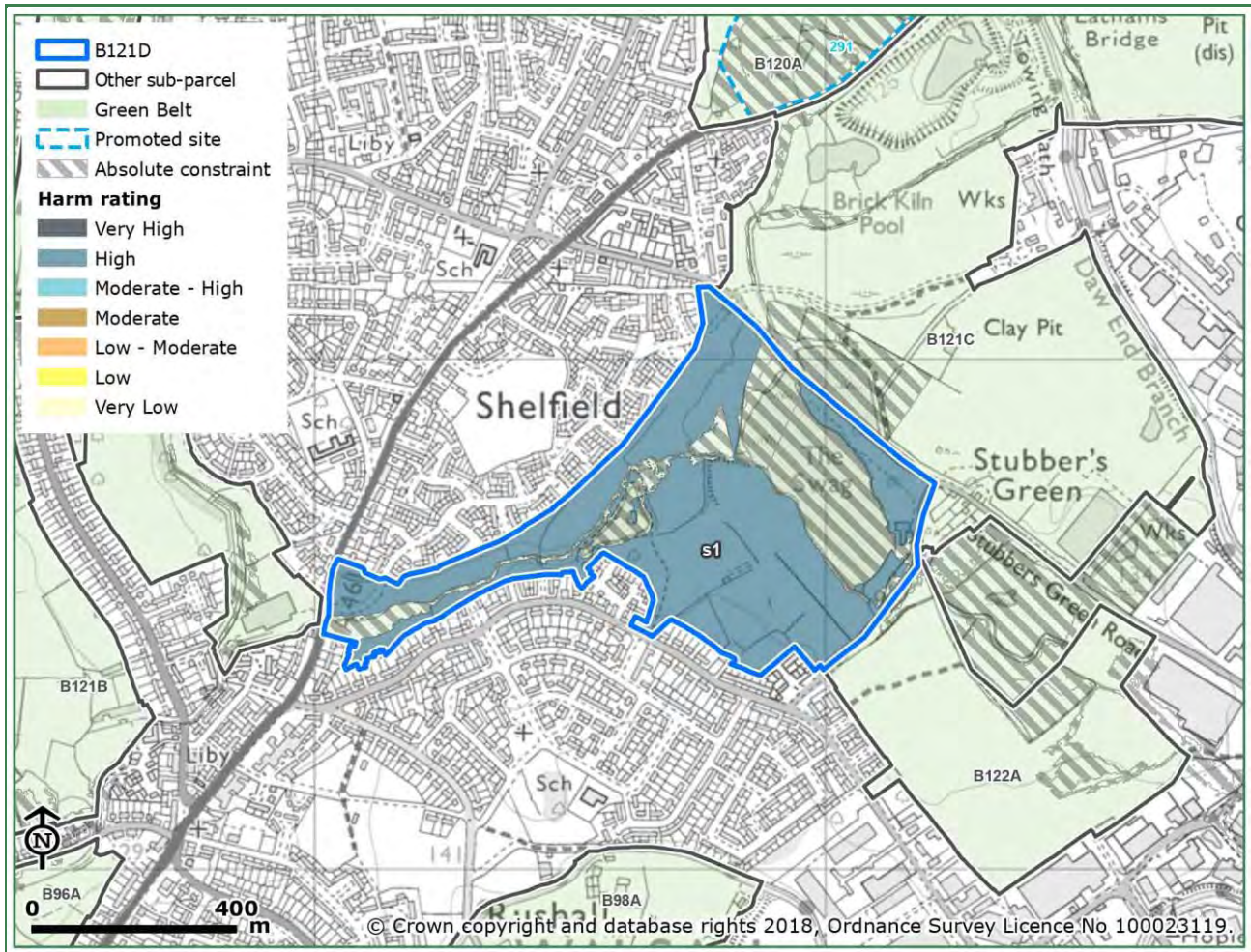
Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B121Ds1 Release of any land within the sub-parcel</b>	<b>26.76</b>	<b>High</b>
<b>List of Sites Within the Scenario</b>		

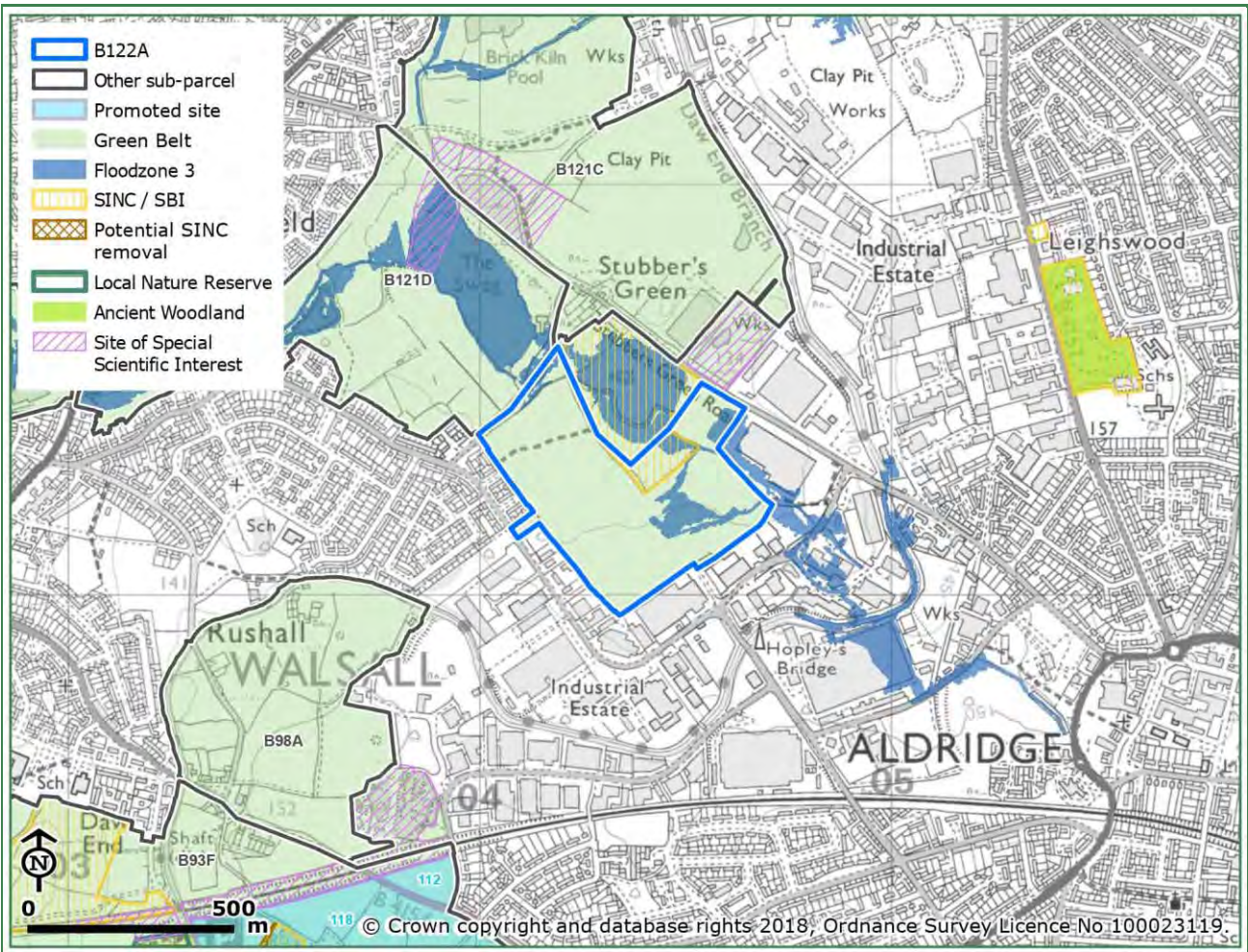
None

The sub-parcel makes a strong contribution to maintaining the fragile separation of Aldridge and Brownhills, and Aldridge and Bloxwich, and a moderate contribution to preventing the sprawl of the West Midlands conurbation and encroachment on the countryside. The sub-parcel is contained to the northwest by the settlement of Shelfield, and to the south by the settlement edge of Aldridge. Any boundary change would weaken the fragile settlement gaps between Aldridge and Brownhills, as well as Aldridge, Rushall and Shelfield, and would affect the integrity of adjacent Green Belt either through increased containment or reduced connectivity.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Land containing the Atlas Green quarry site with associated storage facilities. The sub-parcel is partially constrained by a SINC that is situated within the centre of the sub-parcel and extends northwards.



*View of trees bordering sub-parcel from Sherwood Walk.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
<b>P2: Preventing the merging of neighbouring towns</b>	Land contributes to separation between Aldridge and the smaller settlements of Rushall and Shelfield, and in turn to the separation between the towns of Aldridge, Bloxwich, and Brownhills, but development elsewhere has compromised the extent to which this area contributes to the sense of distinction between settlements.	Moderate
<b>P3: Safeguarding the countryside from encroachment</b>	Land is too influenced and contained by urban development to retain any significant relationship with the wider countryside.	Weak / No contribution
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

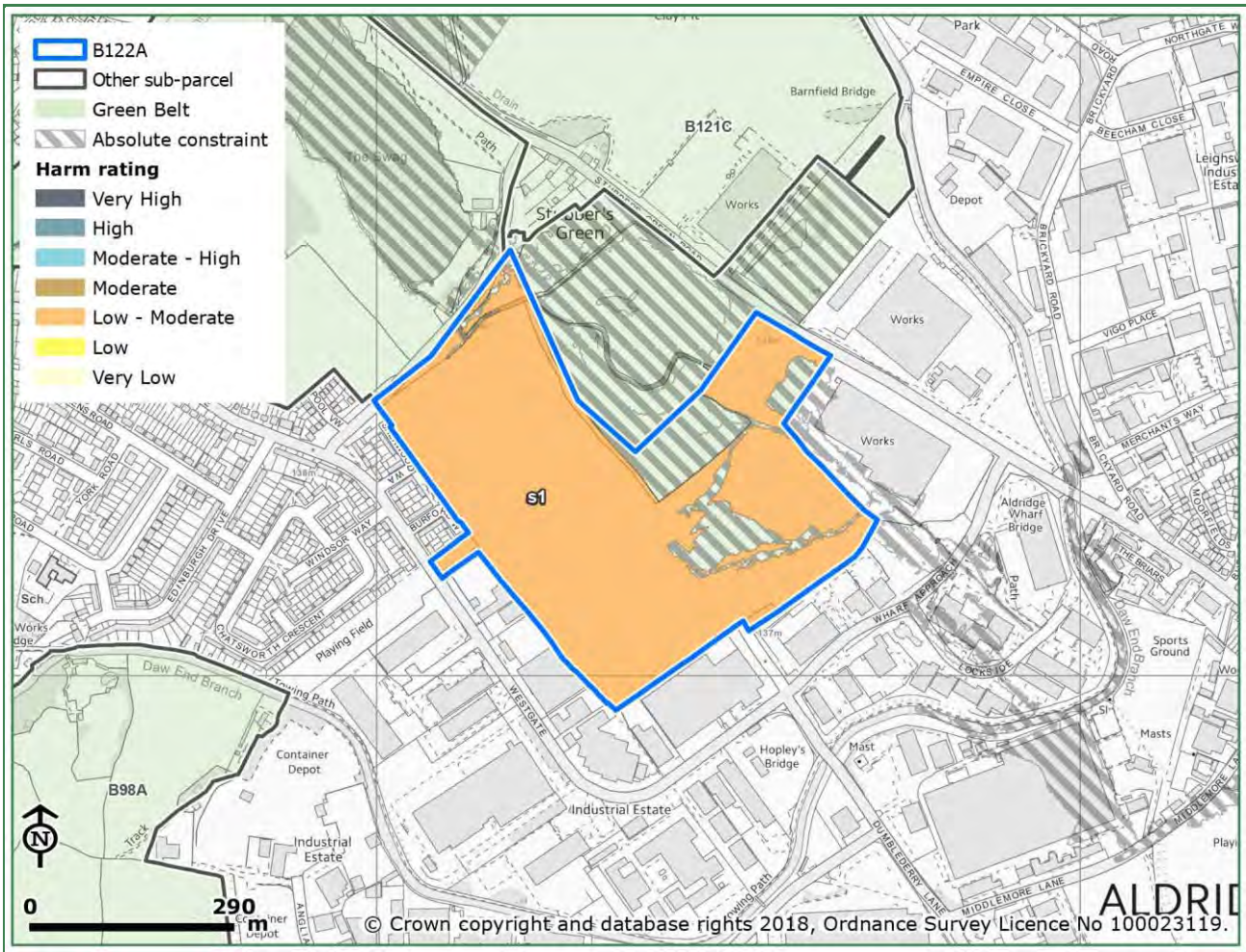
Scenario	Size (ha)	Rating
<b>B122As1 Release of any land within the sub-parcel</b>	19.42	Low - Moderate

List of Sites Within the Scenario

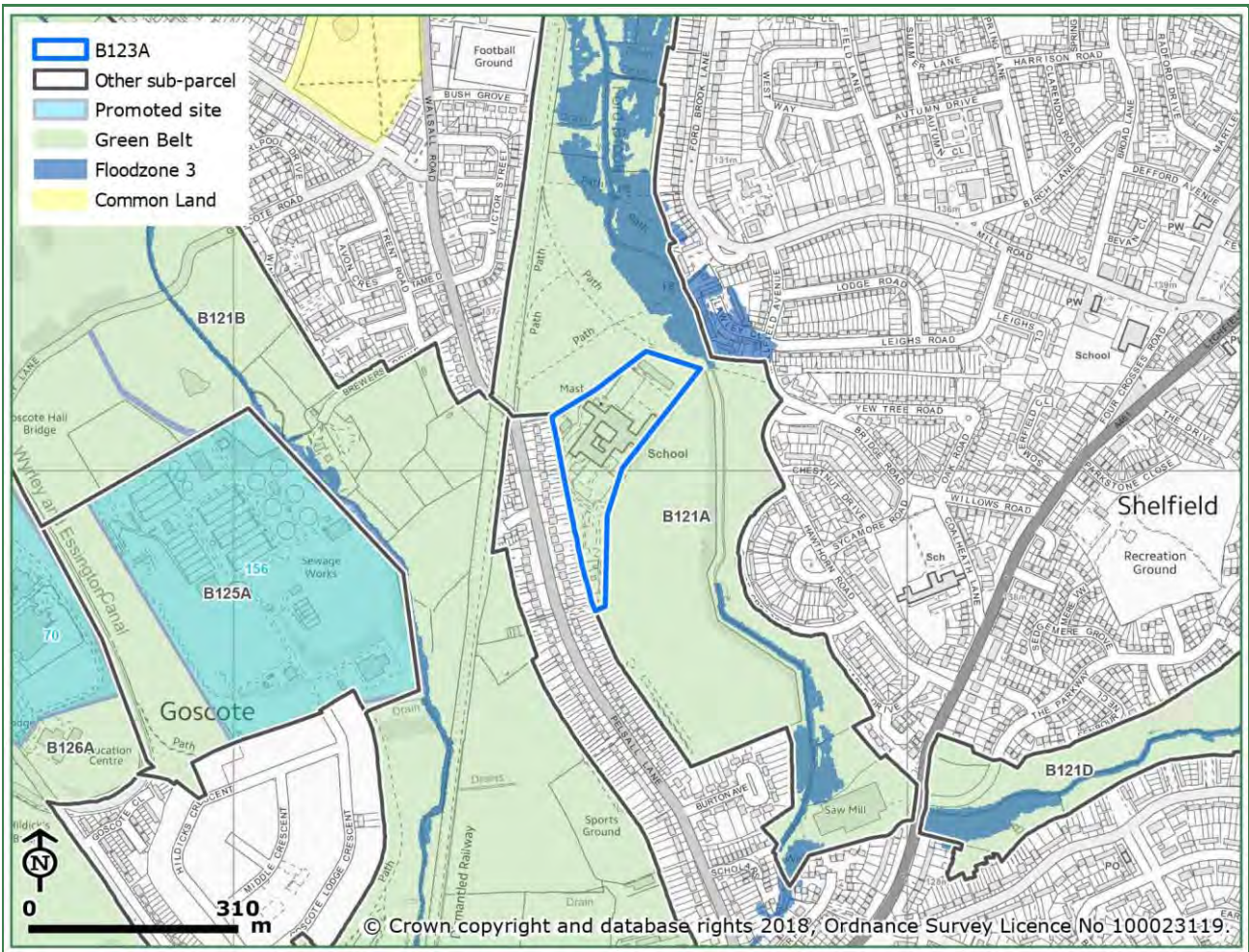
None

The sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation and maintaining the separation of Aldridge and Brownhills. The sub-parcel is contained to the west, south, and east by the settlement edge of Aldridge, which forms part of the West Midlands conurbation. The extent of containment by urban edges, location in a wider part of the gap between Shelfield and Aldridge, and presence of constrained land to the north limit potential harm to the adjacent Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Land containing the Rushall Primary School development with associated car parking and hardstanding, lying to the west of the suburb of High Heath in Walsall.



*View looking southeast towards Rushall Primary School.*



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

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

Assessment of Harm From Release of Land within Sub-Parcel

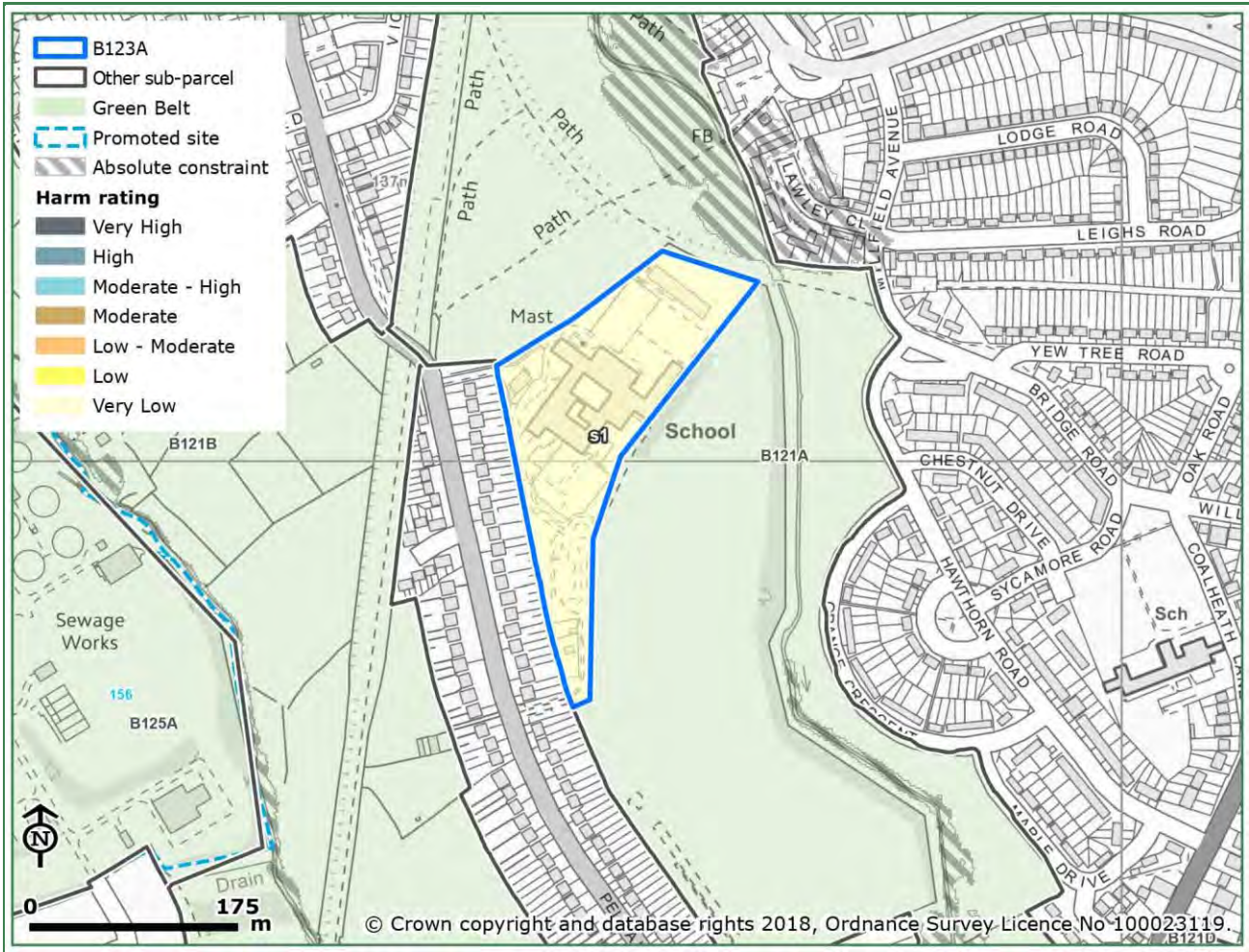
Scenario	Size (ha)	Rating
<b>B123As1 Release of the whole sub-parcel</b>	<b>3.1</b>	<b>Very Low</b>

**List of Sites Within the Scenario**

None

The sub-parcel makes a weak contribution to all Green Belt purposes. It abuts the inset settlement edge and is fully urbanised by the presence of Rushall School, so release would not weaken adjacent Green Belt, and although boundary length would be increased it would represent a clearer distinction between settlement and open land.

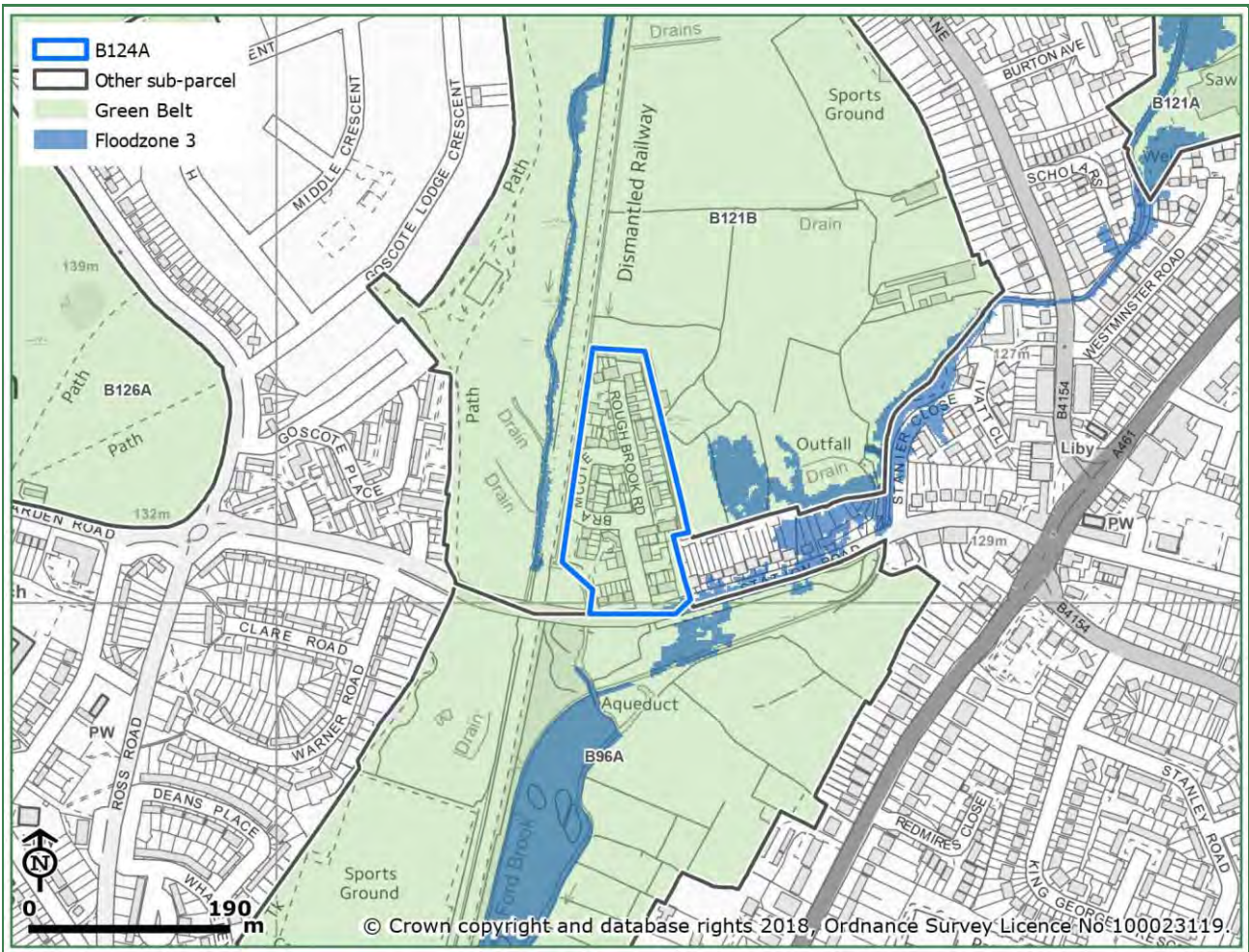
Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Ref: B124A-Rough Brook Road

Sub-Parcel Size: 2.2ha





### Sub-Parcel Description

The sub-parcel contains a housing development centred on Rough Brook Road, off Station Road between Rushall and Bloxwich.



*View looking south along Rough Brook Road.*



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

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

Assessment of Harm From Release of Land within Sub-Parcel

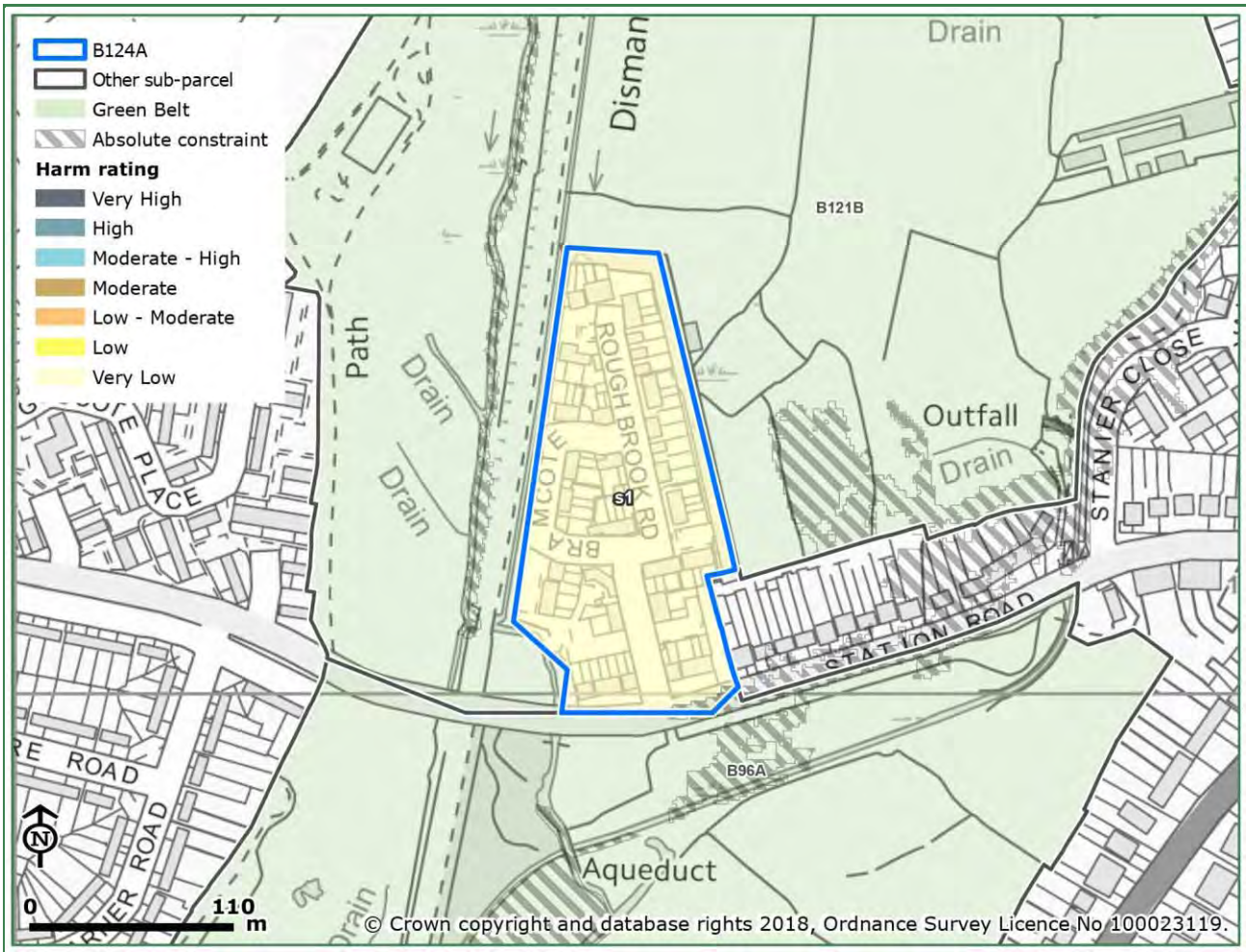
Scenario	Size (ha)	Rating
<b>B124As1 Release of the whole sub-parcel</b>	<b>2.18</b>	<b>Very Low</b>

**List of Sites Within the Scenario**

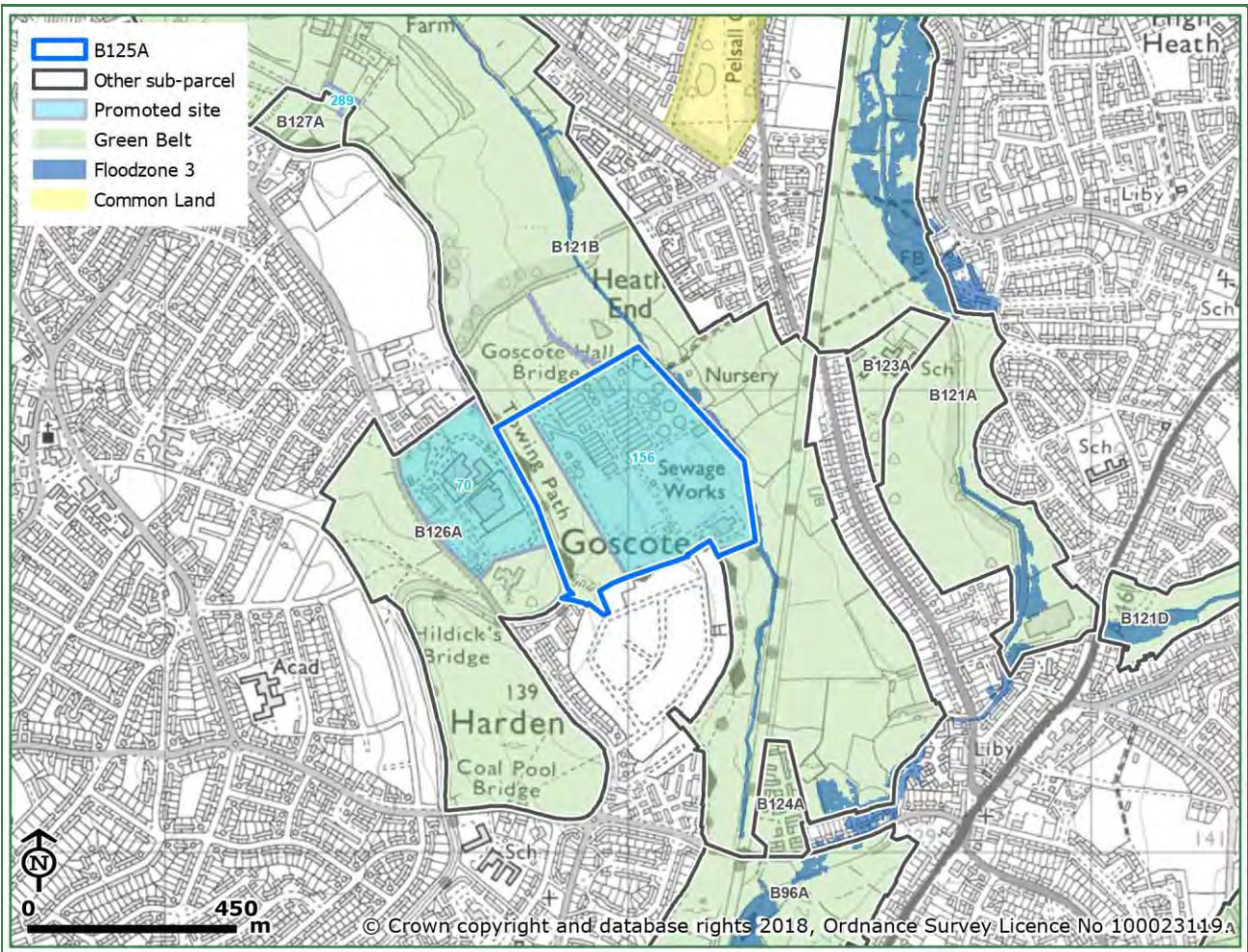
None

The sub-parcel makes a weak contribution to all Green Belt purposes. It lies within a fragile Green Belt gap between the suburbs of Rushall and Harden, both part of the wider West Midlands conurbation, but it directly adjoins the inset settlement edge and is developed to an extent that significantly limits the harm to the adjacent Green Belt that could result from its release. The Green Belt boundary would be lengthened by its release, but it would represent a clearer distinction between settlement and open land.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Sewage works and surrounding grass and woodland lying in the gap between Bloxwich and the settlements of Pelsall/Shelfield. Separated from the eastern edge of Bloxwich by the Wyrley and Essington Canal and bound to the east by a tree-lined watercourse.



*View looking north into the sub-parcel from Gascote Lodge Crescent.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is adjacent to the West Midlands conurbation and is to an extent contained by urban development, but retains openness and some relationship with the wider countryside.	Moderate
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms part of the narrow gap between the towns of Aldridge, Bloxwich and Brownhills, and the intervening smaller settlement which diminish their separation - Pelsall, Shelfield and Rushall - and is essential to maintaining a sense of separation between them.	Strong
<b>P3: Safeguarding the countryside from encroachment</b>	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 (i.e. it is contained in some way by urbanising and or other features); or land retains some degree of openness but is compromised by urbanising development or uses within it.	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

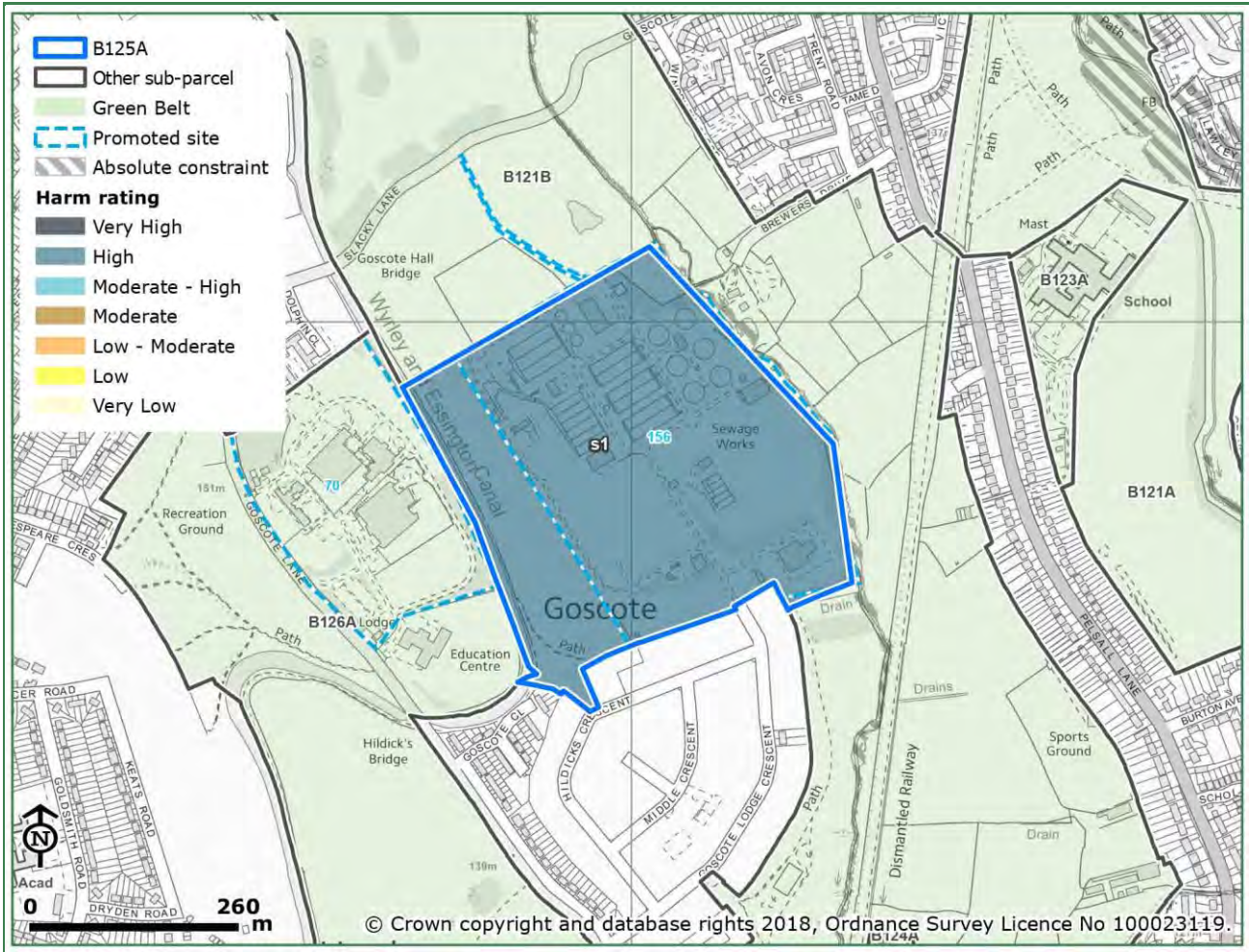
Scenario	Size (ha)	Rating
<b>B125As1 Release of any land within the sub-parcel</b>	<b>18.37</b>	<b>High</b>

List of Sites Within the Scenario

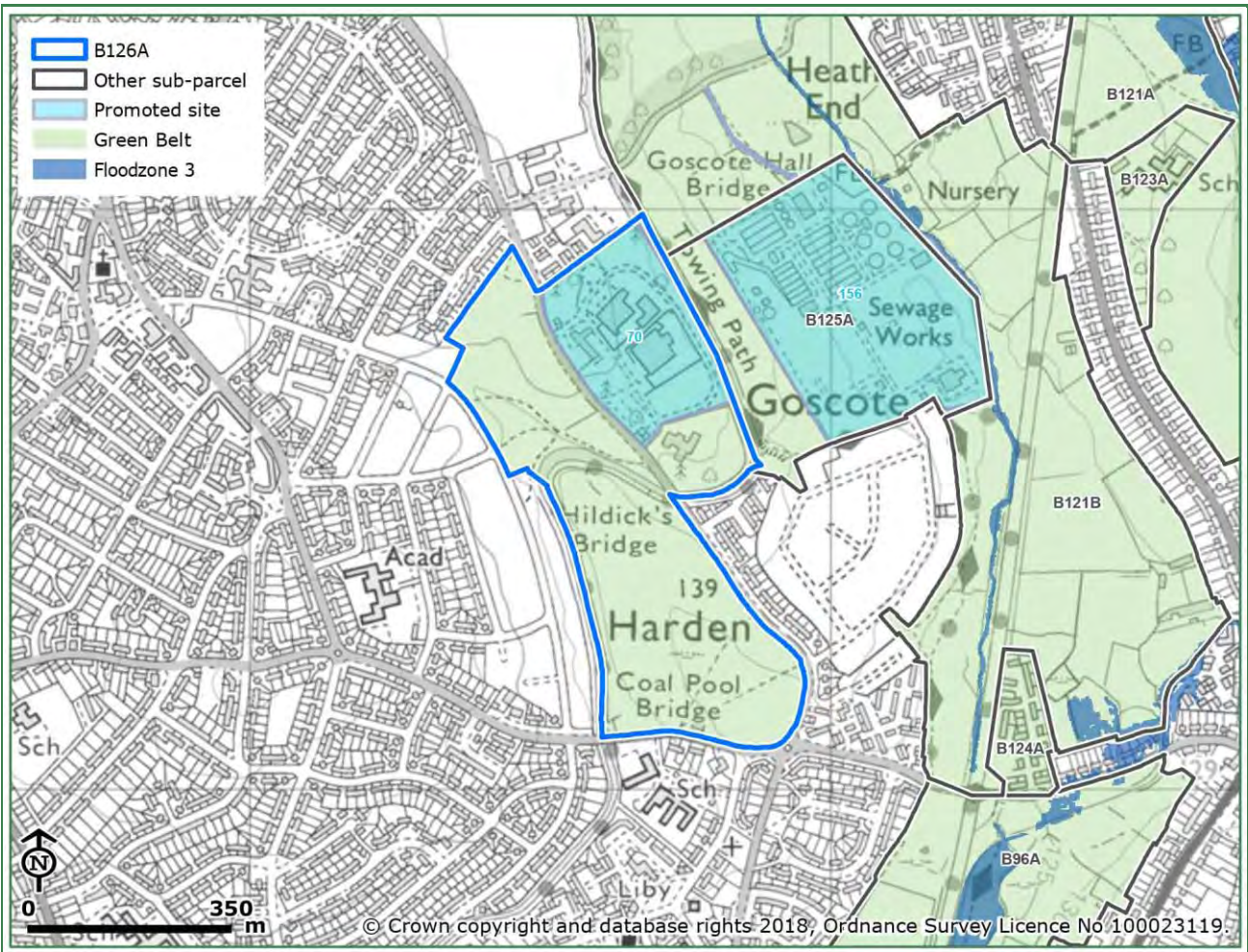
Ref: 156 (Housing)

The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Bloxwich, a strong contribution to maintaining the separation between the neighbouring towns of Bloxwich and Brownhills, and a moderate contribution to preventing encroachment on the countryside. The contribution this sub-parcel makes to maintaining the separation of Bloxwich and Brownhills is particularly strong, considering that the release of this sub-parcel would effectively lead to the merging of the two towns, leaving a very fragile gap. As such, the release of land here would significantly weaken the integrity of the surrounding Green Belt land.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Grassland and some sport facilities on the eastern edge of Bloxwich. Bisected north-south by Goscote Lane, with care centre and other developments to the east of the road. Eastern and western boundaries provided by the Wyrley and Essington Canal, which flows through the sub-parcel.



*View looking west across the sub-parcel from Goscote lane.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is adjacent to the West Midlands conurbation but is partially contained and largely developed in the north east, limiting its relationship with the wider countryside.	<b>Weak / No contribution</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land is too contained by development within Bloxwich to make a significant contribution to the separation of towns.	<b>Weak / No contribution</b>
<b>P3: Safeguarding the countryside from encroachment</b>	Land is too influenced and contained by urban development, in addition to the significant urbanising development within it, to retain any significant relationship with the wider countryside.	<b>Weak / No contribution</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not contribute to the setting or special character of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

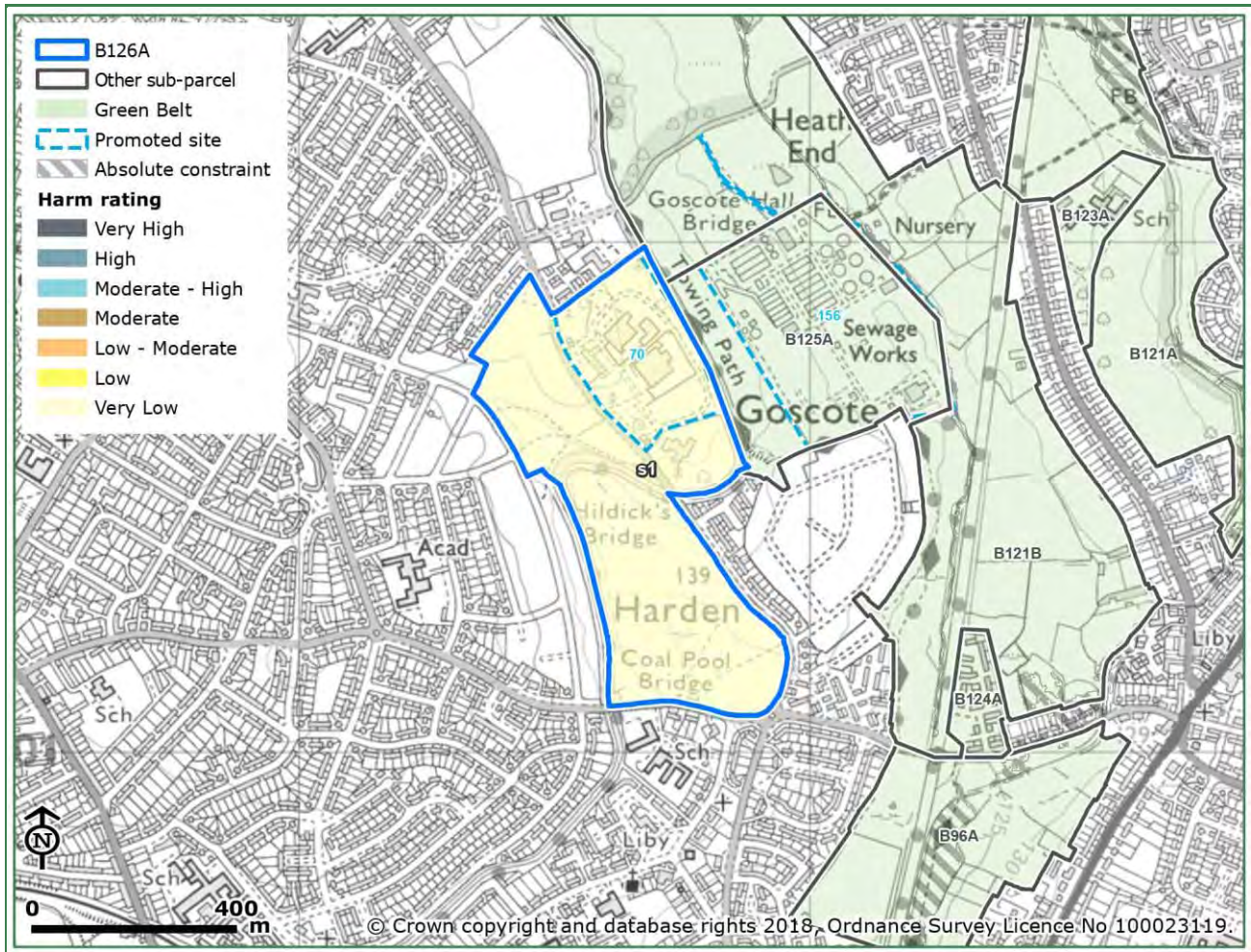
Scenario	Size (ha)	Rating
<b>B126As1 Release of the sub-parcel</b>	<b>28.98</b>	<b>Very Low</b>

List of Sites Within the Scenario

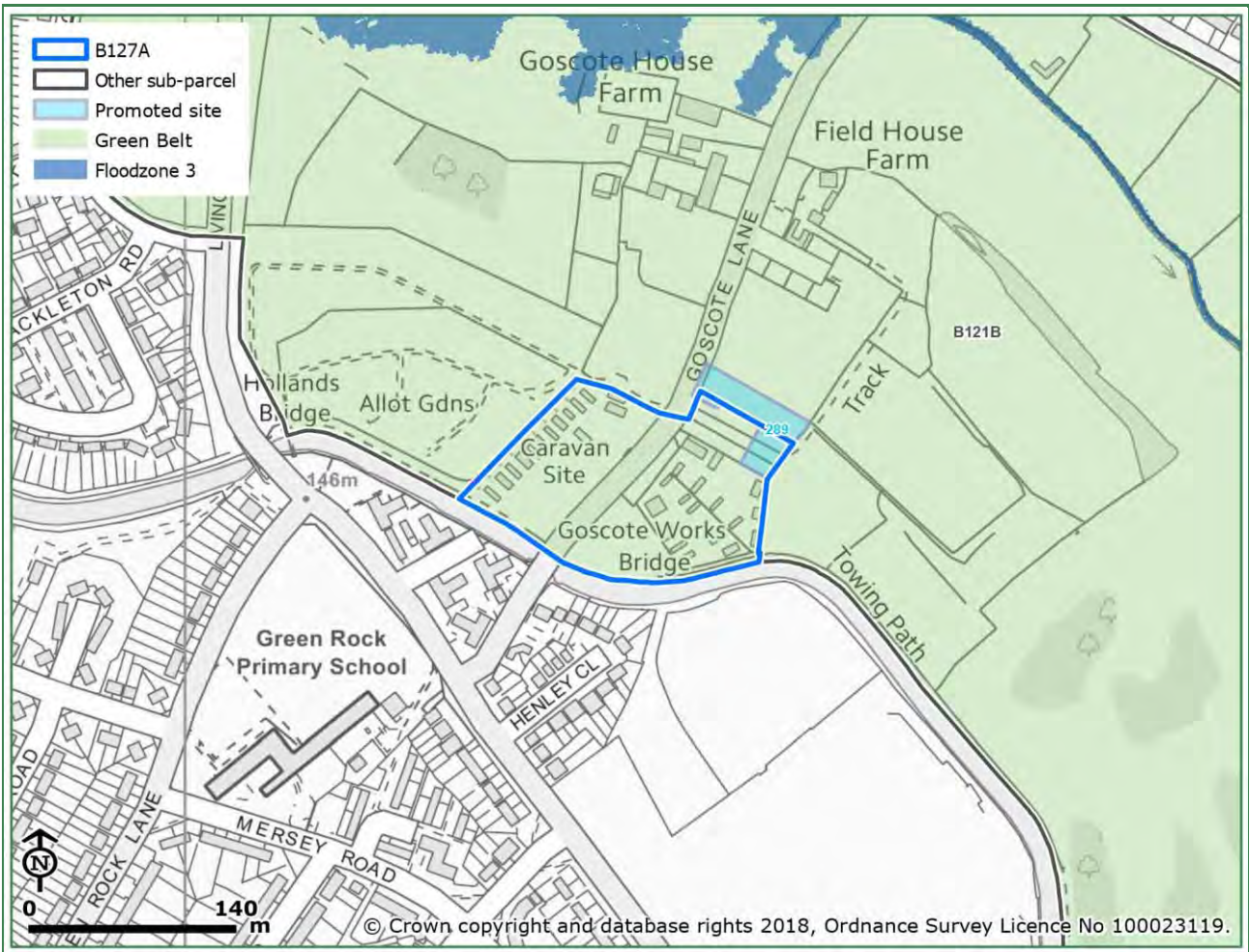
Ref: 70 (Housing)

The sub-parcel makes a weak contribution to all Green Belt purposes. The high degree of containment by surrounding urbanising uses (largely housing developments) means that it has a weak relationship with the surrounding countryside. As a result, the release of land in this sub-parcel would not weaken surrounding Green Belt land and would lead to a strengthened and simplified Green Belt boundary, which would now lie in part along the Wyrley and Essington Canal as a distinct boundary with the open countryside beyond.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Caravan park separated from the western edge of Bloxwich by the Wyrley and Essington Canal, bisected by Goscote lane.



*View looking west across the sub-parcel from Goscote Lane.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is adjacent to the West Midlands conurbation but retains a relationship with the wider countryside. It contains development that has some urbanising influence.	Moderate
<b>P2: Preventing the merging of neighbouring towns</b>	Land lies in a gap between Bloxwich and Brownhills, which are separate towns within the West Midlands conurbation. The open gap is significantly reduced by intervening development at Pelsall, but development within the sub-parcel limits its contribution.	Moderate
<b>P3: Safeguarding the countryside from encroachment</b>	Land retains some degree of openness and a relationship with surrounding countryside but is compromised by urbanising development within it.	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

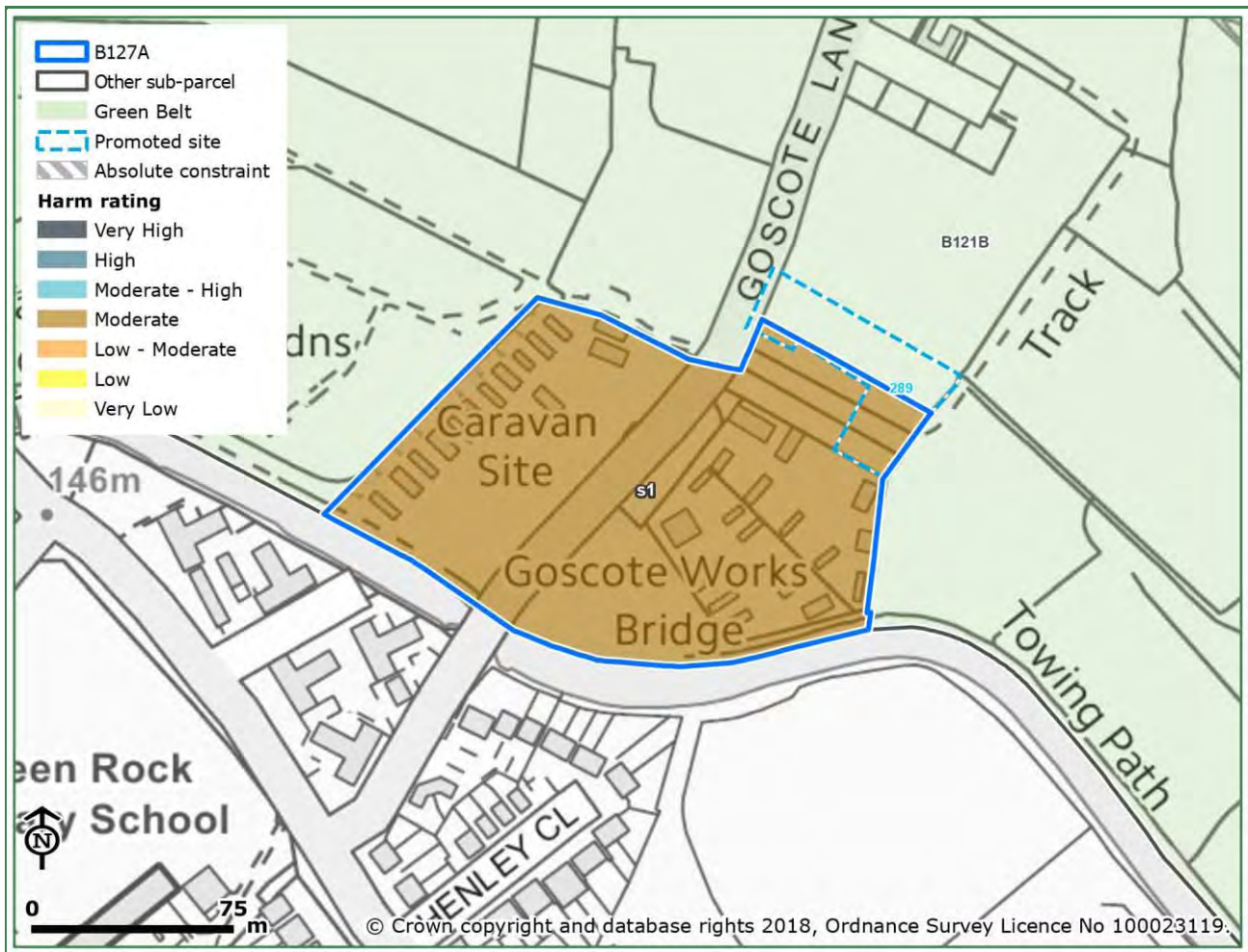
Scenario	Size (ha)	Rating
<b>B127As1 Release of any land within the sub-parcel</b>	2.01	Moderate

List of Sites Within the Scenario

Ref: 289 (Travelling show people site)

The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation, to maintaining the separation between the neighbouring towns of Bloxwich and Brownhills, and to preventing encroachment on the countryside. It is adjacent to the settlement edge to the south and is significantly urbanised, in Green Belt terms, by the presence of static caravans. However, it is separated from adjacent development by the canal, which provides a distinct boundary with urbanising uses, and as a result the sub-parcel has a relatively strong relationship with the open countryside to the east. The release of land in this sub-parcel would partially weaken the integrity of adjacent Green Belt land by creating further containment, and would weaken the clearly defined existing boundary.

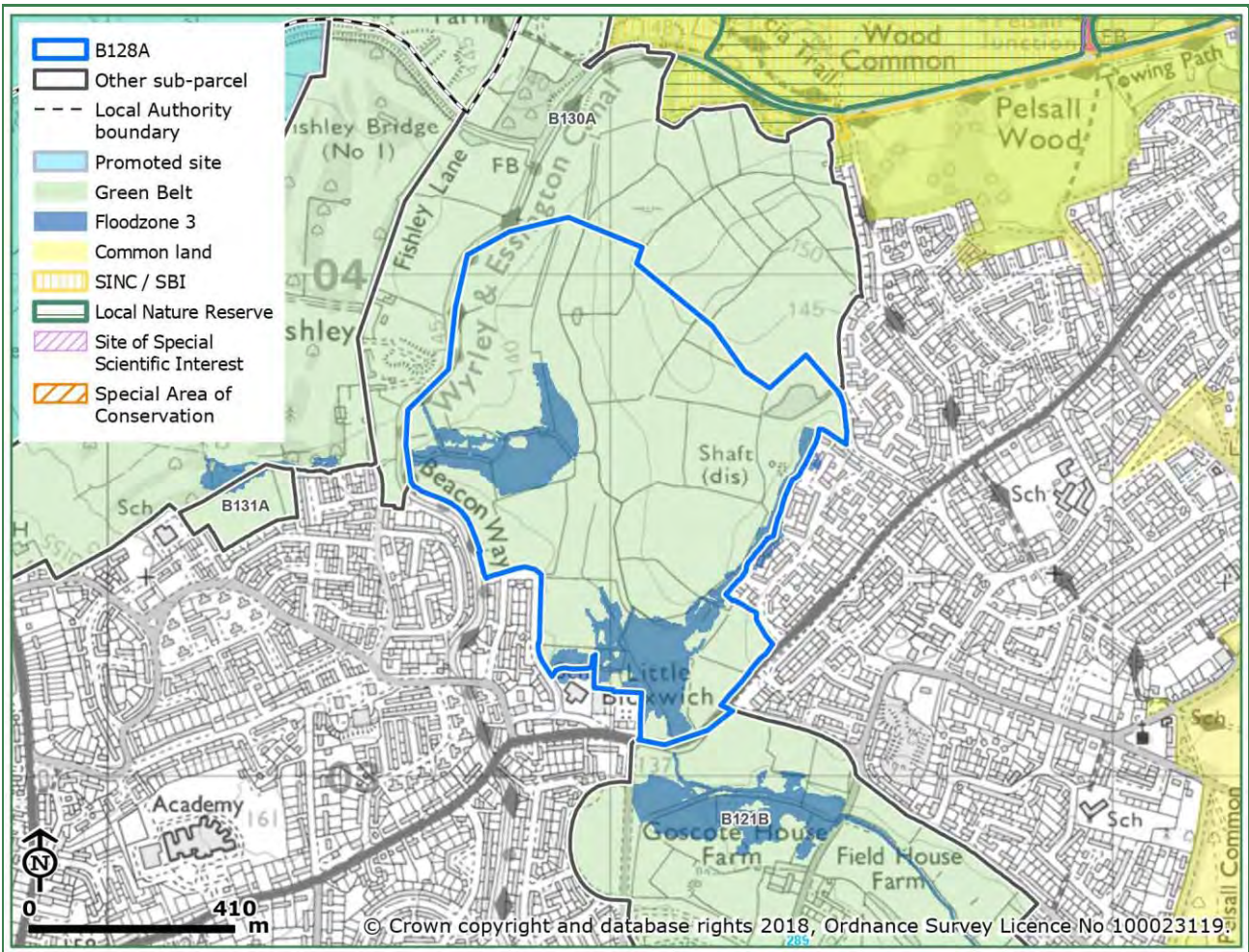
Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Ref: B128A-Between Bloxwich and Pelsall

Sub-Parcel Size: 52.6ha





### Sub-Parcel Description

The sub-parcel contains a number of agricultural fields adjacent to the suburbs of Pelsall Wood and Bloxwich on the edge of the West Midlands conurbation.



*View east from canalside path toward Pelsall/Bloxwich.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms a narrow gap between towns, essential to maintaining a sense of separation between them.	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

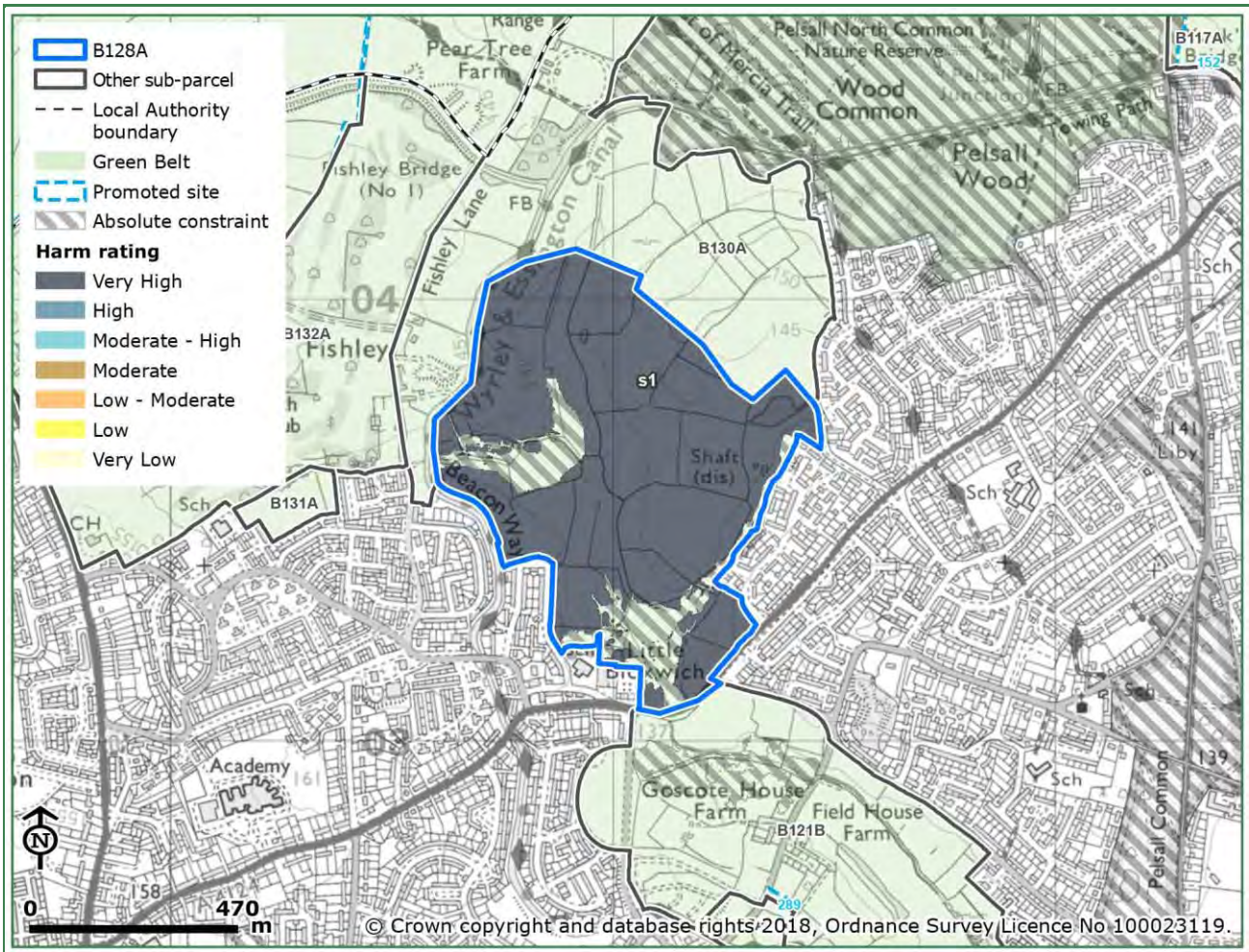
Scenario	Size (ha)	Rating
<b>B128As1 Release of any land within the sub-parcel</b>	<b>45.42</b>	<b>Very High</b>

List of Sites Within the Scenario

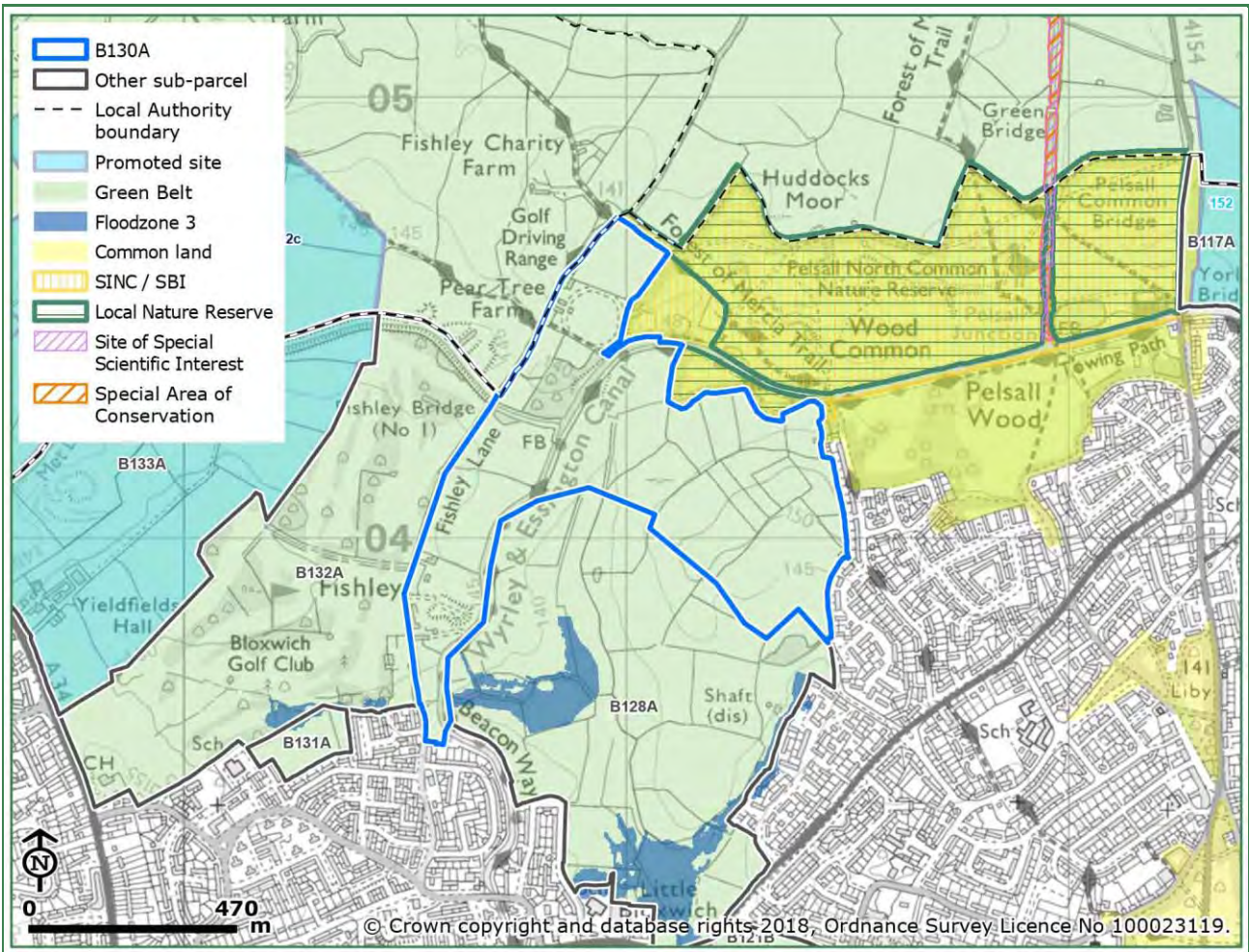
None

The sub-parcel makes a strong contribution to checking the unprotected sprawl of the West Midlands conurbation, safeguarding the countryside from encroachment, and preventing the merging of Bloxwich and Brownhills. The sub-parcel is adjacent to the urban edge, yet retains a strong relationship with the wider countryside. The location of this sub-parcel at the 'mouth' of the Green Belt gap between Bloxwich and Pelsall makes it important, and there is only narrow separation between Bloxwich and Pelsall, and likewise between Pelsall and Brownhills, so any reduction in separation would weaken the integrity of the Green Belt both in terms of separation of settlements and maintaining connectivity between land to the south and the wider countryside.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Land to the north of the core gap between Bloxwich and Pelsall, through which the Wyrley and Easington Canal passes. The north eastern part of the sub-parcel is constrained by a SINC, but unconstrained areas include: a series of agricultural fields to the east of the canal and two isolated farm buildings with associated agricultural buildings set within agricultural fields to the west of the canal.



*View south from canalside path toward Pelsall/Bloxwich.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land lies between towns which are near each other, but where there is sufficient physical or visual separation for each town to retain its own distinct landscape setting.	<b>Moderate</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B130As1 Release of any land within the central part of the sub-parcel</b>	<b>26.78</b>	<b>Very High</b>

List of Sites Within the Scenario

None

The sub-parcel makes a strong contribution to checking the unprotected sprawl of the West Midlands conurbation and safeguarding the countryside from encroachment, and a moderate contribution to preventing the merging of Bloxwich and Brownhills (between which inset settlement at Pelsall occupies most of the space). It is close to the urban edge, yet retains a strong relationship with the wider countryside. Release of land in this sub-parcel would weaken the relationship between Green Belt land to the south and the wider countryside to the north.

Scenario	Size (ha)	Rating
<b>B130As2 Release of land between Little Bloxwich and Fishley</b>	<b>4.79</b>	<b>High</b>

List of Sites Within the Scenario

None

The sub-parcel makes a strong contribution to checking the unprotected sprawl of the West Midlands conurbation and safeguarding the countryside from encroachment, and a moderate contribution to preventing the merging of Bloxwich and Brownhills (between which inset settlement at Pelsall occupies most of the space). Release of the peripheral area adjacent to Little Bloxwich would have some adverse impact on the integrity of the Green Belt but would retain connectivity between Green Belt land to the south and the wider countryside to the north.

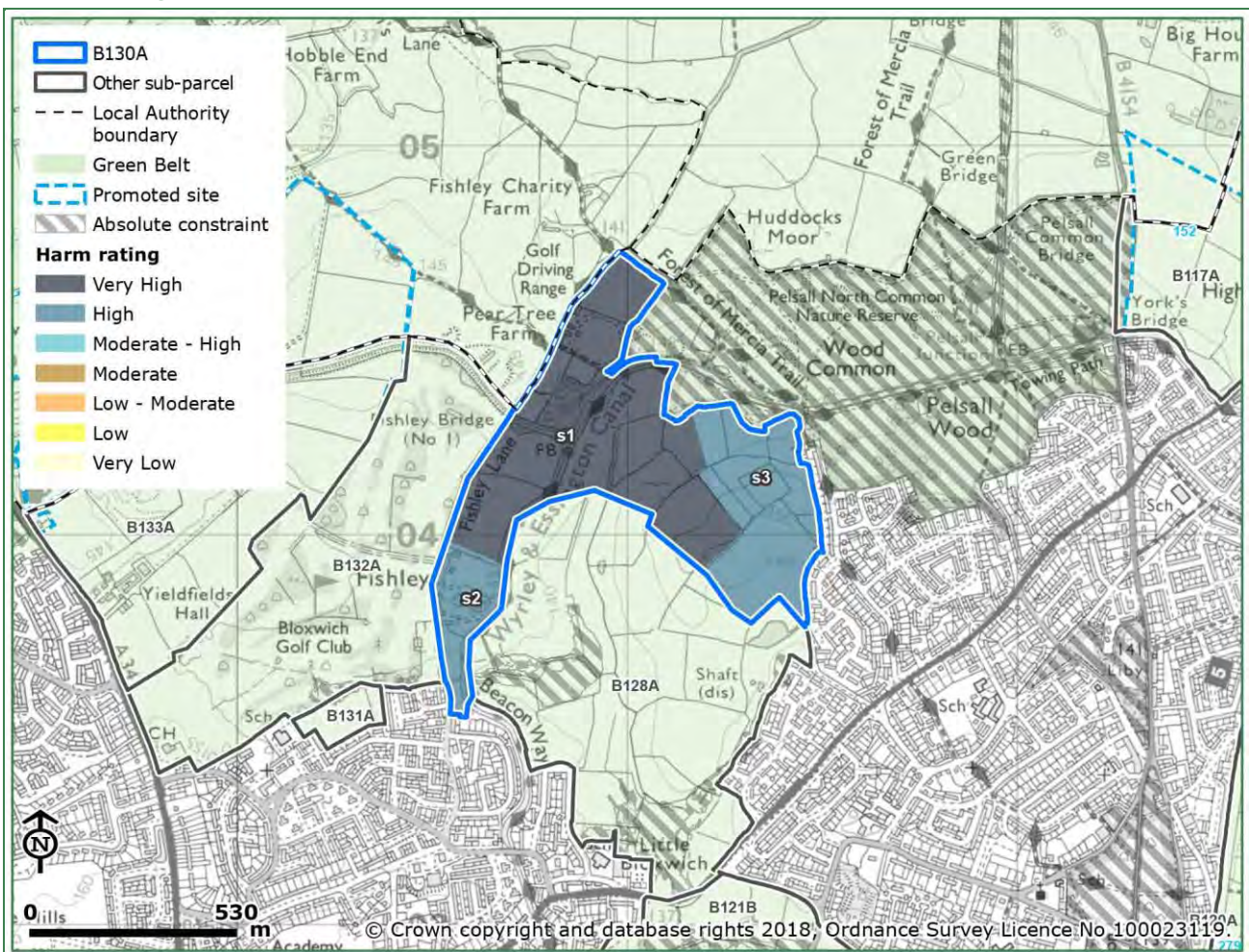
Scenario	Size (ha)	Rating
<b>B130As3</b> Release of land adjacent to Pelsall Wood	<b>12.49</b>	<b>High</b>

**List of Sites Within the Scenario**

None

The sub-parcel makes a strong contribution to checking the unprotected sprawl of the West Midlands conurbation and safeguarding the countryside from encroachment, and a moderate contribution to preventing the merging of Bloxwich and Brownhills (between which inset settlement at Pelsall occupies most of the space). Release of the peripheral area adjacent to Pelsall would have some adverse impact on the integrity of the Green Belt but would retain connectivity between Green Belt land to the south and the wider countryside to the north.

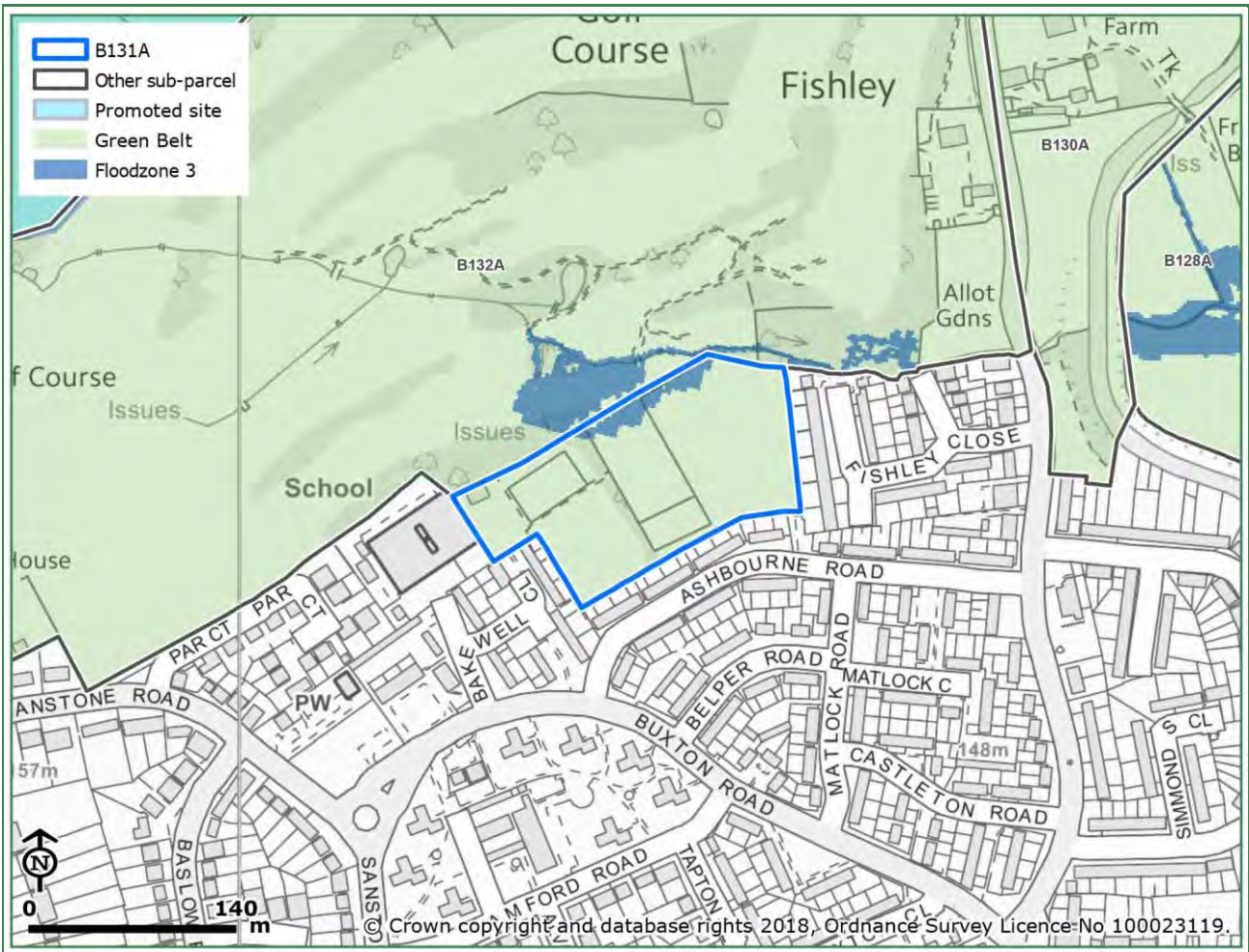
**Harm Ratings Overview Map of Land within Sub-Parcel**





Sub-Parcel Ref: B131A-Lower Farm School [playing fields]

Sub-Parcel Size: 2.2ha





### Sub-Parcel Description

Sports pitches and grassland to the east of Lower Farm Primary School on the edge of Bloxwich, and bounded to the north by Bloxwich Golf Club.



*View north from footpath of Asbourne Road*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
<b>P2: Preventing the merging of neighbouring towns</b>	Although contiguous with land separating Bloxwich from Great Wyrley / Cheslyn Hay the area is too contained by development within Bloxwich to make a significant contribution to the separation of towns.	Weak / No contribution
<b>P3: Safeguarding the countryside from encroachment</b>	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 (i.e. it is contained in some way by urbanising and or other features).	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

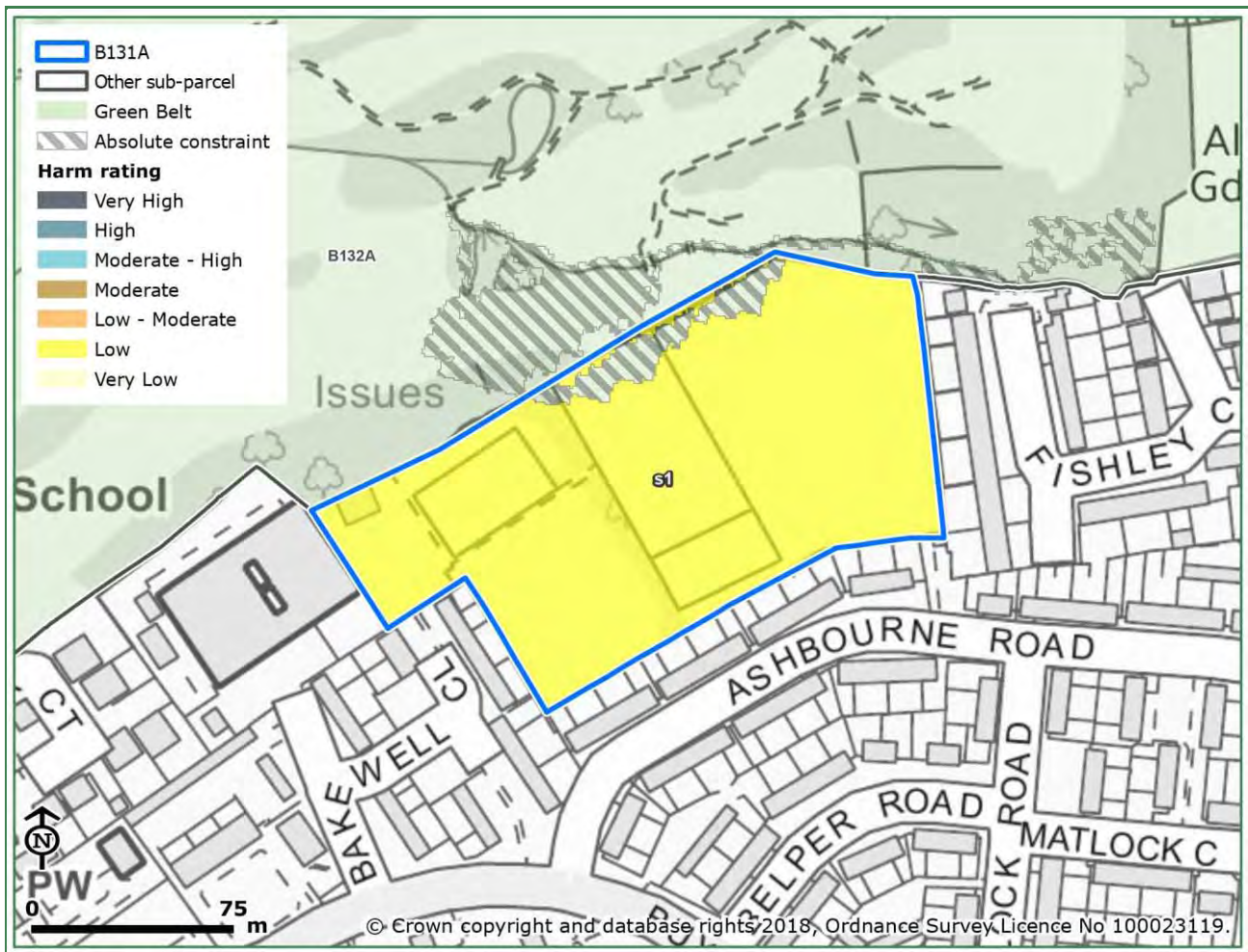
Scenario	Size (ha)	Rating
<b>B131As1 Release of sports pitches to south of golf course</b>	2.06	Low

List of Sites Within the Scenario

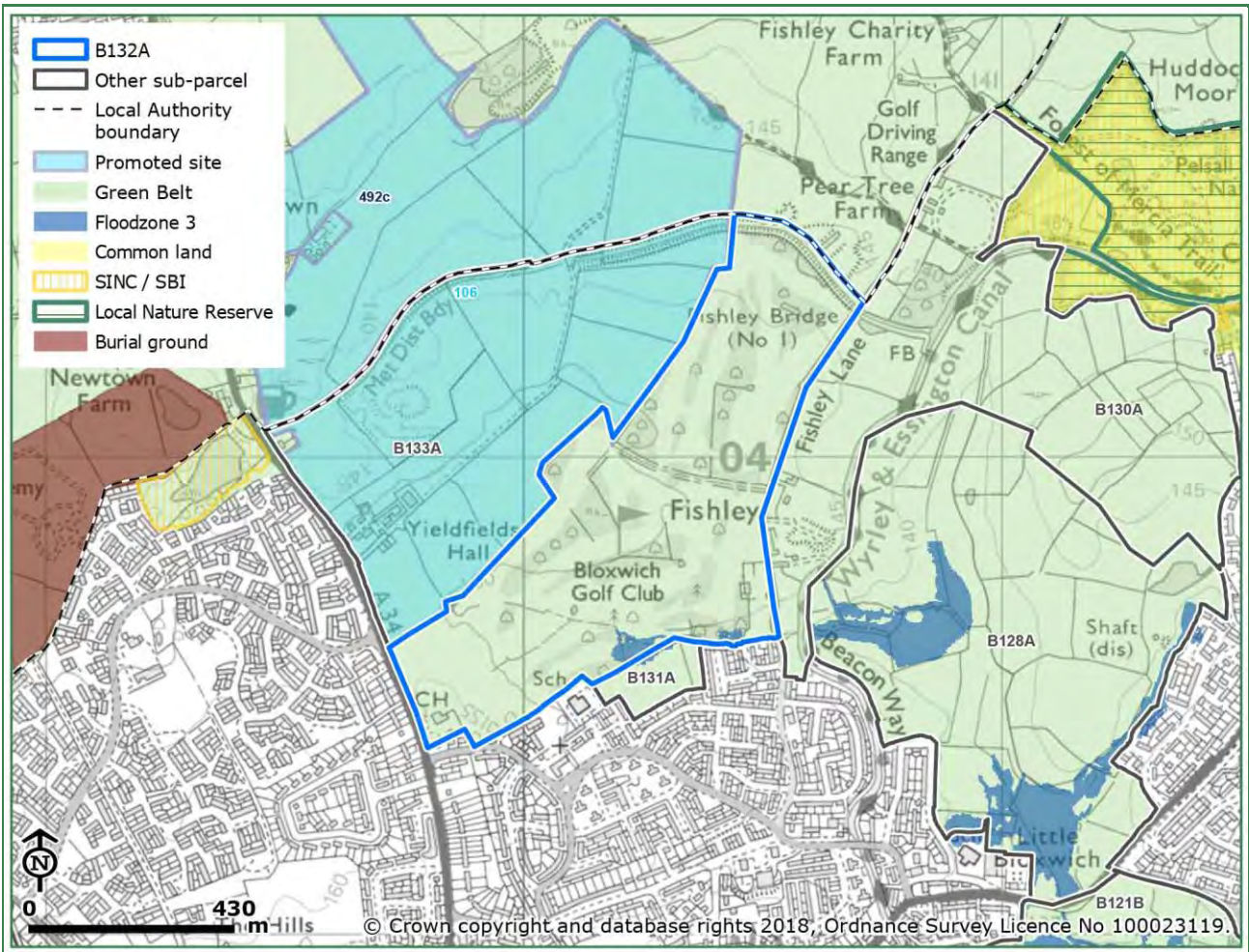
None

The sub-parcel makes a moderate contribution to checking the unprotected sprawl of the West Midlands conurbation and safeguarding the countryside from encroachment. It is contained on three sides by the urban form, with the golf course hedgerow boundary forming a boundary consistent with the adjacent inset settlement edge, so release of this area would not weaken the integrity of the adjacent Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Bloxwich Golf Club located to the east of Stafford Road on the edge of Bloxwich.



*View east into fields from Stafford Road*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land lies between towns which are near each other, but where there is sufficient physical or visual separation for each town to retain its own distinct landscape setting.	<b>Moderate</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

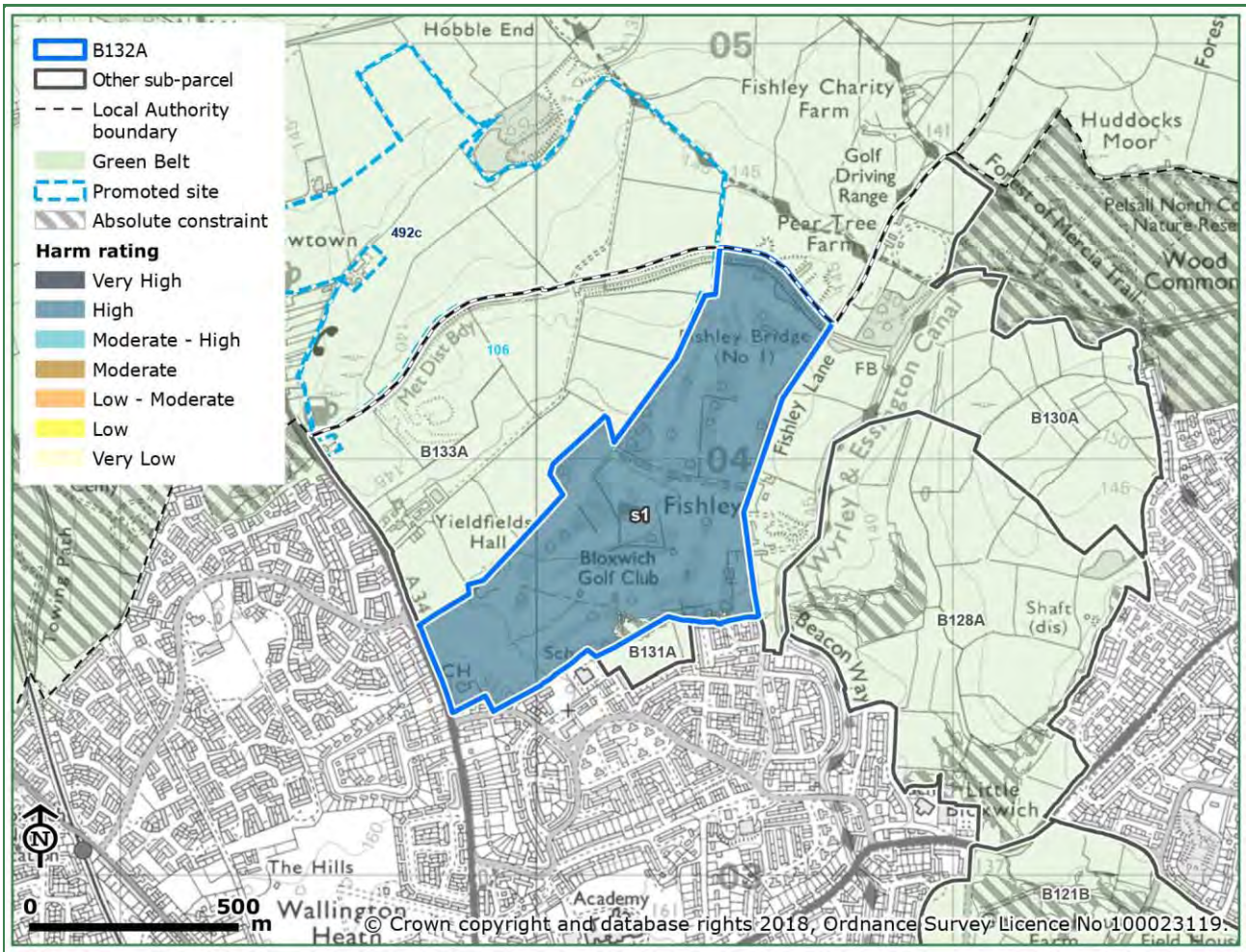
Scenario	Size (ha)	Rating
<b>B132As1 Release of any uncontained land within the sub-parcel</b>	<b>44.43</b>	<b>High</b>

List of Sites Within the Scenario

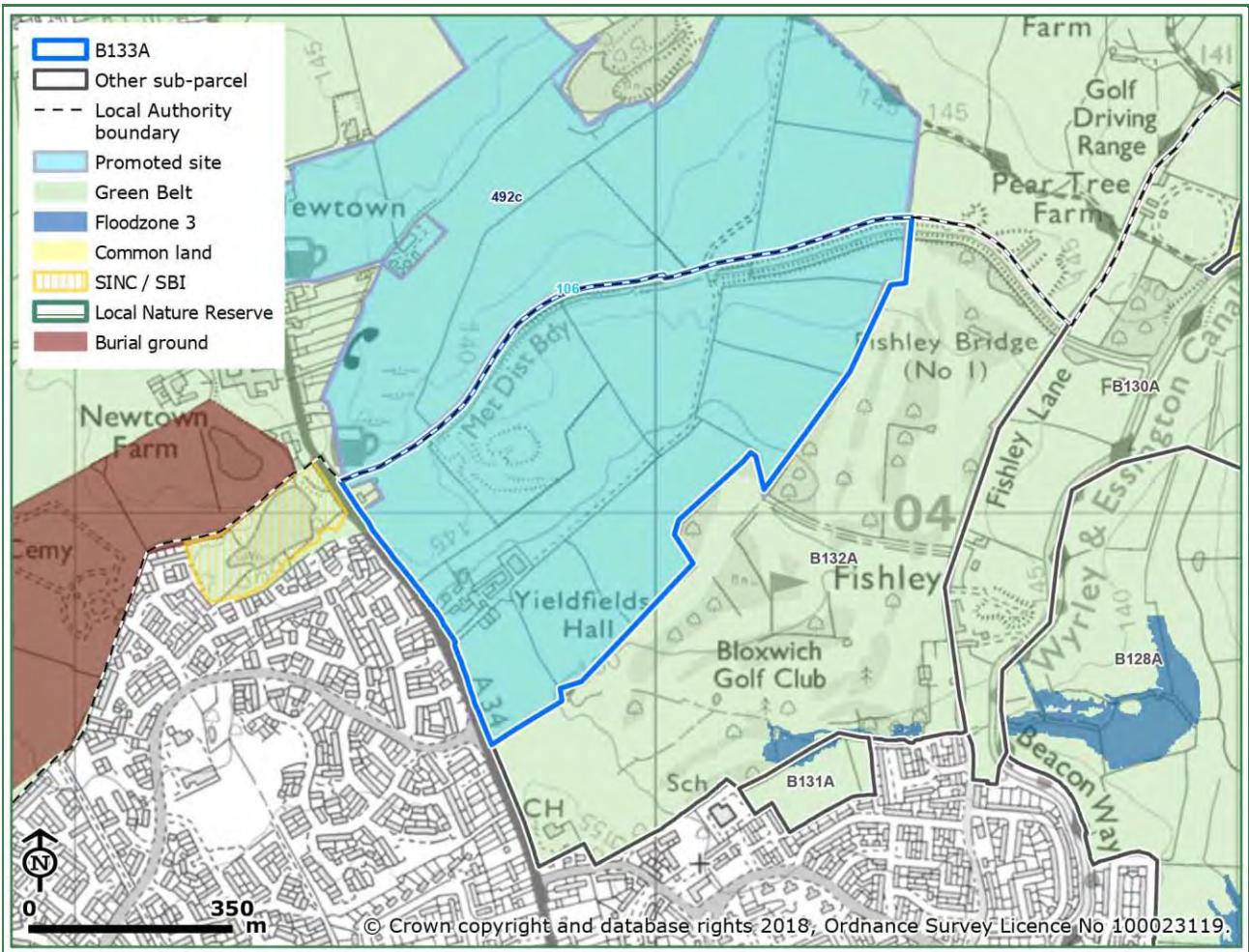
None

The sub-parcel makes a strong contribution to checking the unprotected sprawl of the West Midlands conurbation and safeguarding the countryside from encroachment, and a moderate contribution to preventing the merging of Bloxwich and Great Wyrley / Cheslyn Hay. It is adjacent to the urban edge, yet retains a strong relationship with the wider countryside. Although the golf course has a well-treed boundary the tree cover within it as a whole forms a strong edge to the urban area, so release of the sub-parcel would constitute a weakening of the Green Belt boundary.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Farmland to the north of Bloxwich Golf Club and east of the A34 Stafford Road.



*View into limited unconstrained portion of site adjacent to Stafford Road.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	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.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms a narrow gap between the West Midlands conurbation and the large built up area of Cannock/Hednesford/Great Wyrley/Cheslyn Hay, essential to maintaining a sense of separation between them.	<b>Strong</b>
<b>P3: Safeguarding the countryside from encroachment</b>	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.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not contribute to the setting or special character of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

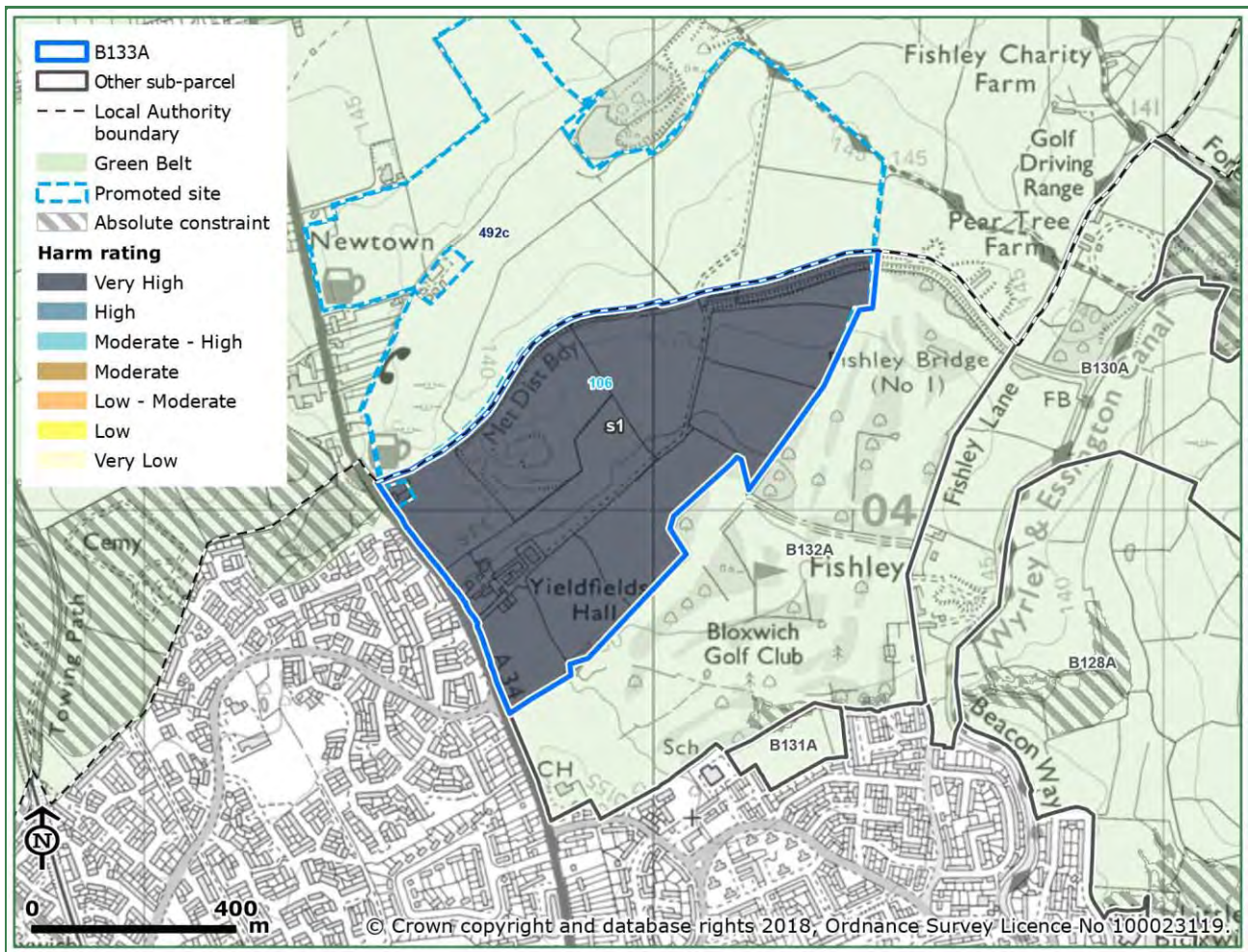
Scenario	Size (ha)	Rating
<b>B133As1 Release of any land in the sub-parcel</b>	<b>39.86</b>	<b>Very High</b>

List of Sites Within the Scenario

Ref: 106 (Housing)

The sub-parcel makes a strong contribution to preventing urban sprawl, loss of separation between towns (Bloxwich and Great Wyrley / Cheslyn Hay), and encroachment on the countryside. Its release would weaken the integrity of Green Belt land to the south (the golf course) and land separating the parcel from washed-over development to the west, and although development would not narrow the existing gap between the edge of Walsall and Great Wyrley (part of the large built-up area of Cannock), it would significantly increase its frontage. Tree cover on the golf course forms a strong edge to the urban area beyond and development negating this role would constitute a significant change, given the fragility of the settlement gap, despite the fact that the double-hedgerow marking the former canal along the borough boundary would form a clear Green Belt edge.

Harm Ratings Overview Map of Land within Sub-Parcel









## Sub-Parcel Description

The sub-parcel contains Abbey Primary School, a football ground and an associated open space, forming part of the Mossley suburb of Bloxwich.



*View of Abbey Primary School from Glastonbury Crescent.*



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

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

Assessment of Harm From Release of Land within Sub-Parcel

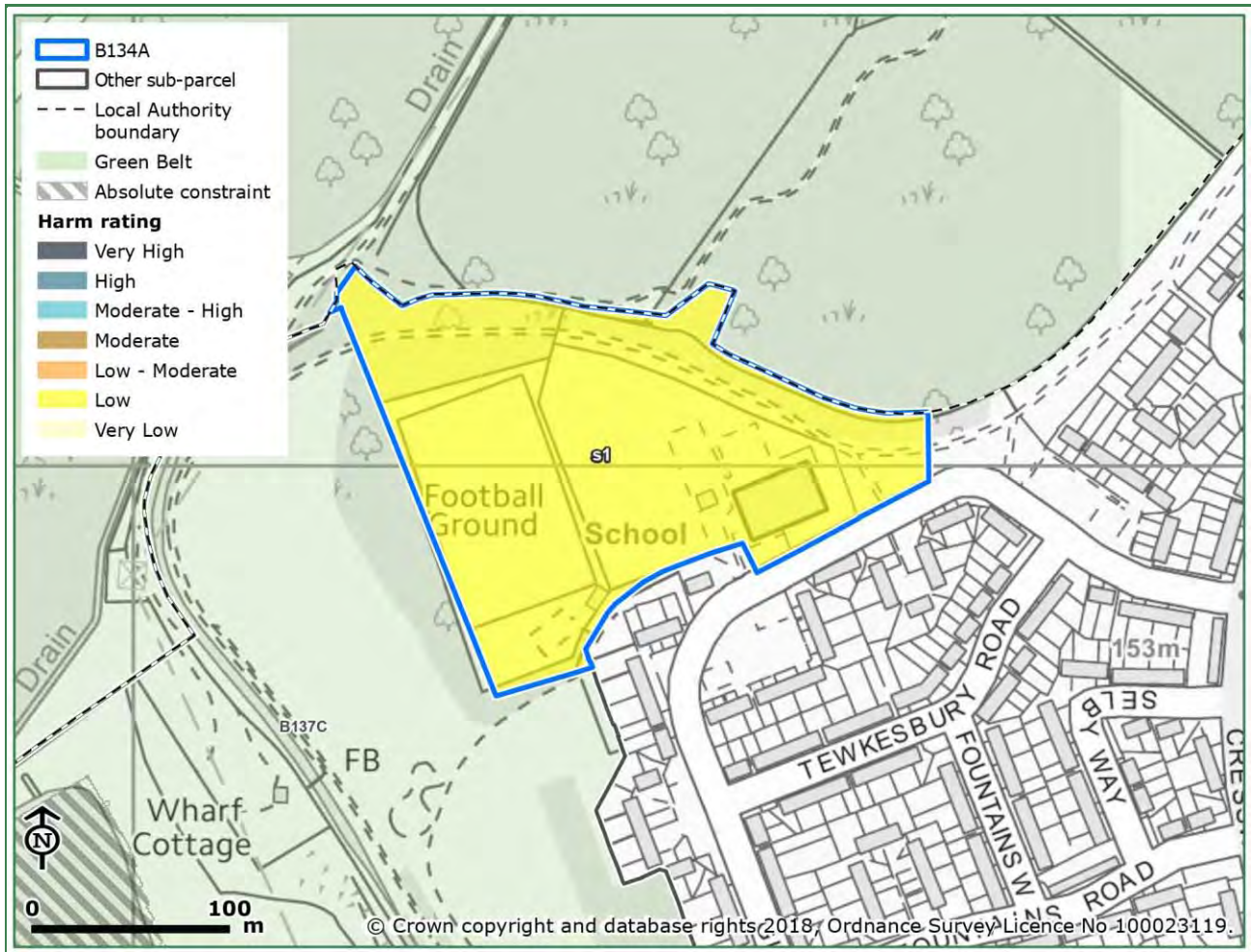
Scenario	Size (ha)	Rating
<b>B134As1 Release of the sub-parcel</b>	<b>3.44</b>	<b>Low</b>

List of Sites Within the Scenario

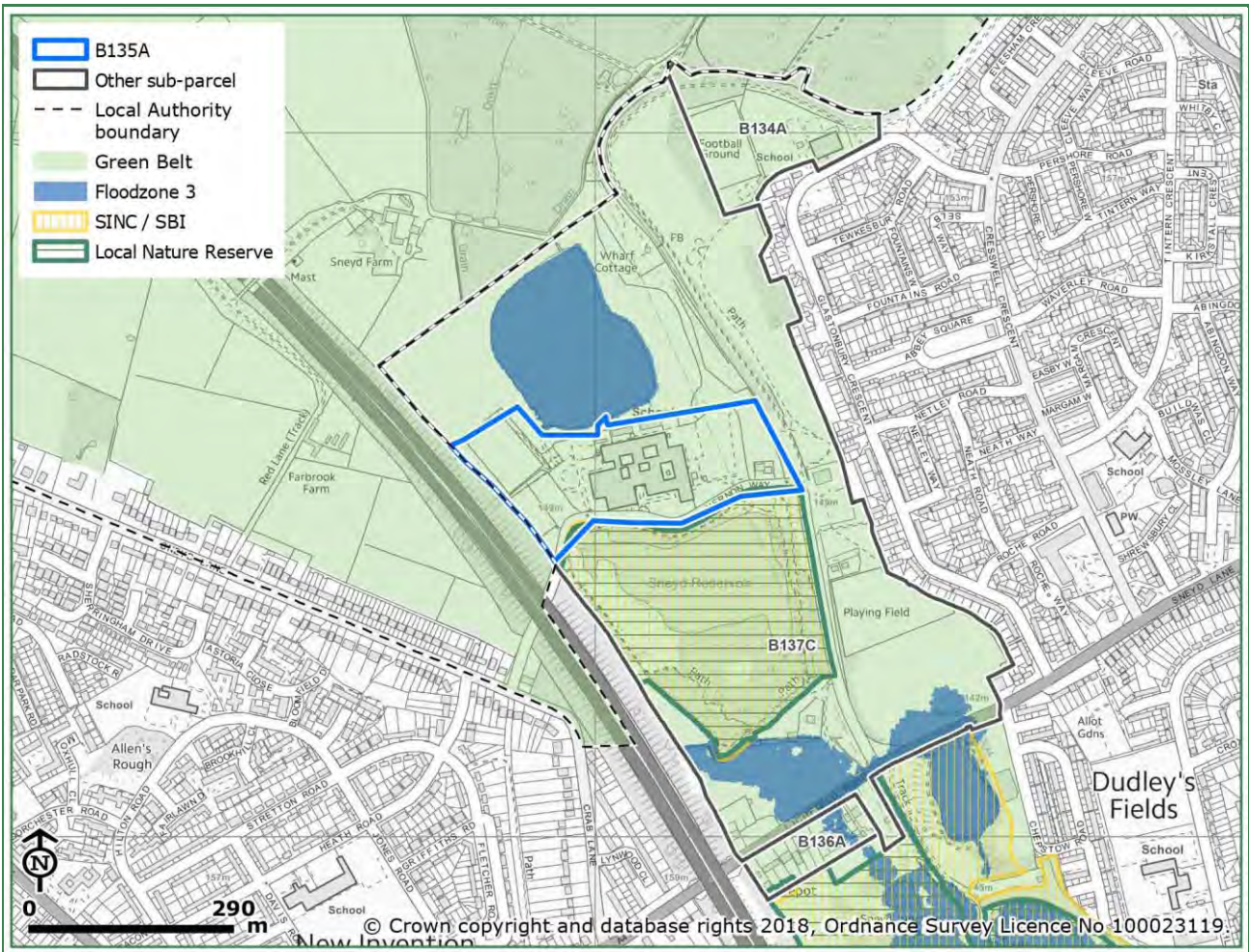
None

The sub-parcel makes a moderate contribution to preventing the encroachment on countryside. It is adjacent to the urban edge of the suburb of Mossley and is partially urbanised. Release of the sub-parcel would result in more consistent Green Belt boundary, with the hedged Forest of Mercia Way already forming the boundary to the east. Neighbouring Green Belt would not be weakened by the release of this sub-parcel.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

The sub-parcel consists of Sneyd Community School with three associated outdoor sport pitches in the west of the sub-parcel and an open space with hardstanding to the east.



*View of Sneyd Community Association within the Sub-Parcel.*



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

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

Assessment of Harm From Release of Land within Sub-Parcel

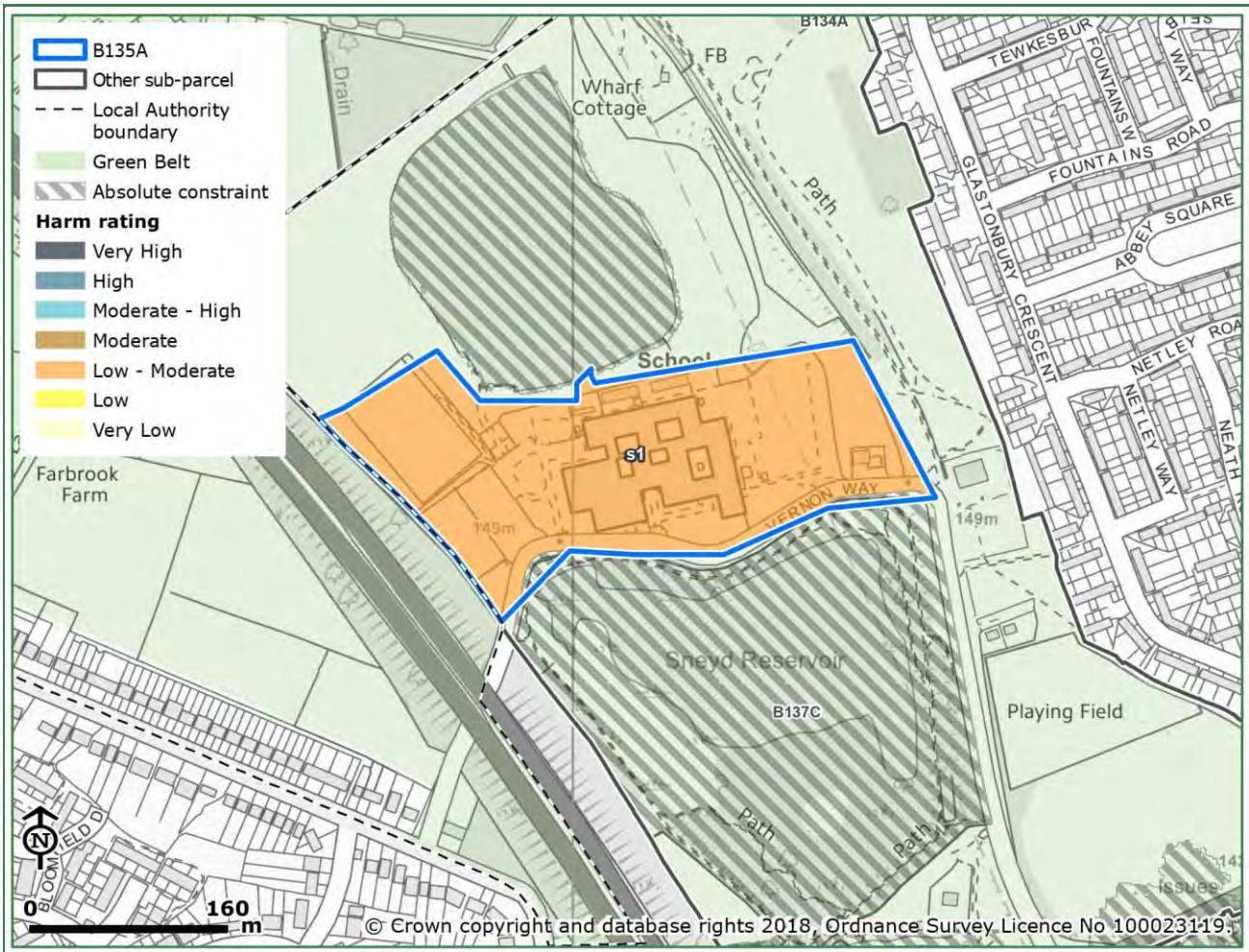
Scenario	Size (ha)	Rating
<b>B135As1 Release of all land within sub-parcel</b>	<b>5.97</b>	<b>Low - Moderate</b>

**List of Sites Within the Scenario**

None

The sub-parcel makes a weak contribution to all Green Belt purposes, due to the urbanising presence of the Sneyd Community School. However, the M6 creates separation from inset settlement at Willenhall (New Invention) and a woodland belt creates separation from inset settlement at the Mossley Estate, so release of the sub-parcel would weaken the Green Belt boundary.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

A row of houses situated along Lichfield Road to the west of Bloxwich.



*View looking east along Lichfield Road.*



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

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

## Assessment of Harm From Release of Land within Sub-Parcel

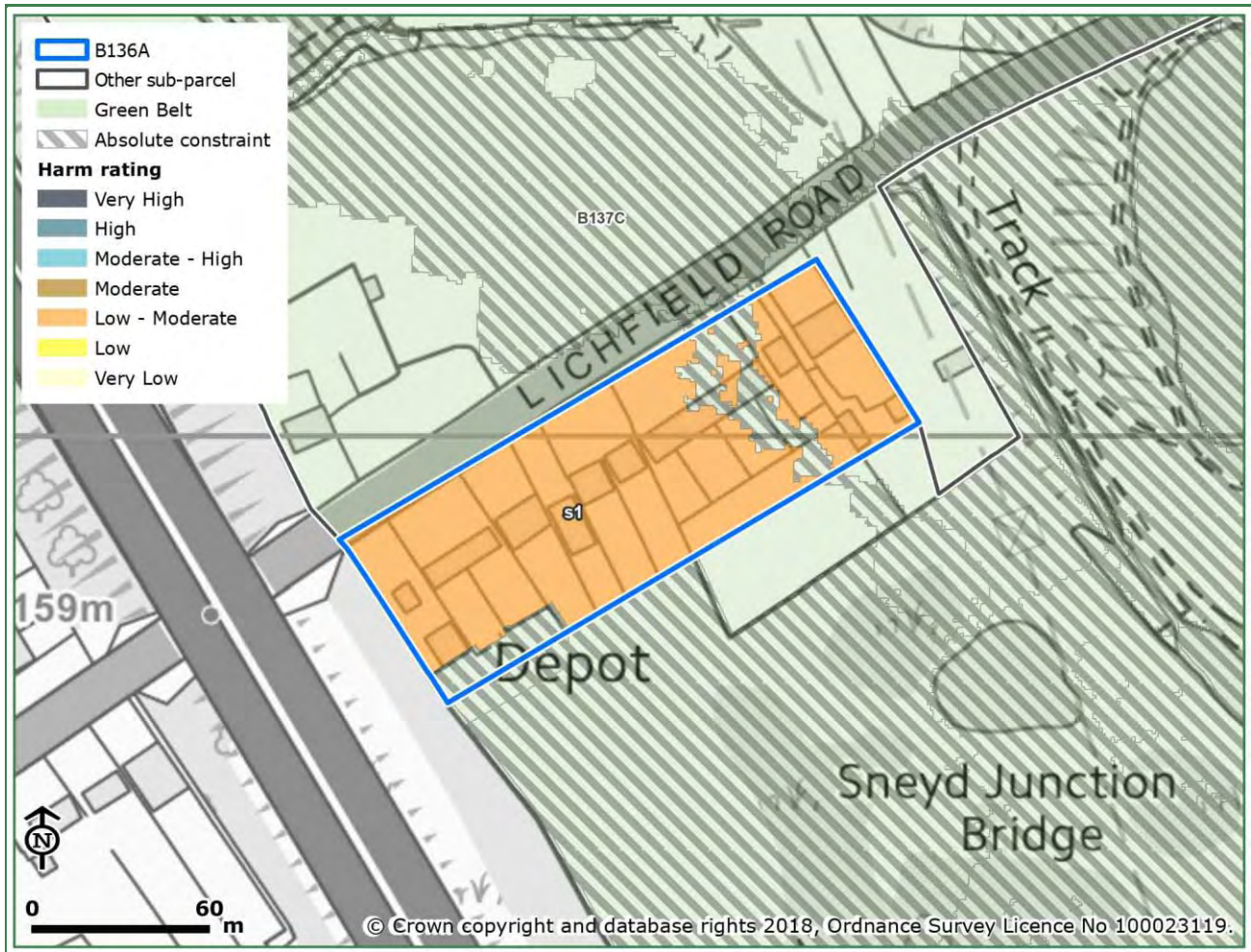
Scenario	Size (ha)	Rating
<b>B136As1 Release of any land within the sub-parcel</b>	<b>1.06</b>	<b>Low - Moderate</b>

## List of Sites Within the Scenario

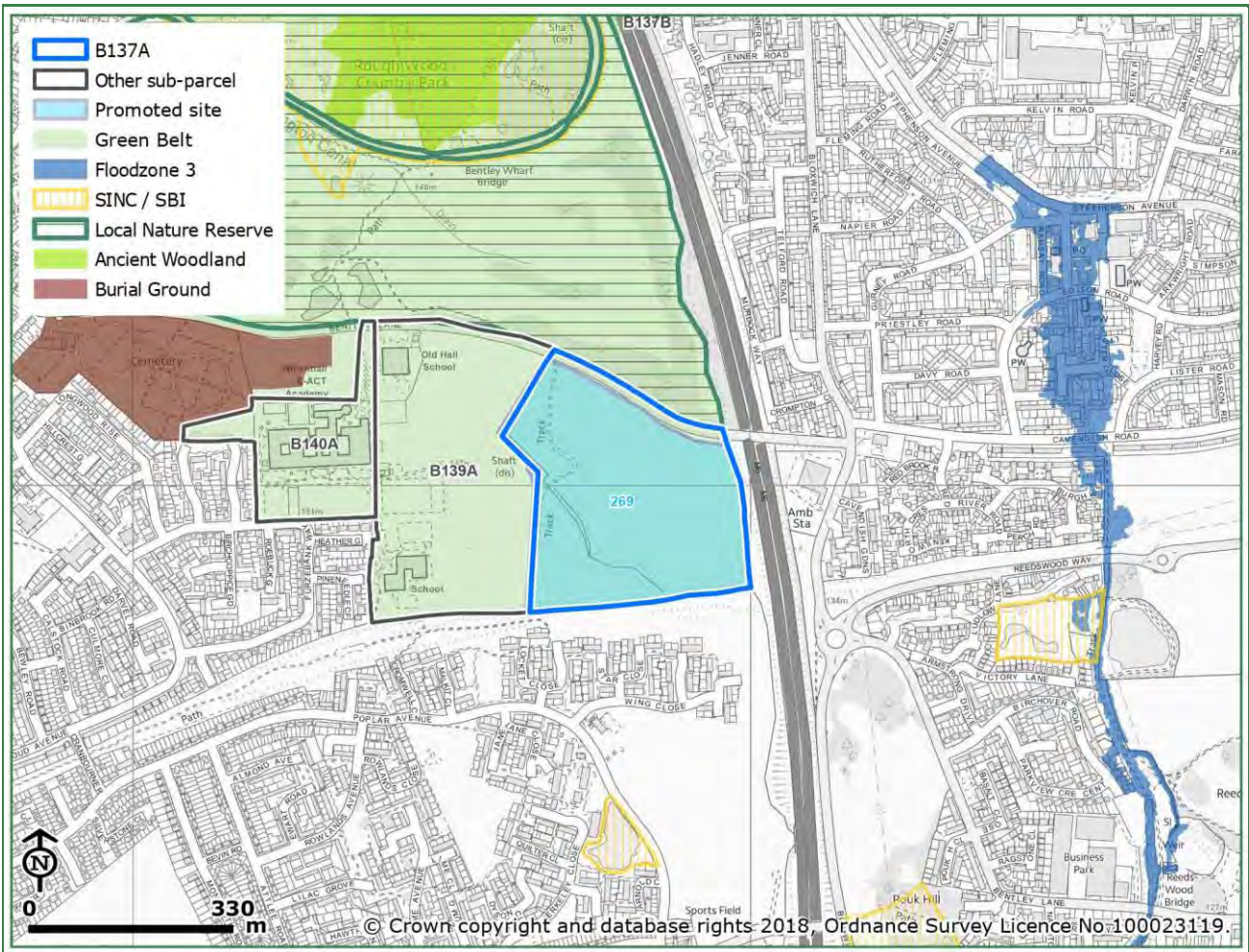
None

The sub-parcel makes a weak contribution to all Green Belt purposes. The sub-parcel is developed on and is heavily influenced by urban uses. Release of sub-parcel B136A would not weaken the integrity of the neighbouring Green Belt, given the extent of existing development, but the M6 forms a clear boundary to the inset settlement edge in this area and release would result in a less consistent Green Belt boundary.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

The sub-parcel is located to the north east of Willenhall within the suburb of Lane Head and consists of open undeveloped land on a former landfill site that is retained by the M6 to the east.



*View south into parcel from footpath off Bentley Lane.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms a narrow gap between the towns of Willenhall, Bloxwich, and Walsall and is essential to maintaining a sense of separation between them. Although the M6 is a separating feature, the settlement gap is narrow.	Strong
<b>P3: Safeguarding the countryside from encroachment</b>	Although largely 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
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

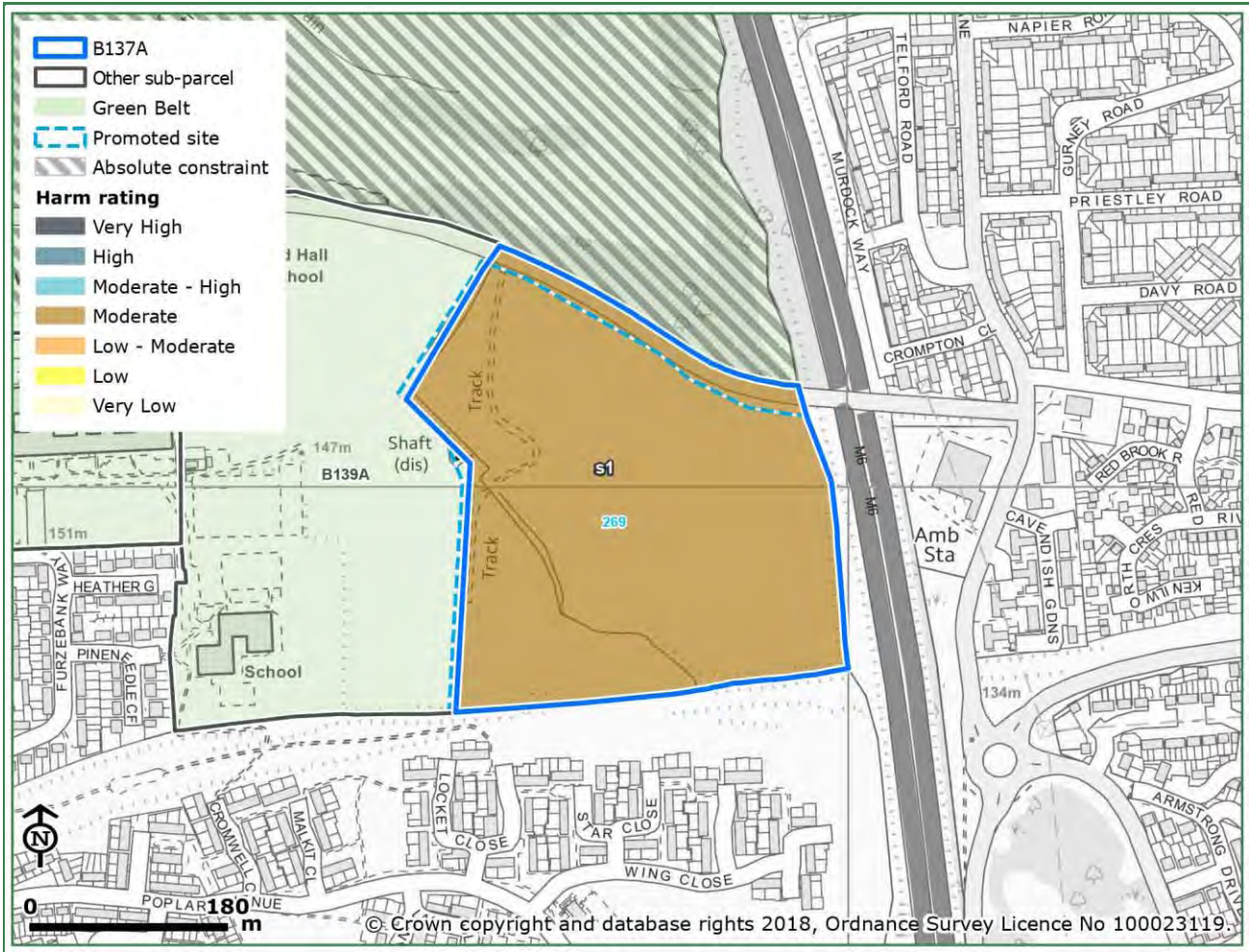
Scenario	Size (ha)	Rating
<b>B137As1 Release of any land within the sub-parcel</b>	<b>11.73</b>	<b>Moderate</b>

List of Sites Within the Scenario

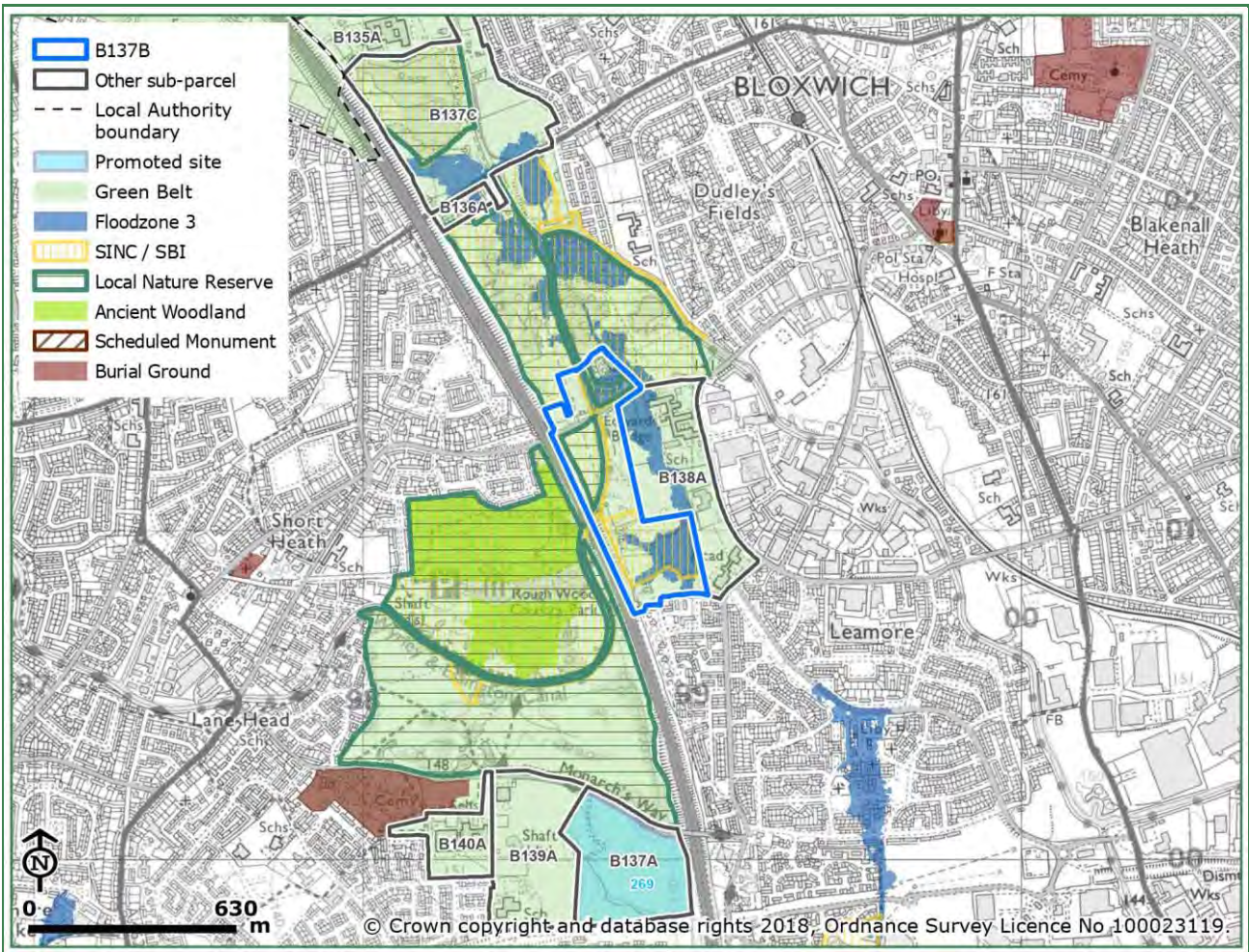
Ref: 269 (Employment)

The sub-parcel makes a strong contribution to preventing the merging of Willenhall, Wednesfield, and Bloxwich, and a moderate contribution to checking the unprotected sprawl of the West Midlands conurbation, and safeguarding the countryside from encroachment. Although within a narrow gap between towns the parcel has urban edges on two sides and urbanising influences to the west. Land to the north of Bentley Lane is constrained from development, so release of this area would only weaken the contribution of land to the west, which would not increase overall harm.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Most of this sub-parcel is constrained by SINC and Rough Wood Chase Local Nature Reserve, but there are small unconstrained areas: Willenhall Lane Caravan Site and an area of open land in the north eastern corner; an off-road racing track east of the Forest of Mercia Way; and an open wooded area on the southern end of the sub-parcel.



*View through gates into parcel from end of Hadley Road.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms a narrow gap between the towns of Willenhall, Bloxwich, and Walsall and is essential to maintaining a sense of separation between them. Although the M6 is a separating feature, the settlement gap is narrow.	Strong
<b>P3: Safeguarding the countryside from encroachment</b>	Although largely 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
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	Strong

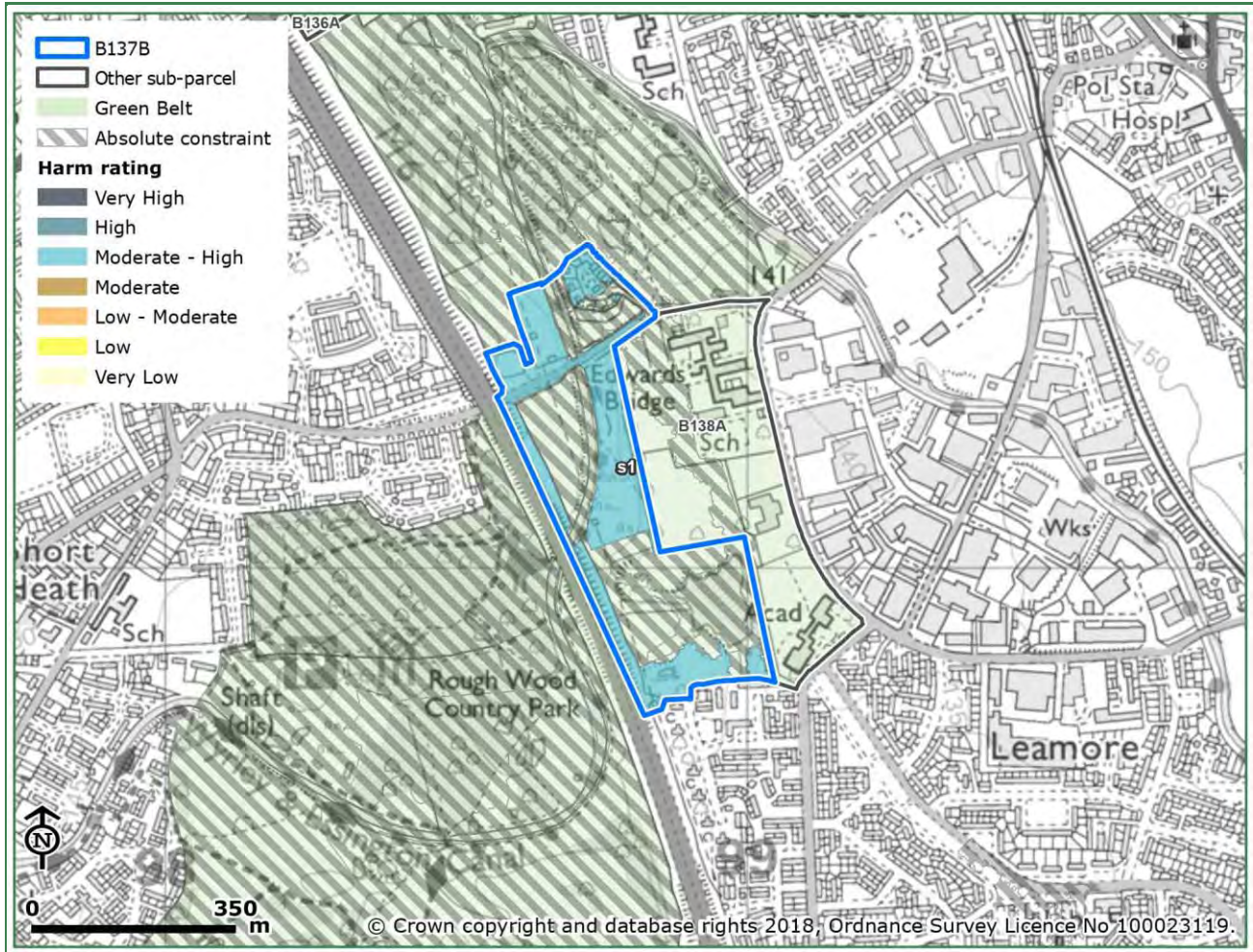
Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B137Bs1 Release of any land within the sub-parcel</b>	7.56	Moderate - High
List of Sites Within the Scenario		

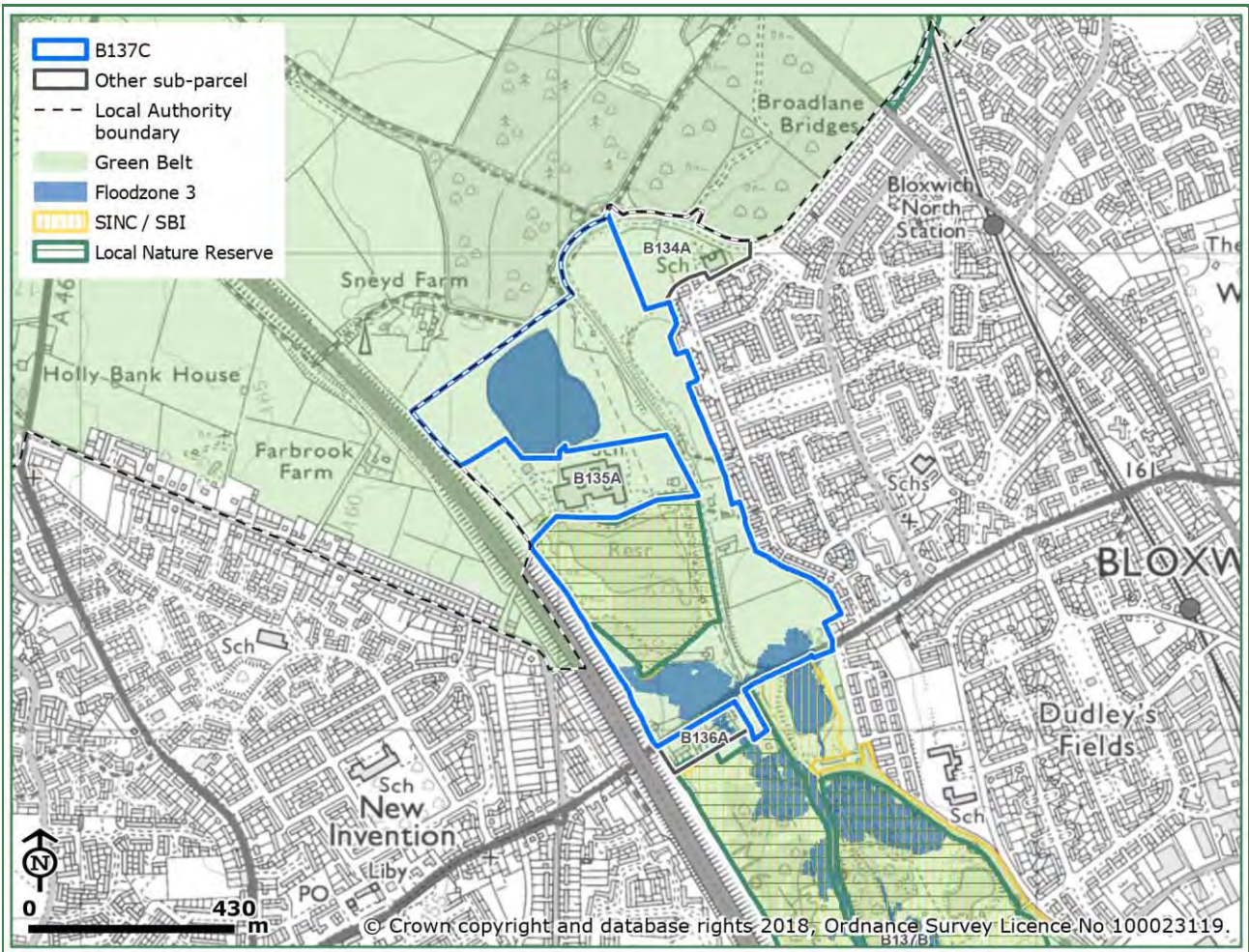
None

The sub-parcel makes a strong contribution to preserving the gap between Bloxwich and Willenhall, and a moderate contribution to preventing sprawl of the conurbation and encroachment on the countryside. The Green Belt provides a narrow but open gap to both sides of the M6 in this area, so any development on open land would diminish this role, but development constraints associated with the Rough Wood Chase Local Nature Reserve and SINC limit the extent to which this would weaken the Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Much of this sub-parcel is constrained by a SINC, Rough Wood Chase Local Nature Reserve, and Flood Zone 3, but there are small unconstrained areas: a narrow strip of open land in the east; two open spaces located to the north of Sneyd Community School; and a patch of open land largely retained to the north by dense woodland in the southern half of the sub-parcel.



*View from footpath off Vernon Way looking across to Glastonbury Crescent housing.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
<b>P2: Preventing the merging of neighbouring towns</b>	Land forms a narrow gap between the towns of Willenhall, Bloxwich, and Walsall and is essential to maintaining a sense of separation between them. Although the M6 is a separating feature, the settlement gap is narrow.	Strong
<b>P3: Safeguarding the countryside from encroachment</b>	Although largely 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
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	Strong

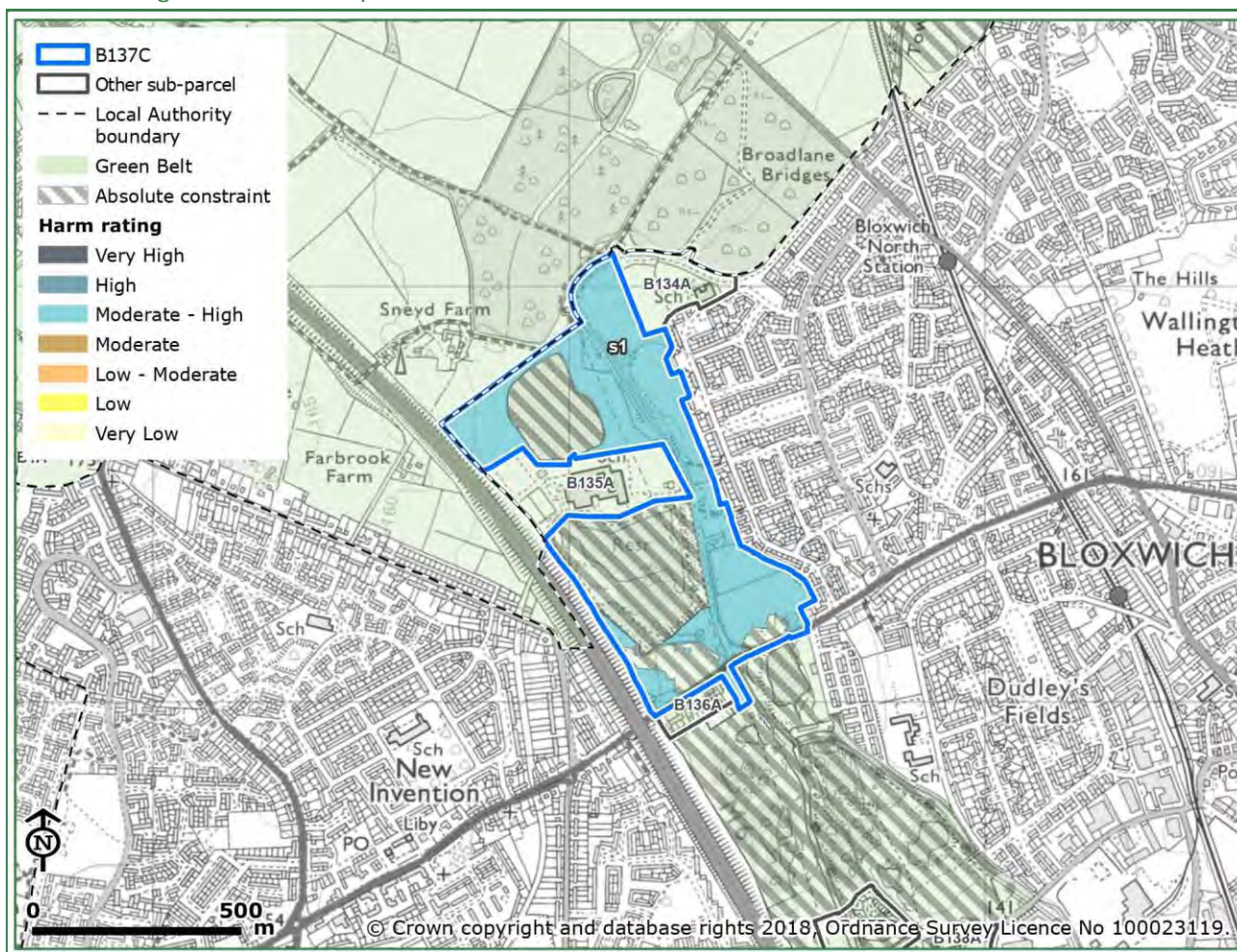
Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B137Cs1 Release of any land within the sub-parcel</b>	<b>20.98</b>	<b>Moderate - High</b>
List of Sites Within the Scenario		

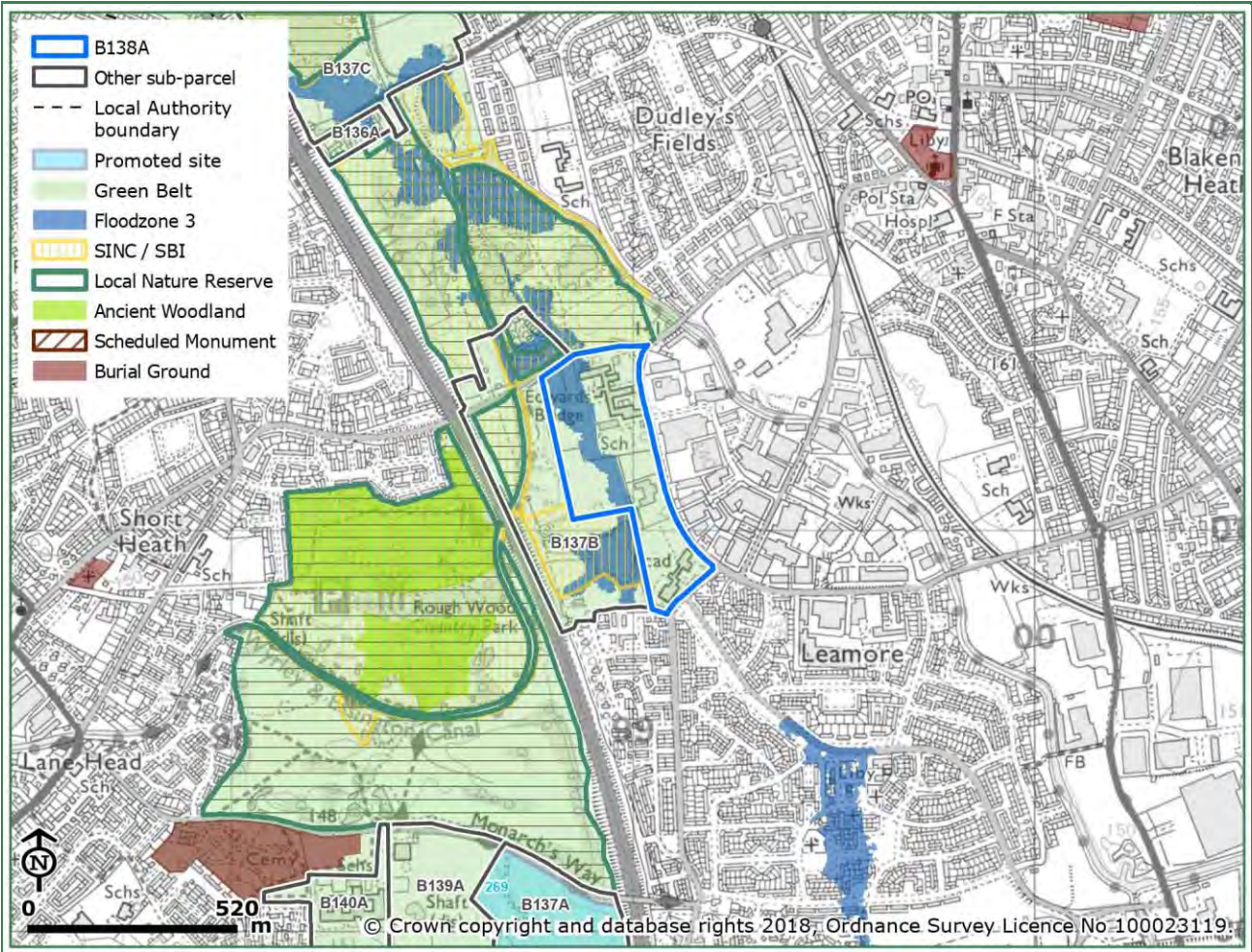
None

The sub-parcel makes a strong contribution to preventing the merger of Bloxwich and Willenhall, and a moderate contribution to preventing sprawl and countryside encroachment. The location of this sub-parcel at the 'mouth' of the Green Belt gap between Bloxwich and Willenhall makes it important, and any development would damage its role as a settlement gap, but constraints limit the extent to which development would sever open connectivity. Release of this land would also weaken the integrity of the field to the north (see the 2019 South Staffordshire Green Belt Study for assessment of this land), but its release in combination with B137C would not add to the overall level of harm, and could form a slightly better defined boundary. Conversely, the release of land to the north could isolate this parcel, and Green Belt to the south, from the wider countryside.

Harm Ratings Overview Map of Land within Sub-Parcel









### Sub-Parcel Description

Most of this sub-parcel is constrained by Flood Zone 3, but there are small unconstrained areas: Hatherton Children's Centre and the Mirus Academy with associated playing fields situated to the west of Bloxwich.



*View of Bloxwich Academy from Leamore Lane.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is contiguous with Bloxwich (part of the West Midlands conurbation) and is largely developed.	<b>Weak / No contribution</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land lies in a gap between Bloxwich, and Willenhall which are separate towns within the West Midlands conurbation, but development within the sub-parcel limits its contribution.	<b>Moderate</b>
<b>P3: Safeguarding the countryside from encroachment</b>	Land retains some degree of openness but is compromised by urbanising development within it.	<b>Moderate</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not form part of the setting of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B138As1</b> Release of playing fields to the west of the school sites	2.29	<b>Moderate</b>

List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to preventing the merging of Willenhall and Bloxwich, and encroachment on countryside. Releasing this land would strengthen and simplify the Green Belt boundary, which would be bounded by the hedgerow that forms the southern boundary of the school playing fields. It should be recognised that releasing this land would partially weaken the neighbouring Green Belt to the west; however, the neighbouring Green Belt land includes SINC and Flood Zone 3 areas which are considered inappropriate for development.

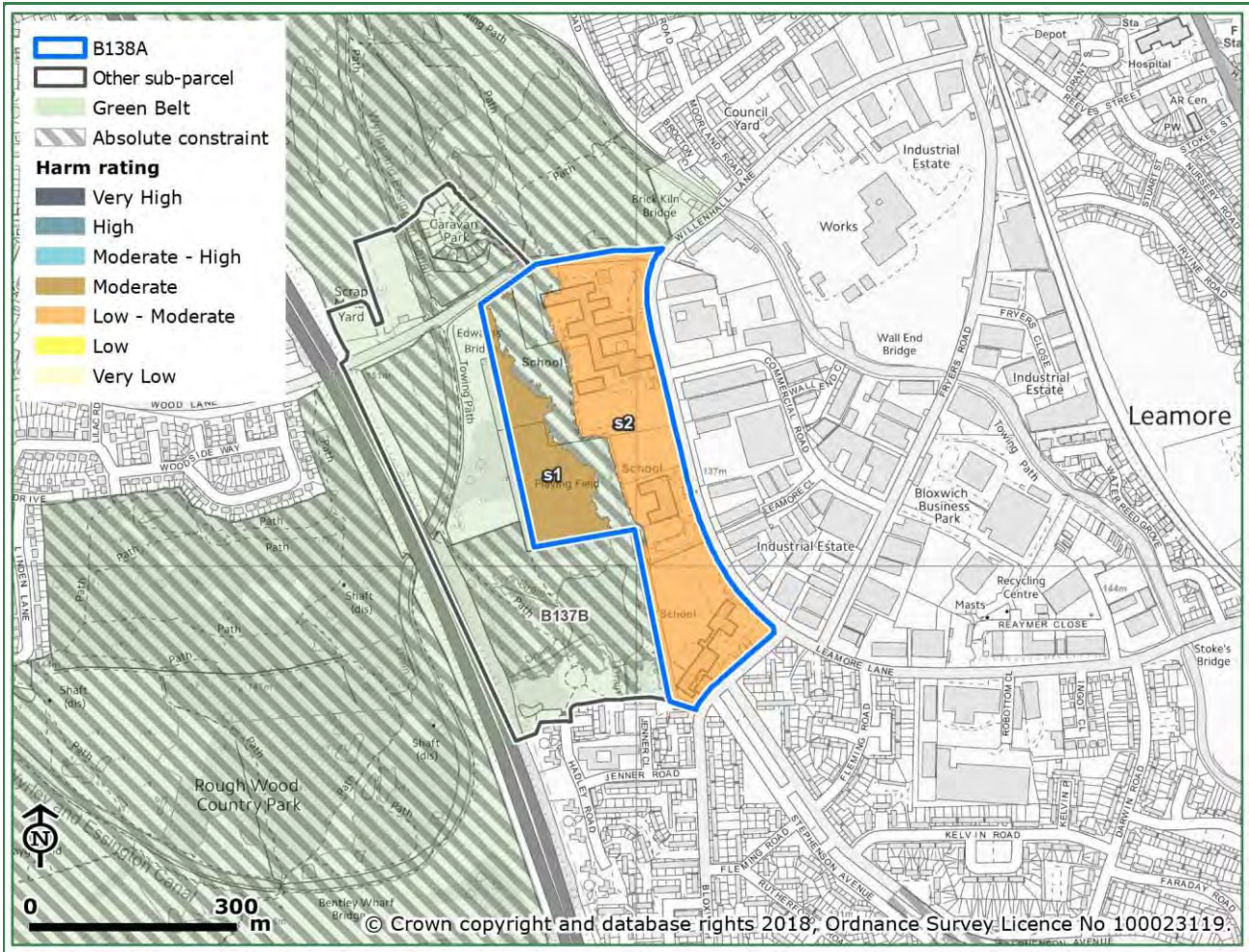
Scenario	Size (ha)	Rating
<b>B138As2</b> Release of developed areas within the sub-parcel	8.01	<b>Low - Moderate</b>

List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to preventing the merging of Willenhall and Bloxwich. This area of the sub-parcel has a strong relationship with the urban edge and includes urbanising uses. Releasing this area of sub-parcel B138A would not weaken the neighbouring Green Belt as this area is already developed on and would not threaten the openness or integrity of the adjacent land due to the strong urban edge and hedgerow which separates the urban and open land uses.

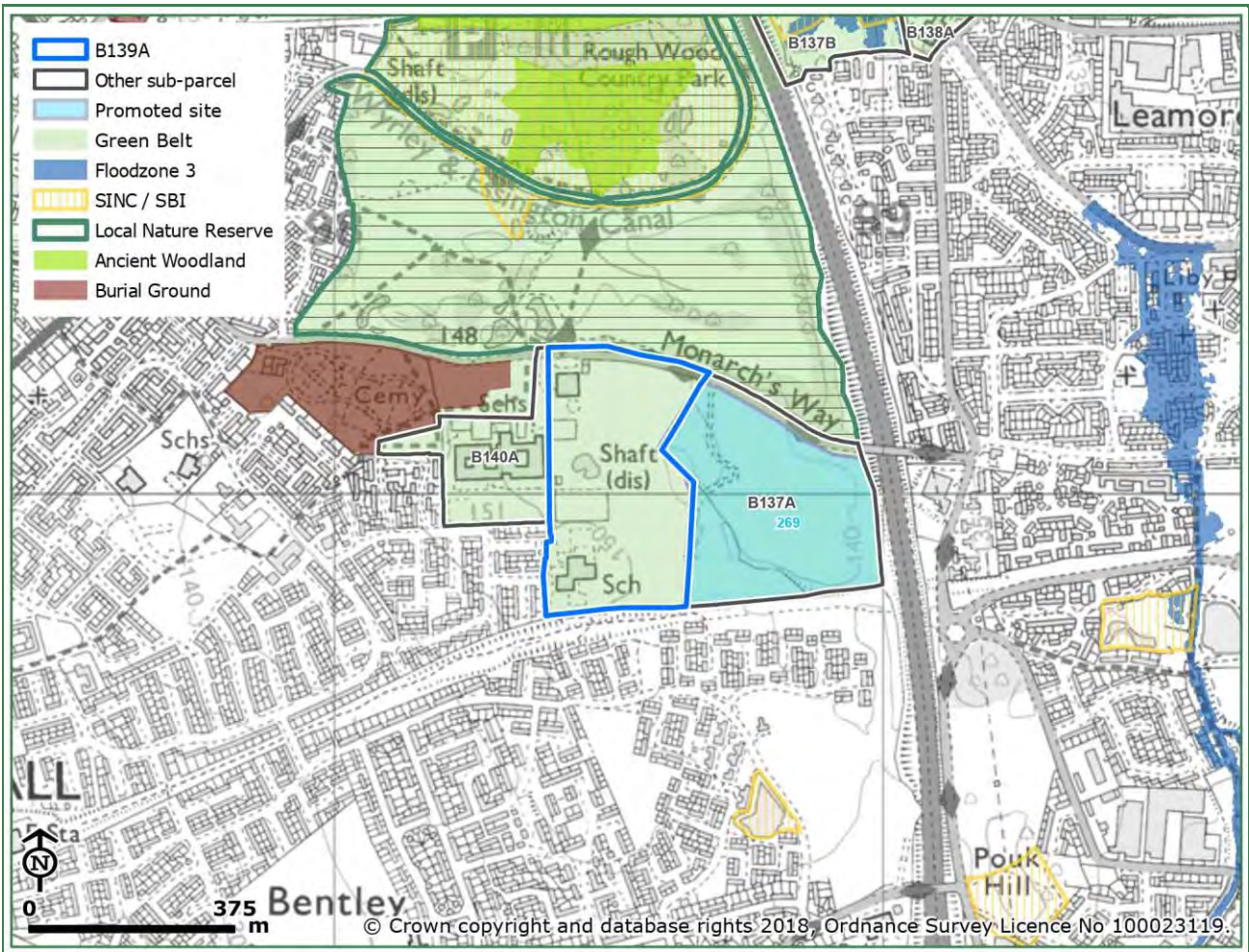
Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Ref: B139A-Lodge Farm & Old Hall schools & playing fields

Sub-Parcel Size: 11.9ha





### Sub-Parcel Description

School buildings and adjoining playing fields within a 'green wedge' to the east of Willenhall. Bordered to the west by the sub-parcel containing the adjacent secondary school and to the north by the nature-designated Rough Wood Chase.



*View of Lodge Farm Primary School from Pineneedle Croft.*



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

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is largely contained by the West Midlands conurbation, but retains openness and some relationship with the wider countryside.	Moderate
<b>P2: Preventing the merging of neighbouring towns</b>	Land lies between the neighbouring towns of Walsall and Bloxwich (both part of the West Midlands conurbation) and includes open playing fields. However, development within the parcel weakens its role in preserving this separation.	Moderate
<b>P3: Safeguarding the countryside from encroachment</b>	Land is relatively open and contiguous with the wider countryside but is largely contained by the urban area.	Moderate
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not contribute to the setting or special character of a historic town.	Weak / No contribution
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	Strong

Assessment of Harm From Release of Land within Sub-Parcel

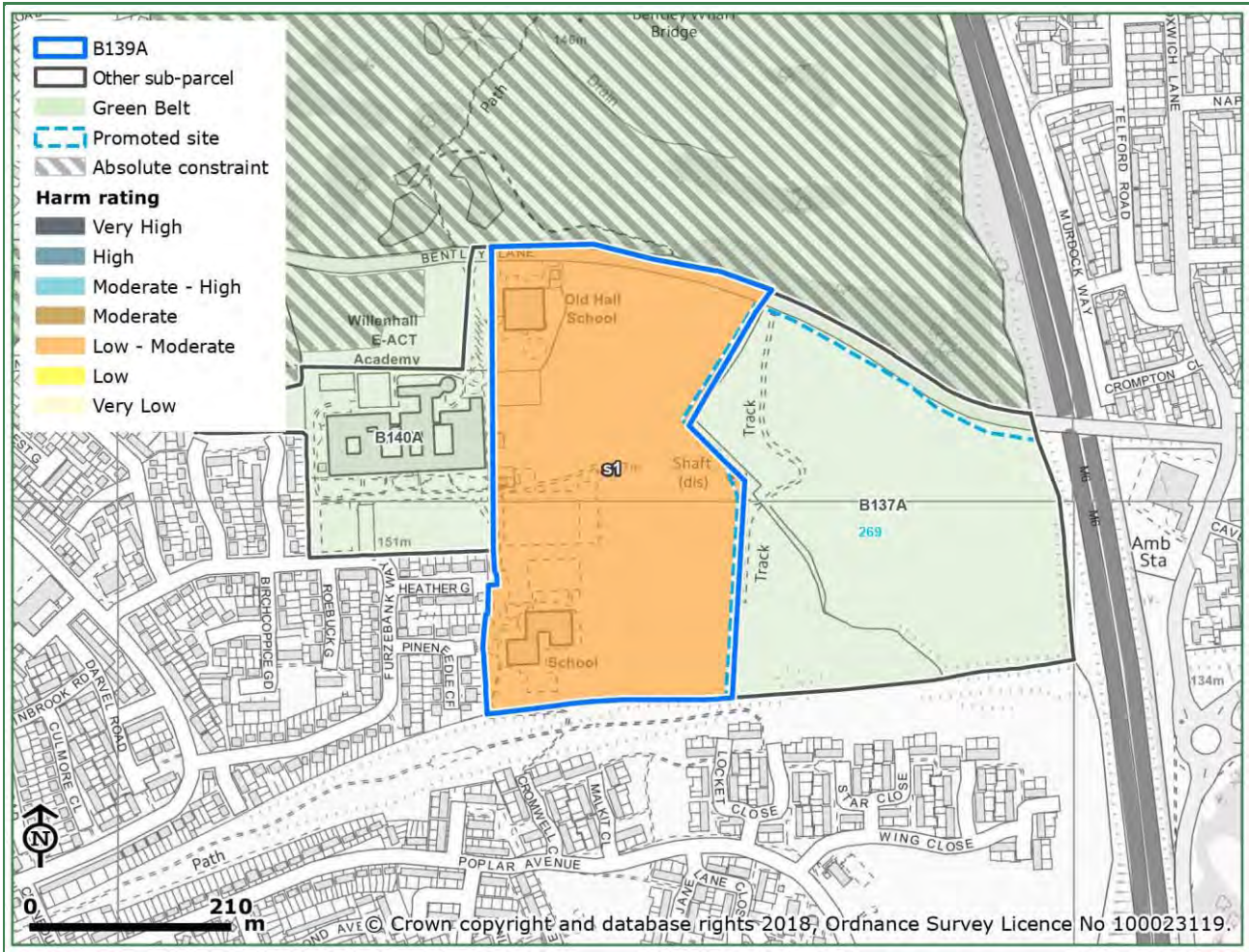
Scenario	Size (ha)	Rating
<b>B139As1 Release of any land within the sub-parcel</b>	11.9	Low - Moderate

List of Sites Within the Scenario

None

The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Willenhall, maintaining the separation of the neighbouring towns of Willenhall and Bloxwich, and preventing encroachment on the countryside. Although playing fields retain some openness there is a strong association with the adjacent urban edge and washed-over but urbanising influence of Willenhall School. A hedgerow forms a clear boundary with open land to the east, and Bentley Lane forms a boundary to the north, beyond which Rough Wood Country Park is constrained by a Local Nature Reserve designation. Release of the sub-parcel would not therefore have any significant impact on the wider Green Belt. There would be no justification in releasing this sub-parcel without also releasing the adjacent school site to the west, but this would not increase the level of harm to Green Belt purposes.

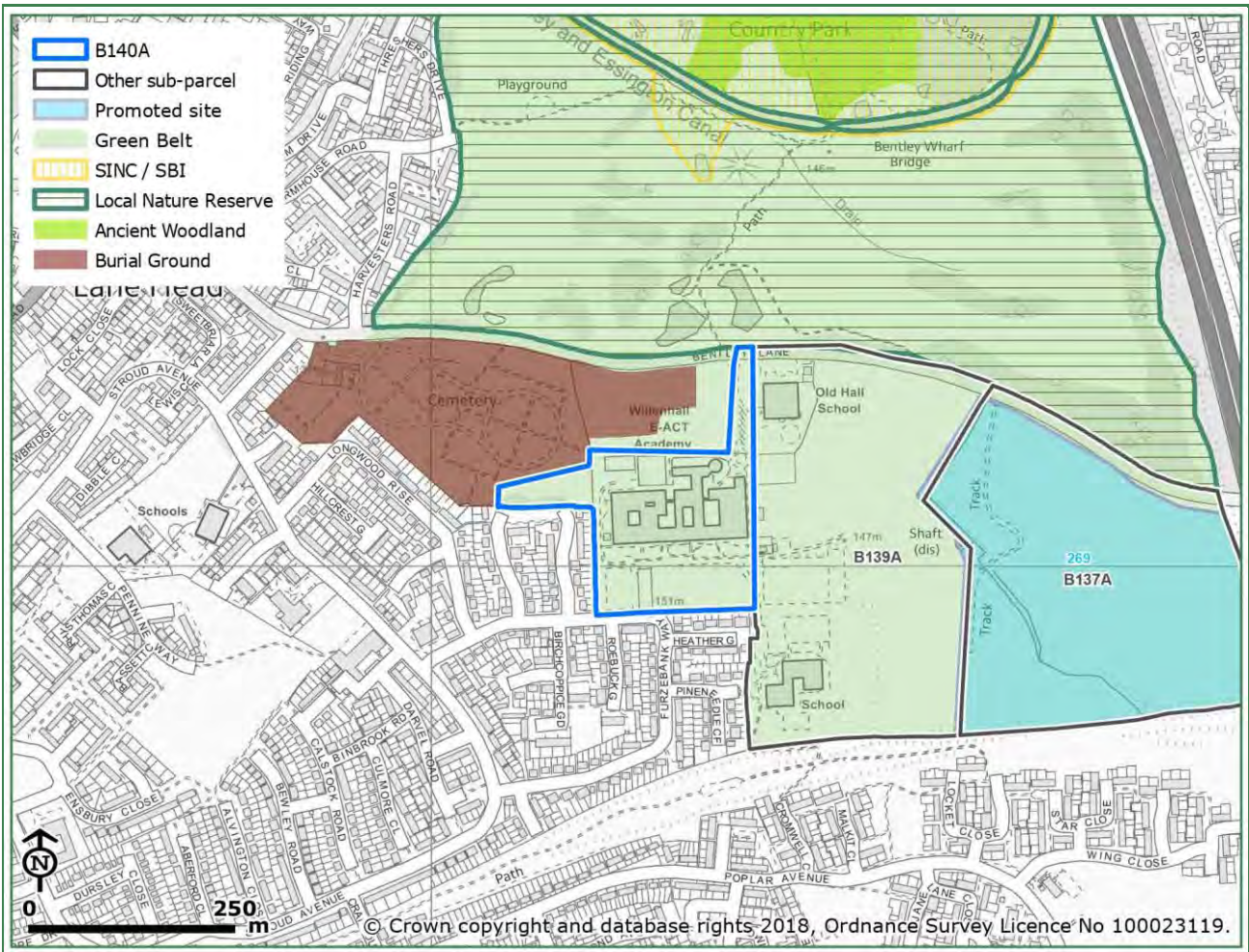
Harm Ratings Overview Map of Land within Sub-Parcel





Sub-Parcel Ref: B140A-Willenhall Academy

Sub-Parcel Size: 4.6ha





### Sub-Parcel Description

Land situated in the suburb of Lane Head that contains Willenhall E-ACT Academy and grounds, including car parking and an open space to the south of the main school building.



*View of Willenhall E-ACT Academy from Furzebank Way.*



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

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

Assessment of Harm From Release of Land within Sub-Parcel

Scenario	Size (ha)	Rating
<b>B140As1 Release of the whole sub-parcel</b>	<b>4.55</b>	<b>Very Low</b>

**List of Sites Within the Scenario**

None

The sub-parcel makes a weak contribution to all Green belt purposes, being largely occupied by school buildings. It abuts the urban edge and has constrained land (a cemetery) to the west and the urbanising influence of another school to the east. Bentley Lane forms a clear boundary to the north, beyond which development is constrained by Rough Wood Park, a Local Nature Reserve, so release would not weaken the wider Green Belt and would create a clearer distinction between settlement and open land.

Harm Ratings Overview Map of Land within Sub-Parcel

