Appendix A - Dudley

Appendix A-1: Summary of Sites Assessed (Dudley)

Site Assessment Reference	Ward	Known As Address		Site Area (ha)	Appropriate Capacity (if selected)	Link to interactive map
Housing Sites						
Selected						
SA-0134-DUD	Amblecote	VB at Old Wharf Road	Old Wharf Road, Stourbridge, DY8 4LU	0.84	36 homes	Click Here
SA-0046-DUD	Brierley Hill	Bent Street	Bent Street, Brierley Hill	0.15	7 homes	<u>Click Here</u>
SA-0215-DUD	Brierley Hill	Brockmoor Foundry	Brockmoor Foundry, Leys Road, Brierley Hill, DY5 3UP	1.9	60 homes	Click Here
SA-0050-DUD	Brockmoor and Pensnett	Bryce Road	Land adjacent to Pens Meadow School, Bryce Road, Pensnett	4.0	115 homes	<u>Click Here</u>
SA-0199-DUD	Brockmoor and Pensnett	Corbyns Hall Open Space	Corbyns Hall Open Space (northern section), Severn Drive, Pensnett, DY5 4QS	1.0	15 homes	<u>Click Here</u>
SA-0045-DUD	Cradley and Wollescote	Seymour Road	Seymour Road, Wollescote, Stourbridge, DY9 8YF	0.2	4 homes	Click Here
SA-0060-DUD	Gornal	Guys Lane	Guys Lane, Lower Gornal, DY3 2SD	1.05	25 homes	Click Here
SA-0025-DUD	Kingswinford North and Wall Heath	The Triangle	Lodge Lane/Swindon Road, Kingswinford	26.0	533 homes	<u>Click Here</u>
SA-0017-DUD	Kingswinford North and Wall Heath	Holbeache	Land fronting Wolverhampton Road and Holbeache Lane, Kingswinford	14.8	330 homes	<u>Click Here</u>

SA-0042-DUD	Kingswinford South	Lapwood Avenue	Lapwood Avenue, Kingswinford	1.38	45 homes	<u>Click Here</u>
SA-0198-DUD	Kingswinford South	Standhills	Standhills Open Space, Kingswinford	3.93	48 homes	<u>Click Here</u>
SA-0039-DUD	Lye and Stourbridge North	Lewis Road	Land adjacent to Lewis Road and Hay Green, Lye	4.14	55 homes	<u>Click Here</u>
SA-0132-DUD	Netherton, Woodside and St.Andrews	Marriott Road	Marriott Road, Netherton, DY2 0LA	3.5	105 homes	<u>Click Here</u>
SA-0010-DUD-A	Pedmore and Stourbridge East	Worcester Lane North	Land off Worcester Lane, Pedmore, Stourbridge	0.61	10 homes	Click Here
SA-0010-DUD-B	Pedmore and Stourbridge East	Worcester Lane Central	Land off Worcester Lane, Pedmore, Stourbridge	2.29	45 homes	<u>Click Here</u>
SA-0010-DUD-C	Pedmore and Stourbridge East	Worcester Lane South	Land off Worcester Lane, Pedmore, Stourbridge	4.7	100 homes	<u>Click Here</u>
SA-0373-DUD	St.Thomas's	Nuttalls	The Alan Nuttall Partnership, National Works, Hall Street, Dudley	3.9	150 homes	<u>Click Here</u>
SA-0021-DUD	Sedgley	Viewfield Crescent	Land off Viewfield Crescent. Dudley	1.56	24 homes	<u>Click Here</u>
SA-0058-DUD	Wollaston and Stourbridge Town	Wollaston Farm	Grazing land at Wollaston Farm, Wollaston	3.77	90 homes	<u>Click Here</u>

Employment Sites

Selected

None

Not Selected

١				Corbett Hospital, land north			
	SA-0003-DUD	Amblecote	Land at Corbett Hospital	of Vicarage Road,	5.72	N/A	<u>Click Here</u>
١				Amblecote, DY8 4JB			

SA-0048-DUD	Amblecote	Brompton Drive	Brompton Drive, Brierley Hill, DY5 3NZ	3.43	N/A	Click Here
SA-0185-DUD	Amblecote	Porlock Road	Porlock Road/Mill Race Lane, Amblecote	2.1	N/A	Click Here
SA-0176-DUD	Belle Vale	Highfields Park	Highfield Lane, Halesowen	2.19	N/A	<u>Click Here</u>
SA-0186-DUD	Belle Vale	Land off Coombs Road	Land off Coombs Road, Halesowen	3.6	N/A	Click Here
SA-0214-DUD	Belle Vale	New Hawne Colliery	New Hawne Colliery, Hayseech Road, Halesowen	8.15	N/A	<u>Click Here</u>
SA-0049-DUD	Brierley Hill	Woodbury Close	Land off Woodbury Close, Brierley Hill, DY5 2TE	1.5	N/A	<u>Click Here</u>
SA-0189-DUD	Brierley Hill	Hawbush Road Open Space	Hawbush Road, Brierley Hill	1.25	N/A	<u>Click Here</u>
SA-0137-DUD	Brockmoor and Pensnett	Land to the rear and side of 83, Pensnett Road	Land to the rear and side of 83, Pensnett Road, Dudley	1.11	N/A	<u>Click Here</u>
SA-0138-DUD	Brockmoor and Pensnett	Land adjacent to 16 Smithy Lane	Land adjacent to 16 Smithy Lane, Pensnett	4.5	N/A	Click Here
SA-0151-DUD-A	Brockmoor and Pensnett/Gornal	Land North of Cinder Bank	Green Belt Parcel B46A, Coopers Bank, Pensnett	17.0	N/A	Click Here
SA-0151-DUD-C	Brockmoor and Pensnett/Gornal	Land North of Coopers Bank	Green Belt Parcel B46A, Coopers Bank, Pensnett	21.0	N/A	Click Here
SA-0151-DUD-D	Brockmoor and Pensnett/Gornal	Land South of Coopers Bank	Green Belt Parcel B46A, Coopers Bank, Pensnett	81.0	N/A	Click Here
SA-0162-DUD	Brockmoor and Pensnett	Fens Pool, Rear of Byron Street	Fens Pool, land rear of Byron Street, Pensnett	1.5	N/A	<u>Click Here</u>
SA-0163-DUD	Brockmoor and Pensnett	Fens Pool, Fens Crescent	Fens Pool, Fens Crescent, Brockmoor	2.4	N/A	<u>Click Here</u>
SA-0164-DUD	Brockmoor and Pensnett	Fens Pool, Adjacent to Holly Street	Fens Pool, adjacent to Holly Street, Pensnett	2.2	N/A	<u>Click Here</u>
SA-0165-DUD	Brockmoor and Pensnett	Fens Pool, Rear of 300-342 Stourbridge Road	Fens Pool, land rear of 300- 342, Stourbridge Road, Pensnett	2.63	N/A	<u>Click Here</u>
SA-0194-DUD	Brockmoor and Pensnett	Orchard Street	Orchard Street, Brierley Hill	0.42	N/A	Click Here
SA-0220-DUD	Brockmoor and Pensnett	Dreadnought Works	Dreadnought Works, off Tansey Green Road and Dreadnought Road, Pensnett	2.5	N/A	<u>Click Here</u>

SA-0229-DUD	Brockmoor and Pensnett	Fens Pool, Land off Pensnett Road	Fens Pool, land off Pensnett Road	2.4	N/A	Click Here
SA-0230-DUD	Brockmoor and Pensnett	Fens Pool, Middle Pool	Fens Pool, Middle Pool	ens Pool, Middle Pool 54.0		<u>Click Here</u>
SA-0131-DUD	Coseley East	Cannon Business Park	Cannon Business Park, Gough Road, Coseley	9.0	9.0 N/A	
SA-0182-DUD	Coseley East	Central Drive	Budden Road, Coseley, WV14 8JW	4.0	N/A	<u>Click Here</u>
SA-0027-DUD	Cradley and Wollescote	West of Foxcote Farm	Land West of Foxcote Farm, Oldnall Road, Wollescote, DY9 9AR	6.87	N/A	Click Here
SA-0034-DUD	Cradley and Wollescote	Land North of Oldnall Road	Land North of Oldnall Road, Wollescote	13.8	N/A	Click Here
SA-0079-DUD	Cradley and Wollescote	Wynall Lane South	Land off Wynall Lane South, Wollescote, DY9 9AJ	0.88	N/A	Click Here
SA-0081-DUD	Cradley and Wollescote	Foxcote Farm	Foxcote Farm, Wynall Lane South, Wollescote, Stourbridge, DY9 9AP	64.2	N/A	Click Here
SA-0159-DUD	Cradley and Wollescote	Land West of Avon Road	Land West of Avon Road, Cradley	3.4	N/A	Click Here
SA-0175-DUD	Cradley and Wollescote	Sensall Road	Sensall Road Bank, Stourbridge	0.45	N/A	Click Here
SA-0245-DUD	Cradley and Wollescote	Land South of Park Road	Land South of Park Road, Cradley	5.94	N/A	Click Here
SA-0005-DUD-A	Gornal	Land South of Himley Road	Land South of Himley Road, Dudley, DY3 2TE	5.6	N/A	<u>Click Here</u>
SA-0005-DUD-B	Gornal	Land North of Himley Road	Land North of Himley Road, Dudley, DY3 2TE	7.1	N/A	<u>Click Here</u>
SA-0059-DUD	Gornal	Lower Gornal Sewage Works	Gornalwood Sewage Treatment Works, Dudley, DY3 2AZ	10.6	N/A	<u>Click Here</u>
SA-0121-DUD	Gornal	Ellowes Hall Sports College Playing Fields	Land adjacent to Ellowes Hall Sports College, Stickley Lane, Dudley	5.98	N/A	<u>Click Here</u>
SA-0139-DUD	Gornal	74, Cinder Road	74, Cinder Road, Lower Gornal	0.06	N/A	Click Here
SA-0151-DUD-B	Gornal	Land to the rear of Oakland Drive	Green Belt Parcel B46A, Coopers Bank, Pensnett	0.64	N/A	Click Here

SA-0153-DUD	Gornal	Brick Kiln Lane	Land off Brick Kiln Lane, Gornal	1.7	N/A	Click Here
SA-0155-DUD	Gornal	Cotwall End Nature Reserve	Cotwall End Nature Reserve, Gornal (excluding sub- parcels B40As1 & B40As2)	167.5	N/A	Click Here
SA-0205-DUD	Gornal	The Spinney and Cinder Road Junction	The Spinney, Gornal, DY3 2RD	0.75	N/A	Click Here
SA-0206-DUD	Gornal	Abbey Street Recreation Ground	Abbey Street, Lower Gornal, DY3 2ND	3.02	N/A	Click Here
SA-0238-DUD	Gornal	Land South West of Cotwall End Nature Reserve	Land to the South West of Cotwall End Nature Reserve, adjacent to Cotwall End Road, Gornal	2.68	N/A	Click Here
SA-0243-DUD	Gornal	Land West of Cotwall End Nature Reserve	Land West of Cotwall End Nature Reserve, Gornal	50.18	N/A	Click Here
SA-0011-DUD	Halesowen North	Land rear of Greenhill Road	Land rear of Greenhill Road, Halesowen	2.8	N/A	Click Here
SA-0022-DUD	Halesowen North	Coombeswood	Land to the north of Mucklow Hill, Halesowen	35.2	N/A	Click Here
SA-0035-DUD	Halesowen North	Land rear of 41-59 Greenhill Road	Land rear of 41-59 Greenhill Road, Halesowen	1.36	N/A	Click Here
SA-0041-DUD	Halesowen North	High Farm Road	High Farm Road, Hurst Green	0.37	N/A	Click Here
SA-0008-DUD	Halesowen South	Lye Close Lane	Land off Lye Close Lane, Halesowen, B62 9LG	0.79	N/A	Click Here
SA-0012-DUD	Halesowen South	Land South West of Lapal Lane South	Land on the South West of Lapal Lane South, Halesowen, B62 0ES	0.71	N/A	Click Here
SA-0015-DUD	Halesowen South	Lapal Lane South	Land north of Lapal Lane South, Halesowen	14.7	N/A	Click Here
SA-0085-DUD	Halesowen South	Land South of Illey Lane	Land to South of Illey, Halesowen	24.0	N/A	Click Here
A-0087-DUD-A	Halesowen South	Land North of Illey Mill	Land to the North of Lapal Lane South, Halesowen	1.68	N/A	Click Here
A-0087-DUD-B	Halesowen South	Land to the North of Illey Lane	Land to the North of Lapal Lane South, Halesowen	30.0	N/A	Click Here

SA-0088-DUD	Halesowen South	Twylands	Twylands, 31, Grange Hill, Halesowen, B62 0JH	6.5	N/A	Click Here
SA-0089-DUD	Halesowen South	Leasowes Park	Leasowes Park, Mucklow Hill, Halesowen	113.5	N/A	Click Here
SA-0242-DUD	Halesowen South	Land adjacent to M5, Junction 3	Land south of Manor Way, adjacent to M5, Junction 3	Approx. 150	N/A	Click Here
SA-0254-DUD	Halesowen South	Somers Park	Somers Sports Club and Somers Park, Grange Hill, Halesowen	11.0	N/A	Click Here
SA-0255-DUD	Halesowen South	Land South of Manor Way	Land to South of Manor Way, Halesowen	5.2	N/A	Click Here
SA-0036-DUD	Hayley Green and Cradley South	Land adjacent to Abbey Road	Land adjacent to Abbey Road, Halesowen, B63 2HH	3.83	N/A	Click Here
SA-0037-DUD	Hayley Green and Cradley South	Land adjacent to Brookside Close	Land off Lutley Lane, adj to Brookside Close, B63 1BX	3.7	N/A	Click Here
SA-0040-DUD	Hayley Green and Cradley South	South of Cradley Town FC	Land south of Cradley Town FC, Beeches View Avenue, Halesowen, B63 2HH	1.26	N/A	<u>Click Here</u>
SA-0091-DUD	Hayley Green and Cradley South	Hayley Green Farm	Hayley Green Farm, Hagley Road, Halesowen	2.73	N/A	Click Here
SA-0135-DUD	Hayley Green and Cradley South	Uffmoor	Land south of Manor Way, Uffmoor, Halesowen	54.0	N/A	Click Here
SA-0136-DUD	Hayley Green and Cradley South	The Meers	The Meers, Lutley Lane, Halesowen	2.83	N/A	Click Here
SA-0160-DUD	Hayley Green and Cradley South	Lutley Gutter	Between Beecher Road East and Lutley Mill Road, Cradley (Lutley North)	17.84	N/A	Click Here
SA-0167-DUD-A	Hayley Green and Cradley South	Land North of Lutley Lane	Land North of Lutley Lane, Halesowen	Approx 80	N/A	Click Here
SA-0167-DUD-B	Hayley Green and Cradley South	Land South of Lutley Lane	Land South of Lutley Lane, Halesowen	13.0	N/A	Click Here
SA-0174-DUD	Hayley Green and Cradley South	Merrick Close	Merrick Close Playing Fields, Halesowen	0.9	N/A	Click Here
SA-0244-DUD	Hayley Green and Cradley South	Land East of Hayley Green Road	Land East of Hayley Park Road, Halesowen	1.5	N/A	Click Here
SA-0246-DUD	Hayley Green and Cradley South	Land South of Hayley Green	Land South of Hayley Green, Halesowen	64.0	N/A	Click Here

SA-0247-DUD	Hayley Green and Cradley South	Land adjacent to Uffmoor Wood	Land to the East of Uffmoor Wood, Halesowen	19.64	N/A	<u>Click Here</u>
SA-0033-DUD	Kingswinford North and Wall Heath	Land adjacent Holbeache House	Land adjacent to Holbeache House Care Home, Wolverhampton Road, Kingswinford, DY6 7DA	1.7	N/A	<u>Click Here</u>
SA-0047-DUD	Kingswinford North and Wall Heath	Balfour Road	Land off Balfour Road, Kingswinford	0.75	N/A	<u>Click Here</u>
SA-0114-DUD	Kingswinford North and Wall Heath	Land North of Holbeache Lane	Land North of Holbeache Lane, Kingswinford	27.5	N/A	<u>Click Here</u>
SA-0152-DUD-A	Kingswinford North and Wall Heath	Land to the rear of Maidensbridge Primary School	Land to the west of the A449 and north of Maidensbridge Primary School, Kingswinford	4.0	N/A	<u>Click Here</u>
SA-0152-DUD-B	Kingswinford North and Wall Heath	Land adjacent Oak Lane	Land north of Oak Lane, Kingswinford	27.95	N/A	<u>Click Here</u>
SA-0052-DUD	Kingswinford South	Kingswinford Youth Centre	Kingswinford Youth Centre, High Street, Kingswinford, DY6 8AP	4.68	N/A	<u>Click Here</u>
SA-0195-DUD	Kingswinford South	The Knoll	The Knoll, Kingswinford, DY6 8JX	1.89	N/A	<u>Click Here</u>
SA-0191-DUD	Netherton, Woodside and St Andrews	Magpie Close	Magpie Close, Dudley	0.41	N/A	<u>Click Here</u>
SA-0227-DUD	Lye and Stourbridge North	Bott Lane	Land at Bott Lane, Lye	2.13	N/A	Click Here
SA-0192-DUD	Netherton, Woodside and St Andrews	Brooksbank Drive	Brooksbank Drive, Cradley Heath	0.78	N/A	<u>Click Here</u>
SA-0193-DUD	Netherton, Woodside and St Andrews	Halesowen Road Open Space	Halesowen Road, Cradley Heath	1.3	N/A	<u>Click Here</u>
SA-0196-DUD	Netherton, Woodside and St Andrews	Fullwood Crescent Open Space	Fullwood Crescent, Dudley, DY2 0SQ	0.9	N/A	<u>Click Here</u>

SA-0200-DUD	Netherton, Woodside and St Andrews	Waverley Open Space	Waverley Street Open Space, Dudley	0.8	N/A	Click Here
SA-0009-DUD	Norton	Norton Road	Rear of Old Farm, Norton Road, Stourbridge	1.19	N/A	Click Here
SA-0018-DUD-A	Norton	Land South of Racecourse Lane	Land South of Racecourse Lane, Stourbridge	38.0	N/A	Click Here
SA-0018-DUD-B	Norton	Land South of Racecourse Lane	Land South of Racecourse Lane, Stourbridge	167.0	N/A	Click Here
SA-0019-DUD	Norton	Land East of Ounty John Lane	Land East of Ounty John Lane, Norton	1.37	N/A	<u>Click Here</u>
SA-0076-DUD	Norton	Three Fields	Three Fields, Dunsley Road, Norton, DY8 3LR	4.5	N/A	<u>Click Here</u>
SA-0105-DUD	Norton	Client View Road	Clent View Road, Stourbridge	4.02	N/A	<u>Click Here</u>
SA-0126-DUD	Norton	Roman Road	Land off Roman Road, Stourbridge	2.1	N/A	<u>Click Here</u>
SA-0141-DUD	Norton	Land West of Ounty John Lane	Land West of Ounty John Lane, Norton	0.74	N/A	Click Here
SA-0145-DUD	Norton	West of Norton Road	Land West of Norton Road, Norton	5.8	N/A	Click Here
SA-0177-DUD	Norton	Woodland adjacent to Ridgewood High School	Woodland adjacent to Ridgewood High School, Park Road West, Stourbridge	4.0	N/A	<u>Click Here</u>
SA-0249-DUD	Norton	Ounty John Wood	Ounty John Wood, Ounty John Lane, Pedmore	1.8	N/A	Click Here
SA-0016-DUD	Pedmore and Stourbridge East	Bromwich Lane	Land off Bromwich Lane, Pedmore, Stourbridge	4.2	N/A	<u>Click Here</u>
SA-0018-DUD-C	Pedmore and Stourbridge East	Land at Worcester Lane	Land between Worcester Lane and railway cutting, Stourbridge	10.0	N/A	<u>Click Here</u>
SA-0031-DUD	Pedmore and Stourbridge East	Land off Pedmore Lane	Land south of Pedmore Lane, Pedmore, Stourbridge	19.8	N/A	<u>Click Here</u>
SA-0095-DUD	Pedmore and Stourbridge East	Pedmore Hall Lane	Pedmore Hall Lane, Stourbridge	32.0	N/A	<u>Click Here</u>
SA-0173-DUD	Pedmore and Stourbridge East	Dobbins Oak Road	Dobbins Oak Road, Stourbridge	1.16	N/A	<u>Click Here</u>

SA-0250-DUD	Pedmore and Stourbridge East	Land West of Cherrington Gardens	Land West of Cherrington Gardens, Stourbridge	20.0	N/A	Click Here
SA-0251-DUD	Pedmore and Stourbridge East	South of Dobbins Oak Road	Land South of Dobbins Oak Road, Pedmore	6.5	N/A	Click Here
SA-0253-DUD	Pedmore and Stourbridge East	Land rear of Woodfield Avenue	Land rear of Woodfield Avenue, Stourbridge	14.0	14.0 N/A	
SA-0043-DUD	Quarry Bank and Dudley Wood	Playing Field off Cradley Road	Playing field off Cradley Road, Netherton	1.74	N/A	<u>Click Here</u>
SA-0188-DUD	Quarry Bank and Dudley Wood	Bristol Road Open Space	Bristol Road, Dudley	0.84	N/A	<u>Click Here</u>
SA-0116-DUD	St. James's	Milking Bank North	Land between Milking Bank and Himley Road, Dudley	10.4	N/A	<u>Click Here</u>
SA-0117-DUD	St. James's	Milking Bank South	Land to the North of Himley Road, Dudley	10.0	N/A	<u>Click Here</u>
SA-0181-DUD	St. James's	Shavers End Open Space	Shavers End Open Space, Burton Road, Dudley DY1 3DE	4.0	N/A	Click Here
SA-0202-DUD	St. James's	Greystone Street Open Space	Greystone Street, Dudley, DY1 1SH	0.44	N/A	<u>Click Here</u>
SA-0204-DUD	St. Thomas's	Alton Grove Open Space	Alton Grove, Dudley, DY2 7JU	0.32	N/A	Click Here
SA-0222-DUD	St. Thomas's	Dawson Brothers Timber	Dawson Brothers Timberyard, Blowers Green Crescent, Dudley	0.97	N/A	<u>Click Here</u>
SA-0001-DUD	Sedgley	Gorge Road	Land to the rear of 30, Gorge Road, Sedgley, DY3 1LA	0.37	N/A	<u>Click Here</u>
SA-0026-DUD	Sedgley	Bilston Street/Whites Drive	Land adjoining Bilston Street and Whites Drive, Dudley	2.5	N/A	<u>Click Here</u>
SA-0124-DUD	Sedgley	Land at Alder Coppice	Land at Alder Coppice, Sedgley	8.67	N/A	<u>Click Here</u>
SA-0125-DUD	Sedgley	Rear of Beacon Centre for the Blind	Land to rear of Beacon Centre for the Blind, Wolverhampton Road, Sedgley, DY3 1RA	5.8	N/A	Click Here
SA-0161-DUD	Sedgley	Sedgley Beacon	Land adjacent to Wolverhampton Road, Sedgley	33.0	N/A	<u>Click Here</u>

SA-0013-DUD	Upper Gornal and Woodsetton	Tipton Road/Setton Drive	Land adjacent to Tipton Road/Setton Drive, Sedgley	ad/Setton Drive, Sedgley 5.92		<u>Click Here</u>
SA-0028-DUD	Upper Gornal and Woodsetton	Turls Hill Road	Turls Hill Road, Sedgley, DY3 1HG	0.82	0.82 N/A	
SA-0078-DUD	Upper Gornal and Woodsetton	Eve Lane	Eve Lane, Dudley, DY1 3TU	3.96	N/A	Click Here
SA-0208-DUD	Upper Gornal and Woodsetton	Bramble Green	Bramble Green, Dudley, DY1 3TR	0.77	N/A	<u>Click Here</u>
SA-0209-DUD	Upper Gornal and Woodsetton	Hazelwood Road	Hazelwood Road, Dudley, DY1 3TL	0.63	N/A	<u>Click Here</u>
SA-0210-DUD	Upper Gornal and Woodsetton	Wellesbourne Drive Open Space	Wellesbourne Drive, Coseley, WV14 9TH	0.55	N/A	<u>Click Here</u>
SA-0044-DUD	Wollaston and Stourbridge Town	Bowling Green Road	Land off Bowling Green Road, Stourbridge	0.62	N/A	<u>Click Here</u>
SA-0051-DUD	Wollaston and Stourbridge Town	Enville Street	Enville Street, Stourbridge	0.45	N/A	<u>Click Here</u>
SA-0148-DUD	Wollaston and Stourbridge Town	Rear of Meadowpark Road	Land rear of Meadowpark Road, Wollaston	0.54	N/A	<u>Click Here</u>
SA-0024-DUD-A	Wordsley	Watery Lane A	Side garden of 24, Watery Lane, Wordsley, Stourbridge, DY8 5SH	0.04	N/A	<u>Click Here</u>
SA-0024-DUD-B	Wordsley	Watery Lane B	Watery Lane, Wordsley, Stourbridge, DY8 5SH	0.06	N/A	<u>Click Here</u>
SA-0038-DUD	Wordsley	Blandford Drive	East of Blandford Drive, Wordsley	21.0	N/A	Click Here
SA-0109-DUD	Wordsley	Ashwood Park	Ashwood Park, Kinver Street, Wordsley	8.8	N/A	<u>Click Here</u>
SA-0187-DUD	Wordsley	High Street, Wordsley	High Street/Brierley Hill Road, Wordsley	0.4	N/A	Click Here
SA-0231-DUD	Wordsley	Land adjacent to Cookley Wharf	Land adjacent to Cookley Wharf, Wordsley	31.0	N/A	Click Here

Appendix A-2: Call for Sites not Assessed and Reasons Why

Call for Sites Reference	Ward	Address	Site Area (ha)	Reason(s) why not assessed	Link to interactive map
66	Brierley Hill	Cookley Works, Leys Road, Brockmoor, Brierley Hill	2.1	The site is already allocated in Dudley Borough Development Strategy.	Click Here
68	Brierley Hill	Former MEB site, Bull Street, Dudley	1.94	The site is already allocated in Dudley Borough Development Strategy.	Click Here
255	Brierley Hill	Brierley Hill Road/Cooper Avenue, Brierley Hill, DY5 3PB (South)	0.34	The submitter has withdrawn the site from the process.	Click Here
251	Brockmoor and Pensnett	Pensnett Road, Pensnett, DY5 4NE (South)	0.46	The submitter has withdrawn the site from the process.	Click Here
241	Coseley East	Land adjacent to Anvil Crescent, Cannon Drive and Poole Crescent, Coseley	3.34	The submitter has withdrawn the site from the process.	Click Here
242	Coseley East	Land located off Higgins Avenue, Harding Street, Coseley	1.37	The submitter has withdrawn the site from the process.	Click Here
250	Gornal	Severn Drive, Pensnett, DY5 4QS	0.95	The submitter has withdrawn the site from the process.	Click Here
261	Hayley Green and Cradley South	Bournes Crescent, Halesowen	1.22	The submitter has withdrawn the site from the process.	Click Here
265	Kingswinford South	Portway Close, Kingswinford	1.54	The submitter has withdrawn the site from the process.	Click Here

A-2 Call for Sites not Assessed and Reasons Why (Dudley)

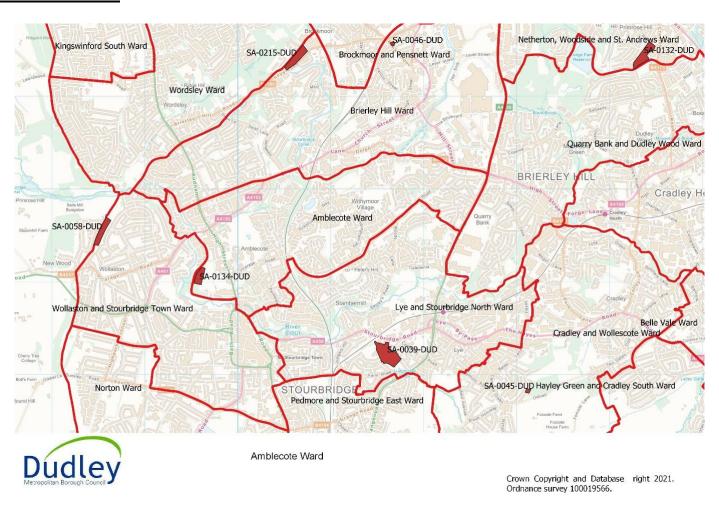
24	Kingswinford South	Ketley Quarry, Dudley Road, Kingswinford	20.81	The site is already allocated in Dudley Borough Development Strategy.	Click Here
249	Kingswinford South	Furber Place, Kingswinford, DY6 8DE	2.52	The submitter has withdrawn the site from the process.	Click Here
274	Kingswinford South	Ketley Farm, Dudley Road, Kingswinford	1.15	The site is already allocated in Dudley Borough Development Strategy.	Click Here
273	Lye and Stourbridge North	Land off Timmis Road	0.63	The submitter has withdrawn the site from the process.	Click Here
257	Netherton, Woodside and St Andrews	Copse Road, Netherton, DY2 0AJ	0.76	The site is already allocated in Dudley Borough Development Strategy.	Click Here
258	Netherton, Woodside and St Andrews	Saltwells Road, Netherton	1.3	The submitter has withdrawn the site from the process.	Click Here
296	Netherton, Woodside and St Andrews	Land at Park Lane, Cradley	2.81	The site is already allocated in Dudley Borough Development Strategy.	Click Here
264	Norton	Three Fields, Dunsley Road, Norton, Stourbridge	4.59	The submitter has withdrawn the site from the process.	Click Here
259	Quarry Bank and Dudley Wood	Charles Road, Quarry Bank	1.7	The submitter has withdrawn the site from the process.	Click Here
521	Quarry Bank and Dudley Wood	Thorns Road Industrial Estate	8.6	The site is already allocated in Dudley Borough Development Strategy.	Click Here
254	St Thomas	Elizabeth Grove, Tansley Hill, Dudley, DY2 7TG	1.04	The submitter has withdrawn the site from the process.	Click Here
240	Sedgley	Located off Elan Road, Sedgley	3.46	The submitter has withdrawn the site from the process.	Click Here

A-2 Call for Sites not Assessed and Reasons Why (Dudley)

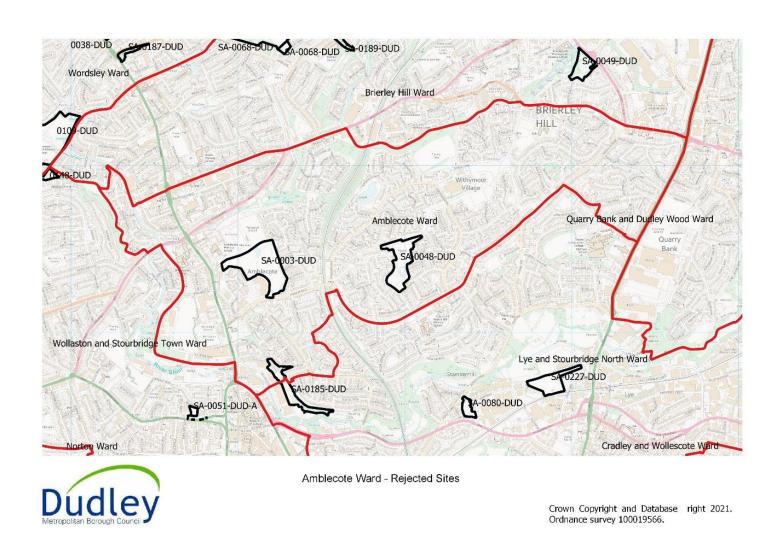
248	Upper Gornal and Woodsetton	Land off Tenacre Lane, Lower Gornal	1.56	The submitter has withdrawn the site from the process.	Click Here
236	Wollaston and Stourbridge Town	Enville Street Stourbridge	0.21	The site is already allocated in Dudley Borough Development Strategy.	Click Here
187	Wordsley	Dadfords Bridge Industrial Estate, Plant Street Wordsley	0.46	The site is already allocated in Dudley Borough Development Strategy.	Click Here

Appendix A-3: Dudley Ward Maps

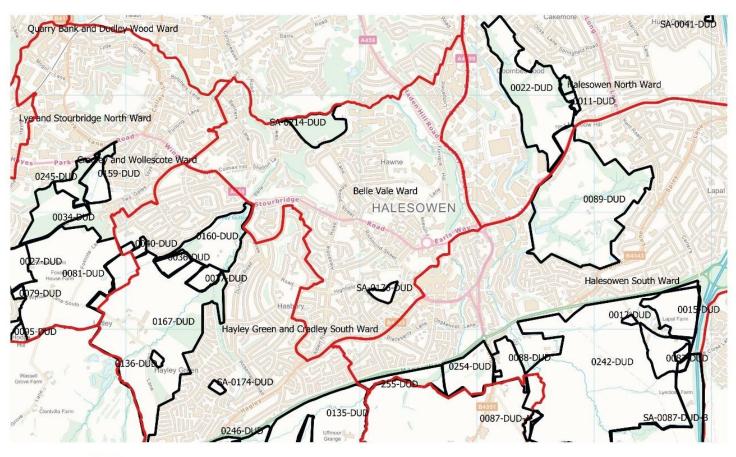
Amblecote - Selected Sites



Amblecote - Rejected Sites:



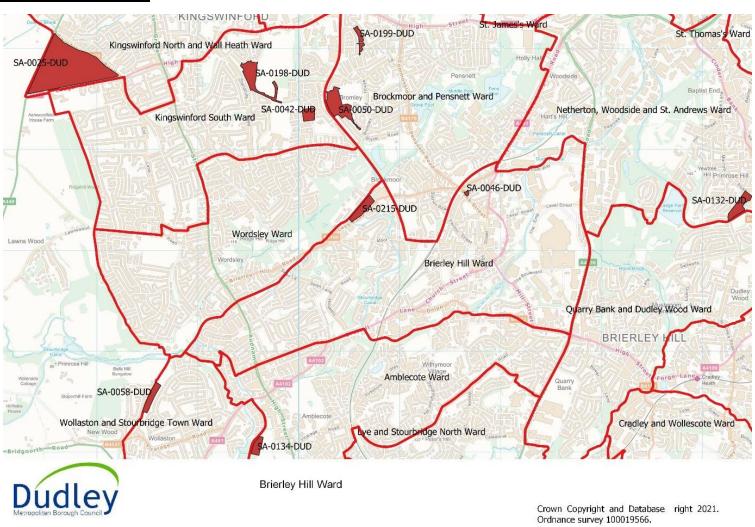
Belle Vale - Rejected Sites:



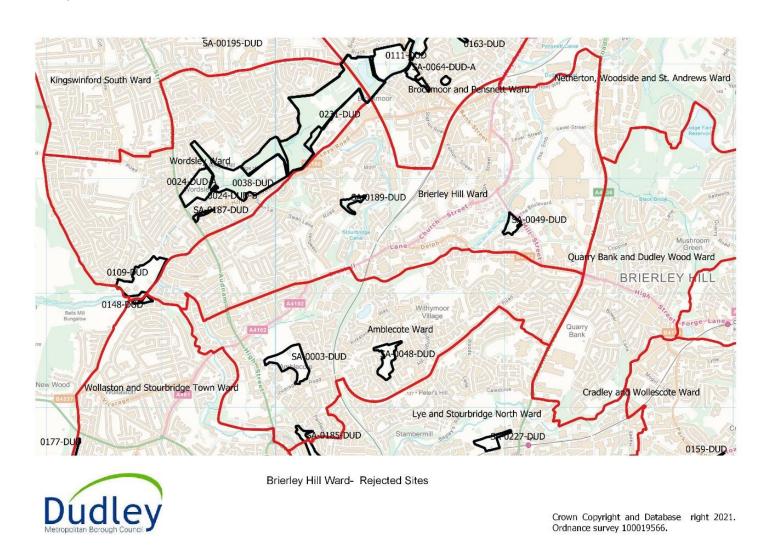


Belle Vale Ward- Rejected Sites

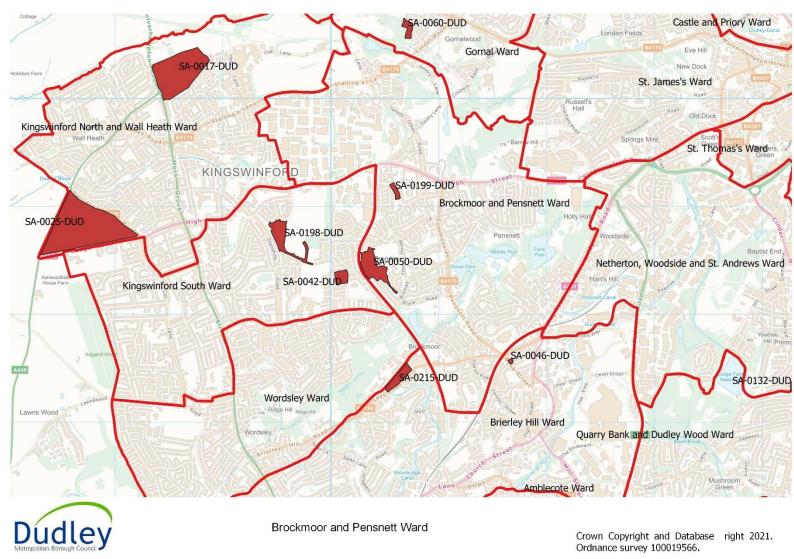
Brierley Hill - Selected Sites:



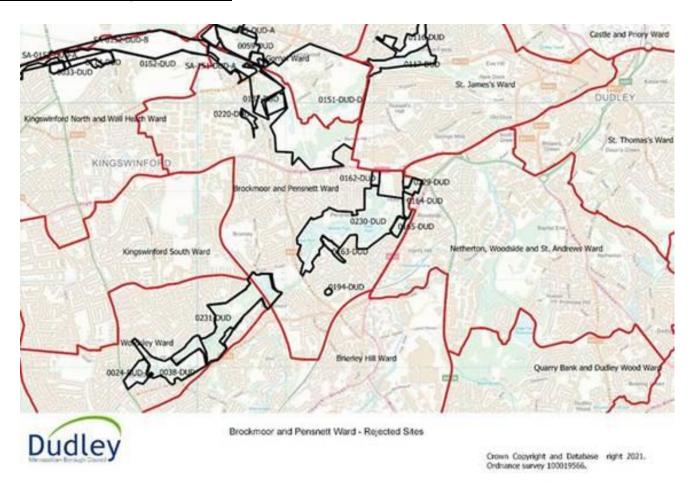
Brierley Hill - Rejected Sites:



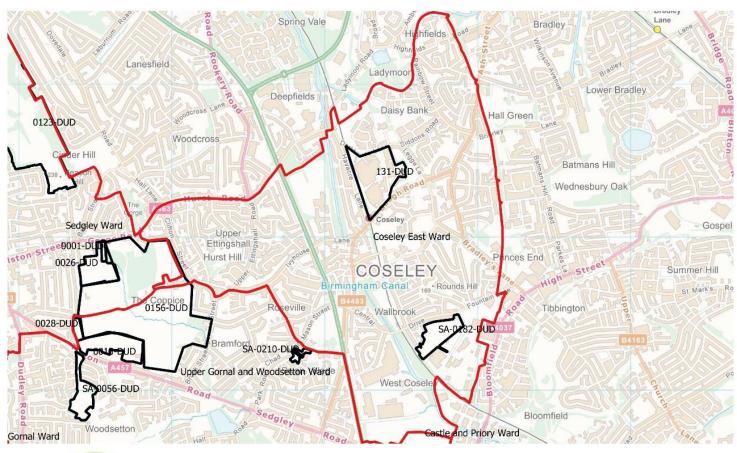
Brockmoor and Pensnett - Selected Sites:



Brockmoor and Pensnett - Rejected Sites:



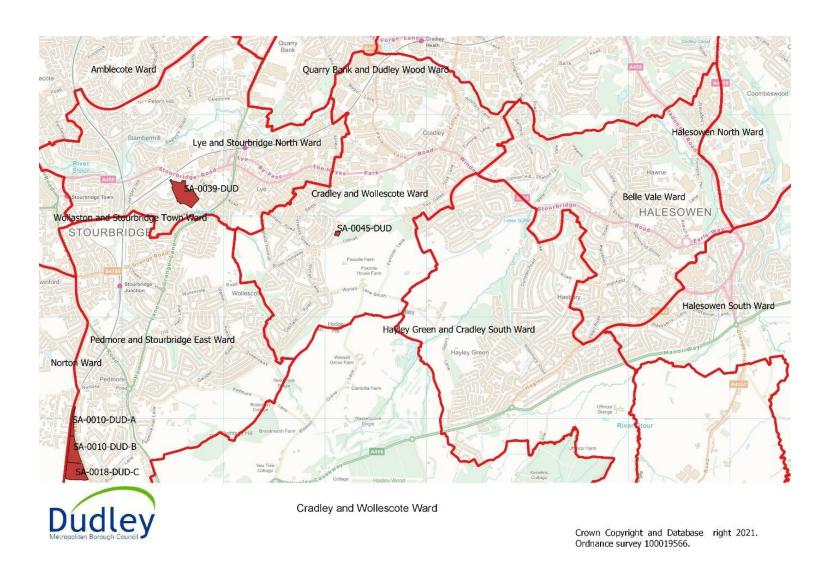
Coseley East - Rejected Sites:



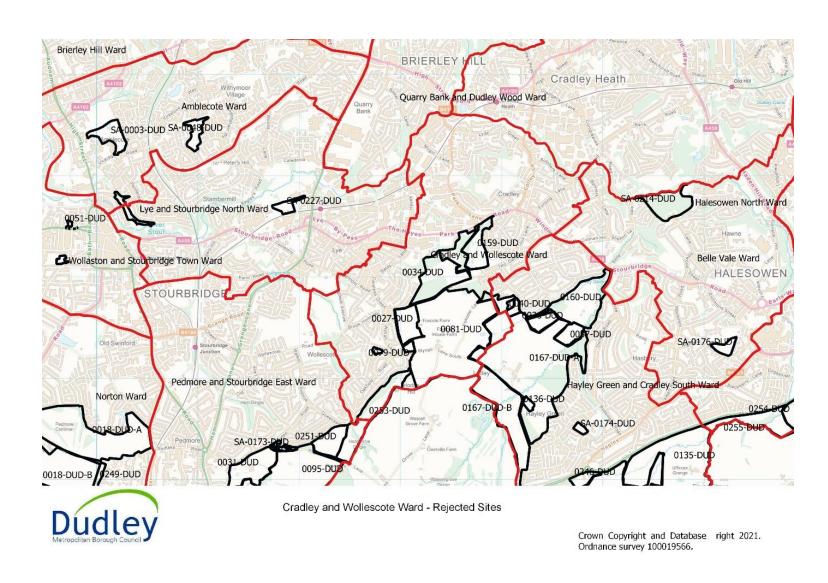


Coseley East - Rejected Sites

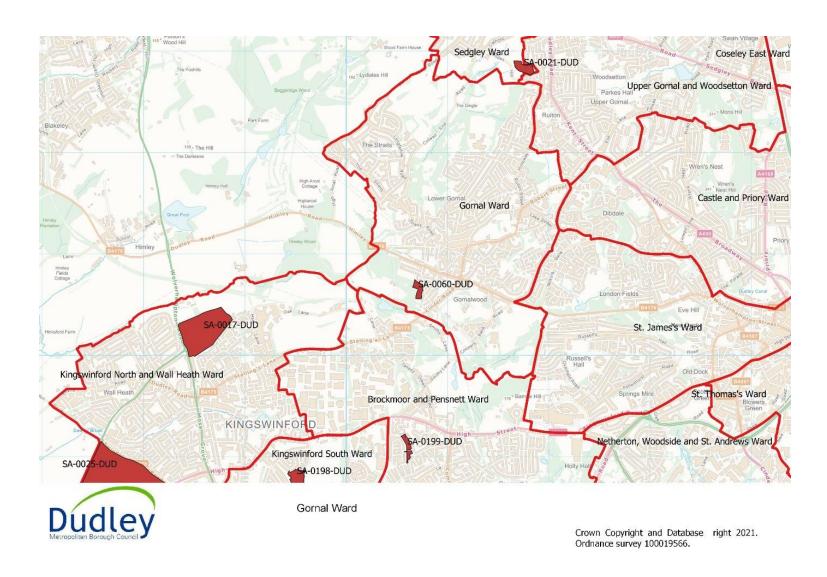
Cradley and Wollescote - Selected Sites:



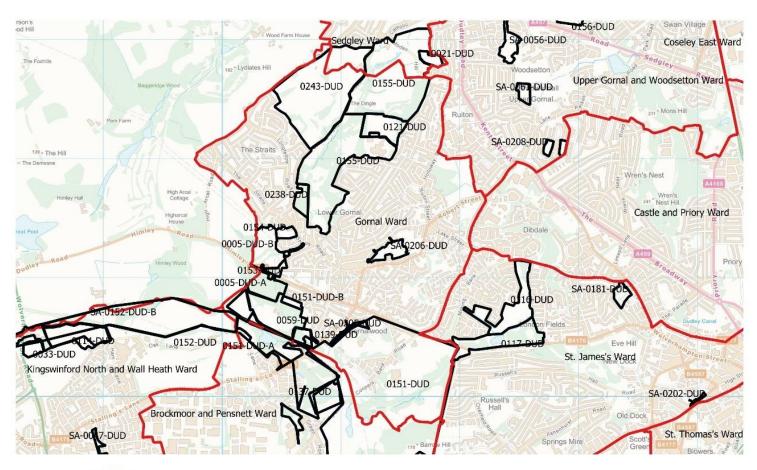
Cradley and Wollescote - Rejected Sites:



Gornal - Selected Sites:



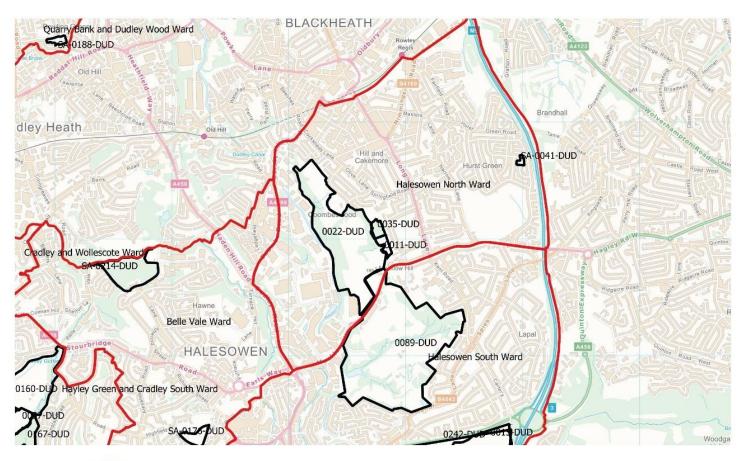
Gornal - Rejected Sites:





Gornal Ward- Rejected Sites

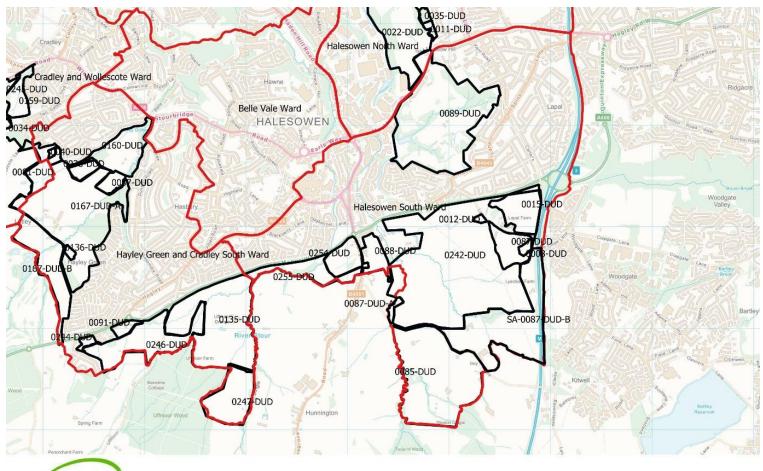
<u>Halesowen North - Rejected sites:</u>





Halesowen North Ward- Rejected Sites

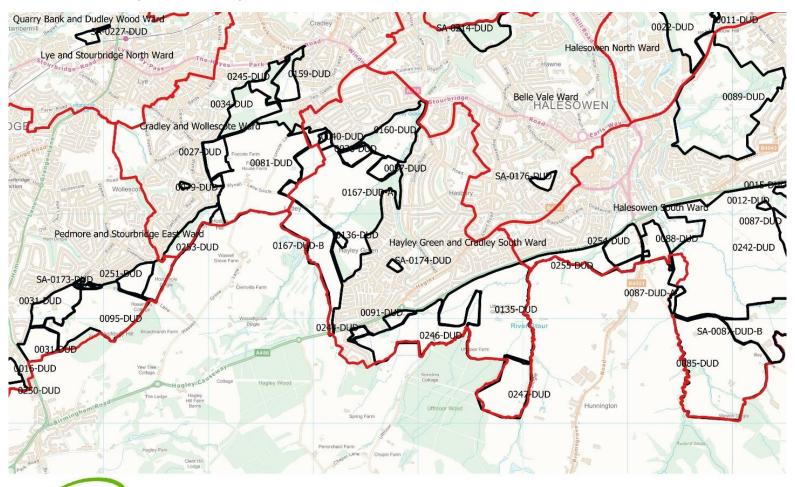
Halesowen South - Rejected Sites:





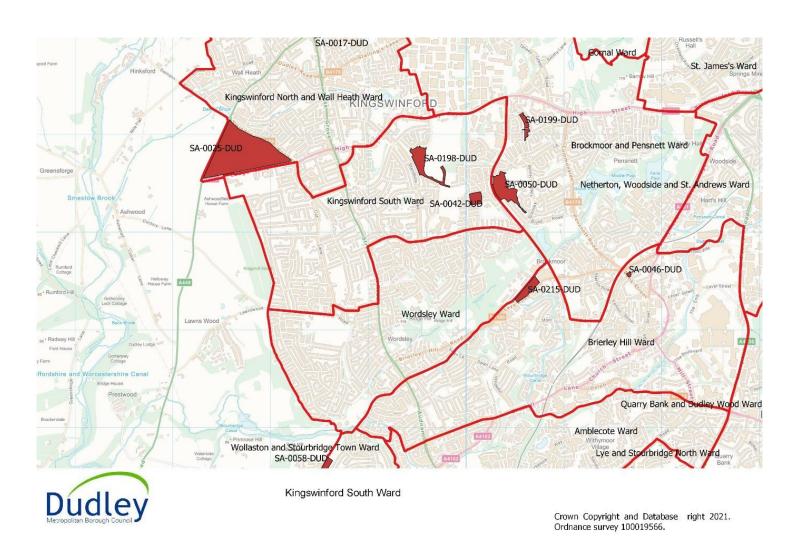
Halesowen South - Rejected Sites

Hayley Green and Cradley South - Rejected Sites:



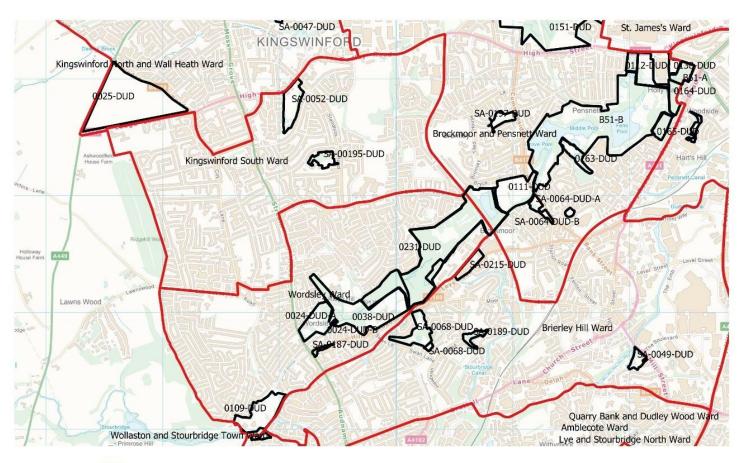
Hayley Green and Cradley South Ward - Rejected Sites

Kingswinford South - Selected Sites:



29

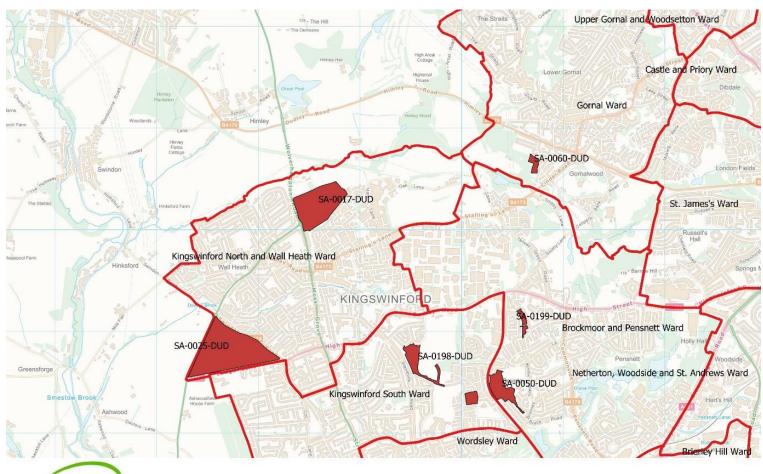
Kingswinford South - Rejected Sites:





Kingswinford South- Rejected Sites

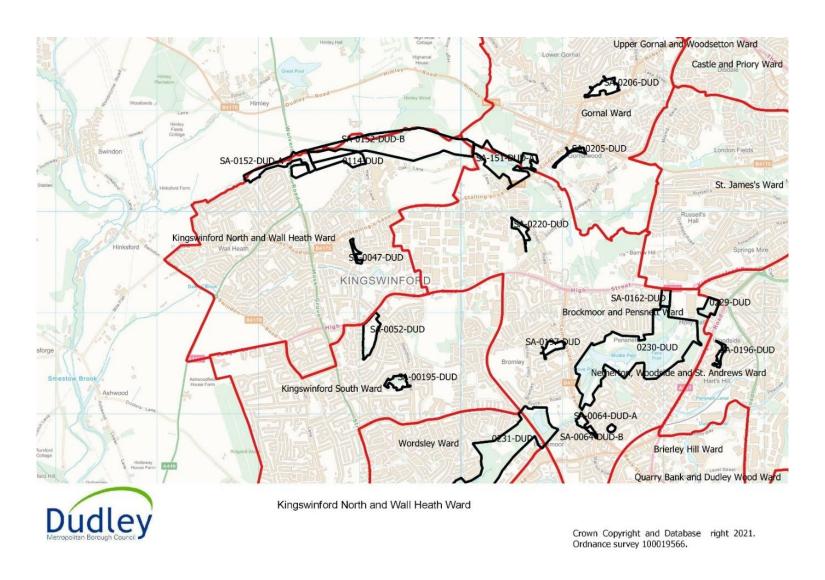
Kingswinford North and Wall Heath – Selected Sites:



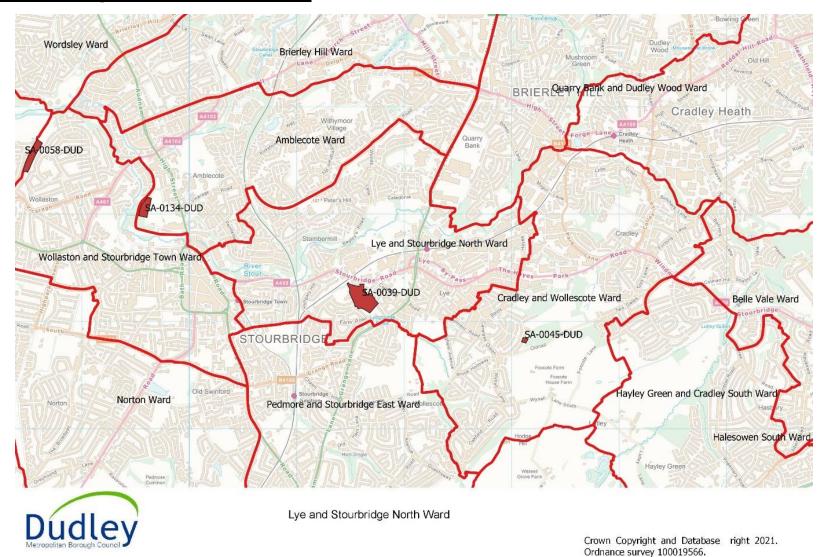


Kingswinford North and Wall Heath Ward

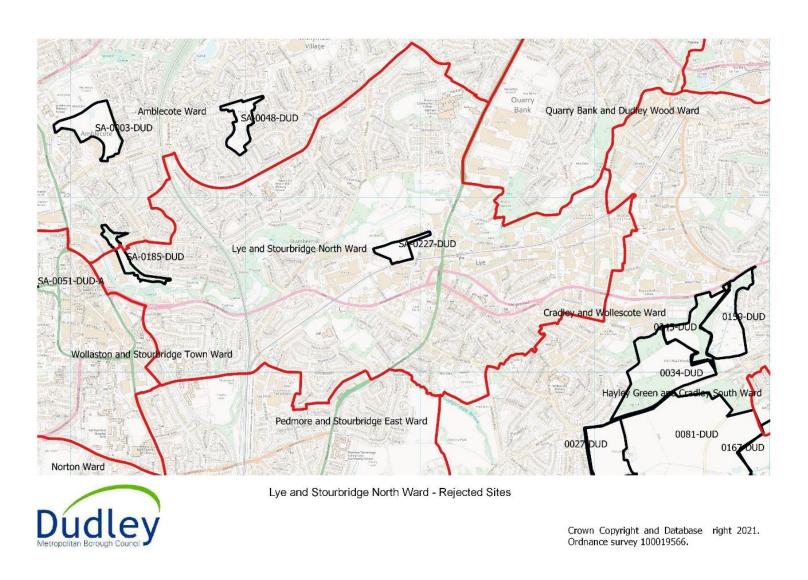
Kingswinford North and Wall Heath - Rejected Sites:



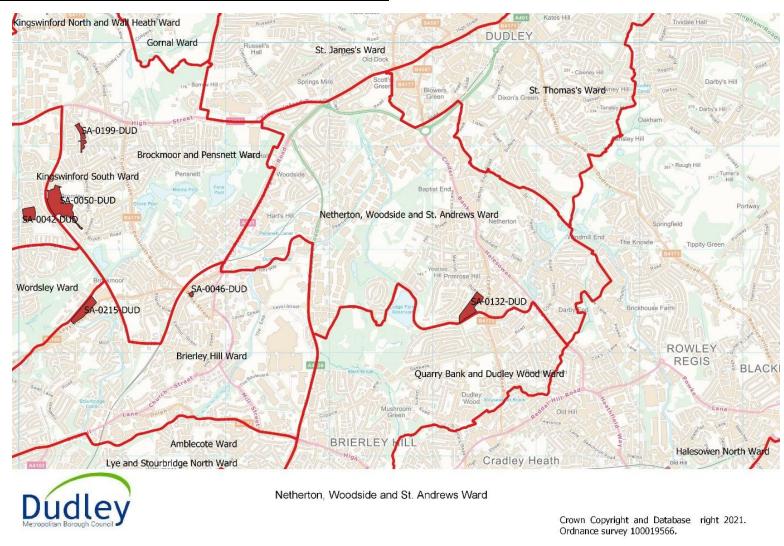
Lye and Stourbridge North - Selected Sites:



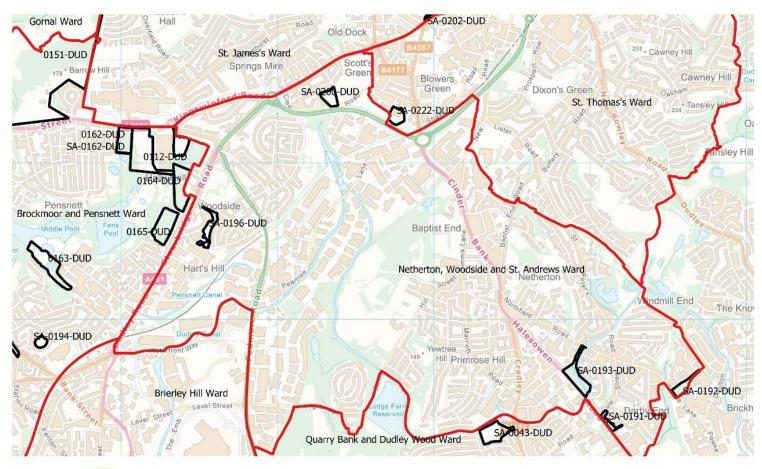
Lye and Stourbridge North - Rejected Sites:



Netherton, Woodside and St. Andrews - Selected Sites:



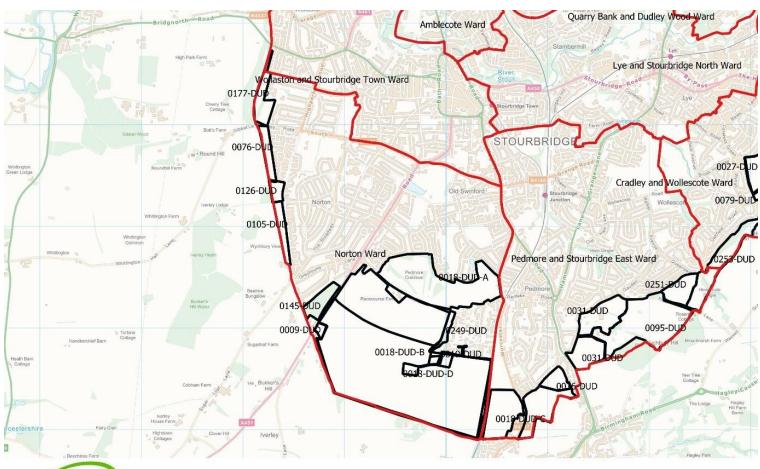
Netherton, Woodside and St. Andrews - Rejected Sites:





Netherton, Woodside and St Andrews Ward- Rejected Sites

Norton - Rejected Sites:

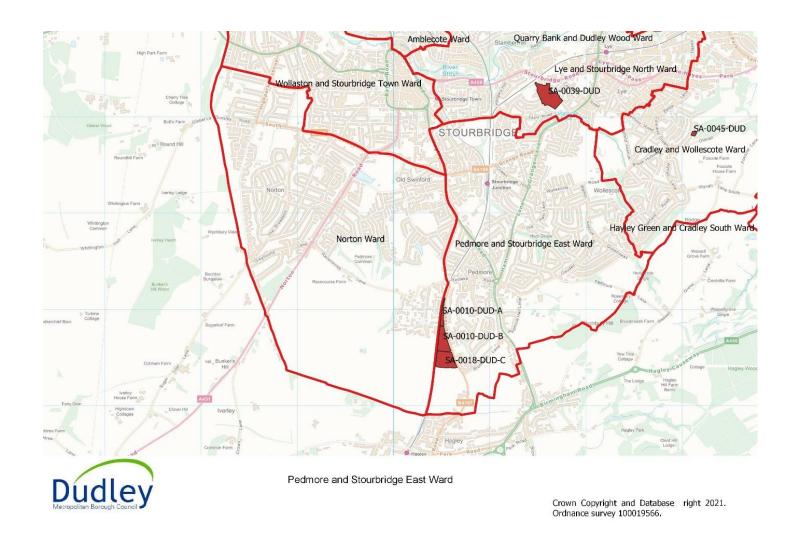




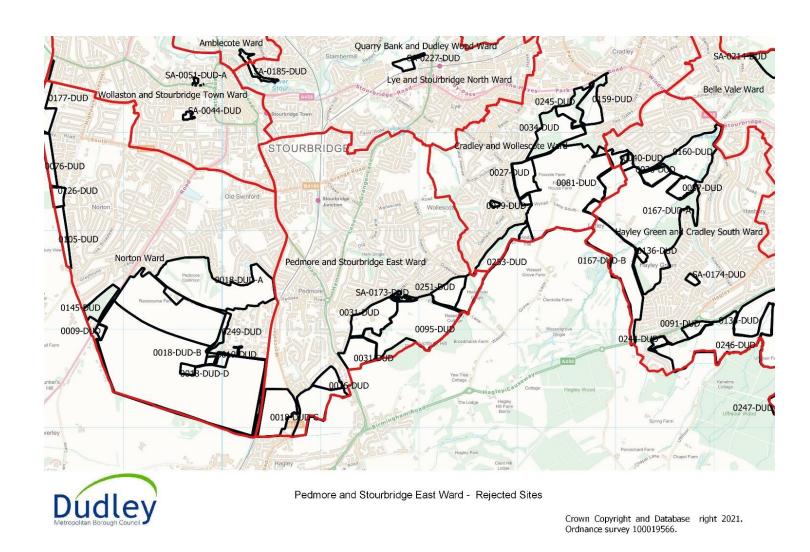
Norton Ward - Rejected Sites

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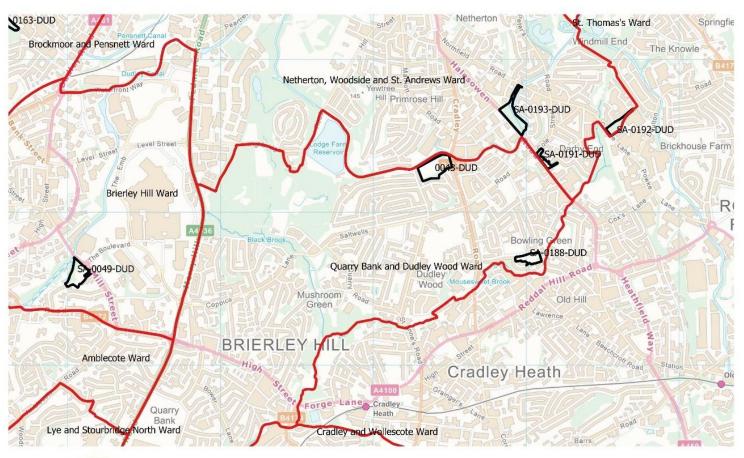
Pedmore and Stourbridge East - Selected Sites:



Pedmore and Stourbridge East - Rejected Sites:



Quarry Bank and Dudley Wood - Rejected Sites:

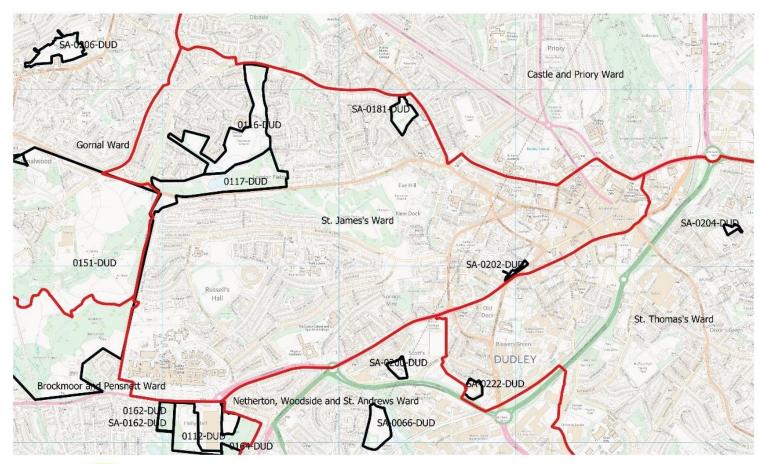




Quarry Bank and Dudley Wood Ward- Rejected Sites

Crown Copyright and Database right 2021. Ordnance survey 100019566.

St.James's - Rejected Sites:



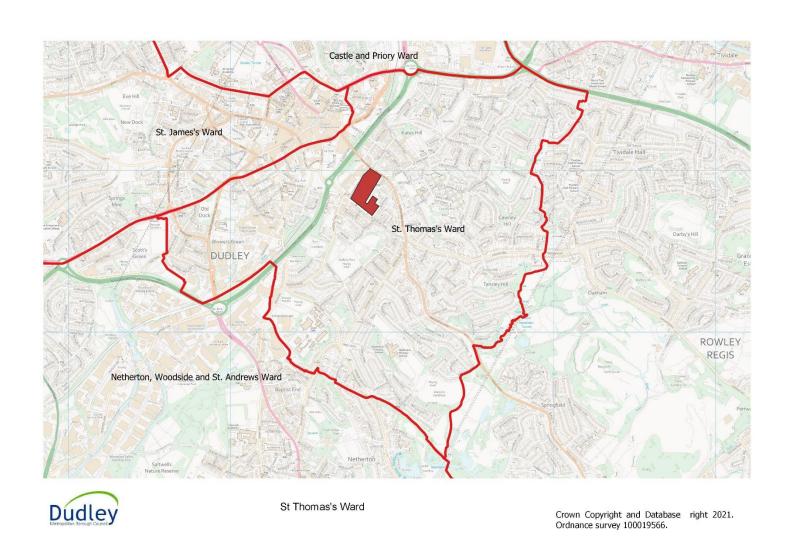


St James Ward - Rejected Sites

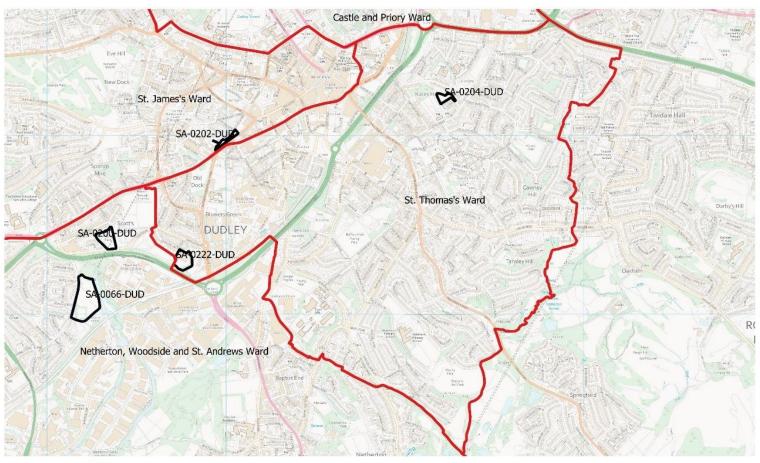
Crown Copyright and Database right 2021. Ordnance survey 100019566.

A-3 Dudley Ward Maps

St. Thomas's – Selected Sites:



St. Thomas's – Selected Sites:

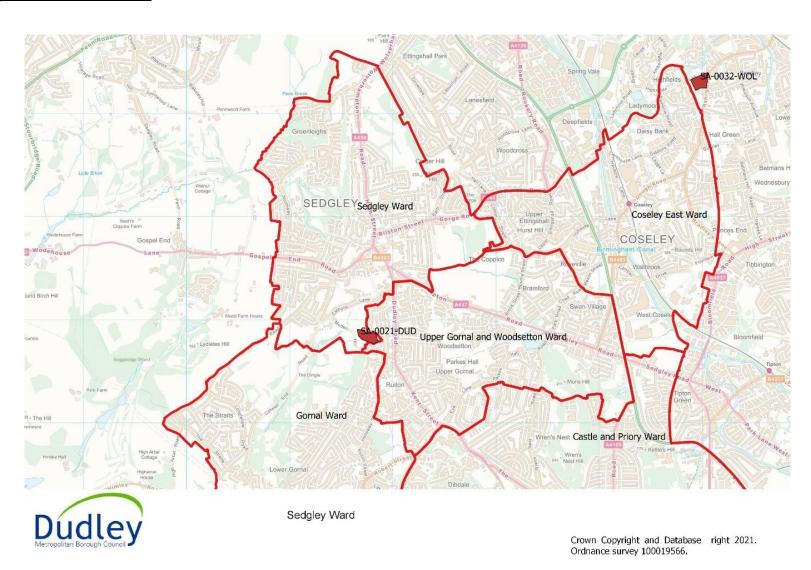




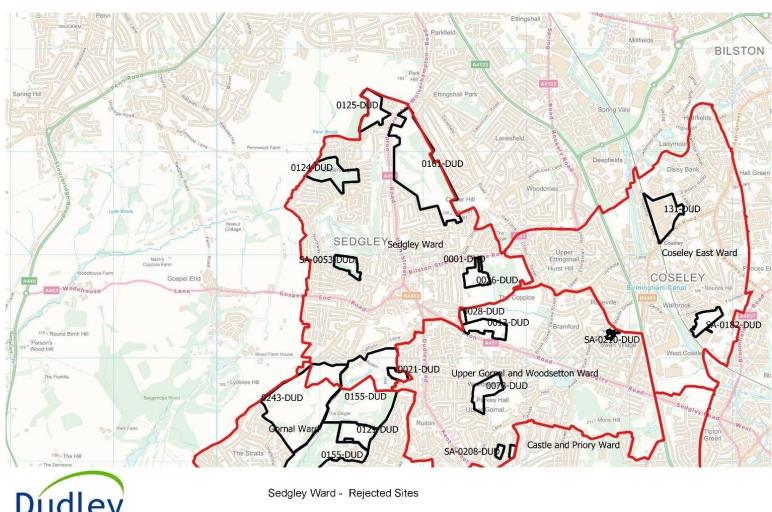
St Thomas's - Rejected Sites

Crown Copyright and Database right 2021. Ordnance survey 100019566.

Sedgley - Selected Sites:

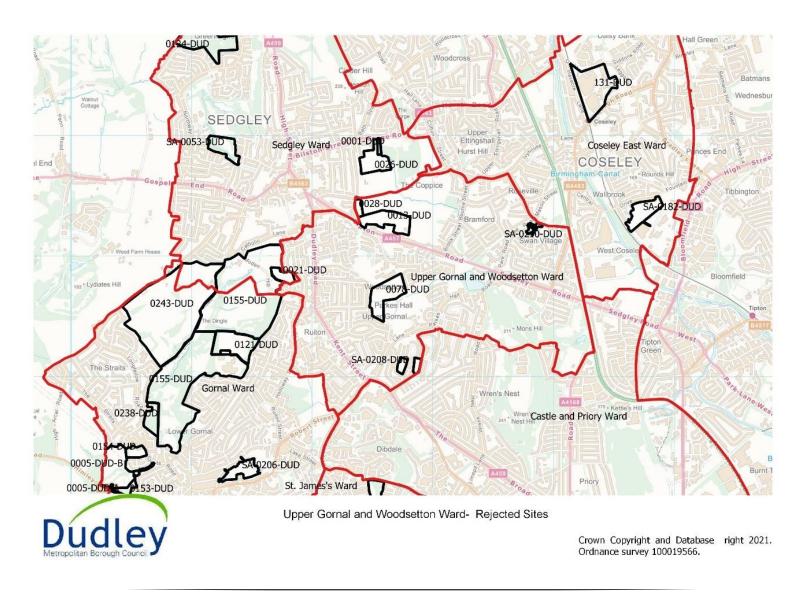


Sedgley - Rejected Sites:



Crown Copyright and Database right 2021. Ordnance survey 100019566.

Upper Gornal and Woodsetton – Rejected Sites:



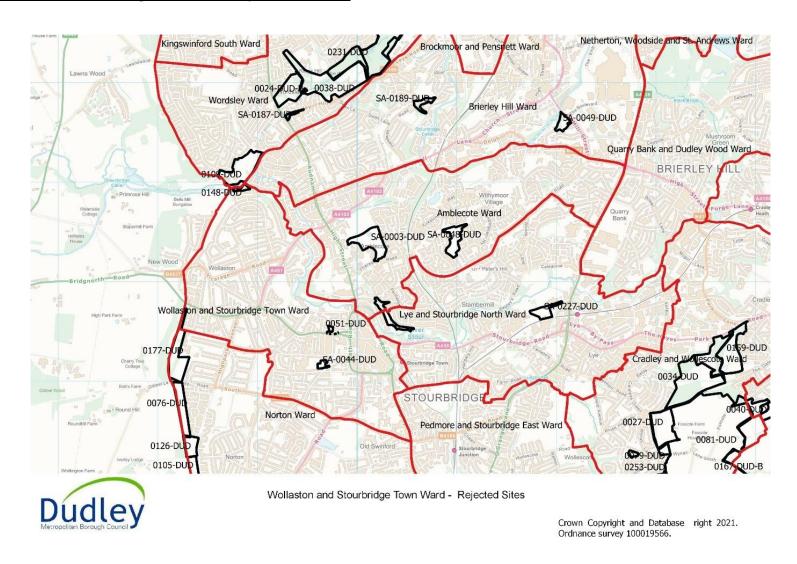
A-3 Dudley Ward Maps

Wollaston and Stourbridge Town - Selected Sites:

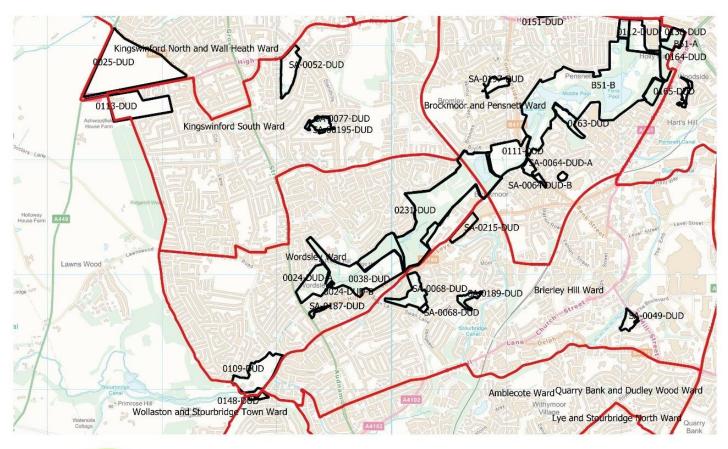


Ordnance survey 100019566.

Wollaston and Stourbridge Town - Rejected Sites:



Wordsley - Rejected Sites:





Wordsley Ward - Rejected Sites

Crown Copyright and Database right 2021. Ordnance survey 100019566.

The following sites were considered suitable for Housing and/or Employment development and have been identified as being available, viable and deliverable.

All sites in the following order:

- 1. Ward
- 2. Site Assessment Reference

Contents

Ward	Site Known As	Site Reference	Page
Amblecote	VB at Old Wharf Road	SA-0134-DUD	51
Brierley Hill	Bent Street	SA-0046-DUD	54
	Brockmoor Foundry	SA-0215-DUD	57
Brockmoor and Pensnett	Bryce Road	SA-0050-DUD	61
	Corbyn's Hall Open Space	SA-0199-DUD	65
Cradley and Wollescote	Seymour Road	SA-0045-DUD	69
Gornal	Guys Lane	SA-0060-DUD	72
Kingswinford North and Wall Heath	Holbeache	SA-0017-DUD	75
	The Triangle	SA-0025-DUD	79
Kingswinford South	Lapwood Avenue	SA-0042-DUD	83
	Standhills	SA-0198-DUD	86
Lye and Stourbridge North	Lewis Road	SA-0039-DUD	89
Netherton, Woodside and St.Andrews	Marriott Road	SA-0132-DUD	92
Pedmore and Stourbridge East	Worcester Lane North	SA-0010-DUD(A)	96
	Worcester Lane Central	SA-0010-DUD(B)	100
	Worcester Lane South	SA-0018-DUD(C)	104
St.Thomas's	Nuttalls	SA-0373-DUD	108
Sedgley	Viewfield Crescent	SA-0021-DUD	112
Wollaston and Stourbridge Town	Wollaston Farm	SA-0058-DUD	115

Amblecote

Site Known as	VB at O	ld Wha	rf Road			
Site Address			ourbridge, DY8 4LU	J		
Ward	Amblecote	<u> </u>	Call for Site Ref		16	
Site Area (ha)	1.4					
Site Reference		NIID.				
Site Reference	SA-0134-E					
			und/Context			
Current uses	foundations h	ave been g				
Surrounding land			re trees, with the Sto			
uses			dustrial land, with Stor			
			outhern boundary is ac uns along the westeri			ly treed area.
	The Stourbild		straints	ii bouilde	uy.	
Cataway Canatrainta (A	4	ad (la a la)
Gateway Constraints (vaffecting part of submit		Name / D	etalis	Amour	it covere	ed (ha's)
SSSI/SAC/SINC	iteu site)	N/A				
Ancient Woodland / Vete	eran Trees					
Local Nature Reserve		N/A				
Flood Risk Zone 3		N/A				
Registered Park & Garde	gistered Park & Garden N/A					
Scheduled Ancient Monu	ument	N/A				
Operational Burial Ground N/A						
Common Land N/A						
Existing Policy Designation	Reger Linear Minera SLINC section bound 'Stourl within bound Local wester	neration Co Open Spa Al Safeguar Control Contr		te Canal' pa t to the w nservatio djacent to	artly with vestern a n Area' t o the sou	in the western nd southern hin slither uthern
Green Belt and Land			sessment			
Criteria	Assessmen	t				Rating
Green Belt Harm	Not in the Green Belt					
Landscape Sensitivity						
Detailed assessment	against env	rironment	tal, economic and	social o	riteria	
Criteria	Assessmen					Rating
			onmental			
Greenfield/Previously			e, with large proportion		or	
Developed Land		employment uses. Western section is tree lined.				
Topography	Stourbridge C	anal (to the	n minor sloping area to e south and west).	owards		
Agricultural Land Quality using	Not agricultur	al land				

Magicmap Landscape			
post-1988 map	T1	TDO/s as the site. There's a believed	
Tree Preservation		are no TPO's on the site. There is a belt of trees	
Orders / Mature Trees		the western boundary adjacent to the canal that are	
of Value on site or	within	a Conservation Area.	
significantly affecting			
boundaries	OL ING	NOA	
Biodiversity or		C 'Stourbridge Arm, Stourbridge Canal' partly within the	
Geodiversity on site or		rn section. The SLINC also runs along the western and	
significantly affecting	Southe	ern boundaries.	
boundaries	10/	we now of the cite is within (Ota-whailes Oarel A	
Heritage Assets on		ern part of the site is within 'Stourbridge Canal Arm	
site or significantly		sion Conservation Area' which also runs along the	
affecting boundaries	1	ern boundary of the site. Thus, will require careful	
Vioual amonity and	design		
Visual amenity and		rellings currently nearby. Removal of industrial	
Character of the Area		ngs has created a vacant site.	
Flood risk, drainage		and west of site edge of Flood Zone 2.	
and ground water		sk of surface water flooding 1/1000 on north, west and	
Cround		f south of the site. rial site. Potential for contamination	
Ground	inaust	rial site. Potential for contamination	
Contamination Ground stability	Cool	dining Low Pick Area	
Ground stability	None	Mining Low Risk Area	
Air Quality impact of	ivone		
adjoining uses Noise impact of	None		
•	ivone		
adjoining uses Mineral Extraction and	No:	neral extraction or mineral resource constraints based	
Mineral Extraction and Mineral Resource		neral extraction or mineral resource constraints based that the description of mineral resource constraints based that the description of mineral resource constraints based to the description of the desc	
Areas			
Aleas	Saleg	uarding) (using 250m site assessment agreed buffer)	
Mineral Infrastructure	No mi	neral infrastructure constraints	
and Brickworks			
Waste Infrastructure	No wa	aste infrastructure constraints regarding existing waste	
aoto ililiaoti dotalo		ructure based on the Draft Black Country Plan Policy	
		Vaste Sites)	
Other Environmental		eological Priority Area	
		Economic	
Employment Developme	ent	BEAR recommendation release for housing	
Opportunities		3	
Employment Land		BEAR recommendation release for housing. Site	
		allocated for housing ref H11B.16 within Dudley	
		Borough Development Strategy	
Delivery / Phasing		Given estimated build out rate, 80 homes will be built	
		between 2024-2029. 100 homes will be built between	
		2030-2035. 50 homes will be built between 2035-	
		2039.	
Viability		Significant capacity limitations / likely to make	
viability			
Availability of utilities		development unviable without external funding	
Availability of utilities –		No limitations / negligible impact on development viability	
electricity, gas, water, sewage treatment		viability	
Infrastructure constraint	s on /	None known, although there are two small adjacent	
under site	.5 011/	electricity sub-stations within the site.	
Highways access and		Access from Old Wharf Road only. Turning into Old	
transportation		Wharf Road is regulated by traffic signals.	
i anoponation		which reduced by traine signals.	

network reg		Unlikely to have a significant impact – access regulated by traffic signals and Stourbridge ring road is less than 200m away.			
Other Economic		None	•		
		Soci	ial		
Access time by walk Primary schools: wa services in accordar	lking only)	to key residential	GP/Health Centre/Walk in		mins following ole mitigation
Primary School		mins following any ble mitigation	Strategic Centre/Employment Area	followin	in 20 mins ng any viable itigation
Secondary School	Within 25 mins following any viable mitigation		Centre/Foodstore	followin	in 15 mins ng any viable itigation
Any character The western boundary adjacent to the canal is marked by a belt of trees					elt of trees
constraints on density which join southwards to the SLINC.				SLINC, Co	nservation
		along southern bound			
			onal Cycle Network runs	opposite	
cycle route networks		nction with Old Wharf	Road and High Street		
Public Open Space None					
Loss of Playing Field / None		one			
Sports Pitches	Nieres				
Other Social None					
Opportunities Opportunities Opportunities					
Opportunities Outline application P18/0921 (access only) for residential development					
granted on the majority of the site (southern section containing smaller building excluded from the boundary). Ideally the smaller area would also					
be developed for housing.					
Sustainability Appraisal					
Sustainability	Positi	ve SA objectives 5, 6			
Appraisal Conclusion					
The cite is converted		Conclu	ision		

The site is currently industrial in use and has a long, tree lined, western boundary with the Stourbridge Canal.

The site forms part of the larger mixed-use development allocation ref H11B.16 within the Dudley Borough Development Strategy. BEAR confirms that it can be released from its current employment use to housing. The site is adjacent to a large SHLAA site and the northern part of the site forms part of an extant planning application for outline residential development.

Part of the north western section of the site has SLINC status and there is also a SLINC directly to the southern boundary of the site. The western boundary of the site is within a Conservation Area and also an Archaeological Priority Area.

The site is acceptable for housing. Ecological and tree surveys will be required to assess the quality of the boundary trees and due to the partial SLINC status of the site. Design will have to be carefully take into account the western boundary with the Conservation Area and Archaeological Priority Area. A Heritage Statement will be required. Opportunities exist to provide a well-designed development given the long western boundary of the site with the Stourbridge Canal.

Developable Area (ha)	0.84	Density (dwellings per hectare)	35	Estimated Housing Units	36	
--------------------------	------	---------------------------------------	----	----------------------------	----	--

Brierley Hill

Site Known as	Bent Str	eet			
Site Address	Bent Street	, Brierley Hill			
Ward	Brierley Hill		Call for Site Re	f	231
Site Area (ha)	0.15				
Site Reference	SA-0046-D	A-0046-DUD			
		Backgroun	d/Context		
Current uses	space contain	ing trees. A foo	treet and Bank Street path crosses the		ea of grassed open ally.
Surrounding land uses	Predominantly	residential			
		Const	raints		
Gateway Constraints affecting part of subr		Name / Detai	ls	Amount	covered (ha's)
SSSI/SAC/SINC	,	N/A			
Ancient Woodland / Ve	teran Trees	N/A			
Local Nature Reserve		N/A			
Flood Risk Zone 3		N/A			
Registered Park & Gar		N/A N/A			
	duled Ancient Monument				
Operational Burial Gro					
Common Land		N/A			
Existing Policy		Mineral Safeguarding Area			
	Designations Area of High Historic Townscape Value Regeneration Corridor 11a				
Green Belt and Lan	dscape Sens	itivity Asses	sment		
Criteria	Assessmen	t			Rating
Green Belt Harm			Not in the Green E	Polt	
Landscape Sensitivity			Not in the Green t	oeii.	
Detailed assessmen	nt against en	vironmental,	economic and s	ocial crit	
Criteria	Assessmen				Rating
		Environ	mental		
Greenfield/Previously Developed Land	Greenfield				
Topography	Relatively flat				
Agricultural Land	Not agricultura	al land			
Quality using					
<u>Magicmap</u>					
Landscape post-					
1988 map					
Tree Preservation	0	None although there are a number of trees on the site. Tree			ee
Orders / Mature	survey require	ed.			
Trees of Value on					
site or significantly					
affecting boundaries					
Biodiversity or Geodiversity on site	None known				

or significantly						
affecting boundaries Heritage Assets on	Within on Aron of High High	orio Townocono Voluo				
site or significantly	Within an Area of High Historic Townscape Value.					
affecting boundaries						
Visual Amenity and	An attractive site containing	trees				
Character of Area						
Flood risk, drainage	Not within Flood Zones 2 or					
and ground water	No risk of surface water floo					
Ground Contamination	None known. Terraced hou					
Contamination	County Series First Edition demolished during the 1970					
Ground stability	Coal Authority Developmen		uon			
Air Quality impact of	The site has frontages to tw		assified –			
adjoining uses	Bank Street B4179.					
Noise impact of	Bank Street (B4179) is hea	vily trafficked				
adjoining uses						
Mineral Extraction	No mineral extraction or mi		pased on			
and Mineral Resource Areas	the draft Black Country Plan Safeguarding) (using 250m		uffor)			
Mineral Infrastructure	No mineral infrastructure co		iner)			
and Brickworks		motranto				
Waste Infrastructure	No waste infrastructure con	straints regarding existing v	vaste			
	infrastructure based on the	Draft Black Country Plan P	olicy W2			
	(Waste Sites)					
Other Environmental None known						
Delivery / Dheeing		nomic	o o o itu			
Delivery / Phasing	Site available for delivery. deliverable during Plan peri		pacity			
Viability	Significant capacity limitations / likely to make development					
Vidbinty	unviable without external funding					
Availability of utilities	No limitations / negligible impact on development viability					
electricity, gas,						
water, sewage						
treatment Infrastructure	None known					
constraints on /	None known The path across the site is not a definitive path					
under site		not a dominavo patri				
Highways access	Bank Street (B4179) heavily	y trafficked. There are wait	ing			
and transportation	restrictions in front of the si	te.				
	5 . 6					
	Bent Street is a one-way ro					
	amount of on road parking occurs in the area. Additional vehicles may lead to further impacts on the immediate highway.					
verillores thay load to farther impacts on the infilliodiate highway.						
	Access possible from either road, Bent Street likely to be					
	favoured.					
Impact on the wider	The site is on the junction of Bank Street with Bent					
road network	Street/Adelaide Street. Thi	s is a busy junction.				
Additional traffic would be placed on Bank Street which is prone						
	to waiting traffic at peak times back from its junction with High Street/Dudley Road					
Other Economic						
	Sc	ocial				
Access time by walking						
	ls: walking only) to key	GP/Health Centre/Walk	Within 10 mins following			
residential services in a	accordance with BCP	in Centre	any viable mitigation	1		
Policy HOU2.						

Primary School	Within 15 mins following any viable mitigation		Strategic Centre/Employment Area	Within 20 mins following any viable mitigation		
Secondary School	Within 20 mins following any viable mitigation		Centre/Foodstore		mins following le mitigation	
Any character None apart from the tree constraints on density			es			
Connections to local cycle route networks		None known				
Public Open Space This is an area used for open space purposes						
		Community Forum 5: B	iew (2019) identifies the rierley Hill, Brockmoor and ove average quantity of p	Pensnett,		
Loss of Playing Field / None Sports Pitches						
Other Social None known						
Opportunities						
Opportunities						
Sustainability Appraisal						
Sustainability Apprais	Sustainability Appraisal Positive SA objectives 5, 10 and 13 Conclusion					
Conclusion						

This site that is located on the corner of Bent Street and Bank Street. It is within an Area of High Historic Townscape Value and comprises mown grassland with trees. One, non-definitive path runs diagonally across it.

The Open Space Review (2019) identifies the site within Community Forum 5: Brierley Hill, Brockmoor and Pensnett, where there is an above average quantity of public open space.

The site occupies a prominent location along one of the gateways into nearby Brierley Hill Strategic Centre and therefore there is an opportunity to create a stand-out building to enhance this gateway location. On this basis, it is considered that there is scope to place a small, high quality, apartment scheme on this site, retaining as many trees as is practicable so that it would not harm the value of the AHHTV.

A high density could be achieved due to it's proximity to essential services and near to Brierley Hill Strategic Centre.

0.1 Density (dwellings per hectare) 70 Estimated Housing Units	Developable Area (ha)	
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Site Known as	Brockmo	or Found	rv			
Site Address			s Road, Brierley Hil	I. DY5 :	3UP	
			•	., 5 . 0 .		
Ward	Brierley Hill Call for Site Ref			555		
Site Area (ha)	1.9					
Site Reference	SA-0215-DUD					
Background/Context						
Current uses	and facilities					
Surrounding land uses	The site has a canal frontage on the long north western boundary and at the south west tip, with existing industrial uses on the opposite side of the canal. Industry to the north-east part of the site. There is an established residential area on the opposite side of Leys Road, to the south east.					
			traints			
Gateway Constraints				nt covere	d (ha's)	
affecting part of subr	nitted site)	NI/A				
SSSI/SAC/SINC Ancient Woodland / Ve	N/A					
Local Nature Reserve	eteran Trees N/A N/A					
Flood Risk Zone 3	N/A N/A					
Registered Park & Gar	don	N/A				
Scheduled Ancient Mo						
Operational Burial Gro						
Common Land	N/A					
Existing Policy Designations	Local Employment Area 'Cookley Wharf/Premier Partnership Estate' – whole site Regeneration Corridor 11B – whole site Mineral Safeguarding Area – whole site Site of Local Importance for Nature Conservation 'Fens Branch Stourbridge Canal' runs adjacent to the north western and south western boundaries Area of High Historic Townscape Value (AHHTV) adjacent to the north western boundary associated with the canal The south west tip of the site has a boundary with the Stourbridge 16 Locks Conservation Area Local Archaeological Priority Area – thin slither of land along the boundary with the canal					
Green Belt and Lan	•		ssment			Dating
Criteria Green Belt Harm	Assessment					Rating
Landscape Sensitivity	Not in the Green Belt					
	nent against environmental, economic and social criteria					
Criteria	Assessment Rating					
		Enviro	nmental			
Greenfield/Previously Developed Land	Occupied employment site					
Topography	from the canal there on the bo	up to Leys Roundary to Le nificant constr	cant slope in the NE pd, with potentially retays Rd. However, this aints on capacity	aining st	ructures	
Agricultural Land Quality using	Not agricultura	ıı ıdılu				

Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries No designations within site boundary, however the canal is a SLINC directly adjacent to the site to the north and west – a survey will be required to establish any harm to the SLINC. Sulfacting boundaries Heritage Assets on site or significantly affecting boundaries Southwestern part of the site adjoins a Conservation Area centred on the canal. The North West boundary adjoins an AHHTV – any proposed development will need to be responsive to local historic character, particularly along these frontages. A slither of land adjacent to the canal is also an Archaeological Priority Area. Unlikely to overlook residential with a suitable scheme.
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Mineral Infrastructure No mineral infrastructure constraints
initional initiational initiation and initiation an
and Brickworks
Waste Infrastructure Within 250m of The Leys Depot, a small hazardous waste
transfer facility operated by Dudley MBC and ELV Recycling
Midland Ltd, a small End of Life Vehicle (ELV) car breaker
facility.
Other Environmental None known
Economic
Employment Within an existing employment area, but no vacant land within it
Development – site is also constrained by the road and canal network, with
Opportunities access in particular a potential barrier to future industrial
development.
Employment Land The wider industrial site (The Leys) achieved a score of 21
within the BEAR, which is marginally above the threshold to
retain as a Local Employment Area. However, given that there
are two adjoining sites with housing allocations (H11B.18 and
H11B.1), there is the potential for this CfS to be redeveloped for
housing in tandem with the adjoining sites, resulting in new
housing on one side of the canal and existing industry on the
other.

Delivery / Phasing According to the applicants, the current occupier of the site is looking to relocate within the next 2-3 years. All capacity							
	deliverable duri						
Viability	unviable withou	ignificant capacity limitations / likely to make development nviable without external funding					
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / capacity	lo limitations / negligible impact on development viability apacity					
Infrastructure constraints on / under site	None known	lone known					
Highways access and transportation	the existing acc achieve addition	ess point in al access	m Leys Rd (B4180), potent nto the site, with the potent points off this highway.	ial to			
Impact on the wider road network	Access can be gained onto a Classified (B) Road, although a footway is absent from part of that frontage. Also, the impact of the traffic associated with the existing industrial use needs to be factored in.						
Other Economic	None						
Social							
			GP/Health Centre/Walk in Centre		mins following ble mitigation		
Primary School) mins following ble mitigation		
Secondary School) mins following ble mitigation			
Any character constraints on density							
Connections to local	None although	n access to	the canal towpath availab	le having			
cycle route networks		nnia Bridge	directly to the north of the	site			
Public Open Space	None						
Loss of Playing Field / Sports Pitches	None						
Other Social None							
Opportunition	Opportunities						
Opportunities There is the potential for comprehensive redevelopment of this and adjacent industrial sites on this side of the canal, potentially tied in with the regeneration					e regeneration		
of the canal side, area at this locality, including enhancement works to the							
Conservation Area, SLINC and AHHTV. Sustainability Appraisal							
Sustainability Appraisa Conclusion			ves 6, 10 and 14				
Conclusion Conclusion							

The site forms part of a wider industrial area which is currently designated as a Local Employment Site ref E11B.6 'Cookley Wharf/Premier Partnership Estate' (also known as The Leys) which achieved a score of 21 within the BEAR assessment, which is marginally above the threshold to retain as a Local Employment Area.

The industrial estate is split into two by the Stourbridge Canal, the larger portion being on the western side. This call for sites is located to the east of the Stourbridge Canal and there are two housing allocations nearby to it. One to the north known as Cookley works, off Leys Road and one to the south Leys Road/Moor Street ref H11B.18. It is considered that there is the potential for this site to be redeveloped

for housing along with these nearby sites, resulting in new housing on one side of the canal and existing industry on the other.

There are concerns regarding potential noise from the remaining industrial uses impacting on future occupier amenity. A noise survey and mitigation measures, which may include a buffer, will therefore be required. This may potentially reduce the developable area.

The site contains part of and is also adjacent to a SLINC and contains a number of trees. Relevant survey information and mitigation will be required.

Good design is also paramount as the site is adjacent to AHHTV and parts of the site are within/adjacent to a Conservation Area. The site boarders a canal which presents good design opportunities.

On the basis of the above, the site is appropriate for reallocation from employment land to housing land.

Developable Area (ha)	1.52	Density (dwellings per hectare)	40	Estimated Housing Units	60

Brockmoor and Pensnett

Site Known as	Bryce R	oad					
Site Address	Land adjac	Land adjacent to Pens Meadow School, Bryce Road, Pensnett					
Ward	Brockmoor Pensnett	and	Call for Site	Ref	235		
Site Area (ha)	4.0						
Site Reference	SA-0050-D	SA-0050-DUD					
	Background/Context						
Current uses Surrounding land	The very narro	ow southern sec north and south	najority is mown ection contains so n. Pens Meadow	rub and trees School to ea	s. ast. Hea	avily treed	
uses	dismantled rai	ilway line contai Constr	ning a footpath v	with housing	beyond	to the west.	
Gateway Constraints	(where	Name / Detai		Amount c	overed	(ha's)	
affecting part of submission of the submission o	den nument und Mineral Safeg dscape Sens Assessmen	sitivity Assess t	Not in the Gree		eria	Rating	
Criteria	Assessmen	t				Rating	
	-	Environ	mental				
Greenfield/Previously Developed Land Topography		elevated from a	djacent highway ively uniform acı				
Agricultural Land Quality using Magicmap Landscape post- 1988 map	Not agricultura	al land					
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	mature trees a be incorporate southern secti	around most of	e – Council own the boundaries v me. Trees withi y required.	vhich ideally	would		
Biodiversity or Geodiversity on site	None known						

or significantly affecting boundaries					
		a cita is bounded by the f	armar Croat		
Heritage Assets on	The western boundary of th				
site or significantly		Western Railway 'Shutt End' HER ref 7278. This former railway			
affecting boundaries	line is heavily treed. It has a	a path along it, and it form	s a green		
	corridor.				
	Within the site were the forr	mer sites of Tiled House (Colliery HER		
	ref 7879 and New Bromley		·		
Visual Amenity and	Loss of outlook across oper		idents		
Character of Area					
Flood risk, drainage	Site not within Flood Zones	2 or 3			
and ground water	Low surface water flood risk				
	Former collieries within the		inction		
Ground	Former collieries within the	site. Potential for contain	imation.		
Contamination	 				
Ground stability	Mostly Coal Authority Low F				
	Risk Areas associated with		on the site.		
	Potential shallow workings	and stability issues			
Air Quality impact of	No known issues				
adjoining uses					
Noise impact of	No known issues				
adjoining uses					
Mineral Extraction	No mineral extraction or res	source constraints based	on the draft		
and Mineral	Black Country Plan Policy N				
			iiig) (usiiig		
Resource Areas		250m site assessment agreed buffer)			
Mineral Infrastructure	e No mineral infrastructure co	No mineral infrastructure constraints			
and Brickworks	Within 250m of a permitted				
Waste Infrastructure					
	Note – this is due to relocat		ver, has		
	been identified as potential	aggregate recycling site.			
Other Environmental	I None known				
	Eco	nomic			
Delivery / Phasing	Vacant site with few envis	aged constraints apart fro	m possible		
	mineshafts that require fu				
	deliverable during Plan pe				
Viability	Estimated cost of ground	remediation and noise mi	tination is		
Viability	likely to create marginal vi		ligation is		
Associate ilitary of satilities			:ab:1:4.		
Availability of utilities		impact on development v	lability		
electricity, gas, wate	Γ,				
sewage treatment	E / # BB!!sss:				
Infrastructure		Footpath BRH0031 crosses north east to south west across			
constraints on / unde	er the northern part of the sit	e			
site					
Highways access an			Road and		
transportation	to the north via Blackwate	r Close			
Impact on the wider	Large site. Junction impro	ovements may be require	d.		
road network					
Other Economic	None				
		ocial			
Access time by wells					
Access time by walking or public transport (except Over 15 mins followers) Over 15 mins followers and a classification.					
Primary schools: walking only) to key residential Centre/Walk in Centre any yields mitigative					
Services in accordan	ervices in accordance with BCP Policy HOU2.				
Strategic Within 10 mins following any Contro (Francisco Within 20		Within 20 r	nins following		
Primary School	viable mitigation	Centre/Employment		e mitigation	
	Tiable Tilligation	Area	arry viabi	- magaaon	
Secondary School	Within 20 mins following any	Centre/Foodstore		nins following	
Sociation Control	viable mitigation	23.10,1 23331013	any viabl	e mitigation	

Any character constraints on density	Boundary trees/hedgerow. The south eastern part of the site is na	irrow.						
Connections to local cycle route networks	None							
Public Open Space	The site is known as 'Blackwater Close Open Space' – Amenity Greenspace. Not audited within the Open Space Review (2019) but located within Community Forum 5: Brierley Hill, Brockmoor and Pensnett where there is an above quantity of public open space.							
	If lost there are other areas of Amenity Greenspace within 400m of the site - Mullett Park to the east and Ketley Fields Open Space to the south west.							
	Crestwood Park Open Space SA-0199-DUD (Lapwood Avenue) is also within 400m of the site but that is also an identified preferred site for residential development.							
Loss of Playing Field / Sports Pitches	One football pitch marked out – goal posts visible. Others are no longer marked out. The site is located within Community Forum 5: Brierley Hill, Brockmoor and Pensnett where there is a below average quantity of playable space. Loss of sports pitches.							
Other Social	None							
	Opportunities							
Opportunities	Opportunities Could be amalgamated with former primary school to the north east for a larger development							
Sustainability Appraisal								
Sustainability Appraisal Conclusion	Highly positive SA objective for 10. Negative objective 7.							
	Conclusion							

This is an area of Amenity Greenspace. It comprises, mostly mown grassland with boundary trees. The site contains at least one football pitch while others appear to have been removed from the site.

The site is located within Community Forum 5: Brierley Hill, Brockmoor and Pensnett where there is an above quantity provision of public open space. Its loss therefore could be supported on that basis. Furthermore, if the site were to be developed there are other areas of Amenity Greenspace within 400m of the site and therefore there are other such sites within walking distance for local residents.

The site appears to have once contained a number of football pitches now reduced to one. According to the Open Space Review (2019) the Community Forum has a below average quantity of playable space and therefore the loss of sports pitches and their replacement should be raised with Sport England. However, land adjacent to the eastern boundary has been granted planning permission on 26th July 2021 for the construction of a new special school and independent living centre with floodlit multi-use games area (ref P21/0892). Submitted plans indicate that there is an intention to place three football pitches to the north of the new school.

The layout of the part of the site adjacent to the western boundary with the heavily treed former railway line should be carefully designed to retain tree cover and create pedestrian links to the footpath corridor that links Brierley Hill with Pensnett. Consideration could be made to making this a cycleway with contributions secured by the development.

The boundary hedge between the site and the adjacent school site is well developed and appears worthy of retention. The layout would also have to take account of the proposed floodlit multi-use games area. Site investigations are required with respect to possible mineshafts associated with two former collieries on the site

Suitable site for allocation.

Developable Area (ha)	2.8	Density (dwellings per hectare)	40	Estimated Housing Units	115

Site Known as	Corbyns	Hall Oper	Space			
Site Address	Corbyns H DY5 4QS	Corbyns Hall Open Space (northern section), Severn Drive, Pensnett, DY5 4QS				
Ward	Brockmoor Pensnett	Brockmoor and Pensnett Green Space Ref 480			480	
Site Area (ha)	1.0					
Site Reference	SA-0199-D	UD				
		Backgroun	d/Context			
Current uses	an area of open space that is split into two parcels separated by Butterfield Road. The northern section contains frontage trees to Severn Drive. This proforma relates specifically to the northern section					utterfield
Surrounding land uses	Residential.					
		Const	raints			
Gateway Constraints		Name / Detai	ls	Amount co	vered (ha's)
affecting part of subi	mitted site)	N/A		1		
Ancient Woodland / Ve	otoran Trops	N/A		+		
Local Nature Reserve	cleran nees	N/A				
Flood Risk Zone 3		N/A				
Registered Park & Gar	rden	N/A				
Scheduled Ancient Mo		N/A				
Operational Burial Gro		N/A				
Common Land	rana	N/A				
Existing Policy	Regeneration					
Designations	Mineral Safeg					
Green Belt and Lar			smont			
Criteria Criteria	Assessmen		Silicit			Rating
Green Belt Harm	ASSESSITION	•				rating
Landscape	-		Not in the Gree	n Belt		
Sensitivity						
Detailed assessme	nt against en	vironmental	economic and	d social crite	ria	
Criteria Criteria	Assessmen			a Social Citic	i i a	Rating
Environmental	ASSESSITION					rating
Greenfield/Previousl	Greenfield An	nenity Greenspa	200			
y Developed Land	Greenileid An	lerilly Greenspa	aC C			
Topography	Land to the no	orth of Butterfiel	d Road is a rela	tively flat site y	with	
ropograpny		ent change from		iivoiy iiat oito,	*******	
Agricultural Land	Not agricultura					
Quality using	l					
Magicmap						
Landscape post-						
1988 map						
Tree Preservation	Woodland Ord	der – within the	northern bounda	ary		
Orders / Mature			th running just o	utside the wes	stern	
Trees of Value on		sone trees over				
site or significantly			s within the site	that do not hav	ve	
affecting boundaries		tus but require s				
Biodiversity or			otential for nestin			
Geodiversity on site		raging and roos	sting bats. Eco s	urvey would be	e	
or significantly	needed.					
affecting boundaries]					

Heritage Assets on site or significantly affecting boundaries	None	None				
Visual Amenity and Character of Area	Existing residential dwellings separated from and sufficient separation distance should be dwellings to the north.					
Flood risk, drainage and ground water	Not in Flood Zones 2 and 3. Small area of surface water flooding in north 1/1000.	Small area of surface water flooding in north eastern section				
Ground Contamination	The land was initially within Corbyn's Hall Colland has been used for landfill. Potential for contamination.					
Ground stability	Coal Authority Development Low Risk Area. However, it once formed part of Corbyn's Ha small slither of the site indicates landfill (ref I there may be potential shallow workings and	_F161). Therefore, I stability issues.				
Air Quality impact of adjoining uses	Some nearby industrial uses (200 metres to shielded by existing housing	the west) but				
Noise impact of	Limited noise impact due to surrounding are					
adjoining uses Mineral Extraction	industrial site as mentioned above may impa					
and Mineral	Black Country Plan Policy MIN2 (Minerals S					
Resource Areas	250m site assessment agreed buffer).					
Mineral Infrastructure	No mineral infrastructure constraints					
and Brickworks	Within 250m of Century Recycling Services					
Waste Infrastructure						
hazardous waste transfer site with treatment. Facility specialises in plastic recycling.						
Other Environmental	None known					
	Economic					
Delivery / Phasing	Vacant site ready for delivery. Estimate homes by 2030-2035.					
Viability	Significant capacity limitations / likely to unviable without external funding	make development				
Availability of utilities electricity, gas, water sewage treatment		No limitations / negligible impact on development viability				
Infrastructure constra	ints Surface water sewer crosses the top of	the site				
on / under site		Public footpath BRH0605 runs from Gibbons Lane to Severn Drive across the northern part of the site				
Highways access and						
transportation		Severn Drive has a footpath only on one side and the				
	carriageway may need widening due to					
Impact on the wider renetwork	oad None envisaged					
Other Economic	None					
	Social					
Primary schools: wal	Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2. GP/Health Centre/Walk in Centre Within 15 mins following any viable mitigation					
Primary School	Within 15 mins following any Strategic Within 20 n					
Secondary School Within 25 mins following any viable mitigation Centre/Foodstore Within 10 mins following any viable mitigation						

Any character constraints	Trees, some TPO					
on density						
Connections to local cycle	None					
route networks						
Public Open Space	Amenity Greenspace known as Corbyn's Hall Open Space. It forms the northern section of the open space. There is another section directly to the south of Butterfield Road. The Amenity Greenspace was rated as 'Lower Quality, Lower Value' in the Open Space Review (2019). The southern part of the site, south of Butterfield Road is hummocky, set at a higher level, is an awkward shape and contains mineshafts. It is considered that this area should be retained as Amenity Greenspace which would also overcome concerns regarding the loss of the northern section. It is also noted that the site is located within Community Forum Area 5: Brierley Hill, Brockmoor and Pensnett where					
	the Open Space Review (2019) indicates that there is an above quantity standard of public open space. There are also two other areas of areas of publicly accessible Amenity Greenspace within 400m walking					
	distance of the site:					
	Mayflower Drive Open Space to the west					
	Derwent Close Open Space to the south					
Loss of Playing Field / Sports Pitches	None					
Other Social	None					
	Opportunities					
Opportunities None identified.						
Sustainability Appraisal						
Sustainability Appraisal Conclusion	Positive SA objectives 5, 10 and 13					
Conclusion						

This site forms the northern section of an area of Amenity Greenspace known as Corbyn's Hall Open Space. The remainder of the open space is to the south of Butterfield Road. The entire area of open space was rated as 'Lower Quality/Lower Value' within the Open Space Review (2019).

The site is located within Community Forum Area 5: Brierley Hill, Brockmoor and Pensnett where the Open Space Review (2019) indicates that there is an above quantity standard of public open space. Indeed, there are two other areas of publicly accessible Amenity Greenspace within 400m walking distance of the site, namely Mayflower Drive Open Space and Derwent Close Open Space.

Furthermore, the remainder of the Amenity Greenspace to the south of Butterfield Road would be retained.

On this basis, the land north of Butterfield Road is considered to be acceptable for residential development. The site is relatively flat. The retainment and protection of the TPO trees would act as a visual amenity and buffer for development. Other unprotected trees on the site would be surveyed and retained wherever possible. A ground contamination survey will be required as a result of a small area of former landfill.

Developable	0.45	Density (dwellings	35	Estimated	15
Area (ha)	0.10	per hectare)		Housing Units	.0

Cradley and Wollescote

Site Known as	Seymour Road					
Site Address	Seymour R	Seymour Road, Wollescote, Stourbridge DY9 8YF				
Ward	Cradley and Wollescote		Call for Site Ref		230	
Site Area (ha)	0.2					
Site Reference	SA-0045-D	UD				
		Backgrou	ınd/Context			
Current uses	Amenity Green	nspace know	n as 'Seymour Road	d Open Sp	ace'	
Surrounding land uses	Residential on	three sides.	Countryside to the i	ear.		
		Cons	straints			
Gateway Constraints affecting part of subn		Name / Det	ails	Amount	covered	(ha's)
SSSI/SAC/SINC	nited site)	N/A				
Ancient Woodland / Ve	teran Trees	N/A				
Local Nature Reserve		N/A				
Flood Risk Zone 3		N/A				
Registered Park & Gard	den	N/A				
Scheduled Ancient Mor	nument	N/A				
Operational Burial Grou	und	N/A				
Common Land		N/A				
Existing Policy Designations	The Hayes'	ooundary is a	SLINC known as 'C	Oldnall Co	lliery and	Allotments,
Green Belt and Lan			ssment			
Criteria	Assessmen	t				Rating
Green Belt Harm						
Landscape Sensitivity	·					
Detailed assessment against environmental, economic and social criteria						
Criteria						
Environmental						
Greenfield/Previously Developed Land	Greenfield					
Topography		The site slopes gentle upwards towards the south. The rear of he site rises steeply and is set at a higher level.				

A arriar de mal Land	Notoe	in the real least		
Agricultural Land	Not agr	icultural land		
Quality using				
Magicmap				
Landscape post-				
1988 map				
Tree Preservation	No TPO	Os. Mature trees along the bank at the rear of the site.		
Orders / Mature				
Trees of Value on				
site or significantly				
affecting boundaries				
Biodiversity or	SLINC	along rear boundary known as 'Oldnall Colliery and		
Geodiversity on site		nts, The Hayes'		
or significantly	Allound	inis, The Hayes		
affecting boundaries	NI	M. S. 1961		
Heritage Assets on		rithin site.		
site or significantly		r boundary is adjacent to an Area of High Historic		
affecting boundaries		ape Value		
Visual Amenity and	A neigh	bouring house has windows which look onto the site. The		
Character of Area		f dwellings would need to be carefully considered.		
Flood risk, drainage	Not with	nin Flood Zones 2 or 3.		
and ground water	The site	e does not have a risk of surface water flooding.		
Ground	None k			
Contamination				
Ground stability	Coal A	uthority Development Low Risk Area		
Air Quality impact of	None k			
, ,	INOHER	nown		
adjoining uses	Nanali			
Noise impact of	·			
adjoining uses				
Mineral Extraction		No mineral extraction or resource constraints based on the draft		
and Mineral		Black Country Plan Policy MIN2 (Minerals Safeguarding) (using		
Resource Areas	250m s	250m site assessment agreed buffer)		
Mineral Infrastructure	No min	eral infrastructure constraints		
and Brickworks				
Waste Infrastructure	No was	te infrastructure constraints regarding existing waste		
		ucture based on the Draft Black Country Plan Policy W2		
	(Waste			
Other Environmental	None k			
Otro Enviolational	I TTOTIO IX	Economic		
Daliyany / Dhaaisa				
Delivery / Phasing		Site is currently vacant so allowing small amount of time		
		for planning permission. Estimated delivery of 4 homes		
		by 2024-2029.		
Viability		Marginal viability requiring reduced Draft Plan		
		obligations		
Availability of utilities –		No limitations / negligible impact on development		
electricity, gas, water,		viability		
sewage treatment				
Infrastructure constrair	nts on /	None known		
under site	•,			
Highways access and		Access available from Seymour Road. Visibility good		
transportation		and there is a footway.		
Tanaportation		Bus routes 7, 142 and 299 along Wynall Lane/Careless		
		Green (5 per hour Monday to Sunday daytime) Hourly		
January Committee		evenings.		
Impact on the wider ro	ad	None envisaged as it is a small site		
network				
Other Economic		None		
		Social		

Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in Centre	Within 10 mins following any viable mitigation		
Primary School		ithin 10 mins following any viable mitigation	Strategic Centre/Employment Area	Within 20 mins following any viable mitigation		
Secondary School	Within 25 mins following any viable mitigation		Centre/Foodstore	Within 15 mins following any viable mitigation		
Any character		Small site within residen	tial area with strong chara	cter/density.		
constraints on densit		None				
cycle route networks		None				
Public Open Space		Open Space Review 20' Forum 8: Amblecote, Cr Stourbridge North which open space. However, t Greenspace within 80m Seymour Road known a larger and is therefore m footpath link to the adjace	ity Greenspace not audited 19. It is located within Contradley and Wollescote, Lyhas a below average quathere is another area of Art of this site that also fronts of the Contradiction of the contrad	mmunity e and antity of menity s onto ace' that is		
Loss of Playing Field Sports Pitches	1 /	None				
Other Social		None				
			rtunities			
Opportunities			f-build site as is a small sit	te.		
			lity Appraisal			
Sustainability Apprai Conclusion	sal	Positive SA objectives 5	, 10 and 13			
Conclusion						

This is a small predominantly grassed area, having trees to the rear, of Amenity Greenspace known as 'Seymour Road Open Space'. It is a greenfield site but not within the Green Belt.

If developed it would lead to a loss of incidental public open space. However, there is a larger area of Amenity Greenspace within 80m of this site known as 'Denton Road Open Space' that also fronts onto Seymour Road. The loss of Seymour Road Open Space would therefore not result in under provision of open space for residents in this locality.

Furthermore, the Denton Road site is larger, and it has definitive footpath link to the adjacent open countryside. Seymour Road Open Space is a smaller site without definitive footpaths and is, in comparison, more limited in terms of functionality as an area of open space.

There are trees occupying an elevated position at the rear of the site and the rear boundary is a SLINC however there is sufficient space to develop along the frontage.

Suitable site for allocation but only providing frontage development takes place.

Developable Area (ha)	0.12	Density (dwellings	35	Estimated	4
Area (ha)		per hectare)		Housing Units	

Gornal

8 1. 17									
Site Known as	Guy	Guys Lane							
Site Address	Guys	Guys Lane, Lower Gornal, Dudley, DY3 2SD							
Ward	Gorna	al	Call for Site Ref	247	247				
Site Area (ha)	1.05	1.05							
Site Reference	SA-00	SA-0060-DUD							
Background/Context									
Current uses		Two fields bounded by well-developed hedgerow used for the keeping of horses. A stable block is centrally located within the site.							
Surrounding land uses	Resider	Residential to the north and east. Woodland to the south and west and a Sewage Treatment works.							
Constraints									
Gateway Constraint	s (where	affecting pa	rt Name / Details		Amount co	vered (ha's)			
of submitted site)						,			
SSSI/SAC/SINC			N/A						
Ancient Woodland / Veteran Trees			N/A	N/A					
Local Nature Reserve			N/A	N/A					
Flood Risk Zone 3	Flood Risk Zone 3								
Registered Park & Ga	Registered Park & Garden								
Scheduled Ancient M	Scheduled Ancient Monument								
Operational Burial Gre		N/A							
Common Land			N/A						
Existing Policy Design	nations	Green Belt	– whole site						
			guarding Area – whole site						
			ofference wood and Gornalwood Sewage Works – whole site						
An Area of H			ligh Historic Landscape Value is adjacent to the extreme						
		south weste	ern boundary						
Green Belt and La	ndscape	e Sensitivity	y Assessment						
Criteria	Asses	ssment	Rating						
Green Belt Harm			The sub-parcel makes a moderate contribution to checking						
(B46As1)			sprawl, preventing the merger of settlements and						
,	s		safeguarding countryside. A release extending out to the						
			sewage works from the urban edge either to the north or						
			east, or to the nature reserve from the urban edge to the						
			south or northeast wou	outh or northeast would result in a boundary marking a					
			weaker distinction betw	een settl	ement and co	ountryside,			
			given that constraints p	revent th	e developme	nt of			
			surrounding land.						
				This landscape area is almost totally constrained and is					
				considered to have an overall moderate-high sensitivity to					
(BL12s1)			residential or employment development due to its high						
			historic landscape value, and the extensive semi-natural habitats. These are balanced by lower perceptual qualities.						
				•		•			
				mall areas in the north of the area, particularly previously eveloped sites such as the sewage works, are of low					
			sensitivity to residential or employment development,						
				ensitivity to residential or employment development, ecause they have few characteristics in common with the					
		wider area.							
Detailed assessment against environmental, economic and social criteria									
Criteria	Asses	ssment				Rating			

	Environmental				
Greenfield /	The site is undeveloped Greenfield site. Used as grazing for				
Previously	horses.				
Developed Land					
Topography	Site is predominately flat, with some minor levels changes throughout.				
Agricultural Land	Classed as 'Urban'				
Quality using DEFRA information	Not used for agricultural purposes.				
Tree Preservation Orders / Mature Trees of Value on	Trees within the hedgerow boundaries and along the southern portion of the site. Tree survey required.				
site or significantly affecting boundaries					
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC – Conference wood and Gornalwood Sewage Works. Ecological survey required.				
Heritage Assets on site or significantly affecting boundaries	An Area of High Historic Landscape Value is adjacent to the extreme south western boundary				
Visual Amenity and Character of Area	The outlook of some residents would change, it is dependant of				
Flood risk, drainage	design and layout considerations. Not within Flood Zones 2 or 3.				
and ground water	There are small clusters of surface water flood risk 1/30, 1/00 and 1/1000				
Ground Contamination	Colliery and shafts potential for contamination				
Ground stability	Coal Authority High Risk Area – majority of the site. Shafts indicated on Second Edition County Series OS maps.	ated on Second Edition County Series OS maps.			
Air Quality impact of	Potential stability issues and shallow workings Site is near to Gornalwood Sewage Works.				
Air Quality impact of adjoining uses		<u> </u>			
Noise impact of adjoining uses	Site near to sewage works.				
Mineral Extraction and Mineral	No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals				
Resource Areas	guarding) (using 250m site assessment agreed buffer)				
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints				
Waste Infrastructure	Adjacent to Gornal Sewage Treatment Works (STW)				
Other Environmental	None				
	Economic				
Delivery / Phasing	Currently vacant site. All capacity deliverable during the Plan period. Estimated delivery of 25 homes between 2030 and 2035.				
Viability	Significant capacity limitations / likely to make development unviable without external funding				
Availability of utilities –					
electricity, gas, water, sewage treatment					
Infrastructure constrair on / under site	nts No known issues				
Highways access and transportation	Potential site access from Guys Lane.				
Impact on the wider ro	ad None envisaged				
Other Economic	None				

			Social			
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in Centre	Within 10 mins following any viable mitigation		
Primary School		mins following ble mitigation	Strategic Centre/Employment Area	Within 20 mins following any viable mitigation		
Secondary School		mins following ble mitigation	Centre/Foodstore	Within 10 mins following any viable mitigation		
Any character considensity	traints on	relation to desig	dary would need assessin n. Sensitive layout plannir res. Some slight level diffe	ng taking into acc	count	
Connections to loca route networks	al cycle	None	one			
Public Open Space)	No loss of public				
Loss of Playing Fie Pitches	ld / Sports	Not a playing fie	Not a playing field			
Other Social		None				
			portunities			
Opportunities		form a more co	mbine with adjoining sites omprehensive developmer hool places / health centre	nt providing suffice	cient public	
Sustainability Appraisal						
			jectives 10,13 and 14. Ne er 1 and 5.	gative		
Conclusion						

This is a Green Belt site. It occupies a position between the existing built up area and the adjacent sewage works. The Green Belt and Landscape Sensitivity Assessment rates the sites' contribution to the Green Belt as 'Moderate' and that it has 'Moderate to High' Landscape Sensitivity although the latter appears to relate more to that part of the sub-parcel that has AHHLV status. It goes on to say that small areas in the north of the area, particularly previously developed sites such as the sewage works, are of low sensitivity to residential or employment development, because they have few characteristics in common with the wider area.

The current Green Belt boundary has a frontage to Guys Lane and runs to the rear of the ribbon development from Elms Close in the north to Brooksbank Gardens in the south. It is considered to be a weak boundary at this point. The site is used for stabling and horse grazing and, if released would 'round off' the Green Belt boundary between houses in Elm Close and Brooksbank Gardens and the sewage works. The well-developed western and southern field boundary hedgerow would provide a stronger Green Belt boundary.

The whole site has SLINC status that would require suitable levels of mitigation to accompany any development scheme.

Suitable site for release from the Green Belt and allocation for housing.

Developable	0.63	Density (dwellings	40	Estimated	25
Area (ha)	0.03	per hectare)	40	Housing Units	25

Kingswinford North and Wall Heath

Site Known as	Holbeache					
Site Address	Land fronting W	/olverha	mpton Road and Holbe	ache Lane, K	ingswinford	
Ward	Kingswinford No Wall Heath	orth &	Call for Site Ref	111		
Site Area (ha)	14.8					
Site Reference	SA-0017-DUD					
	E	Backgro	ound/Context			
Current uses Surrounding land uses	nding land Residential area on other side of Wolverhampton Road. Residential to the south and east. Beyond Holbeache Lane to the north, part equestrian use, part woodland, part agriculture.					
Constraints						
Gateway Constraint of submitted site) SSSI/SAC/SINC Ancient Woodland / V Local Nature Reserve Flood Risk Zone 3 Registered Park & Ga Scheduled Ancient M Operational Burial Gr Common Land Existing Policy Designations	reteran Trees arden onument ound Green Belt – whole Mineral Safeguardi	N/A				
Green Belt and La			essment			
Green Belt Harm (B45As1)	Assessment Moderate	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Kingswinford, a district centre of Dudley, and to preventing encroachment on the countryside. However the fields within the sub-parcel are sufficiently contained by urban development to the east and west, and by a tree-lined watercourse and the South Staffordshire Railway Walk to the north, for release of the parcel to be possible without affecting the integrity of the wider Green Belt. The watercourse and Railway Walk already form the Green Belt boundary to the east and west, so release of				
Landscape Sensitivity (BL13s1) Detailed assessme	Low ent against enviro	the land would simplify this boundary. The landscape is considered to have low sensitivity to residential development as the majority of the criteria score moderate or low and no criteria override that judgement. At against environmental, economic and social criteria				
Criteria	Assessment		, 500		Rating	
		Envir	onmental			
Greenfield / Previously Developed Land Topography	Greenfield land Sloping land to the	north ea	ist.			

Agricultural Land	The majority of the site is Grade 2. The remainder of the data	
Quality using	appears inaccurate as it states that the eastern section is not in	
DEFRA data	agricultural use.	
	<u> </u>	
Tree Preservation	None, but there are well developed boundary hedgerow and trees.	
Orders / Mature	There is a line of significant trees facing Wolverhampton Road.	
Trees of Value on	Tree survey needed.	
site or significantly		
affecting		
boundaries		
Biodiversity or	The site is also bounded by the Holbeache Lane SLINC (Site of	
Geodiversity on site	Local Importance for Nature Conservation)	
or significantly	Local importance for Nature Conservation)	
,		
affecting		
boundaries		
Heritage Assets on	None within the site	
site or significantly		
affecting	To the north of the site Holbeache House is Grade II* listed.	
boundaries	There is significant landscape screening between such that the	
Journal 100	building or its setting should not be affected. Layout will also be	
	important.	
	important.	
	Land directly to the north and north east is an Area of High	
	Historic Landscape Value	
Visual Amenity and	Large agricultural field enclosed by well-developed hedgerow on	
Character of Area	the edge of the built-up area.	
Flood risk, drainage	Site is not within Flood Zones 2 or 3	
and ground water	One area of the site towards the Wolverhampton Road frontage is	
and ground water	prone to surface flood risk 1/30, 1/100 and 1/1000	
Ground	No issues identified	
	No issues identified	
Contamination		
Ground stability	Coal Authority Low Risk Area	
Air Quality impact	None identified	
of adjoining uses		
Noise impact of	No issues identified	
adjoining uses		
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)	
Resource Areas	(using 250m site assessment agreed buffer)	
Mineral	No mineral infrastructure constraints	
Infrastructure and		
Brickworks		
Waste	No waste infrastructure constraints regarding existing waste	
Infrastructure	infrastructure based on the Draft Black Country Plan Policy W2	
	(Waste Sites)	
Other	None	
Environmental		
LITTIONITION	Economic	
D.P. / DI		
Delivery / Phasing	Vacant site with few envisaged constraints. Estimated delivery of	
	155 homes between 2030-2035. 175 homes between 2035-2039.	
Viability	Viable although the cover ratio is low and the developer has not	
	provided full transparency over their option agreement due to no	
	land value being stated. Urban infill site to be removed from the	
	greenbelt.	
Availability of	No limitations / negligible impact on development viability	
	Two initiations / negligible impact on development viability	
utilities – electricity,		
gas, water, sewage		
treatment		
		·

Infrastructure		h Pressure Gas Pipelir					
constraints on /			Nolverhampton Road fron	tage (close to			
under site	roa	d traffic island) may ne	ed repositioning				
Highways access	The	e site has direct road fr	ontage to Wolverhampton	Road.			
and transportation			out (A449/ A491 junction)				
'	access onto Wolverhampton Road could be created.						
		'					
	Pot	tential second access t	o Oak Lane/Ham Lane via	improved			
			ache Lane (currently gated and used for pedestrians only)				
			tially bring residential traffi				
			on these roads (potential				
		cess if necessary?)	VI	5 ,			
Impact on the wide			out access straight onto a	classified			
road network	roa	_	G				
	Pot	tential improvements H	am Lane, Kingswinford ce	entre, Stalling			
		ne (various junctions) a					
Other Economic	Noi	ne	•				
			Social				
Access time by wal	king or	r public transport					
		walking only) to key	GP/Health	Within 15 mins	s following any		
residential services			Centre/Walk in Centre		nitigation		
Policy HOU2.							
	\\/i+k	nin 15 mins following	Strategic	Within 20 mins	e following any		
Primary School		ny viable mitigation	Centre/Employment	Within 20 mins following any viable mitigation			
	u,	Ty Viable Illingation	Area	Vidbio Tilligation			
0	107:41	oin OF noine fellousine		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	. Callandia a ana		
Secondary		nin 25 mins following	Centre/Foodstore		s following any		
School	ar	ny viable mitigation		viable if	nitigation		
Any character		Agricultural land, Gre	enbelt. Boundary SLINC				
constraints on dens	sitv	The second secon					
Connections to loca		No existing cycle-route. Direct connection possible with					
cycle route network	S	existing segregated or on-carriageway facilities. Proposed					
		Cycle Routes nearby.					
Public Open Space	;	The verge fronting Wolverhampton Road is an area of					
		Amenity Greenspace	known as 'Holbeache Op	en Space' –			
			en Space Review (2019).				
		grassed verge contai	ning a line of trees. Could	be retained			
		as an attractive fronta	age and to provide a buffe	r between the			
		new development and	d the classified road.				
Loss of Playing Fie	ld /	Not a playing field.					
Sports Pitches							
Other Social			Essential that good pedestrian and cycle connections are				
			menities. For the local prin				
			ent should be made at the				
			of the highway. Pedestria				
		ecessary along the A449 i	r development				
were to go ahead.							
Opportunities No opportunities identified.							
Opportunities							
Sustainability Appro	legia		ability Appraisal	iectives 2 4			
Sustainability Appraisal The site has some negative impacts for SA Objectives 2, 4, Conclusion 6, 7 and 8 and some positive impacts for SA objectives 9, 12,							
Conclusion	13 and 14 and a major positive impacts for SA objectives 9, 12,						
			onclusion	,000.10.			
This is a green hel	t sita t	hat is currently in agric		Belt and Landso	ane Sensitivity		
			s 'Moderate' The sub-pare				

to preventing sprawl of the West Midlands conurbation at Kingswinford, and to preventing encroachment on the countryside. However, it considers that fields, such as this, are sufficiently contained by urban development to the east and west, for the release without affecting the integrity of the Green Belt.

It is considered that Holbeache Lane would form a more permanent and logical boundary to the northern extent of residential development at this point. At the moment it is marked only by the rear/side of houses.

The site is not within an Area of High Historic Landscape Value and the landscape is considered to have low sensitivity to residential development

Careful design and the production of an ecological survey will seek to mitigate any visual impact or loss of habitat upon the SLINC and the adjacent Area of High Historic Landscape Value/setting of Grade II* listed building. Boundary trees offer an opportunity to provide maturity to the site and should be retained where possible. The wide verge along Wolverhampton Road is an area of Amenity Greenspace and its retention, where possible, would provide an attractive setting and create a buffer between the new housing and this classified road.

There are no major infrastructure requirements associated with the site's development, the site can be served by an existing adjacent traffic island. Where improvements are required to say local schools, appropriate financial contributions can be provided.

Density may be affected by the existence of the High Pressure Gas Pipeline.

Suitable site for allocation.

Developable Area (ha)	8.29	Density (dwellings per hectare)	40	Estimated Housing Units	330

Site Known as	The Triangle	9				
Site Address	_		toad, Kingswinford, Duc	lley		
Ward	Kingswinford No Wall Heath	orth &	Call for Site Ref		171	
Site Area (ha)	26.0					
Site Reference	SA-0025-DUD					
		Backgı	round/Context			
Current uses	Kidderminster Road (A449) to the west, Swindon Road (B4178) to the east and Lodge Lane (A4101) to the south					
Surrounding land uses	open farmland to	Residential areas to the east and south within the boundaries of Dudley MBC, open farmland to the west within South Staffs. Summerhill Secondary School and housing to the south.				
Constraints						
Gateway Constrain of submitted site)	nts (where affecting	part	Name / Details	Α	mount covered (ha's)	
SSSI/SAC/SINC			N/A			
Ancient Woodland /			N/A			
Local Nature Reser	ve		N/A			
Flood Risk Zone 3			N/A			
Registered Park & 0			N/A N/A			
Operational Burial C	Bround		N/A			
Common Land	0 5 1 1	<u>.</u>	N/A			
Existing Policy	Green Belt – whole		whole site			
Designations	Mineral Safeguardir		– whole site ields' - hedgerow around t	ha nar	imotor of the cite and	
	some within the site		leius - neugerow around i	ne per	inleter of the site and	
			ımmerhill Hotel (Corner of	Summ	perhill and Swindon	
	Road) – outside but			Cullin	iciriii aria ewiriacir	
Green Belt and I	andscape Sensiti					
Criteria	Assessment	Rating				
				contrib	ution to proventing	
(B49As1)	Moderate	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation westward from Kingswinford, which forms part of the larger West Midlands conurbation, and a strong contribution to preventing encroachment on the countryside. It is contained on two of its three sides by settlement edges, however it retains openness to the countryside to the west. There is a clear north-facing slope which creates a distinction between the sub-parcel and adjacent urban areas. Releasing this sub-parcel would lead to further containment of sub-parcel B50A, leaving less justification for the latter remaining part of the Green Belt, but this would not increase overall harm to Green Belt purposes. The A4101 and B4178 form clear boundaries, and whilst the A449 Kidderminster Road would likewise form a clear boundary, beyond which there would be no significant impact on the integrity of the Green Belt, the release of land here would not be considered to strengthen or significantly simplify the boundary. The elevated landform south east of Dawley Brook is visually				
Sensitivity (SL8s2)	INIOGEI ALE	promin Kingsv	evaled landform south ear nent and as such provides vinford resulting in modera ppment.	a rura	I setting to parts of	

Detailed assessr	Detailed assessment against environmental, economic and social criteria						
Criteria	Assessment	Rating					
	Environmental						
Greenfield / Previously Developed Land	Greenfield farmland						
Topography	Levels changes within the site. Higher towards the north of the site.						
Agricultural Land Quality using DEFRA information	Various classifications across site: Western section – Grade 2 Central section – Grade 3 Eastern section – classed as 'Urban' due to its proximity to the built up area						
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	An All Inclusive Order covers trees within the central and eastern part of the site. There are also a significant number of individual TPO trees within hedgerows.						
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC – 'Ashwood Haye Fields' - hedgerow around the perimeter of the site and some within the site						
Heritage Assets on site or significantly affecting boundaries	Grade II Listed Summerhill Hotel to southwest of the site. Medieval book fitting mount found within the site HER ref 12113						
Visual Amenity and Character of Area	The outlook of some residents would change, it is dependant of design and layout considerations						
Flood risk, drainage and ground water	Flood Zone 2 intersects northern boundary of site slightly Small clusters of 1/30 to north and west of site						
	Slightly larger clusters of 1/100 and 1/1000 and line running diagonally between Lodge Lane and Swindon Road near to the centre/east of site.						
Ground	No issues identified						
Contamination Cround stability	Cool Mining Law Rick Area Londy in the action contains						
Ground stability Air Quality impact of adjoining uses	Coal Mining Low Risk Area – only in the south eastern corner None identified						
Noise impact of adjoining uses	No significant issues identified						
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer)						
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints						
Waste Infrastructure	No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites)						
Other	None						
Environmental	Facusaria						
	Economic						

Delivery / Phasing	Vacant site with few envisa 280 homes between 2030 a				
Viability	A sustainable location wher ratio is particularly low althous in providing a minimum land provided, possibly due to st services and infrastructure. exceptional greenbelt relea				
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible in	npact on development viab	ility		
Infrastructure constraints on / under site	No issues identified				
Highways access and transportation	No formal access points ide points of access mid link no should be kept to a minimum	ot at the junctions. SLINC m.	hedgerow loss		
Impact on the wider road network	There are three surrounding Kingswinford and Wall Hear impact. Further information	th and expected widespre	ad network		
Other Economic	None	0			
A		Social			
(except Primary sch	king or public transport nools: walking only) to key in accordance with BCP	GP/Health Centre/Walk in Centre	Within 15 mins viable m	s following any hitigation	
Primary School	Over 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 mins viable m	s following any litigation	
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 15 mins viable m	s following any litigation	
Any character constraints on density	Slight topography chang TPO's SLINC hedgerows Nearby Grade II Listed E				
Connections to loca cycle route network	S				
Public Open Space Loss of Playing Fiel / Sports Pitches		pace			
Other Social	None				
		portunities			
Opportunities	No opportunities identified.				
		ability Appraisal			
Sustainability					
Appraisal	8 and positive impacts for S		14 and a		
Conclusion	major positive impact for SA	•			
This is a triangular	area of farmland bounded by	onclusion	high converte dim	niniah tha rural	

This is a triangular area of farmland bounded by three classified roads which serve to diminish the rural character of the site. Furthermore, it is not located within an Area of High Historic Landscape Value.

The Green Belt and Landscape Sensitivity Assessment rates damage to the Green Belt would be 'Moderate to High' from release for development. It notes that the sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation westward from Kingswinford, which forms part of

the larger West Midlands conurbation, and a strong contribution to preventing encroachment on the countryside. However, it goes on to say that the A449 Kidderminster Road would likewise form a clear boundary, beyond which there would be no significant impact on the integrity of the Green Belt.

Any development would require the retention of and mitigation for any loss of TPO trees or SLINC hedgerow within the site.

Access from any of the classified roads appears to be achievable. Junction improvements are potentially required.

The site is suitable for release from the Green Belt for residential purposes. The Kidderminster Road would form the amended Green Belt boundary which, as a classified road would be defensible from future pressure for release.

Suitable site for allocation.

Developable	13 52	Density (dwellings	40	Estimated	533
Area (ha)	13.52	per hectare)	40	Housing Units	555

Kingswinford South

Site Known as	Lapwoo	d Avenu	ie				
Site Address	Lapwood A	_apwood Avenue, Kingswinford					
Ward	Kingswinfo	Kingswinford South Call for Site Ref 227					
Site Area (ha)	1.38	38					
Site Reference	SA-0042-[SA-0042-DUD					
		Backgro	ound/Context				
Current uses	Space'. Area	of mown gr	enity Greenspace know assland containing tree	s.		•	
Surrounding land uses		e side of Lap	Il sides. Crestwood Par wood Avenue). The C Avenue)				
	Constraints						
Gateway Constraints affecting part of subn		Name / De	etails	Amou	nt covere	d (ha's)	
SSSI/SAC/SINC		N/A					
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Flood Risk Zone 3		N/A					
Registered Park & Gar		N/A					
Scheduled Ancient Mo		N/A					
Operational Burial Grou	und	N/A					
Common Land	1	N/A					
Existing Policy Designa		ral Safeguar					
Green Belt and Lan	dscape Sen	sitivity Ass	essment				
Criteria	Assessme	nt				Rating	
Green Belt Harm Landscape			Not in the Green B	elt			
Sensitivity							
Detailed assessmen	nt against er	nvironment	al, economic and so	ocial ci	iteria		
Criteria	Assessme	nt	·			Rating	
			ronmental				
Greenfield/Previousl	Greenfield la	nd, open spa	ice				
y Developed Land		· ·					
Topography	Relatively lev						
Agricultural Land	Not agricultu	ral land					
Quality using							
<u>Magicmap</u>							
Landscape post-							
1988 map	N. TDO!		. 0				
Tree Preservation	_		e. Semi-mature / matur				
Orders / Mature Trees of Value on		ast and western boundaries. Some trees planted as part of the Black Country Urban Forest Initiative.					
			est milialive.				
site or significantly affecting boundaries	Tree Survey	neeueu.					
Biodiversity or	None known						
Geodiversity on site	140110 KITOWIT						

or significantly affecting boundaries						
Heritage Assets on	None					
site or significantly	140110					
affecting boundaries						
Visual Amenity and Character of Area	Area o	f open space within a	residential estate			
Flood risk, drainage		thin Flood Zones 2 or				
and ground water			of surface water flooding in r			
0	_		Flood Risk Assessment require			
Ground Contamination		r clay pit and brick wo wn. Potential contam	orks. Nature of landfill materi	aı		
Ground stability			rks. Potential stability issues			
Air Quality impact of			y residential development			
adjoining uses	0.1.0,		y recitational development			
Noise impact of	Site bo	ounded by residential	on all sides however Public I	House		
adjoining uses			close proximity - no nearby			
		ental uses.				
Mineral Extraction	No mir	neral extraction or min	neral resource constraints			
and Mineral Resource Areas						
Mineral Infrastructure	No mir	neral infrastructure co	netrainte			
and Brickworks	/ 140 11111		motianits			
Waste Infrastructure	No wa	ste infrastructure con	straints			
Other Environmental	None k	nown				
			nomic			
Delivery / Phasing			v constraints. All capacity del	verable		
	during the Plan period					
Viability	Viable with Draft Plan obligations					
Availability of utilities – No limitations / negligible impact on development						
electricity, gas, water	•,	viability				
sewage treatment	into on /	One feetwath was	adia a cot ta tha a couth and bassa	مامه د		
Infrastructure constra under site	aints on /		adjacent to the northern boun rian access into Viceroy Clos			
under site		None known	man access into vicerby clos	C.		
Highways access an	d		opriate access from Lapwood			
transportation		Avenue and/or Fitto	n Avenue.			
Impact on the wider	oad	No significant vehic	cular impact envisaged			
network						
Other Economic		None	a:al			
Access time by walki	na or nub		ocial	\//i+h	nin 15 mins	
Primary schools: wal			GP/Health Centre/Walk in		ng any viable	
services in accordan			Centre		itigation	
		•	Ctrotogic		nin 30 mins	
Primary School) mins following any ble mitigation	Strategic Centre/Employment Area	followi	ng any viable	
	Via		Gentre/Employment Area	m	itigation	
	Within 20) mine following any		With	nin 15 mins	
Secondary School	1 Within 20 mins following any 1					
	Via	mitigation				
Any character		Given the distinct character of the estate it would only be appropriate to				
constraints on densit						
	Connections to local None					
cycle route networks Public Open Space Area of Amenity Creenance identified as 'Higher						
Public Open Space Area of Amenity Greenspace identified as 'Higher Quality/Lower Value' within the Open Space Review (2019).						
			Community Forum 4: Kingsv			
			, J			

Loss of Playing Field /	North and Wall Heath, Kingswinford South, Wordsley where there is a below average quantity of open space. However, there is another area of Amenity Greenspace 'Ketley Fields Open Space' along Lapwood Avenue to the south of Crestwood Park Primary School. This contains a play area and was identified as being 'Higher Quality/Lower Value within the Open Space Review.						
Sports Pitches							
Other Social	None						
	Opportunities						
Opportunities	No opportunities identified.						
	Sustainability Appraisal						
Sustainability Appraisal Conclusion	The site has a negative impact for SA objective 5 and positive impacts for SA objectives 9, 10, 12, 13 and 14.						
Conclusion							

This is an area of Amenity Greenspace within a residential area. It comprises mown grassland and trees. It has no known ecological value and is not within an Area of High Historic Townscape Value.

The site is identified as 'Higher Quality/Lower Value' within the Open Space Review (2019). The site is located within Community Forum 4: Kingswinford North and Wall Heath, Kingswinford South, Wordsley where there is a below average quantity of open space. However, there is another area of Amenity Greenspace 'Ketley Fields Open Space' just over 100m from the site (to the south of Crestwood Park Primary School, off Lapwood Avenue). This contains a play area and is identified as being 'Higher Quality/Higher Value within the Open Space Review. On the basis that this area of open space, rated to be of higher value, is in such close proximity for residents, it is considered that the site can be released for residential development.

Trees within the site will require a tree survey and retained wherever possible. A ground contamination survey will be required to establish the infill material. No access issues envisaged.

Developable	1.10	Density (dwellings	40	Estimated	45
Area (ha)		per hectare)		Housing Units	

Site Known as	Standhil	ls					
Site Address	Standhills of	pen space	, Kingswinford				
Ward	Kingswinfo	rd South	Green Space Ref		458		
Site Area (ha)	3.93						
Site Reference	SA-0198-D	UD					
		Backgro	und/Context				
Current uses	Semi-Natural (arm) forms pa	Greenspace rt of the qua		g northw	ards (foi	mer canal	
Surrounding land uses	and to the wes	st. Former control	northern boundary, partle opencast clay extraction ary – now being restore ds of The Crestwood So	site dire	ctly to th entified f	e east and or residential	
		Con	straints				
Gateway Constraints affecting part of subr	•	Name / De	etails	Amou	nt cove	red (ha's)	
SSSI/SAC/SINC	· · · · · · · · · · · · · · · · · · ·	N/A					
Ancient Woodland / Ve	teran Trees	N/A N/A					
Flood Risk Zone 3		N/A					
Registered Park & Gar		N/A					
Scheduled Ancient Mo		N/A					
Operational Burial Gro		N/A					
Common Land	<u> </u>	N/A					
Existing Policy Designa	centra Minera	al section al Safeguard	3	e site wit	h the ex	ception of the	
Green Belt and Lan							
Criteria	Assessmen	t	Rating				
Green Belt Harm			Not in the Green Be	elt			
Landscape Sensitivity							
	nt against on	vironmont	al, economic and so	cial crit	oria		
Criteria	Assessmen		ai, economic and so	Ciai Ciii	Cila	Rating	
Officia	Assessifien		onmental			Rating	
Greenfield/Previously	Natural and S						
Developed Land	ratural and of	om Maturdi	Стоспорасс.				
Topography	Site rises and	forms a plat	eau towards the centre	of the sit	e		
Agricultural Land		Site rises and forms a plateau towards the centre of the site Not agricultural land					
Quality using	22.2934410						
Magicmap							
Landscape post- 1988 map							
Tree Preservation	The majority of	of the site is	covered in trees, there i	s only a	central		
Orders / Mature	section of mov	section of mown grass.					
Trees of Value on							
site or significantly			TPO/0227/KIS/W3 and		long		
affecting boundaries			mixed deciduous trees i	n a bell a	iiorig		
			cent to Ketley Road. o consider the remainin	a trees o	n the		
	site.	io roquireu ti		9 11003 0			

Biodiversity or			majority of the site with the)			
Geodiversity on site	exc	eption of the central sec	tion				
or significantly							
affecting boundaries							
Heritage Assets on site or significantly		st Medieval Green Lane, R ref 7963.	Ketley Colliery- now aband	oned			
affecting boundaries			n previously ran through pa	rt of the			
ancoung boundaries		HER ref 7385	in previously fair uneugh pa	ir or the			
Visual Amenity and	Ret	ention of TPO trees and	careful design should preven	ent any			
Character of Area		ative impact.		•			
Flood risk, drainage		is not within Flood Zone					
and ground water	Sma	all clusters of 1/30 and 1	/100 surface water flood ris	k mainly			
			lightly larger clusters of 1/1				
			oth the east and north west	of the			
0	site						
Ground Contamination	was		now restored with inert co	nstruction			
Ground stability			y, one small section within i	t Now			
Ground oldsmity		tored.	y, one email econom want	. 11011			
	Coa	al Authority Development	t Low Risk Area				
			to two mine entrance point	ts in			
		thern section.					
Air Quality impact of		•	adjacent site currently has	potential			
adjoining uses		windblown dust when dry					
Noise impact of	Nor	ne known					
adjoining uses Mineral Extraction	Por	Part of the site is located within Ketley Quarry inert recycling					
and Mineral		facility and former landfill which closed in 2018. Site now					
Resource Areas		tored.					
Mineral Infrastructure		t of the site is located wit					
and Brickworks			d has been largely infilled.	,			
Waste Infrastructure			thin Ketley Quarry landfill (d	closed)			
		Ketley Quarry inert recy	cling facility (closed).				
Other Environmental	Nor		nomio				
Dolivory / Phoning			nomic	d troop			
Delivery / Phasing			nstraints and with protected 2 homes between 2035-20				
Viability		Viable with Draft Plan of		JJ.			
Availability of utilities	_		ole impact on development	viability			
electricity, gas, water							
sewage treatment							
Infrastructure constra	ints	No known rights of way	//infrastructure constraints.	However			
on / under site		' '	-trodden desire lines throug	gh the			
		site.					
Highways access and	d	Possible off Ketley Roa	ad to the north and south.				
transportation Impact on the wider r	ood	The number of addition	nal units are unlikely to have				
network	uau	widespread impact	iai uriilə are uriilkely lü Have	a			
Other Economic		None					
20011011110			ocial				
Access time by walki	ng or p	public transport (except		10/24 : 40	main a full .		
	Primary schools: walking only) to key residential GP/Health Centre/Walk Within 10						
services in accordance			in Centre	any viak	ole mitigation		
D. O	Within	15 mins following any	Strategic	Within 20	mins following		
Primary School		viable mitigation	Centre/Employment		ole mitigation		
			Area				

Secondary School	ol Withi	in 20 mins following any viable mitigation	Centre/Foo		thin 15 mins following ny viable mitigation				
Any character constraints on de	nsity	Site tapers to the south which is likely to be undevelopable and there is also a section that tapers to the north. Gradient is steep in parts. Site has extensive tree cover (TPO's). SLINC covers the majority of the site							
Connections to lo		None None							
Public Open Space									
	However, The Open Space Review (2019) identifies the site as 'Lower quality, lower value'. In addition, if removed, there are other areas of Natural-Semi Natural Greenspace within 400m walking distance (400m buffer based on the size of the site NSMG): 'The Knoll Open Space' – to the south-west 'Gibbons Industrial Park Land' - to the east.								
Loss of Playing F Sports Pitches	ield /	None							
Other Social		None							
		Oppor	tunities						
properties and the Ketley Quarry site. It therefore plays an important role as a physical buffer and in terms of visual amenity. The majority of the woodland has SLINC status and the southern section contains two groups of deciduous trees protected by Woodland Orders. Other trees on the site require assessment. The site also appears to be well used by pedestrians/dog walkers. Could be used to provide amenity space/opportunities for the developed quarry site.									
			ity Appraisal						
Sustainability App Conclusion	oraisal	The site has a negative positive impact on SA of							
		Cond	lusion						
This is majority go protected by Woo		site. Parts of the site hav	e SLINC status a	and it contains t	wo areas of trees				
It is an area of Natural-Semi Natural Greenspace known as 'Standhills Open Space'. The site is located within Community Forum 4: Kingswinford North and Wall Heath, Kingswinford South, Wordsley where there is a below average quantity of open space (Open Space Review 2019).									
However, The Open Space Review (2019) identifies the site as 'Lower quality, lower value' which means that it falls below the applicable value and quality standards set within the Review. In addition, if removed, there are other areas of Natural-Semi Natural Greenspace within 400m walking distance of the site (400m buffer based on the size of the site NSNG): 'The Knoll Open Space' – to the south-west 'Gibbons Industrial Park Land' - to the east.									
		elopment. Trees should d any adverse impacts up			and mitigation				
Developable Area (ha)	1.18	Density (dwelling per hectare)	gs 40	Estimated Housing Units	48				

Lye and Stourbridge North

Site Known as	L	ewis	Road				
Site Address	La	Land adjacent Lewis Road and Hay Green, Lye					
Ward		e and orth	Stourbridge	Call for Site I	Ref	224	
Site Area (ha)	4.	14					
Site Reference	S	A-0039)-DUD				
			Background/0	Context			
Current uses	Public	Open S	Space. Amenity Gr	eenspace knowr	n as 'Hay	Green C	pen Space'
Surrounding land uses	Reside		all boundaries, exc				
			Constrair	nts			
Gateway Constraints (affecting part of subm		ite)	Name / Details		Amoun	t covere	d (ha's)
SSSI/SAC/SINC		,,	N/A				
Ancient Woodland / Vet	eran Tr	200	N/A				
Local Nature Reserve	eran n	663	N/A				
Flood Risk Zone 3			N/A				
Registered Park & Gard	den .		N/A				
Scheduled Ancient Mon			N/A				
Operational Burial Grou			N/A				
Common Land	iiiu		N/A				
Existing Folicy Designa	xisting Policy Designations Linear Open Space Mineral Safeguarding Area Regeneration Corridor 13						
Green Belt and Land	dscape	Sens	itivity Assessm	ent			
Criteria	Asses	smen	t				Rating
Green Belt Harm			No	ot in the Green B	alt		
Landscape			INC	in the Oreen D	GIL		
Sensitivity							
Detailed assessmen	ıt agaiı	nst en	vironmental, eco	onomic and so	cial crit	eria	
Criteria	Asses	smen	t				Rating
			Environme	ntal			
Greenfield/Previously Developed Land	Public	open s _l	oace.				
Topography			in levels, rising fro				
Agricultural Land		elatively negligible and unlikely to affect development. ot agricultural land					
Quality using							
Magicmap							
Landscape post-							
1988 map							
Tree Preservation	Some	semi-m	ature trees along b	oundary of the s	ite and sr	mall	
Orders / Mature		ome semi-mature trees along boundary of the site and small reas of trees in the northern/mid-section. No TPOs. Tree					
Trees of Value on	survey	require	ed.				
site or significantly	,	•					
affecting boundaries							
	None						
Biodiversity or	1 10110						

or significantly							
affecting boundaries Heritage Assets on	Δrch	aeology – Corn Mill roo	orded in 1882 OS mans in th	Δ			
site or significantly		Archaeology – Corn Mill recorded in 1882 OS maps in the northern part of the site out of use before 1884. Site cleared.					
affecting boundaries		ref 12430	or ade before 1004. One ofer	arou.			
Visual Amenity and			kely to overlook residential pr	operties			
Character of Area		•	pography. Likely further mitig	•			
		opropriate scheme.		,			
Flood risk, drainage	Not v	vithin Flood Zone 2 or 3	3				
and ground water	Signi	ficant risk of surface wa	ater flooding on west of the s	ite			
) and 1/30(high) risk of flood.				
Ground			vestigated in the past and a p				
Contamination			alled at strategic points arour				
			trations of contaminants, met				
			Evidence of significant differ	rential			
Outside at a la liste o		ement across site the s		- 4			
Ground stability			gnificant differential settlemer	π			
Air Quality impact of		ss site the site.	ocidential with one primarica	hool to			
Air Quality impact of adjoining uses	the w		esidential with one primary so	11001 10			
Noise impact of			esidential with one primary so	hool to			
adjoining uses	the w		Succinal with one plinary so	יוסטו נט			
Mineral Extraction			neral resource constraints ba	sed on			
and Mineral			n Policy MIN2 (Minerals	300 011			
Resource Areas			site assessment agreed buff	er)			
Mineral Infrastructure		nineral infrastructure co		/			
and Brickworks		The ministral infraedration contained					
Waste Infrastructure	Withi	Within 250metres of Environcom Ltd - waste electrical and					
	elect	electronic equipment (WEEE) recycling (formerly Overton's)					
Other Environmental	Other Environmental None						
		Eco	nomic				
Delivery / Phasing			remediation works required f				
			time for delivery and plannin				
		consent. Estimated delivery of 38 homes between 2024—					
		29.	Marginal viability requiring reduced Draft Plan obligations				
Viability							
Availability of utilities		Some capacity limitation in respect of electricity					
electricity, gas, water	,						
sewage treatment Infrastructure constra	inte	Foul water sewer and	d culverted watercourse locate	<u>ad</u>			
on / under site		within the site	de la converteu watercourse locati	cu			
on / under site		Definitive footpath along the western and northern					
		boundary STR0084 providing a link to Stourbridge Road					
			osses the centre of the site b				
		Lewis Road and Bea		= = = =			
Highways access and	d		redon Avenue / Lewis Road /	St			
transportation		Marks Road.					
	Impact on the wider road No significant vehicular impact.						
network	· · · · · · · · · · · · · · · · · · ·						
Other Economic							
Social							
		iblic transport (except	GP/Health Centre/Walk in		in 10 mins		
Primary schools: wal			Centre		ng any viable		
services in accordan	ce with I	BCP Policy HOU2.	255		itigation		
Drimon: Calaaal	Within	10 mins following any	Strategic		in 20 mins		
Primary School		riable mitigation	Centre/Employment Area		ng any viable		
	wable mitigation Centre/Employment Area mitigation						

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 15 mins following any viable mitigation						
Any character constraints on density	distance from the boundary	Trees Culverted watercourse runs almost parallel with the south western boundary at a distance from the boundary between about 16-20m							
Connections to local cycle route networks	None								
Public Open Space	Identified as 'Higher quality, Review (2019). The site is located within Co Cradley, and Wollescote, Ly	Amenity Greenspace known as 'Hay Green Open Space'. Identified as 'Higher quality, lower value' within the Open Space Review (2019). The site is located within Community Forum 8 Amblecote, Cradley, and Wollescote, Lye and Stourbridge North where there is a below quantity standard of open space.							
	•	However, there are two other areas of Amenity Greenspace within 400m walking distance of the site and part of the site can be retained for open space purposes.							
Loss of Playing Field / Sports Pitches	Cradley, and Wollescote, Ly is an above quantity standa The southern part of the site football pitch although not vi	The site is located within Community Forum 8 Amblecote, Cradley, and Wollescote, Lye and Stourbridge North where there is an above quantity standard of playable space The southern part of the site has historically contained one football pitch although not visible on the ground. This could be retained if the southern part of the site remained undeveloped.							
Other Social		ark (>10 spaces) to southerr							
		tunities							
Opportunities	No opportunities identified.								
		ity Appraisal							
Sustainability Appraisal Conclusion		The site has negative impacts for SA Objectives 5, 7 and 11, and positive impacts for SA Objectives 9, 10, 12, 13 and 14.							
Conclusion									

Conclusion

This is an area of Amenity Greenspace comprising closely mown grassland and trees.

The Open Space Review (2019) identifies the site as 'Higher quality, lower value'. It is located within Community Forum 8 Amblecote, Cradley, and Wollescote, Lye and Stourbridge North where there is a below quantity standard of open space. However, there are two other areas of Amenity Greenspace within 400m walking distance of the site and the southern part of the site can be retained for open space purposes. This would not result in the loss of the sports pitch.

The northern part of the site is considered suitable for release for residential development subject to the resolution of land contamination/stability/drainage issues. Any loss of trees will require mitigation.

		B 1: / I III			
l Developable	4.07	l Density (dwellings	40	Estimated	
A === (b=)	1.37		40	l lavaina I laita	55
Area (ha)		per hectare)		Housing Units	

Netherton, Woodside and St.Andrews

Site Known as	Mar	rio	tt Road			
Site Address	Marri	Marriott Road, Netherton, DY2 0LA				
Ward			on, Woodside andrews	Call for Site	Ref	61
Site Area (ha)	3.5					
Site Reference	SA-0	132	2-DUD			
			Background/	Context		
Current uses						nd industrial uses.
Surrounding land			vellings to the nor			mercial and
uses	industrial a	area	to the north-east	on Northfield R	oad.	
			Constrai	nts		
Gateway Constraints affecting part of subn			Name / Details		Amount cov	vered (ha's)
SSSI/SAC/SINC	,		N/A			
Ancient Woodland / Ve	teran Trees	;	N/A			
Local Nature Reserve			N/A			
Flood Risk Zone 3			N/A			
Registered Park & Gar	den		N/A			
Scheduled Ancient Mor			N/A			
Operational Burial Grou	und		N/A			
Common Land			N/A			
	Lir Ar SL	near ea l LINC	al Safeguarding A Open Space – w High Historic Towi O'Dudley No 2 Ca eological Priority	hole site nscape Value – ınal' – canal and	eastern part o I land adjacen	t to it
Green Belt and Lan						,
Criteria	Assessm			Rating		
Green Belt Harm Landscape Sensitivity			N	ot in the Green		
Detailed assessmen				conomic and s	social criteri	
Criteria	Assessm	ien				Rating
Oroganijala/Dassijassija	This is a		Environm			
Greenfield/Previously Developed Land			ire of occupied an			
Topography		Land is gently sloping but should not cause any constraints to capacity. The site is set at a much lower level to Cradley Road.				
Agricultural Land Quality using Magicmap Landscape post- 1988 map	Not agricu	Not agricultural land				
Tree Preservation Orders / Mature Trees of Value on			ervation Orders wi es are located adj			

site or significantly		
site or significantly		
affecting boundaries Biodiversity or	SLINC – Dudley No. 2 Canal the canal and land adjacent to it	
Geodiversity on site	SLING – Dudley No. 2 Carlai the Carlai and Iand adjacent to it	
or significantly		
affecting boundaries		
Heritage Assets on	Area of High Historic Townscape Value – eastern section	
site or significantly	Dudley No 2 Canal HER ref 5868A	
affecting boundaries	Atlas Tube Works HER ref 7840 large building in the western	
	section	
	Springhill Works HER ref 7839 – elongated building along the	
	eastern boundary	
	Lloyds Proving House HER ref 12531 – central building	
	Archaeological Priority Area – associated with the canal	
	The boundary wall fronting Cradley Road and Marriott Road is a	
	significant feature of the AHHTV and is worthy of retention.	
Visual Amenity and	Industrial site with an attractive frontage setting to the canal	
Character of Area		
Flood risk, drainage	Site is not within a Flood Zone.	
and ground water		
	High (1/30), medium (1/100) and low (1/1000) risk of surface	
	water flooding throughout majority of the site, particularly to the	
	north adjacent to Marriott Road and the east adjacent to Dudley	
0	No.2 Canal.	
Ground	Industrial site. Potential for land contamination	
Contamination Ground stability	Cool Authority Low Biok, contarn conting	
Ground Stability	Coal Authority Low Risk -eastern section Coal Authority High Risk – western section	
Air Quality impact of	The surrounding area is predominantly residential and there are	
adjoining uses	no known air quality issues. Industry on opposite side of Marriott	
adjoining doco	Road/Cradley Road	
Noise impact of	The surrounding area is predominantly residential and there are	
adjoining uses	no known air quality issues. Industry on opposite side of Marriott	
, 0	Road/Cradley Road	
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals	
Resource Areas	Safeguarding) (using 250m site assessment agreed buffer)	
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	Within 250m of a permitted waste site: 0132-DUD contains a	
	modestly sized material recycling facility (MRF) - steel and	
Oth on Francisco and the	plastic drums	
Other Environmental	None known	
Francis and Decide	Economic	
Employment Developn		
Opportunities	buildings and is separated from the main critical mass of	
	the industrial area by Marriott Road and is adjacent to housing.	
Employment Land	The wider industrial site (Washington Centre) achieved	
Employment Land	a score of 30 within the BEAR, which is above the	
	threshold to retain as a Local Employment Area.	
	However, this site is separated from the main critical	
	mass of the industrial area by Marriott Road, it contains	
	vacant premises and is adjacent to housing.	
Delivery / Phasing	Currently an employment site. Allowing time for current	
	occupiers and planning permission. Estimated delivery	
	of 88 homes between 2030-35 and 17 homes between	
	2035-2039.	
		

Viability		Significant capacity I development unviable				
Availability of utilities – electricity, gas, water, sewage treatment		No limitations / neglic viability				
Infrastructure constra under site	aints on /	None known				
Highways access an transportation	d	Two main existing ac Marriott Road	ccesses from Cradley Ro	ad and		
Impact on the wider network	road		nent would increase cong alesowen Road. Howeve gligible.			
Other Economic		None				
		Soc	ial			
Access time by walk Primary schools: wal services in accordan	king only)	to key residential	GP/Health Centre/Walk in Centre		mins following le mitigation	
Primary School		5 mins following any able mitigation	Strategic Centre/Employment Area	Within 20 mins following any viable mitigation		
Secondary School		0 mins following any able mitigation	Centre/Foodstore		mins following le mitigation	
Any character constraints on density	onstraints on Dudley No 2 Canal SLINC					
Connections to local cycle route networks	None					
Public Open Space	Drive Contain	vithin the site. Amenity Greenspace known as 'Ounsdale Open Space' runs along the north western boundary and a definitive footpath. There are opportunities to link the this open space.				
Loss of Playing Field / Sports Pitches						
Other Social	None					
		Opport	unities			
Opportunities	No imn	nediate opportunities id				
		Sustainabilit				
	Sustainability Appraisal Conclusion The site has negative impacts for SA Objectives 4, 7, 8 and 11 and positive impacts for 9, 12 and 14 and a major positive impact for SA Objective 10.					
Conclusion						

This is an industrial site within a Local Employment Area known as the 'Washington Centre' (ref NETH.E1 within the Local Plan). The Washington Centre achieved a score of 30 within the Black Country Employment Area Review (BEAR), which is above the threshold to retain as a Local Employment Area. However, this particular site is separated from the main critical mass of the industrial area by Marriott Road. It also contains a number of vacant premises and is adjacent to housing.

An outline planning application for residential development for up to 93 dwellings (only access off Marriott Road considered) has been approved by the Development Control Committee on 28th April 2021 subject to the signing of a Section 106 Agreement. This includes the demolition of the existing buildings and relates to the western part of the site.

The eastern part of the site is within an Area of High Historic Landscape Value. It contains two industrial buildings which are recorded on the HER register. That part of the site is closest to Cradley Road and is set at a much lower level to Cradley Road whereby only the roof of the adjacent building is visible behind.

A significant wall fronting Cradley Road and Marriott Road marks the boundary of the site and contributes to the setting of the AHHTV and should be retained.

Dudley No. 2 Canal and land adjacent to it has SLINC status, some of which contains trees, and forms part of an Archaeological Priority Area. This is a sensitive part of the site that also provides opportunities to secure a good quality design that faces onto the canal. Any adverse impact on the SLINC should be fully mitigated.

On the basis of the above it is considered that the site is appropriate for reallocation from employment land to housing land.

Developable 2.8 Density (dwellings 40 Estimated 105						
I Arga (na) I I I I I I I I I I I I I I I I I I I	Developable Area (ha)	2.8	Density (dwellings per hectare)	40	Estimated Housing Units	105

Pedmore and Stourbridge East

Site Known as	W	orcester La	ano	e North			
Site Address	Lar	and off Worcester Lane, Pedmore, Stourbridge					
Ward		dmore and ourbridge East	Call for Site Ref 50				
Site Area (ha)	0.6	1					
Site Reference	SA	-0010-DUD-A					
	·	Back	gro	ound/Context			
Current uses	Grassla	nd					
Surrounding land		n boundary is m	arke	ed by a railway cutting. Hou	sing to east,	fields to	
uses	south.						
				nstraints			
Gateway Constrain of submitted site)	its (where	affecting part	ľ	lame / Details	Amount co	overed (ha's)	
SSSI/SAC/SINC			N	J/A			
Ancient Woodland /	Veteran Tr	ees	N	J/A			
Local Nature Reserv			N	J/A			
Flood Risk Zone 3			N	I/A			
Registered Park & Garden			N	I/A			
Scheduled Ancient Monument			١	I/A			
Operational Burial Ground			١	I/A			
Common Land				I/A			
part of the site Area of High His				cutting along western bound oric Landscape Value – who SMR ref 5886 Oxford to Wol	ole site		
Green Belt and La				essment			
Criteria	Assessn						
Green Belt Harm (B63As1)	Low to Moderate	encroa with the edge a with the release broad	achine wand and ne n e of er G	parcel makes a moderate coment on the countryside as vider countryside. The railwaw Worcester Lane to the east eighbouring housing develof land here would not weake breen Belt to the south.	it is open lan by line along provide disti pments. Hoven the integrit	d contiguous its western inct boundaries vever, the y of the	
Landscape Sensitivity (BL15s1)	Moderate	to resi landfo charac the bo	den rm : cter unc	ndscape is considered to have moderate overall sensitivit dential development due to its varied scale, rolling m and mature woodland and boundary trees. The rural ter is disrupted by the presence of busy trunk roads on undaries of the area.			
	nent agair	nst environm	ent	al, economic and social	criteria		
Criteria	Asses	ssment				Rating	
Greenfield / Previously Developed Land	Greent	Ei field in the Gree		elt			
Topography	Relativ	ely level					
Agricultural Land Quality using	Grade						

Magianan		
Magicmap		
Landscape post- 1988 map		
Tree Preservation	None. Some trees within the site	
Orders / Mature	Notice. Some trees within the site	
Trees of Value on	All Inclusive TPO to the north of the site	
site or significantly	7 th moradive 11 G to the north of the one	
affecting boundaries		
Biodiversity or	Railway cutting is a SLINC along western boundary and extends	
Geodiversity on site	to include the very narrow northern section.	
or significantly	,	
affecting boundaries		
Heritage Assets on	Area of High Historic Landscape Value – whole site	
site or significantly	·	
affecting boundaries	Railway Cutting SMR ref 5886 adjacent to the site	
Visual Amenity and	Does not directly abut houses although there are some	
Character of Area	residential properties nearby.	
	Long narrow tapering site.	
	Mature hedgerow forming prominent boundary features along	
	both sides of the long section of Worcester Lane.	
Flood risk, drainage	Site not within Flood Zones 2 or 3	
and ground water	The north of site has a risk of surface water flooding, 1/1000,	
	1/100 and 1/30	
Ground	No issues identified	
Contamination		
Ground stability	Not within a Coal Mining Risk Area	
Air Quality impact of	None envisaged	
adjoining uses		
Noise impact of	Site is a thin strip of land between a railway cutting and	
adjoining uses	Worcester Lane. Potential noise issues from the road and	
15	railway that may require mitigation	
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals	
Resource Areas Mineral Infrastructure	Safeguarding) (using 250m site assessment agreed buffer) No mineral infrastructure constraints	
and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No wasto infrastructure constraints regarding existing wasto	
waste illiastructure	No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2	
	(Waste Sites)	
Other Environmental	Mature hedgerow interspersed by trees are characteristic	
Canor Environmental	features along both sides of Worcester Lane. There is no	
	boundary hedgerow along this section. There is therefore an	
	opportunity, subject to access and visibility requirements, to	
	plant a new one along the site frontage	
	Economic	
Delivery / Phasing	Vacant site with minimal constraints. Estimated 10 homes to be	
	delivered between 2024-2029.	
Viability	Viable with Draft Plan obligations	
Availability of utilities	No limitations / negligible impact on development viability	
- electricity, gas,	9 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
water, sewage		
treatment		
Infrastructure	No issues identified	
constraints on /		
under site		
Highways access	Access via Worcester Lane,	
and transportation		
Impact on the wider	Potential junction improvement Racecourse Lane / Worcester	
road network	Lane to North. To south Park Rd/ Worcester Rd	
-	•	

Other Economic		None					
Social							
	hools	or public transport : walking only) to key ccordance with BCP	GP/Health Centre/Walk in Centre	Within 15 mins following any viable mitigation			
Primary School		thin 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 mins viable m			
Secondary School		thin 20 mins following any viable mitigation	Centre/Foodstore	Within 15 mins following an viable mitigation			
Any character constraints on dens	sity	east A bridleway runs along SLINC - western and n AHHTV – whole site Given local character d	cutting, along western both the southern boundary ear orthern boundaries density of more than 40 is A tapers significantly and	ast to west	and possible		
Connections to local cycle route network		A bridleway runs east-west along the southern boundary of the site which can be used by cyclists. The bridleway runs between Pedmore and Iverley					
Public Open Space		No loss of public open					
Loss of Playing Fie Sports Pitches		Not a playing field					
Other Social		None					
			portunities				
Opportunities A triangular site with existing housing on either side. It the north and this would influence layout and density. It could utilise Green Belt land whilst providing a defense are a limited number of trees within the site. There is palong the site frontage to better assimilate any new developed hedgerow forms prominent boundary feature. Worcester Lane.					ed for housing dary. There plant a hedge Well-		
			bility Appraisal				
Sustainability Appraisal Conclusion	on		mpacts for SA objectives 2 or SA Objectives 9, 10, 12,				
		Co	onclusion				

Conclusion

This is a narrow, tapering parcel of grassed, Grade 3a agricultural land. It is located within the Green Belt and an Area of High Historic Landscape Value. Density would be affected by the limited width of the site. The adjacent railway cutting to the west has SLINC status as does the very narrow section in the extreme northern part of the site.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt if the site were to be released as 'Low to Moderate'. It notes that the sub-parcel makes a moderate contribution to preventing encroachment on the countryside as it is open land contiguous with the wider countryside. The railway line along its western edge and Worcester Lane to the east provide distinct boundaries with the neighbouring housing developments. However, the release of land here would not weaken the integrity of the broader Green Belt to the south.

The landscape is considered to have moderate overall sensitivity to residential development due to its varied scale, rolling landform and mature woodland and boundary trees. The rural character is disrupted by the presence of busy trunk roads on the boundaries of the area.

It is considered that the site would be capable of development and the southern section (SA-0010-DUD-B) could provide a defensible boundary as it would, in the main, have existing housing on either side. The site is a thin slither of land with housing on either side and its removal from the Green Belt would have limited impact on the openness of the wider Green Belt. This also applies to the site known as SA-0018-DUD-C which would need to include a defensive boundary if developed.

Mature hedgerow are characteristic, prominent boundary features along both sides of Worcester Lane. This site unfortunately has little frontage hedgerow and it is suggested that there is an opportunity to incorporate one as part of a landscape scheme, to assimilate new development within its sensitive surroundings.

Site suitable for allocation.

Developable Area (ha) Density (dwe per hectare)	Ilings 30	Estimated 10 Housing Units	
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Site Known as		Worc	ester La	ne Central			
Site Address		Land o	_and off Worcester Lane, Pedmore, Stourbridge				
Ward		Pedmo Stourb	re and ridge East	Call for Site Ref	50		
Site Area (ha)		2.29					
Site Reference		SA-001	0-DUD-B				
			Backg	round/Context			
Current uses	Gra	assland					
Surrounding land uses		stern bou d south.	ındary is ma	rked by a railway cutting. Hou	using to east, f	ields to north	
			С	onstraints			
Gateway Constrain of submitted site)	its (w	here affe	cting part	Name / Details	Amount cov	vered (ha's)	
SSSI/SAC/SINC				N/A			
Ancient Woodland / '		an Trees		N/A			
Local Nature Reserv	⁄e			N/A			
Flood Risk Zone 3				N/A			
Registered Park & Garden				N/A			
Scheduled Ancient Monument			N/A				
Operational Burial Ground				N/A			
Common Land Existing Policy Design			een Belt – w	N/A			
Crean Balt and L	o o olo	he Ar Ra	dge ea of High H illway Cutting	land south of Racecourse Lar istoric Landscape Value – wh g SMR ref 5886 Oxford to Wo	ole site	ŕ	
Green Belt and La							
		essmen			The Control of the Control		
Green Belt Harm (B60As4)	High	erate to	of the V on the of the sep Kiddern northern contain with the would r Green I settlem	o-parcel makes a strong contr Vest Midlands conurbation an countryside, and a moderate of aration of the neighbouring to ninster (via intervening settler nmost between the railway lingled by urbanising uses on two enarrow strip of Green Belt lated tot significantly weaken the in Belt or serve to close the gap ents to the south.	d preventing e contribution to wns of Stourbrents). The fie e and Worcest sides. Its releand to the north tegrity of the subetween Stour	ncroachment maintaining ridge and Id ter Lane is ase in tandem (B63A) urrounding rbridge and	
Landscape Sensitivity (BL15s1)	Mode						
				ntal, economic and socia			
Criteria	Α	ssessm				Rating	
Greenfield / Previously Developed Land	G	reenfield	Envin the Green	<u>vironmental</u> Belt			

Topography	Relatively level	
Agricultural Land	Grade 3a	
Quality using		
Magicmap		
Landscape post-		
1988 map		
Tree Preservation	None. Some trees within boundary hedgerows.	
Orders / Mature		
Trees of Value on		
site or significantly		
affecting boundaries	T 01 10 10 1	
Biodiversity or	Two SLINC's:	
Geodiversity on site	SLINC- 'Railway Cutting' – western boundary SLINC – 'Farmland south of Racecourse Lane' – southern	
or significantly		
affecting boundaries Heritage Assets on	boundary Area of High Historic Landscape Value	
site or significantly	Alea of High Historic Landscape value	
affecting boundaries	Railway Cutting SMR ref 5886 adjacent to the site	
Visual Amenity and	Does not directly abut houses although there are some	
Character of Area	residential properties nearby	
Flood risk, drainage	Not within Flood Zones 2 or 3	
and ground water	No surface water flooding concerns	
Ground	No issues identified	
Contamination	The located facilities	
Ground stability	Not within a Coal Mining Risk Area	
Air Quality impact of	None envisaged	
adjoining uses	, mana amangan	
Noise impact of	Site is located between a railway cutting and Worcester Lane.	
adjoining uses	Although wider than the site to the north (SA-0010-DUD-A) there	
	are potential noise issues that may require remediation for	
	properties close to the eastern and western boundaries	
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals	
Resource Areas	Safeguarding) (using 250m site assessment agreed buffer)	
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints regarding existing waste	
	infrastructure based on the Draft Black Country Plan Policy W2	
Other Fr. 1999	(Waste Sites)	
Other Environmental	Mature hedgerow interspersed by trees are characteristic	
	features along both sides of Worcester Lane. This site has	
	sections of well-developed hedgerow along the site frontage to Worcester Lane. There is an opportunity, subject to access and	
	visibility requirements, to plant the remaining site frontage.	
	Visibility requirements, to plant the remaining site frontage.	
	The site also has a good hedgerow across the southern	
	boundary of the site which has SLINC status	
	Economic	
Delivery / Phasing	Vacant site with minimal constraints. 45 homes to be delivered	
	between 2024-2029.	
Viability	Viable with Draft Plan obligations	
Availability of utilities	No limitations / negligible impact on development viability	
- electricity, gas,		
water, sewage		
treatment		
Infrastructure	Bridleway along northern boundary	
constraints on /	Electricity sub-station close to extreme south eastern boundary	
under site	, i	
<u> </u>		

F									
Highways access		Access via Worcester La							
and transportation		improvement Racecours							
		south Park Rd/ Worceste							
Impact on the wider	r	Further information woul	d be required to assess th	nis					
road network									
Other Economic		None							
			Social						
Access time by wall									
		: walking only) to key	GP/Health		s following any				
	in ac	ccordance with BCP	Centre/Walk in Centre	viable m	nitigation				
Policy HOU2.									
	Wi	thin 15 mins following	Strategic	Within 30 mins	s following any				
Primary School		any viable mitigation	Centre/Employment		nitigation				
		any madro marganion	Area						
Cocondom	١٨/:	thin 20 mine following		Mithin 15 min	a fallowing any				
Secondary School		thin 20 mins following	Centre/Foodstore		s following any				
School	č	any viable mitigation		viable ii	nitigation				
Any character		Tapering site.							
constraints on dens	sitv		n cutting, along western b	oundary and Wo	orcester Lane				
	,,,,	to east.	eating, along western s	ouridary and tre	2000101 24110				
			ng the northern boundary	east to west					
			A bridleway runs along the northern boundary east to west Well-developed boundary hedgerow (patchy in places) along Worcester Lane						
		frontage.							
		SLINC 's – western and southern boundary							
		AHHTV – whole site							
		Given local character density of more than 40 is not appropriate and possible							
		35+ more suited. Site A tapers significantly and this will affect numbers							
		achieved.							
Connections to loca	al	A bridleway runs east-west along the northern boundary of							
cycle route network	S	the site which can be used by cyclists. The bridleway runs							
		between Pedmore and Iverley.							
Public Open Space			No loss of public open space						
Loss of Playing Fiel	ld /	Not a playing field							
Sports Pitches									
Other Social		None							
			oortunities						
Opportunities			ousing for a considerable I						
			well-developed southern boundary hedge that has SLINC status and could						
		form a defensible bou	form a defensible boundary.						
			umber of trees within the s						
		hedgerow (patchy in places) fronting Worcester Lane. There is potential to fill							
			in the gaps with hedgerow along the site frontage to better assimilate any						
			new development. Well-developed hedgerow forms prominent boundary						
		reatures along both s	ides of Worcester Lane.						
		Suptaina	hility Approiaal						
Custoinability Assess	nio a l		ibility Appraisal	0 0 6 or d 7					
Sustainability Appra	aisai		impacts on SA Objective						
Conclusion			on SA Objectives 9, 10, 1	<u> 2, 13 and 14.</u>					
Conclusion									

This is tapering parcel of grassed, Grade 3a agricultural land. It is located within the Green Belt and an Area of High Historic Landscape Value. The adjacent railway cutting to the west has SLINC status as does the hedgerow that marks the southern boundary

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt if the site were to be released as 'Moderate to High.' It notes that the sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside,

and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Kidderminster (via intervening settlements). The field northernmost between the railway line and Worcester Lane is contained by urbanising uses on two sides. Its release in tandem with the narrow strip of Green Belt land to the north (SA-0010-DUD-A) would not significantly weaken the integrity of the surrounding Green Belt or serve to close the gap between Stourbridge and settlements to the south.

The landscape is considered to have moderate overall sensitivity to residential development due to its varied scale, rolling landform and mature woodland and boundary trees. The rural character is disrupted by the presence of busy trunk roads on the boundaries of the area.

It is considered that the site would be capable of development and the southern section (SA-0018-DUD-C) could provide a defensible boundary as it would, in the main, have existing housing on either side. Its removal from the Green Belt would have limited impact on the openness of the wider Green Belt.

Mature hedgerow are characteristic, prominent boundary features along both sides of Worcester Lane. This site has sections of well-developed hedgerow along the site frontage to Worcester Lane. There is an opportunity, subject to access and visibility requirements, to plant the remaining site frontage as part of a landscape scheme, to assimilate new development within its sensitive surroundings.

The well-developed hedge along southern boundary that has SLINC status and should remain as it forms a defensible southern boundary, has ecological value and is a valuable landscape feature.

Site suitable for allocation.

Ŀ						
	Developable	1 28	Density (dwellings	35	Estimated	45
	Area (ha)	1.20	per hectare)	33	Housing Units	45

014 14		\A/	- 4 1		41			
Site Known as		Worce	ster L	ane So	uth			
Site Address		Land bet Stourbrid		orcester Lane and railway cutting, Pedmore,				more,
Ward		Pedmore Stourbrid			Call for Site Re	ef	114	
Site Area (ha)		4.7						
Site Reference		SA-0018	-DUD-C					
			Backg	round/Co	ontext			
Current uses	Agricu	ılture						
Surrounding land					he east, agriculture		ne south	and to the
uses	west (on the opp	oosite sic	de of the ac	ljacent railway cutt	ing).		
				onstraint				
Gateway Constrain of submitted site)	ıts (wher	re affectin	ig part	Name / D	etails	Am	ount co	vered (ha's)
SSSI/SAC/SINC				N/A				
Ancient Woodland /	Veteran	Trees		N/A				
Local Nature Reserv				N/A				
Flood Risk Zone 3			N/A					
Registered Park & G	arden			N/A				
Scheduled Ancient Monument			N/A					
Operational Burial Ground			N/A					
Common Land				N/A				
SLINC – 'Farm hedge Western bound Area of High H			- 'Railwa – 'Farml rn bound f High Hi	y Cutting' - land south ary – railwa storic Land	- western boundary of Racecourse Lar ay cutting SLINC scape Value – wh 1886 Oxford to Wo	ne' – i ole si	te	·
Green Belt and L	andscar							<u></u>
Criteria	Assess		Rating					
Green Belt Harm (B60As1)	Very Hig		The sult of the V on the centre sub-parts separated Any released	b-parcel may be parcel may be the middle of the countryside of a ration of the minster (via reel rises unding the counding Greide between the country of th	akes a strong continues conurbation are, and a moderate he neighbouring to intervening settler to a ridge, creating the urban edge contained land in the urban edge en the urban edge en the urban edge.	nd precontributions of the contribution of the	eventing (lbution to of Stourk s). The la strong se he open lbparcel ining are	encroachment o maintaining oridge and and within the ense of countryside. would weaken as of
Landscape Sensitivity (BL15s1)	Moderat		The land to resid landform charact the bou	idscape is lential deve m and mate er is disrup indaries of		varie bound ce of	d scale, dary tree busy trur	rolling s. The rural
Criteria			sessme					Rating
				vironmen	tal			3

Greenfield / Greenfield in the Green Belt and sports pitches Previously Developed Land	
Topography Relatively level Agricultural Land Grade 3a northern and south sections but Grade 1 in the centre.	
Quality using	
Magicmap	
Landscape post-	
1988 map	
Tree Preservation None. Some boundary trees. Tree survey needed.	
Orders / Mature	
Trees of Value on	
site or significantly	
affecting boundaries	
Biodiversity or SLINC- 'Railway Cutting' – western boundary	
Geodiversity on site SLINC – 'Farmland south of Racecourse Lane' – northern	
or significantly boundary hedge	
affecting boundaries	
Heritage Assets on Area of High Historic Landscape Value HLV16	
site or significantly Railway Cutting SMR ref 5886 adjacent to the site	
affecting boundaries	
Visual Amenity and Does not directly abut houses although there are some	
Character of Area residential properties nearby	
Flood risk, drainage Not within Flood Zones 2 or 3	
and ground water	
No significant risk of surface water flooding 1/30, 1/100 or	
1/1000	
Ground No issues identified	
Contamination	
Ground stability Not within a Coal Authority Development Risk Area	
Air Quality impact of None envisaged	
adjoining uses	
Noise impact of Railway in cutting adjacent to western boundary and Worcester	
adjoining uses Lane to east. There are potential noise issues that may require	
remediation for properties close to these boundaries.	
Mineral Extraction No mineral extraction or mineral resource constraints based on	
and Mineral the draft Black Country Plan Policy MIN2 (Minerals	
Resource Areas Safeguarding) (using 250m site assessment agreed buffer)	
Mineral Infrastructure No mineral infrastructure constraints	
and Brickworks	
Waste Infrastructure No waste infrastructure constraints regarding existing waste	
infrastructure based on the Draft Black Country Plan Policy W2	
(Waste Sites)	
Other Environmental Well-developed hedgerow along the site frontage to Worcester	
Lane forming a prominent boundary feature.	
Economic	
Delivery / Phasing Vacant site with minimal constraints. Estimated delivery of	
60 homes by 2030-35.	
Viability Viable with Draft Plan obligations	
Viabile With Draft Flan Obligations	
Availability of utilities No limitations / negligible impact on development visbility	
Availability of utilities – No limitations / negligible impact on development viability	
electricity, gas, water,	
sewage treatment	
Infrastructure constraints A	
Infrastructure constraints A very well used definitive footpath STR0076 crosses the	
on / under site site diagonally from the north adjacent to Worcester Lane to	
the footbridge that crosses the railway.	
Electricity sub station near to extreme north eastern	
boundary	

		<u></u>					
Highways access and		Access via Worcester Lane. Loss of hedgerow should be					
transportation		kept to a minimum.					
Impact on the wider road		If developed with call for sites site to north (SA-0010-DUD A					
network		and B) potential junction improvements Racecourse					
		Lane/Worcester Lane to the north and to the south Park Rd/					
		Worcester Rd.					
Other Economic		None known					
			Social				
Access time by walking or public transport							
(except Primary sch			GP/Health	Over 15 mins following any			
residential services in accor		dance with BCP	Centre/Walk in Centre	viable mitigation			
Policy HOU2.							
	Over	15 mins following	Strategic	Mostly within 30 mins following any viable			
Primary School		viable mitigation	Centre/Employment				
	urry	viable fillingation	Area	mitigation			
		o=		Over 15 mins following any viable mitigation			
		25 mins following	Centre/Foodstore				
School any		viable mitigation					
Any character constraints Operational railway, in cutting, along western boundary and Worcester Lane							
on density	liaiiis	Operational railway, in cutting, along western boundary and Worcester Lane to east					
on density		10 00:01					
		Well-developed boundary hedgerow along Worcester Lane frontage and other sections within the site					
		SLINC- 'Railway Cutting' – western boundary					
		SLINC - 'Farmland south of Racecourse Lane' – northern boundary hedge					
		AHHTV					
		Site has limited accessibility and would not be acceptable for density of 40					
		dwelling or above.					
Connections to local cycle		None although there is a bridleway to the north, accessible					
route networks		via Worcester Lane					
Public Open Space		No loss of public op					
Loss of Playing Field /		None					
Sports Pitches							
Other Social		None					
Opportunities							
Opportunities Potential development in association with sites SA-0010-DUD-A and SA-							
0010-DUD-B to the north							
Sustainability Appraisal							
Sustainability Appraisal		The site has negative impacts for SA Objectives 2, 6, 7, 12					
Conclusion		and 14 and positive impacts for SA Objectives 10 and 13.					
Conclusion							

This site is within the Green Belt land and a Landscape Heritage Area. Parts of the site are also high-quality agricultural land (Grade 1).

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt from release as 'Very High' noting that the sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Kidderminster (via intervening settlements). Sensitivity is rated as 'Moderate'.

This parcel of land however is separated from the main body of open countryside to the west, enclosed as it is, between the railway along the western boundary and Worcester Lane along the eastern boundary. It is considered that there is scope to develop this site as there is existing residential development on the opposite side of Worcester Lane. Consequently, it would not be visually incongruent or protrude further southwards into open countryside than existing housing. Importantly, by restricting development to this point would also enable the retention of a substantial physical and visual gap between the conurbation and the settlement of Hagley which, by its exitance, also forms an important wildlife corridor.

However, if this option is chosen a new defensible southern boundary will need to be created. It is proposed that the remainder of the field to the south is retained within the Green Belt and a new woodland planted where it abuts the southern boundary of the new development for a depth to be agreed. The advantage of this is that it would soften the visual impact of the new development particularly when viewed from the south (the existing development off Bromwich Lane is readily visible when approaching from Hagley); it would create a very defensible boundary; it would provide an opportunity to plant forest size trees such as oak that contribute greatly to carbon capture and therefore lessen the carbon footprint of the new development. The management of this woodland would be secured at the planning stage and should not require funding from the Council.

Well-developed hedgerow on both sides of Worcester Lane create prominent boundary features giving a rural 'feel' to this busy road. In order to minimise the visual impact of any new development, particularly as it would be elongated in nature (if developed in addition to the adjacent sites to the north SA-0010-DUD-A and B) it is suggested that the hedgerow forming the eastern boundary with Worcester Lane should be retained and protected during construction and only breached to facilitate access in limited places.

Site suitable for allocation.

Developable	2 82	Density (dwellings	35	Estimated	100
Area (ha)	2.02	per hectare)	33	Housing Units	100

St.Thomas's

Site Known as	N	Nuttalls							
Site Address		The Alan Nuttall Partnership, National Works, Hall Street, Dudley							
Ward		.Thoma	s's	Call for Site R	ef	547			
Site Area (ha)		9							
Site Reference	SA	SA-0373-DUD							
	Background/Context								
Current uses	Industrial with some trees/vegetation along the Bean Road frontage.								
Surrounding land uses	and re	Mix of commercial uses and a doctor's surgery to the north, a Methodist Church and residential properties to the east, residential properties to the south and industrial land and premises to the north.							
Constraints									
Gateway Constraints affecting part of subn				ails	Amount covered (ha's)				
SSSI/SAC/SINC			N/A						
Ancient Woodland / Ve	teran T	rees	N/A						
Local Nature Reserve			N/A						
Flood Risk Zone 3		N/A							
Registered Park & Gar									
Scheduled Ancient Mo									
Operational Burial Ground			N/A						
Common Land Existing Policy Designation			N/A	thin an Area of Hi	L				
Mineral Safeguarding Area The majority of the site (western section) is located within Regeneration Corridor 11a									
Green Belt and Lan				ssment			1 =		
Criteria	Asse	Assessment Rating							
Green Belt Harm		Not in the Croon Balt							
Landscape Not in the Green Belt									
Sensitivity									
Detailed assessmen				<u>, economic and</u>	socia	l criteria	l = .		
Criteria Assessment						Rating			
				nmental					
Greenfield/Previously Developed Land		Industrial brownfield site							
Topography		Site levels vary across the site. The site occupies an elevated							
	and s	position with respect to surrounding land uses to the north, east and south including residential dwellings. Careful design required to prevent overlooking.							
Agricultural Land	Not a	Not agricultural land							
Quality using		-							
Magicmap									
Landscape post-									
1988 map Tree Preservation	None However there are some attractive trace claims the actific								
Orders / Mature		However, there are some attractive trees along the south part of the site which provide an attractive frontage to							
Trees of Value on	casie	iii pait Ul	i the site WHC	n provide all allia	Cuve IIC	nitaye tu			
TIEES OF VAIUE OFF									

1, 1, 161		
site or significantly	Bean Road. As this is the only area of vegetation within the site,	
affecting boundaries	its retention is likely to be required.	
Biodiversity or	The majority of this large site is made up of buildings and hard	
Geodiversity on site	standings. As there is an area of trees/vegetation within the site	
or significantly	an ecological survey will be required.	
affecting boundaries		
Heritage Assets on	Area of High Historic Townscape Value	
site or significantly	7 was at riight motorio ramiosapa valus	
affecting boundaries	The whole site (HER ref 12528) was originally the site of the	
ancoung boardanes	Harper Bean Works making shrapnel and shell cases during	
	WW1. The large rectangular building was the National Projectile	
	Factory built in 1916. The site later became used by Beans	
	Cars, Marx's Toys and Goodyear Tyres.	
	No. CO Hall Chroat within the site was formerly the office of	
	No. 60 Hall Street within the site was formerly the office of	
	Beans Motorcar Company built in 1925 and is a Locally Listed	
	Building (HER ref 12921). This building should be retained.	
	A managina when and managinately the court of the court o	
	A massive pier and panel retaining wall wraps round the corner	
	of Blackacre Road and Bean Road (HER ref 4979). This should	
	be retained as a feature within the Area of High Historic	
	Townscape Value. There may be scope to sympathetically	
	reduce the height of this wall along the Blackacre Road frontage.	
Visual Amenity and	The site is set at a much higher level to adjacent residential	
Character of Area	properties. However, the removal of the very dominant industrial	
	buildings and their replacement with a well-designed residential	
	scheme would have a positive impact	
Flood risk, drainage	Not within Flood Zone 2 or 3.	
and ground water		
	No high risk of surface water flooding on the site. Small area to	
	the south of site (adjacent to Blackacre Road) that has a	
	medium risk (1 in 100). This same section also has a low risk of	
	flooding (1 in 1000) along with a small area in the north east of	
	site (adjacent to Hall St).	
Ground	An industrial site and therefore potential for contamination	
Contamination		
Ground stability	Coal Authority High Risk Area. Coal Mining Risk Assessment	
	required	
Air Quality impact of	Not an air quality hotspot. There are industrial buildings directly	
adjoining uses	adjacent to the north. Therefore, there is potential for odours.	
Noise impact of	The adjacent industrial buildings have the potential to generate	
adjoining uses	noise. Hall Street (B4171) is a Classified Road and Duncan	
	Edwards Way is nearby. Road traffic noise mitigation is likely to	
	be a requirement.	
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals	
Resource Areas	Safeguarding) (using 250m site assessment agreed buffer).	
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints regarding existing waste	
	infrastructure based on the Draft Black Country Plan Policy W2	
	(Waste Sites).	
Other Environmental	None known	
	Economic	
Employment	BEAR score 21 which is low especially with respect to the	
Development	percentage of voids. It adjoins existing housing and is	
Opportunities	close to Dudley Town Centre. BEAR recommendation	
	release for housing.	
· · · · · · · · · · · · · · · · · · ·		

Employment Land		BEAR recommendate allocated for industriction Development Strate			
Delivery / Phasing The site is currently homes between 20			occupied. Estimated delive		
Viability			imitations / likely to make of	development	
Availability of utilities electricity, gas, water sewage treatment	,		No limitations / negligible impact on development viability		
Infrastructure constra on / under site		central location withi	electricity sub-station occup n the Hall Street frontage.		
Highways access and transportation		existing vehicular ac	ar access points onto Hall cess point off Perry Close		
Impact on the wider r network	oad	this point in the high Town Centre. Given	There is currently traffic congestion at am and pm peaks at this point in the highway network which is close to Dudley Town Centre. Given the potential number of residential units on the site the impact of the development will require		
Other Economic		None			
			Social		
Access time by walkin (except Primary scho residential services in Policy HOU2.	ols: wa	alking only) to key	GP/Health Centre/Walk in Centre		nins following e mitigation
Primary School Within 10 mins following any viable mitigation			Strategic Centre/Employment Area	Within 20 mins following any viable mitigation	
Secondary School		in 20 mins following viable mitigation	Centre/Foodstore	Within 10 mins following any viable mitigation	
Any character constraints on density	the ove Tre	north, east and south rlooking.	rated location with respect. The layout/density may builting in the south east section.	e affected to p	revent
Connections to local cycle route networks	Nor	ne. However, the site	is in close proximity to Duc xisting and proposed cycle		
Public Open Space (ha's and type)	Nor				
Loss of Playing Field / Sports Pitches	Nor				
Other Social	Nor		ortunitios		
Opportunities	and	s is an existing industr	ortunities rial site that is surrounded bown Centre. BEAR recommedue to low scoring.		
			bility Appraisal		
Sustainability Appraisal Conclusion	Sustainability The site has negative impacts on SA Objectives 4, 7, 8 and 11				
		Co	nclusion		
residential as this is s Town Centre and a p	upportropose	ted by BEAR. The site ed Metro station. The	dential dwellings, is suitable e occupies a very sustainal site is located within an Ard important features such as	ble location clo ea of High His	ose to Dudley toric

,	as much of the bo quire a high-quali		vated nature and	sensitive location	
Developable Area (ha)	3.9	Density (dwellings per hectare)	40	Estimated Housing Units	150

Sedgley

Site Known as	Viewfield Cres	cont			
		Land off Viewfield Crescent, Dudley. DY3 3UP			
Site Address	Land on Viewneid C	Jrescent, Dudley. Dr3 30P			
Ward	Sedgley	Call for Site Ref	147		
Site Area (ha)	1.56				
Site Reference	SA-0021-DUD				
	Backo	ground/Context			
Current uses	Grazing. Private overgro	wn land.			
Surrounding land uses	Residential area to the s	outh and east, open land to no	orth and west.		
	C	onstraints			
of submitted site)	s (where affecting part	Name / Details	Amount covered (ha's)		
SSSI/SAC/SINC		N/A			
Ancient Woodland / V		N/A			
Local Nature Reserve		N/A			
Flood Risk Zone 3	. 1	N/A			
Registered Park & Ga		N/A			
Scheduled Ancient Mo		N/A N/A			
Operational Burial Gro Common Land	Duna	N/A			
Existing Policy	Green Belt – whole site	II.			
Designations (list)	SLINC – 'Modern Hill' – Cotwall End Local Natu of the western part of the	andscape Value – whole site - whole site ıre Reserve/Geosite. wraps ar ne site	ound the northern and part		
	ndscape Sensitivity A				
Criteria Assessment Green Belt Harm (B40As2) Moderate to High		Rating The sub-parcel makes a strong contribution to preventing sprawl of the West Midland conurbation at Sedgley/Upper Gornal and to preventing encroachment on the countryside. This part of the sub-parcel is contained by existing development and Cotwall End Local Nature Reserve. As such, release of this land would not weaken the wider Green Belt.			
Landscape Sensitivity (BL10s2)		The landscape east of Cotwall End Road is heavily constrained by its designation as a Local Nature Reserve, with additional sensitivities around its historic association with local collieries and remaining ancient woodland. The area is judged to be of moderate landscape sensitivity to residential development.			
		ntal, economic and socia	l criteria		
Criteria	Assessment	Rating			
		vironmental			
Greenfield / Previously Developed Land	Greenfield				
Topography	Steeply sloping land to	north west			

Agricultural Land	Identified as 'Urban' with	nin the classification				
Quality using DEFRA						
data						
Tree Preservation		dential properties on the s	outhern			
Orders / Mature	boundary of the site.					
Trees of Value on			* to			
site or significantly		of trees in northern part o	t the site			
affecting boundaries	adjacent to 31 Viewfield					
Biodiversity or Geodiversity on site	mitigation for losses will	t (whole site covered) . S	umcient			
or significantly	Potential protected spec	•				
affecting boundaries		Local Nature Reserve/Ge	ensite			
Heritage Assets on	Area of High Historic La					
site or significantly						
affecting boundaries						
Visual Amenity and		the steeply sloping land,				
Character of Area		existing residential dwellin	gs.			
Flood risk, drainage	Not within Flood Zone 2					
and ground water		r flooding 1/30, 1/100 and	1/1000			
Ground	None known					
Contamination	0 14 11 11 1 15 1	Α				
Ground stability	Coal Authority Low Risk	Area				
Air Quality impact of	None envisaged					
adjoining uses Noise impact of	None					
adjoining uses	None					
Mineral Extraction	No mineral extraction or	mineral resource constrai	nts hased on			
and Mineral		Plan Policy MIN2 (Mineral				
Resource Areas		Safeguarding) (using 250m site assessment agreed buffer).				
Mineral Infrastructure	No mineral infrastructure		,			
and Brickworks						
Waste Infrastructure	No waste infrastructure	constraints regarding exist	ting waste			
		he Draft Black Country Pl	an Policy W2			
	(Waste Sites)					
Other Environmental						
D II / DI :		conomic				
Delivery / Phasing		constraints. Estimated de	elivery of 24			
\/iabilit	homes between 2024-20		arations.			
Viability	warginai viability requirir	ng reduced Draft Plan obli	gations			
Availability of utilities	No limitations / negligible	e impact on development	viability			
- electricity, gas,		·	•			
water, sewage						
treatment						
Infrastructure	_	orth to south through the	centre of the			
constraints on /	site	D0040)				
under site	. ,	D0016) runs along the so	uth western			
	boundary					
Highways access	There is direct access of	f Viewfield Crescent				
and transportation						
Impact on the wider	_	Viewfield Crescent. Possi	ible junction			
road network	improvements					
Other Economic	None					
		Social				
Access time by walking						
	(except Primary schools: walking only) to key GP/Health Within 10 mins to control (North Control)					
	residential services in accordance with BCP Centre/Walk in Centre viable mit					
Policy HOU2.						

Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area	Within 20 mins following any viable mitigation			
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 15 mins viable m	s following any iitigation		
Any character constraints on density Steeply sloping land AHHLV Adjacent to a Nature Reserve/Geosite Definitive footpath along south western boundary Potential protected species within the site						
Connections to local cycle route network	al No existing cycle-route.	No existing cycle-route. Direct connection possible with existing segregated or on-carriageway facilities				
Public Open Space						
Loss of Playing Fiel		Not a playing field				
/ Sports Pitches						
Other Social	None					
	Орг	portunities				
Opportunities	No opportunities identifie	ed.				
		ability Appraisal				
Sustainability Appraisal Conclusion	nability The site has a negative impact for SA Objective 2 and positive					
	Conclusion					

Conclusion

This Green Belt site comprises mainly overgrown scrub. The northern part of the site occupies an elevated location with panoramic views south westwards. The site drops down to existing housing in Moden Hill. It is located within an Area of High Historic Landscape Value and has SLINC status. The north and part of the western boundary is adjacent to Cotwall End Local Nature Reserve which is also a Geosite within the Black Country Geopark.

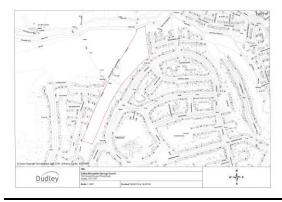
The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt if this parcel were to be released as 'Moderate – High'. It notes that the sub-parcel makes a strong contribution to preventing sprawl of the West Midland conurbation at Sedgley/Upper Gornal and to preventing encroachment on the countryside. This part of the sub-parcel however is contained by existing development and Cotwall End Local Nature Reserve. As such, release of this land would not weaken the wider Green Belt. The area is judged to be of 'Moderate' landscape sensitivity to residential development.

The site is suitable for release from the Green Belt for 10-30 homes, however development may be limited due to the steep nature of the site and its SLINC designation.

Area (ha) O.83 Density (dwellings per hectare)	Housing Units 24
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Wollaston and Stourbridge Town

Site Known as	Wollaston Farm	Wollaston Farm			
Site Address	Grazing land at Wolla	Grazing land at Wollaston Farm, Wollaston			
Ward	Wollaston & Stourbridge Town	Call for Site Ref	245		
Site Area (ha)	3.77				
Site Reference	SA-0058-DUD				





Background/Context						
Current uses	Horse grazing southern and central section. Northern section above Hyperion Road – part grazing, part Natural and Semi Natural Greenspace known as 'Meadow Park Open Space'					
Surrounding land uses	Mostly housing. The northern portion has open land to the west. The River Stour marks the northern boundary. The western boundary marks the border with South Staffordshire. 'Hyperian Open Space' an area of Amenity Greenspace is adjacent to the southern boundary.					

Constraints					
Gateway Constraints (where a	affecting part	Name / Details	Amount covered (ha's)		
of submitted site)					
SSSI/SAC/SINC		N/A			
Ancient Woodland / Veteran Tre	ees	N/A			
Local Nature Reserve		N/A			
Flood Risk Zone 3		N/A			
Registered Park & Garden		N/A	-		
Scheduled Ancient Monument		N/A	-		
Operational Burial Ground		N/A			
Common Land		N/A			
Existing Policy Designations Green Belt					

Green Belt Mineral Safeguarding Area

Green Beit an	Green Belt and Landscape Sensitivity Assessment				
Criteria	Assessment	Rating			
Green Belt	Moderate	The sub-parcel makes a strong contribution to preventing			
Harm		encroachment on the countryside, and a moderate contribution to			
(B55As1)		preventing sprawl of the West Midlands conurbation westwards			
Northern		from Stourbridge, with no clear distinction between this area and			
section		the adjacent fields in South Staffordshire District, However, the			

			extent to which the urban edge to the south extends beyond the parcel means that an extension of the ur		
			would not have a significant impact on the strength		
			Green Belt. The existing houses and outbuildings w		
			Belt in the south western corner of the sub-parcel de		
			constitute a significant urbanising influence, but, as		
			contiguous with the urban edge, would mark a clear	aiternative	
0 0 1			Green Belt boundary.		
Green Belt	Low		The sub-parcel's openness mean that it makes a mo		
Harm			contribution to preventing encroachment on the cou		
(B56As1)			the extent of its containment by the urban area mea		
Section below			release would result in a simplified Green Belt boun		
Hyperion Road			would not weaken the integrity of the wider Green B		
Landscape	High		The landscape is considered to have high sensitivity		
Sensitivity			development, based on the combination of promine		
(SL7)			landform, strong settlement edge, sense of scenic re	ural character	
			and valued natural features.		
Detailed asses	ssmer	nt against en	vironmental, economic and social criteria		
Criteria		Assessmen	t	Rating	
			Environmental	_	
Greenfield /		Greenfield			
Previously					
Developed Land					
Topography		Site slopes sl	ghtly towards Kingsway		
Agricultural Lanc	1		al land. Identified as 'Urban' within the		
Quality using	1	Classification			
Magicmap		Oldoomodiom			
Landscape post-					
1988 map					
		No TPOs. Th	ere are however numerous trees on the site.		
			Planted Site - the area of Natural and Semi Natural		
Trees of Value on			n the northern section of the site		
site or significantly		C. Con opaco i	in the northern cooler or the cite		
affecting bounda					
		None within the	ne site. The northern boundary abuts both the		
Geodiversity on	site		anal and Stour Valley SLINC's		
or significantly	Site	Clour bridge C	and and older valley derive s		
affecting bounda	ries				
Heritage Assets		The Stourbrid	ge Canal 16 Locks Conservation Area abuts the		
site or significant			ndary of the site		
affecting bounda					
ancoming bounda	103	boundary	Local Archaeological Priority Area abuts the northern		
			an Area of High Historic Landscape Value but		
			nin an Area of High Historic Landscape Value but n the extreme north eastern section		
Visual Amenity a	and		Housing on both sides of southern section. Loss of		
Character of Are		outlook	loading on both sides of southern section. Loss of		
Flood risk, draina			od Zones 2 or 3		
and ground water			Flood Zones 2 or 3.		
and ground water	71		rt of the site at risk of surface water flooding 1/30,		
		No issues ide			
Contamination			Hulled		
Ground stability	L		Coal Authority Risk Area		
	Quality impact of None identifi				
	JI UI	MOHE MEHMINE	su .		
adjoining uses		No icoues ists	ntified		
Noise impact of		No issues ide	nuneu		
adjoining uses		No maioremente	durantian au main and management accordinate la construction		
Mineral Extraction	n		ctraction or mineral resource constraints based on		
and Mineral			k Country Plan Policy MIN2 (Minerals		
Resource Areas Safeguard		Sareguarding) (using 250m site assessment agreed buffer)		

Mineral Infrastructur and Brickworks	e No mineral infrastructure	e constraints				
Waste Infrastructure		constraints regarding exist the Draft Black Country Pl				
Other Environmenta						
		conomic				
Delivery / Phasing	Vacant site – minimal co Estimated 20 homes to b homes by 2030-2035.					
Viability	Viable with Draft Plan ob	oligations				
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible	e impact on development v	viability			
Infrastructure constraints on / under site	from Hyperion Road sou There is a definitive foot site from Kingsway to Hy	path which cuts across the	e centre of the			
Highways access and transportation	There is only a single-tra along the line of the pub need to be demolished it There may be scope for	There is only a single-track vehicular link off Kingsway which is along the line of the public footpath STR0004. A house likely to need to be demolished if access is intended at that point. There may be scope for vehicular access onto Hyperion Road in South Staffs however there is likely to be a ransom strip involved				
Impact on the wider road network	None envisaged			•		
Other Economic	None					
A (1 1 III		Social				
(except Primary sch	ring or public transport ools: walking only) to key in accordance with BCP	GP/Health Centre/Walk in Centre		following any hitigation		
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area		s following any nitigation		
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore		following any litigation		
Any character constraints on density	has poor access to food health provision in the ar additional capacity. Pub enhanced pedestrian rou	Narrow site overlooked in places by three storey housing development – the site has poor access to food stores and GP surgeries. There is gap in provision in health provision in the area of the Borough and would need to consider additional capacity. Public transport access would need improvements and enhanced pedestrian routes.				
Connections to local cycle route networks		There is a bridleway which runs along the western boundary from Hyperion Road southwards STR0052 which could be used				
Public Open Space	The extreme northern pa Semi Natural Greenspace Space'. It is part of a mu between the River Stour	art of the site is an area of ce known as 'Meadow Par uch larger area that occup and residential developm portunities as well as retai	k Open ies a position ent and offers			

	The Open Space Review (2019) rated the site as 'Higher Value, Lower Quality' where improvements to the value of the space are required.					
	The site is located within Community Forum 7: Norton, Pedmore and Stourbridge East, Wollaston and Stourbridge Town where there is a below average quantity of open space.					
	On this basis, the Area of Natural and Semi Natural Greenspace within the site will not be released for development.					
Loss of Playing Field / Sports Pitches	Not a playing field					
Other Social	None known					
	Opportunities					
Opportunities	No opportunities identified.					
	Sustainability Appraisal					
Sustainability	The site has negative impacts for SA Objectives 2, 7 and 12 and					
Appraisal Conclusion	positive impacts for SA Objectives 9, 10, 13 and 14.					
	Canalysian					

Conclusion

This is a Green Belt, greenfield, narrow wedge of land that widens slightly to the north. The central and southern sections which are used for horse grazing have housing on either side. Housing directly to the west is within South Staffordshire. To the north of Hyperion Road the fields appear more agricultural and the northern most part is an area of Natural and Semi Natural Greenspace.

The Green Belt and Landscape Sensitivity Assessment splits the site into two sections in terms of harm to the Green Belt from release. The central and southern sections of the site considered to be 'Low' and makings a moderate contribution to preventing encroachment on the countryside, but the extent of its containment by the urban area means that its release would result in a simplified Green Belt boundary that would not weaken the integrity of the wider Green Belt. Harm to the northern section is considered to be 'Moderate' as it makes a strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing sprawl of the West Midlands conurbation westwards from Stourbridge, with no clear distinction between this area and the adjacent fields in South Staffordshire District. However, the extent to which the urban edge to the south extends westward beyond the parcel means that an extension of the urban area would not have a significant impact on the strength of the wider Green Belt. The existing houses and outbuildings within the Green Belt in the south western corner of the sub-parcel do not constitute a significant urbanising influence, but, as they are contiguous with the urban edge, would mark a clear alternative Green Belt boundary.

Landscape sensitivity to residential development is rated 'High' based on the combination of prominent and varied landform, strong settlement edge, sense of scenic rural character and valued natural features. Any development therefore would have to be well designed to minimise its visual impact.

The site is not within an Area of High Historic Landscape Value and is without ecological or historic significance. However, the northern section is adjacent to the Stourbridge Canal 16 Locks Conservation Area, a Local Archaeological Priority Area and an Area of High Historic Landscape Value. The northern part of the site is also at a high risk of surface water flooding. Furthermore, the northern section forms part of an area of Natural and Semi Natural Greenspace that was rated 'Higher Quality, Lower Value' within the Open Space Review (2019). It forms one section of a linear area of open space that creates a green corridor adjacent to the course of the River Stour offering valuable recreation opportunities. This area has been planted with trees as part of the Urban Forest Initiative. It is adjacent to the Stourbridge Canal 16 Locks Conservation Area, a Local Archaeological Priority Area and an Area of High Historic Landscape Value. It is therefore an extremely sensitive part of the site and should not be released.

Vehicular access to the site may prove difficult off Kingsway without demolition of a garage to widen the existing access or alternative accesses considered.

The central and southern part of the site is considered suitable for release from the Green belt for residential purposes. The northern section however is extremely sensitive and therefore the Area of

		pace within the site we red as part of any dev		sed for developm	nent. Improvements
Developable Area (ha)	2.26	Density (dwellings per hectare)	40	Estimated Housing Units	90

The following sites were not considered suitable for Housing or employment development.

All sites in the following order:

- 1. Ward
- 2. Site Assessment Reference

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Ward	Site	Site Reference	Page
Amblecote	Land at Corbett Hospital	SA-0003-DUD	122
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	Porlock Road	SA-0185-DUD	129
Belle Vale	Highfields Park	SA-0176-DUD	132
	Land off Coombs Road	SA-0186-DUD	134
	New Hawne Colliery	SA-0214-DUD	138
Brierley Hill	Woodbury Close	SA-0049-DUD	141
	Hawbush Road	SA-0189-DUD	144
Brockmoor and	Land to the rear and side of 83, Pensnett Road	SA-0137-DUD	147
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•	Central Drive	SA-0182-DUD	174
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Wollescote	Land North of Oldnall Road	SA-0034-DUD	181
	Wynall Lane South	SA-0079-DUD	185
	Foxcote Farm	SA-0081-DUD	189
	Land West of Avon Road	SA-0159-DUD	193
	Sensall Road	SA-0175-DUD	197
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Gornal	Land South of Himley Road	SA-0005-DUD-A	201
	Land North of Himley Road	SA-0005-DUD-B	205
	Lower Gornal Sewage Works	SA-0059-DUD	206
	Ellowes Hall Sports College Playing Fields	SA-0121-DUD	210
	74, Cinder Road	SA-0139-DUD	213

	Land to the rear of Oakland Drive	SA-0151-DUD-B	216
	Land North of Cinder Bank	SA-0151-DUD-A	149
	Land North of Coopers Bank Road	SA-0151-DUD-C	153
	Land South of Coopers Bank Road	SA-0151-DUD-D	157
	Brick Kiln Lane	SA-0153-DUD	219
	Cotwall End Nature Reserve	SA-0155-DUD	222
	The Spinney and Cinder Road Junction	SA-0205-DUD	223
		SA-0205-DUD SA-0206-DUD	226
	Abbey Street Recreation Ground Land South West of Cotwall End Nature		229
	Reserve	SA-0238-DUD	229
	Land West of Cotwall End Nature Reserve	SA-0243-DUD	230
Halesowen North	Land rear of Greenhill Road	SA-0011-DUD	233
	Coombeswood	SA-0022-DUD	234
	Land rear of 41-59 Greenhill Road	SA-0035-DUD	235
	High Farm Road	SA-0041-DUD	236
Halesowen South	Lye Close Lane	SA-0008-DUD	239
	Land South West of Lapal Lane South	SA-0012-DUD	242
	Lapal Lane South	SA-0015-DUD	246
	Land South of Illey Lane	SA-0085-DUD	250
	Land North of Illey Mill	SA-0087-DUD-A	254
	Land to the North of Illey Lane	SA-0087-DUD-B	257
	Twylands	SA-0088-DUD	261
	Leasowes Park	SA-0089-DUD	264
	Land adjacent to M5, Junction 3	SA-0242-DUD	265
	Somers Park	SA-0254-DUD	270
	Land South of Manor Way	SA-0255-DUD	274
Hayley Green and	Land adjacent to Abbey Road	SA-0036-DUD	278
Cradley South	Land adjacent to Prookside Close	SA-0037-DUD	282
Cradicy Count	South of Cradley Town FC	SA-0040-DUD	286
	Hayley Green Farm	SA-0091-DUD	290
	Uffmoor	SA-0135-DUD	294
	The Meers	SA-0136-DUD	299
	Lutley Gutter	SA-0160-DUD	302
	Land North of Lutley Lane	SA-0167-DUD-A	306
	Land South of Lutley Lane	SA-0167-DUD-B	311
	Merrick Close	SA-0174-DUD	315
	Land East of Hayley Green Road	SA-0244-DUD	318
	Land South of Hayley Green	SA-0246-DUD	321
	Land adjacent to Uffmoor Wood	SA-0240-D0D SA-0247-DUD	325
Kingswinford North	Land adjacent to offficer wood Land adjacent Holbeache House	SA-0033-DUD	329
and Wall Heath	Balfour Road	SA-0033-D0D SA-0047-DUD	332
and wan neam	Land North of Holbeache Lane	SA-0047-D0D SA-0114-DUD	335
	Land to the rear of Maidensbridge Primary	SA-0114-D0D SA-0152-DUD-A	338
	School	3A-0132-D0D-A	330
	Land adjacent to Oak Lane	SA-0152-DUD-B	342
Kingswinford South	Kingswinford Youth Centre	SA-0052-DUD	343
	The Knoll	SA-0195-DUD	346
Lye and Stourbridge	Bott Lane	SA-0227-DUD	349
North			
Netherton, Woodside	Magpie Close	SA-0191-DUD	353
and St Andrews	Brooksbank Drive	SA-0192-DUD	355
	Halesowen Road Open Space	SA-0193-DUD	358

	Fullwood Crescent Open Space	SA-0196-DUD	361
	Waverley Open Space	SA-0200-DUD	364
Norton	Norton Road	SA-0009-DUD	367
11011011	Land South of Racecourse Lane	SA-0018-DUD-A	371
	Land South of Racecourse Lane	SA-0018-DUD-B	375
	Land East of Ounty John Lane	SA-0019-DUD	379
	Three Fields	SA-0076-DUD	383
	Clent View Road	SA-0105-DUD	387
	Roman Road	SA-0126-DUD	390
	Land West of Ounty John Lane	SA-0141-DUD	393
	West of Norton Road	SA-0145-DUD	397
	Woodland adjacent to Ridgewood High School	SA-0177-DUD	398
	Ounty John Lane	SA-0249-DUD	401
Pedmore and	Bromwich Lane	SA-0016-DUD	404
Stourbridge East	Land at Worcester Lane	SA-0018-DUD-C	408
3	Land off Pedmore Lane	SA-0031-DUD	411
	Pedmore Hall Lane	SA-0095-DUD	414
	Dobbins Oak Road	SA-0173-DUD	419
	Land West of Cherrington Gardens	SA-0250-DUD	421
	South of Dobbins Oak Road	SA-0251-DUD	425
	Land rear of Woodfield Avenue	SA-0253-DUD	428
Quarry Bank and	Playing Field off Cradley Road	SA-0043-DUD	432
Dudley Wood	Bristol Road Open Space	SA-0188-DUD	435
St. James's	Milking Bank North	SA-0116-DUD	438
	Milking Bank South	SA-0117-DUD	441
	Shavers End Open Space	SA-0181-DUD	444
	Greystone Street Open Space	SA-0202-DUD	447
St. Thomas's	Alton Grove Open Space	SA-0204-DUD	450
	Dawson Brothers Timber	SA-0222-DUD	453
Sedgley	Gorge Road	SA-0001-DUD	456
0 ,	Bilston Street/Whites Drive	SA-0026-DUD	460
	Land at Alder Coppice	SA-0124-DUD	462
	Rear of Beacon Centre for the Blind	SA-0125-DUD	463
	Sedgley Beacon	SA-0161-DUD	466
Upper Gornal and	Tipton Road/Setton Drive	SA-0013-DUD	468
Woodsetton	Turls Hill Road	SA-0028-DUD	470
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	Hazelwood Road	SA-0209-DUD	475
	Wellesbourne Drive Open Space	SA-0210-DUD	478
Wollaston and	Bowling Green Road	SA-0044-DUD	481
Stourbridge Town	Enville Street	SA-0051-DUD	484
	Rear of Meadowpark Road	SA-0148-DUD	487
Wordsley	Watery Lane A	SA-0024-DUD-A	491
	Watery Lane B	SA-0024-DUD-B	495
	Blandford Drive	SA-0038-DUD	499
	Ashwood Park	SA-0109-DUD	503
	High Street, Wordsley	SA-0187-DUD	507
	Land adjacent to Cookley Wharf	SA-0231-DUD	510

Amblecote

Site Known as	Corbett	Hospital				
Site Address	Corbett Ho	Corbett Hospital, land north of Vicarage Road, Amblecote, DY8 4JB				
Ward	Amblecote		Call for Site Ref		48	
Site Area (ha)	5.72					
Site Reference	SA-0003-DUD					
	Background/Context					
Current uses Surrounding land uses	Ground to the and housing to	mary School, north, housin the south. <i>A</i>	School Drive Allotm g to the east. Corbe A day care centre (H ett Drive to the west.	ett Hospital	Outpati	ents Centre
			straints			
Gateway Constraints affecting part of subm SSSI/SAC/SINC Ancient Woodland / Ve Local Nature Reserve Flood Risk Zone 3 Registered Park & Gar Scheduled Ancient Mo Operational Burial Grod Common Land Existing Policy Designations	bmitted site) N/A Veteran Trees N/A e N/A N/A N/A arden N/A Monument N/A				Action Plan) an area of Hill' now Corbett	
	Character Zor		site is identified as r	naking a ni	ign conti	indution to the
Green Belt and Lan			ssment			
Criteria Green Belt Harm	Assessmen					Rating
Landscape Sensitivity	Not in the Green Belt					
	ent against environmental, social and economic criteria					
Criteria	Assessmen		nmontal			Rating
Greenfield/Previously Developed Land	18 th Century la	Environmental 18 th Century landscaped Parkland				
Topography	occupy an ele very steep gra wooded section	vated positior dients creatin on between Jo	ng culs-de-sac to the n with respect to the ng a valley in the wes ohn Corbett Drive an andevelopable due to	site. There stern, heav d Ambleco	e are rily	

Agricultural Land		ural grazing land. Grade unknown as it is located within		
Quality using DEFRA		n area where the classification does not differentiate.		
Tree Preservation		nclusive Tree Preservation Order covers the site. The		
Orders / Mature		tains numerous mature trees comprising groups and		
Trees of Value on	large in	dividual mature specimens.		
site or significantly				
affecting boundaries				
Biodiversity or		ole site is a SLINC known as "Corbett Hospital Grounds".		
Geodiversity on site	The site	e comprises grazed meadows and large mature trees.		
or significantly				
affecting boundaries	A large	pond at the northern end of the site is a BAP Priority		
-	Pond (ι	inder the UK Biodiversity Action Plan).		
Heritage Assets on	Landsc	aped park of former house now demolished.		
site or significantly	Identifie	ed within Glass Quarter SPD as "Corbett Hospital and		
affecting boundaries		s" Historic Character Zone in which this site makes a		
3		ntribution		
	3			
Visual Amenity and	Genera	lly, the surrounding homes would look onto the site,		
Character of the		t an elevated level. The existing residents would lose		
Area	their ou	<u> </u>		
Flood risk, drainage		not within a flood zone.		
and ground water				
J	Signific	ant risk (1/30, 1/100 and 1/1000) of surface water		
		in the northern central region of the site, particularly in		
		nediate vicinity of existing pond. This is similar for the		
		the south of the site, where there is a moderate risk		
		00 and 1/1000) of surface water flooding.		
Ground	None k			
Contamination	1 TONO IX			
Ground stability	The ma	jority of the site is located within a Coal Authority Low		
,	Risk Ar			
Air Quality impact of	None			
adjoining uses				
Noise impact of	It is und	derstood that the hospital is for outpatients only with no		
adjoining uses		d therefore noise generated should be restricted to		
adjoining dood	daytime			
Mineral Extraction	,	eral extraction or mineral resource constraints based on		
and Mineral		t Black Country Plan Policy MIN2 (Minerals		
Resource Areas		arding) (using 250m site assessment agreed buffer)		
Mineral Infrastructure		eral infrastructure constraints		
and Brickworks	INO IIIII)	อาณาทานองเนบเนเซ บบทองเนทเเอ		
Waste Infrastructure	No was	te infrastructure constraints regarding existing waste		
vvasic iiiiiasiiüClüle		acture based on the Draft Black Country Plan Policy W2		
	(Waste			
Other Environmental	None	Olico)		
Outer Environmental	INOTIE	Economic		
Availability of utilities				
Availability of utilities –		No limitations / negligible impact on development		
electricity, gas, water,		viability		
sewage treatment		There are 1900 to trace of the control of the contr		
Infrastructure constrair	its on /	There are definitive footpaths along the boundaries of		
under site		the site but no public access.		
Highways access and		Access onto Vicarage Road can be achieved to serve a		
transportation	a al	large cul-de-sac		
Impact on the wider roa	ad	There is already considerable queueing at junction of		
network		High Street and Vicarage Road. This development		
		would add additional pressure on the junction		
Other Economic		None		
		Social		

Primary schools: wal	ing or public transport (except king only) to key residential ce with BCP Policy HOU2.	GP/Health Centre/Walk in Centre		mins following le mitigation		
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area		Within 20 mins following any viable mitigation		
Secondary School	Within 25 mins following any viable mitigation	Centre/Foodstore		mins following le mitigation		
Any character constraints on density	demolished) belonging to a gl	Set out as landscaped parkland in association with a large house (now demolished) belonging to a glassmaker. As such it now contains numerous, large individual trees with large canopies. The whole site is covered by an Area TPO.				
		The topography of the site is very undulating. There is a considerable change in levels between the houses in John Corbett Drive and the site. Parts undevelopable.				
Connections to local cycle route networks	Stourbridge" runs along the c	The "Stourbridge Arm Cycle Route – Kingswinford to Stourbridge" runs along the canal on the opposite side of High Street. Offsite works required to create a connection				
Public Open Space (ha's and type)	Area of Natural and Semi Nat accessible		ublicly			
Loss of Playing Field / Sports Pitches	. , , ,					
Other Social	Loss of open parkland that does not have public access. Previously had public access and is valued by local residents. A submission has been made to designate the site as a Local Green Space					
	Opportu	unities				
Opportunities	No opportunities identified.					
	Sustainabilit	2 11				
Sustainability Appraisal Conclusion	Hard constraint - not assesse	ed 				
Conclusion						

Conclusion

This is a greenfield site, that has SLINC status and contains a UK Biodiversity Action Plan Pond. It is an extensive area of parkland created in the early 18th Century associated with a former glass maker's mansion. It is identified within the Glass Quarter SPD as "Corbett Hospital and environs" Historic Character Zone. The site is identified as making a high contribution to the Character Zone. It has the unique character of a landscaped park comprising undulating grassland with groups and large individual specimen trees set within it. The site is covered by an all-inclusive TPO comprising groups of trees and also large individual specimens typical of a parkland setting. The site is therefore particularly sensitive and its loss to development would remove a valuable historic piece of open parkland within the urban environment.

A submission has been made by the Amblecote History Society to designate this site as a Local Green Space. The assessment of this is detailed in a separate appendix. Following the assessment, it is proposed to designate this site as a Local Green Space.

Not suitable for residential or industrial purposes.

Site Known as	Brompt	ton Driv	/e			
Site Address	Brompton	Brompton Drive, Brierley Hill, DY5 3NZ				
Ward	Amblecot	Э	Call for Site Ref	233		
Site Area (ha)	3.43	3.43				
Site Reference	SA-0048-	DUD				
		Backgr	ound/Context			
Current uses	Space. It is a and a football	mainly gra pitch	enity Greenspace know ssed area with groups o			
Surrounding land uses	Surrounded by	y residentia	al on all sides.			
		Co	onstraints			
Gateway Constraints		Name / D	Details	Amount covere	ed (ha's)	
affecting part of subm	itted site)	N 1 / A				
SSSI/SAC/SINC		N/A				
Ancient Woodland / Vet	eran Trees	N/A				
Local Nature Reserve		N/A				
Flood Risk Zone 3		N/A				
Registered Park & Gard		N/A				
Scheduled Ancient Mor	nument	N/A				
Operational Burial Grou	ınd	N/A				
Common Land		N/A				
Existing Policy	MIN1 - Minera	l safeguar	ding area	•		
Designations			g			
Green Belt and Land	dscape Sens	itivity As	sessment			
Criteria	Assessmen		Rating			
Green Belt Harm	ASSESSITION		Rating			
Green belt nami						
Landscape			Not in the Green B	Belt		
Sensitivity						
·	t against on	vironmon	ital, economic and so	ocial critoria		
			ital, economic and s	ociai criteria	Dating	
Criteria	Assessmen				Rating	
0 (11/2)	0 0 11	Env	ironmental			
Greenfield/Previously Developed Land	Greenfield					
Topography	Slightly uneve	n land				
Agricultural Land	Not agricultura					
	Not agricultura	ai ianu				
Quality using						
<u>Magicmap</u>						
Landscape post-						
1988 map	No TDO		anno of the activity to 0.1			
Tree Preservation		No TPO's. There are groups of trees within this mostly grassed				
Orders / Mature	site. Tree survey required					
Trees of Value on						
site or significantly						
affecting boundaries						
Biodiversity or			n grass with patches of	shrubs and		
Geodiversity on site	trees. Ecolog	ical survey	required			
or significantly						
affecting boundaries						

Heritage Assets on site or significantly		. 5 Amblecote Colliery I cal maps of the site in s	HER ref 7896 indicated or southern section	1	
affecting boundaries Visual Amenity and Character of the	reside	Surrounded by residential. Separation distances from existing residential dwellings need to be considered. Loss of visual open			
Area		if developed.			
Flood risk, drainage	The si	te is not within a flood z	zone.		
and ground water	I ow le	val of surface water flo	od risk with a 1/1000 risk	to emall-	
		areas of the north, cent		to smail-	
Ground		r colliery. Potential cor			
Contamination		,			
Ground stability		uthority High Risk Area y issues.	a. Potential shallow worki	ngs and	
Air Quality impact of	None				
adjoining uses					
Noise impact of	None				
adjoining uses					
Mineral Extraction			eral resource constraints b	ased on	
and Mineral Resource Areas		aft Black Country Plan I		m - 4	
			ite assessment agreed bu	ffer).	
Mineral Infrastructure and Brickworks	INO MI	neral infrastructure con	straints		
Waste Infrastructure	No wa	eta infraetructura const	rainte regarding evieting w	vacta	
vvaste ililiastructure		No waste infrastructure constraints regarding existing waste nfrastructure based on the Draft Black Country Plan Policy W2			
	(Waste Sites)				
Other Environmental	None I				
	L	Econo	omic		
Availability of utilities -		No limitations / neglig	gible impact on developme	ent	
electricity, gas, water, sewage treatment		viability			
Infrastructure constrair under site	nts on /	Public rights of way a	across site		
Highways access and		Site surrounded by p	oublic transport routes.		
transportation			esses to be created off Br	rompton	
Impact on the wider roanetwork	ad	Increased traffic on r	esidential road		
Other Economic		None known			
		Soc	ial		
Access time by walking Primary schools: walking services in accordance	ng only)	to key residential	GP/Health Centre/Walk in Centre		mins following ole mitigation
Primary School	Wit	thin 10 mins following ny viable mitigation	Strategic Centre/Employment Area	Within 20 mins following any viable mitigation	
			Alea		
Secondary School		thin 25 mins following my viable mitigation	Centre/Foodstore		mins following ole mitigation
Any character constraints on density		ty Greenspace, play ec rights of way across si	quipment and football pitch te	n on site	
Connections to local cycle route networks		54 of the National Cycl the site in an east to w	le Network runs across the est direction.	e northern	
L	I.				

Public Open Space	This site is known as Brompton Drive Open Space. It is an Area				
i dane open opass	of Amenity Greenspace that is rated as Higher Quality/Higher				
	Value within the Dudley Open Space Review 2019				
Loss of Playing Field	Loss of football pitch on the site if developed				
/ Sports Pitches					
Other Social	None				
	Opportunities				
Opportunities	No opportunities identified				
	Sustainability Appraisal				
Sustainability	Not assessed				
Appraisal Conclusion					
Conclusion					

Conclusion

This is a large area of High Quality, High Value Amenity Greenspace that contains play equipment and a football pitch. Several public rights of way run through it which provide good access to adjacent housing. The site also contains a section of the National Cycle Network (Route 54). The development of this site could not be supported as it would lead to the loss of an area of high-quality open space which contains a sports pitch and is readily accessible for pedestrians. It also forms an attractive, off road setting for the National Cycle Route at this point.

Not Suitable for Residential or Industrial Purpose.

Site Known as	Porlock R	Road					
Site Address	Porlock Road/Mill Race Lane, Amblecote						
Ward	Amblecote	Amblecote Green Space Ref 185					
Site Area (ha)	2.1						
Site Reference	SA-0185-DU	D					
		Backgroun	d/Context				
Current uses	Natural Semi I	Natural Greens	pace. Contains we	II-tro	dden footpath	ns	
Surrounding land uses	Housing to the	e north and east	. River Stour to the	e sou	th. Industry	to the west.	
		Constr	aints				
Gateway Constraints affecting part of subn		Name / Detail	S	Am	ount covere	ed (ha's)	
SSSI/SAC/SINC		N/A					
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Flood Risk Zone 3	don	N/A					
Registered Park & Gar Scheduled Ancient Mo		N/A N/A					
Operational Burial Grou		N/A					
Common Land	unu	N/A					
SSSI/SAC/SINC		N/A					
Existing Policy Designations	Mineral Safeguarding Area – whole site Regeneration Corridor 11b – whole site Area of High Historic Landscape Value - entire area except land within /adjacent to houses in Porlock Road SLINC –part of the larger Stour Valley SLINC (covers the majority of the site apart from a slither of land along the north eastern boundary and the area within Porlock Road) Linear Open Space (entire area except land within /adjacent to houses in Porlock Road) Archaeological Priority Area (western section of site) Within Opportunity Sites S6 and S7 of the Stourbridge Area Action Plan						
Green Belt and Lan	dscape Sens	itivity Assess	ment				
Criteria	Assessment	t				Rating	
Green Belt Harm Landscape Sensitivity	Not in the Green Belt						
Detailed assessmer			economic and se	ocia	criteria		
Criteria	Assessmen					Rating	
		Environ	mental				
Greenfield/Previously Developed Land	Greenfield ope	en space.					
Topography	Relatively flat						
Agricultural Land	Not agricultura	l land					

Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly affecting boundaries Heritage Assets on site or significantly affecting boundaries Heritage Assets on site or significantly affecting boundaries Heritage Assets on site or significantly affecting boundaries Visual Amenity and Character of the Area Flood risk, drainage and ground water Flood risk, drainage and ground water Flood risk drainage and ground water Flood risk in the majority of the site is a Local Archaeological Priority Area The rear of some properties face the site towards woodland and therefore development would have a negative impact Low level of surface water flood risk with a 1/1000 risk to small-scale areas of the north, central and south of site. Ground Ground Historical maps indicate that the majority of the site is previously contained railway lines. Potential for contamination. Ground stability Air Quality impact of adjoining uses Industrial uses directly along the western boundary. Potential impact on air quality. Noise impact of adjoining uses Industrial uses directly along the western boundary. Potential impact on air quality. No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer). No mineral infrastructure and Brickworks Waste Infrastructure No mineral infrastructure constraints Within 250 metres of non-hazardous Waste Transfer site Stourbridge Household Waste Recycling Centre Other Environmental No mineral infrastructure constraints No limitations / negligible impact on development viability Viability It is therefore The majority of the site is a SLINC 'Stour Valley'. It is therefore distinctions and sulling of site. The majority of the site is a SLINC 'Stour Valley'. It is therefore distinctions and sulling. The rear of of mature conservation Industrial uses directly along th					
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Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses Industrial uses directly along the western boundary. Potential impact on air quality Noise impact of adjoining uses Mineral Extraction and Mineral Extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer). Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental Availability of utilities – electricity, gas, water, sewage treatment Within Coal Authority Low Risk area Industrial uses directly along the western boundary. Potential wishers and repair of potential impact on air quality Industrial uses directly along the western boundary. Potential wishers and potential uses directly along the western boundary. Potential impact on air quality Within 250 mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer). No mineral infrastructure constraints Within 250 metres of non-hazardous Waste Transfer site Stourbridge Household Waste Recycling Centre Other Environmental No limitations / negligible impact on development viability					
Air Quality impact of adjoining uses impact on air quality Noise impact of adjoining uses Industrial uses directly along the western boundary. Potential impact on air quality Noise impact of adjoining uses for noise nuisance Mineral Extraction and Mineral the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer). Mineral Infrastructure and Brickworks Waste Infrastructure Within 250 metres of non-hazardous Waste Transfer site Stourbridge Household Waste Recycling Centre Other Environmental None known Economic Availability of utilities – electricity, gas, water, sewage treatment Industrial uses directly along the western boundary. Potential impact on air quality Industrial uses directly along the western boundary. Potential impact on air quality Industrial uses directly along the western boundary. Potential impact on air quality Industrial uses directly along the western boundary. Potential impact on air quality Industrial uses directly along the western boundary. Potential impact on air quality Industrial uses directly along the western boundary. Potential impact on air quality Industrial uses directly along the western boundary. Potential impact on air quality Industrial uses directly along the western boundary. Potential impact on air quality Industrial uses directly along the western boundary. Potential adjoint of potential impact on air quality Industrial uses directly along the western boundary. Potential adjoint of potential impact on adjoint of potential impact on development viability					
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Availability of utilities – electricity, gas, water, sewage treatment					
Mineral Extraction and Mineral the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer). Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental Availability of utilities – electricity, gas, water, sewage treatment No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer). No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer). No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer). No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer). No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer). No mineral infrastructure constraints Within 250 metres of non-hazardous Waste Transfer site Stourbridge Household Waste Recycling Centre Other Environmental None known Economic No limitations / negligible impact on development viability					
and Mineral Resource Areas Safeguarding) (using 250m site assessment agreed buffer). Mineral Infrastructure and Brickworks Waste Infrastructure Stourbridge Household Waste Recycling Centre Other Environmental None known Economic Availability of utilities – electricity, gas, water, sewage treatment the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer). No mineral infrastructure constraints No mineral infrastructure constraints Vithin 250 metres of non-hazardous Waste Transfer site Stourbridge Household Waste Recycling Centre No limitations / negligible impact on development viability					
Resource Areas Safeguarding) (using 250m site assessment agreed buffer). Mineral Infrastructure and Brickworks Waste Infrastructure Within 250 metres of non-hazardous Waste Transfer site Stourbridge Household Waste Recycling Centre Other Environmental None known Economic Availability of utilities – electricity, gas, water, sewage treatment No mineral infrastructure constraints No mineral infrastructure constraints Economic Stourbridge Household Waste Recycling Centre No limitations / negligible impact on development viability					
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and Brickworks Waste Infrastructure Within 250 metres of non-hazardous Waste Transfer site Stourbridge Household Waste Recycling Centre Other Environmental None known Economic Availability of utilities – electricity, gas, water, sewage treatment None known No limitations / negligible impact on development viability					
Waste Infrastructure Within 250 metres of non-hazardous Waste Transfer site Stourbridge Household Waste Recycling Centre Other Environmental None known Economic Availability of utilities – electricity, gas, water, sewage treatment None known No limitations / negligible impact on development viability					
Stourbridge Household Waste Recycling Centre Other Environmental None known Economic Availability of utilities – electricity, gas, water, sewage treatment Stourbridge Household Waste Recycling Centre Economic No limitations / negligible impact on development viability					
Other Environmental None known Economic Availability of utilities — electricity, gas, water, sewage treatment None known Economic No limitations / negligible impact on development viability					
Availability of utilities – No limitations / negligible impact on development viability sewage treatment					
Availability of utilities – No limitations / negligible impact on development viability sewage treatment					
electricity, gas, water, viability sewage treatment					
electricity, gas, water, viability sewage treatment					
Infrastructure constraints on / A public right of way runs along a significant length the					
Thindstactare constraints on 7 The papile right of way runs along a significant length the					
under site eastern boundary and one crosses the centre of the site					
Highways access and					
transportation to Birmingham Street (A458)					
Impact on the wider road None envisaged					
network					
Other Economic None known					
Social					
Access time by walking or public transport (except					
Primary schools: walking only) to key residential GP/Health Within 15 mins following					
services in accordance with BCP Policy HOU2. Centre/Walk in Centre any viable mitigation					
Strategic					
Primary School Within 15 mins following Centre/Employment Within 20 mins following					
any viable mitigation Area any viable mitigation					
7,1100					
Secondary School Within 20 mins following Contro/Foodstore Within 15 mins following					
Secondary School any viable mitigation Centre/Foodstore any viable mitigation					
arry viable miligation					

Any character	Any character Long, thin, mostly wooded site with one open area of grassland adjacent to the						
constraints on	industrial/commercial buildings that front onto Mill Race Lane. It also contains a						
density	section of unsurfaced road accessed from Porlock Road that provi	des vehicular					
	access to the rifle club and No 2 Mill Meadow						
Connections to local	Route 54 of the National Cycle Network runs across the northern						
cycle route networks	part of the site in an east to west direction.						
Public Open Space	Public Open Space This is an area of Natural and Semi Natural Greenspace known						
	as 'Porlock Road/Mill Race Lane' It is long and thin, heavily						
	wooded in places with well-worn paths throughout. It provides						
	opportunities for informal recreation and forms a linear green						
	corridor which at the southern end is adjacent to the River Stour						
Loss of Playing Field	None						
/ Sports Pitches							
Other Social	None						
Opportunities							
Opportunities	No opportunities identified.						
Sustainability Appraisal							
Sustainability	The site has some negative impacts for SA objectives 1, 2, 3, 5						
Appraisal Conclusion	and 7 and positive impacts for SA objectives 9, 10, 13 and 14						
Conclusion							

This site is a narrow green parcel of land that forms a buffer of linear open space between industry off Mill Race Lane and housing to the east. The southern section is in close proximity to the River Stour and both share SLINC status. In conjunction, they are likely to be used by wildlife as a north-south corridor. Despite scoring as a 'low quality, low value' area of open space within the Open Space Review (2019), it is clear from the well-used footpaths both definitive and non-definitive, that the site is well used by walkers. The retention of the site provides an opportunity to provide a cycle link to Stourbridge Town Centre from Route 54 (directly to the north of the site) which forms part of the National Cycle Network. A cycle/pedestrian route could also be created between Route 54 along the River Stour Corridor to Lye.

This is a valuable multi-functional area of open space, with great potential to create cycle linkages to the National Cycle Network. Its loss to development cannot be supported.

Not suitable for residential or industrial purpose.

Belle Vale

Site Known as	Highfields	Park						
Site Address	Highfield Lane	Highfield Lane, Halesowen						
Ward	Belle Vale Green Space Ref 63				63			
Site Area (ha)	2.19							
Land Type	Greenfield		Site Assessm Reference	ent	SA-0176	6-DUD		
Background/Context								
Current uses	Community P	ark containing	MUGA and Whe	els Park				
Surrounding land			Bundle Hill playing		tly to the n	orth:		
uses			directly along the					
4303			ast; high density f					
			directly opposite fr			ing the		
	0.0.0		straints	<u> </u>				
Gateway Constraint	s (where	Name / Deta		Amoun	t covered	(ha's)		
affecting part of sub		itaino, 20t		7		()		
SSSI/SAC/SINC	,	N/A						
Ancient Woodland / V	eteran Trees	N/A						
Local Nature Reserve								
Flood Risk Zone 3	N/A							
Registered Park & Ga	arden N/A							
Scheduled Ancient M		N/A						
Operational Burial Gr		N/A						
Common Land		N/A						
Existing Policy	Community Park							
Designations	MIN1 - Minera		g area					
Green Belt and La								
Criteria	Assessmen		Rating					
Green Belt Harm	7100000111011		rtating					
Groom Bolt Harri								
Landscape			Not in the Gree	en Belt				
Sensitivity								
Detailed assessme	ent against en	vironmenta	. economic and	d social cri	teria			
Criteria	Assessmen		,,			Rating		
	7.00000111011		nmental			rtating		
Greenfield/Previously	Majority Gree		imicitai					
Developed Land	Wajority Orcc	illicia						
Topography	Undulating, steep in places							
Agricultural Land								
Quality using	Not agricultural land							
Magicmap								
Landscape post-								
1988 map								
Tree Preservation	There are a si	ignificant num	ber of boundary to	rees and tree	es			
Orders / Mature								
Trees of Value on	located within the site. Council-owned site therefore no TPO's. There is a group TPO on a line of trees along the eastern							
site or significantly								
affecting boundaries	boundary that appear to be just outside the site							
Biodiversity or	Significant nu	mber of matur	e trees along the	boundaries a	and			
Diodivorsity of	within the site. Potential for bats and breeding birds.							

or significantly							
affecting boundaries							
Heritage Assets on							
site or significantly		The land was formerly associated with 'Highfields' – a large					
affecting boundaries		eorgian House demolished					
		ecome a park in the early 20					
		gnificantly reduced by the d		ent			
Minus I Amazaitu and		ighfields Estate off Andrew	Road during the 1960's.				
Visual Amenity and Character of the	LC	oss of park environment					
Area							
Flood risk, drainage	Ti	he site is not within a flood z	700A				
and ground water	''	The Site is flot within a flood 2	20110.				
g. c a.v.a.	Lo	ow level of surface water flo	od risk with a 1/1000 risk	to small-			
	sc	cale areas of the north, cent	ral and south of site.				
Ground	N	one known					
Contamination							
Ground stability		one known					
Air Quality impact of	N	one					
adjoining uses	+						
Noise impact of	N	one					
adjoining uses Mineral Extraction	NI.	o minoral autraction or mino	aral recourse constraints	hasad on			
and Mineral		No mineral extraction or mineral resource constraints based on he draft Black Country Plan Policy MIN2 (Minerals Safeguarding)					
Resource Areas		ising 250m site assessment					
Mineral Infrastructure		o mineral infrastructure con					
and Brickworks		The minister minastration of the ministration					
Waste Infrastructure	aste Infrastructure No waste infrastructure constraints regarding existing waste						
	infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites)						
Other Environmental	N	one known					
		Econo					
Availability of utilities		No limitations / negligible i					
electricity, gas, water	,						
sewage treatment		A Dublic Diabte of West or	anno tha aita diaganalli				
Infrastructure constraints on / under	r		Public Rights of Way crosses the site diagonally and there is other along the eastern boundary.				
site (electric cables/si		another along the eastern					
stations, water/sewag		There is an electricity sub					
pipes, gas pipes, pylo							
culverts, rights of way							
Highways access and	t	Access could be taken fro	m Highfield Lane.				
transportation							
Impact on the wider		None envisaged					
road network		Name Imparin					
Other Economic		None known	ial				
According by well-	20.00	Soc	idi				
Access time by walking or public transport (except Primary schools: walking only) to key residential GP/Health Within 10 m							
Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				any viable	mitigation		
301 VIOOO III GOOOTGATIC			Strategic	1800			
Primary School	Wit	thin 10 mins following any	Centre/Employment		ins following		
,		viable mitigation	Area	any vianie minoanon			
	1.0.0			1000			
Secondary School	VVit	thin 20 mins following any	Centre/Foodstore		ins following		
		viable mitigation		any viable	mitigation		

Any character constraints on density	Site slopes steeply in places. Significant number of high-quality matu	ire trees				
Connections to local cycle route networks	None					
Public Open Space	Community Park within Community Forum 9 - Belle Vale, Hayley Green and Cradley South that falls below the quantity standards of playable space and public open space (Open Space Review 2019)					
Loss of Playing Field / Sports Pitches	None					
Other Social	None					
	Opportunities					
Opportunities	No opportunities identified					
Sustainability Appraisal						
Sustainability Appraisal Conclusion	The site has a negative impact for SA objective 11 and positive impacts for SA objectives 9, 10, 12 and 14.					

Conclusion

This is a Community Park that is located in close proximity to Halesowen Town Centre and also too high-density residential estates. It is therefore readily accessible on foot by a large number of people. It is located within a Community Forum Area that falls below the quantity standards of playable space and public open space (Open Space Review 2019). It contains a MUGA and a Wheels Park. Taking all of this into consideration, the site represents a valuable asset that should be retained and the facilities within it improved e.g. the provision of a children's play area.

Not suitable for residential or industrial purposes.

Site Known as	Land o	ff Coomb	s Road				
Site Address	Land off (Land off Coombs Road, Halesowen					
Ward	Belle Vale)	Green Space Re	f	205		
Site Area (ha)	3.6						
Site Assessment Reference	SA-0186-	DUD					
Background/Context							
Current uses	Heavily vegeta		ant tree cover. Smal	l lake t	owards extre	me south-	
Surrounding land uses	Industrial						
		Cons	traints				
Gateway Constraints		Name / Deta	ails	Amo	unt covered	(ha's)	
affecting part of subn	nitted site)	21/2					
SSSI/SAC/SINC		N/A					
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Flood Risk Zone 3		N/A					
Registered Park & Gar		N/A					
Scheduled Ancient Mor	nument	N/A					
Operational Burial Grou	nd N/A						
Common Land	N/A						
SSSI/SAC/SINC		N/A					
Existing Policy	Mineral Safeg	Mineral Safeguarding Area					
Designations	High Quality E	High Quality Employment Area – 'Coombswood Industrial Park/Forge Trading' Regeneration Corridor 14					
Green Belt and Lan			ssment				
Criteria	Assessmen					Rating	
Green Belt Harm	7.00000	-				110001119	
Landscape Sensitivity		Not in the Green Belt					
,	at against an	viranmantal	aconomic and a	اماده	oritorio		
Detailed assessmer			, economic and s	ociai (criteria	Doting	
Criteria	Assessmen					Rating	
			nmental				
Greenfield/Previously	Greenfield wooded site. It was outside the developed area of the						
Developed Land		arge former steel works to the north. The south- eastern section					
<u> </u>		orms part of a former landfill site					
Topography		ery steep in places					
Agricultural Land	N/A						
Quality using							
<u>Magicmap</u>							
Landscape post- 1988 map							
Tree Preservation	None. Signific	cant tree cove	r. Tree survey requir	ed			
Orders / Mature							
Trees of Value on							
site or significantly							
affecting boundaries							
Biodiversity or		o specific designation however there is significant potential in					
Geodiversity on site	terms of habitat and species. Ecological survey required						

or significantly affecting boundaries									
Heritage Assets on site or significantly	For	mer corn	mills	now demol	ished HER ref 8	675			
affecting boundaries Visual Amenity and	The	he site is surrounded by industry. The setting of the High Quality							
Character of the					vegetated if this				
Area		aotriai 7 ii c	a we	7 d l d d d d d d d d	vogotatoa ii tiin		volopou.		
Flood risk, drainage	The	e site is no	t wit	hin a flood z	zone.				
and ground water									
	sca	Low level of surface water flood risk with a 1/1000 risk to small-scale areas of the north, central and south of site.							
Ground	Nor	ne known							
Contamination Ground stability	Nor	ne known							
Air Quality impact of			uetri	al area there	efore potential f	or noor air	quality		
adjoining uses	VVIL	ilili ali iliu	ustri	ai aica liici	eiore poteritiai i	Ji pool ali	quanty		
Noise impact of	Wit	hin an ind	ustri	al area there	efore potential f	or noise.	Audible		
adjoining uses		se surrou			t				
Mineral Extraction	No	mineral e	xtrac	tion or mine	eral resource co	nstraints b	ased on		
and Mineral	the	draft Blac	k Co	ountry Plan I	Policy MIN2 (Mi	nerals Saf	eguarding)		
Resource Areas					agreed buffer)				
Mineral Infrastructure and Brickworks	No	No mineral infrastructure constraints							
Waste Infrastructure	Nο	No waste infrastructure constraints regarding existing waste							
Wadio iiiiadii adialo	infra	infrastructure based on the Draft Black Country Plan Policy W2							
Other Fredrice manufal	•	(Waste Sites)							
Other Environmental None known Economic									
Availability of utilities – No limitations / negligible impact on development viability									
electricity, gas, water,					9				
sewage treatment									
Infrastructure constrair	nts or				y cuts diagonally	across s	ite linking		
under site					Amber Way	147			
Highways access and transportation		Acce	ess o	ff steel Park	Road and Amb	ber Way.			
Impact on the wider ro	ad	None	None envisaged site readily accessible to Coombs Road.						
network Other Economic		None	- knc)Wn					
Other Economic		14011	J KITC	Soc	ial				
Access time by walking				t (except	GP/Hea	lth	Within 10 n	nine follo	wing
Primary schools: walking services in accordance					Centre/Walk i		any viable		
SCIVICES III ACCUIUANCE					Strateg	ic	Maria I oo		
Primary School				s following hitigation	Centre/Empl		Within 20 n any viable		
		arry viai	JIE II	illigation	Area		ally viable	- miliyai	1011
Cocondon, Cobool		Within 20	mins	s following	Contro/Foo	datara	Within 15 n	nins follo	wing
Secondary School				nitigation	Centre/Foo	ustore	any viable	e mitigat	tion
Housing Density	g Density Very High - High Whole site Moderate Density						X		
Location – BCP		Density Density (40-45 dph)							
Policy HOU2	(miı	(min 100 (45-100							
	dph		<u> </u>	dph)					
Any character		ep topogr			, Epoples we seek A	r00			
constraints on density	LOC	ated with	nat	ngn Quality	Employment A	rea			
donaity	l								

Connections to local	None known					
cycle route networks						
Public Open Space	Area of Natural and Semi Natural Greenspace which would be					
	lost if the site were to be developed					
Loss of Playing Field	None					
/ Sports Pitches						
Other Social	None					
Opportunities						
Opportunities	No opportunities identified					
Sustainability Appraisal						
Sustainability	The site has some negative impacts for SA objectives 4, 7 and 12					
Appraisal Conclusion	and positive impacts for SA objectives 9, 13 and 14 and a major					
	positive impact for SA objective 10.					
Conclusion						

The site is not suitable for housing given its location within a High Quality Employment Area (HQEA) where there is potential for conflict, noise nuisance and air quality issues. The site is very challenging in topographical terms. This area of Natural and Semi Natural Greenspace.

There is a positive impact for the HQEA in that it visually softens the setting of the surrounding industrial area and improves the general environment of the industrial estate. It is likely to have significant ecological value given its rather undisturbed and extensive nature and the existence of the numerous trees on the site.

Not suitable for residential or industrial purposes.

Site Known as	New Hawn	e Collier	у					
Site Address	New Hawne C	New Hawne Colliery, Hayseech Road, Halesowen						
Ward	Belle Vale	Belle Vale Call for Site Ref						
Site Area (ha)	8.15							
Land Type	Brownfield		Site Assessment Reference		SA-0214-DUI	D		
	Background/Context							
Current uses	Green space	Publicly ina	ccessible)					
Surrounding land uses	Mixed uses, C	orngreaves	Nature Reserve to the industrial/commercial	e no al to	rth, predominan the east of the s	tly residential ite.		
		Cor	straints					
Gateway Constrain affecting part of su		Name / De	etails	Α	mount covered	(ha's)		
SSSI/SAC/SINC		Hawne Co	lliery	6.	17			
Ancient Woodland /		N/A						
Local Nature Reserv	re	N/A						
Flood Risk Zone 3			orthern boundary	0.	003			
Registered Park & G								
Scheduled Ancient N								
Operational Burial G	rouna	N/A		-				
Existing Policy	Common Land N/A Existing Policy SINC – 'Hawne Colliery' (with the exception of the buildings and their immediate							
Designations	Area of High h Archaeologica colliery buildin Linear Open S Mineral Safeg	surroundings) Area of High Historic Landscape Value - whole site Archaeological Priority Area (part - associated with a former tramway from colliery buildings to the river to the north) Linear Open Space – whole site Mineral Safeguarding Area – whole site						
Green Belt and La			essment			l		
Criteria	Assessmen	Assessment Ratio						
Green Belt Harm	_	Not in the Green Belt						
Landscape Sensitivity								
Detailed assessm	ent against en	vironment	al, economic and s	soci	al criteria			
Criteria	Assessmen	t				Rating		
		Envir	onmental					
Greenfield/Previously Developed Land								
Topography	Land falls away to the north of the site towards the River Stour, which forms the extreme northern boundary of the site.							
Agricultural Land Quality using Magicmap Landscape post-	Not agricultural land							
1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Tree canopy of		rder covers the whole site.	of th	ne site. Dense			

Biodiversity or Geodiversity on site or significantly affecting boundaries		The majority of the site is a SINC (the buildings and their immediate surroundings have no ecological designation)					
Heritage Assets on	Grade	II Lieted buildings sited	to the extreme southern	houndary			
site or significantly			ated with the former collie				
affecting boundaries			ea of High Historic Lands				
Visual Amenity and			f Hawne Lane. The curre	nt outlook			
Character of the	would b	be lost if the site is dev	reloped.				
Area							
Flood risk, drainage	Northe	rn edge of site is withir	n Flood Zone 2, 3a and 3b).			
and ground water		3	,				
and ground nate.	Surface	water flood risk of 1/3	30 runs parallel with the si	te's			
			e also dispersed areas of				
				i/ ioo and			
<u> </u>		risk throughout the wh					
Ground	Site of	former colliery therefor	re potential ground contar	nination			
Contamination							
Ground stability	Potenti	al ground instability fro	om former uses and slag h	neaps that			
	are loca	ated across the site.	_	·			
	A coal	mining entrance is loca	ated on the extreme south	ern			
			gh risk mining areas identi				
Air Quality impact of			to the east of the site but				
		•	to the east of the site but	not neavy			
adjoining uses	industr						
Noise impact of		Predominantly residential to the south and west of the site, with a					
adjoining uses	nature	reserve to the north ar	nd industrial to the east. S	ome			
	possibl	possible noise impacts from the industrial use to the east of the					
	site.	·					
Mineral Extraction	No min	No mineral extraction or mineral resource constraints based on					
and Mineral		the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)					
Resource Areas		(using 250m site assessment agreed buffer)					
Mineral Infrastructure	INO min	eral infrastructure cons	straints				
and Brickworks							
Waste Infrastructure			raints regarding existing v				
	infrastr	ucture based on the D	raft Black Country Plan Po	olicy W2			
	(Waste	Sites)					
	`	,					
Other Environmental	None k	nown					
		Econo	omic				
Availability of utilities -			gible impact on developme	ont viability			
		No ilitilitations / neglit	gible impact on developme	ent viability			
electricity, gas, water,							
sewage treatment			//···				
Infrastructure constrai	nts on /		(HLS0115) runs along the				
under site			h Road and Hawne Lane.				
Highways access and		Access from Hayseech Road may be restricted due to the					
transportation			Listed Buildings and the v				
		road in this location. Better access could be secured off					
			site the junction with She				
Impact on the wider re	nad		•				
Impact on the wider road No significant impact.							
network New York							
Other Economic None							
		Soc	ial				
Access time by walking	g or publ	ic transport (except	CD/Hagith	Within 10	nino following		
Primary schools: walk			GP/Health		nins following		
services in accordance			Centre/Walk in Centre	any viable	e mitigation		
20230 11. 4300144110		•	Strategic				
Primary School		5 mins following any	Centre/Employment		nins following		
1 milary School	via	able mitigation		any viable	e mitigation		
			Area				

Secondary School	Within 25 mins following any viable mitigation	Centre/Foodstore	Within 15 mins following any viable mitigation				
Any character constraints on density	Grade II Listed Buildings in southern section associated with former colliery SINC – majority of the site The site is covered in woodland which is protected by an All Inclusive TPO Topography – the land slopes steeply northwards towards the river Stour						
Connections to local cycle route networks	None						
Public Open Space	Area of Natural and Semi Natural Greenspace (with the exception of the buildings and their immediate surroundings) known as 'Hawne Colliery Woods (Stour Valley)' – not publicly accessible						
Loss of Playing Field / Sports Pitches	None						
Other Social	None	·					
	Opportu	unities					
Opportunities	No opportunities identified						
	Sustainabilit	y Appraisal					
Sustainability Appraisal Conclusion	The site has some negative in and 8 and positive impacts Somajor positive impact for SA of the site of	A objectives 9, 12, 13, and					
Conclusion							

With the exception of the buildings and their immediate environs the site has SINC status and the extensive woodland is covered by an All-Inclusive Tree Preservation Order. It is also located within an Area of High Historic Landscape Value.

The buildings on the site are the last surviving group of colliery buildings in the Black Country – three buildings are Listed. There may be some scope to sympathetically convert the Listed Buildings for residential use as they are falling into disrepair and the nearby non-listed buildings may provide limited redevelopment opportunities within their footprints.

Possible contamination, shallow workings and ground stability issues due to the previous colliery on the site.

Based upon SINC status and TPO, the site is not suitable for allocation for either residential or industrial purposes

Brierley Hill

Site Known as	Woodb	Woodbury Close					
Site Address	Land off V	Land off Woodbury Close, Brierley Hill, DY5 2TE					
Ward	Brierley H	Brierley Hill Call for Site Ref 234					
Site Area (ha)	1.5						
Site Assessment Reference	SA-0049-	SA-0049-DUD					
	Background/Context						
Current uses	Forms part of the Delph Locks area of Natural and Semi Natural Greenspace						
		formal Open Space					
Surrounding land	Residential ar	esidential areas to the south. The boundary of Brierley Hill Strategic Centre is					
uses	a few metres	away on the o	pposite side of Mill S	Street w	ith the Merry	Hill	
	Shopping Cer	tre located t	o the east. Brierley	Hill Pri	mary School	is to the	
	north beyond	the canal. Als	so, to the north are s	ome la	rge commerc	ial/industrial	
	buildings.		•				
		Cons	traints				
Gateway Constraints		Name / Deta	ails	Amo	unt covered	(ha's)	
affecting part of subr	nitted site)						
SSSI/SAC/SINC		N/A					
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Flood Risk Zone 3		N/A					
Registered Park & Gar	den	N/A					
Scheduled Ancient Mo		N/A					
Operational Burial Gro	und	N/A					
Common Land		N/A					
Existing Policy	Mineral Safeg	uarding Area		1			
Designations			onservation Area				
3 3 3 3 3				/ No1 C	Canal)		
	Adjacent to Archaeological Priority Area (Dudley No1 Canal) Part of site within SLINC – Dudley No 1 Canal.						
Green Belt and Lan							
Criteria	Assessmen					Rating	
Green Belt Harm							
			National Common	D = 14			
Landscape		Not in the Green Belt					
Sensitivity							
Detailed assessmen	nt against en	vironmental	, economic and s	ocial	criteria		
Criteria	Assessmen					Rating	
			nmental			3	
Greenfield/Previously	Greenfield						
Developed Land							
Topography	Site is approxi		wer than the level of	Woodb	oury Close,		
Agricultural Land	Not agricultura						
O .	inot agricultura	ai iai iu					
Quality using							
Magicmap							
Landscape post-							
1988 map							

Tree Preservation			rees protected due to Co	nservation		
Orders / Mature	Area st	tatus. Significant numb	per of trees on the site.			
Trees of Value on						
site or significantly						
affecting boundaries						
Biodiversity or			te forms part of a SLINC (Dudley No		
Geodiversity on site	1 Cana	ıl)				
or significantly						
affecting boundaries						
Heritage Assets on		within Delph Locks Co				
site or significantly		Mill Street- site of Lime Kilns towards north western boundary				
affecting boundaries		ef 12992				
Visual Amenity and			I to Woodbury Close whic			
Character of the			ook would be diminished if			
Area			dverse visual impact for a	djacent		
		g to the south				
Flood risk, drainage	Site is	not within a flood zone	·-			
and ground water	<u>.</u>		1 1 1 / / / / /	4.0.00		
			d risk (1/30, 1/100 and 1/	1000), most		
		ently in southern regio				
Ground			therefore potential for grou	und		
Contamination		nination				
Ground stability		Coal Mining – Low Risk Area				
Air Quality impact of		Site is close to existing residential area. No known air quality				
adjoining uses	issues.					
Noise impact of		Site is close to commercial properties and Merry Hill shopping				
adjoining uses	centre – road traffic.					
Mineral Extraction	No mineral extraction or mineral resource constraints based on					
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)					
Resource Areas	(using 250m site assessment agreed buffer)					
Mineral Infrastructure	No min	No mineral infrastructure constraints				
and Brickworks						
Waste Infrastructure			raints regarding existing v			
			raft Black Country Plan Po	olicy W2		
Other Fred	•	Sites).				
Other Environmental	None k					
A 11 1 1111 A 111 1	Economic					
Availability of utilities –		No limitations / negli	gible impact on developme	ent viability		
electricity, gas, water,						
sewage treatment	1- '	A . I.P	Hoop all the			
	cture constraints on / A public footpath BRH0088 skirts the western boundary			boundary		
under site						
Highways access and			y be required to provide a	ccess, due		
	transportation to land levels.					
	mpact on the wider road None					
	network					
Other Economic	Other Economic None					
		Soc	iai			
Access time by walking or public transport (except Originally seekes less wellking enhalted and seekes less wellking enhalted and seekes less wellking enhalted. Within 10 mins follow						
Primary schools, walking only) to key residential Contro Malk in Contro					e mitigation	
services in accordance with BCP Policy HOO2.					3	
		hin 10 mins following	Strategic	Within 20 m	nins following	
		any viable mitigation Centre/Employment			e mitigation	
		Area Area				
		Within 20 mins following Contro/Foodstore Within 10 m			nins following	
Secondary School				e mitigation		
arry viable magadem					3	
· · · · · · · · · · · · · · · · · · ·						

Any character constraints on density	raints on trees that would need assessing and taken into account in relation to						
	Site, set lower triair the level of woodbury close.						
Connections to local cycle route networks	National Cycle Route 54 in close proximity along the canal towpath.						
Public Open Space	The whole site forms part of Delph Locks area of Natural and Semi Natural Greenspace. Numerous desire lines run through it. Identified as 'Higher quality, higher value' within Open Space Review 2019						
Loss of Playing Field / Sports Pitches	Not a playing field.						
Other Social	None						
	Opportunities						
Opportunities	No opportunities identified						
Sustainability Appraisal							
Sustainability Appraisal Conclusion	Not assessed						
Conclusion							

Conclusion

This is a very sensitive site. It comprises mostly woodland with open patches of grassland. It forms an integral part of the Delph Locks Conservation Area and Delph Locks area of Natural and Semi Natural Greenspace which has been recently audited as being 'high quality, high value'. A significant part of the western side of the site has SLINC status. Part of the National Cycle Network, Route 54 runs along the canal towpath nearby. A public footpath skirts the western boundary and there are numerous desire lines running through the site.

The development of this site could not be supported as it would lead to the loss of an area of high-quality open space, partly having SLINC status, within a Conservation Area. It is readily accessible and used by pedestrians. It also forms an attractive, setting for the adjacent National Cycle Route at this point.

Not suitable for residential or industrial purposes.

	_						
Site Known as	Hawb	ush Road	Open Space				
Site Address	Hawbus	Hawbush Road, Brierley Hill					
Ward	Brierley	Hill	Green Space Ref		349		
Site Area (ha)	1.25						
Site Reference	SA-018	SA-0189-DUD					
		Backgrou	nd/Context				
Current uses	<u> </u>						
Surrounding land uses	Adjacent area of Amenity Greenspace (Hawbush Recreation ground) abuts part of the northern boundary, the remainder abuts a cemetery. The site wraps around housing to the south and the western boundary is adjacent to Hawbush Primary School.						
		Cons	traints				
Gateway Constraints		Name / Deta	ails	Amou	Amount covered (ha's)		
affecting part of subr	mitted site)						
SSSI/SAC/SINC		N/A					
Ancient Woodland / Ve	eteran Trees	N/A					
Local Nature Reserve		N/A					
Flood Risk Zone 3		N/A					
Registered Park & Gar	rden	N/A					
Scheduled Ancient Mo	nument	N/A					
Operational Burial Ground		N/A					
Common Land		N/A					
Existing Policy	MIN1 - Minera	al Safeguardin	g Area				
Designations		MIN1 - Mineral Safeguarding Area Regeneration Corridor 11b					
Green Belt and Lan			ssment				
Criteria	Assessmen					Rating	
Green Belt Harm	Accessiner					rtuting	
Landscape	-	Not in the Green Belt					
Sensitivity							
Detailed assessme	nt against en	vironmental	economic and	social ci	riteria		
Criteria	Assessmen		, occinentia dila	oo o a c	itoria	Rating	
Cilicila	ASSESSITIET		nmental			Itatilig	
Greenfield/Previousl	Onen energ	Ellvilo	mmemai				
y Developed Land	Open space						
Topography	The land slopes down steeply from Addison Road down to Hawbush Road						
Agricultural Land Quality using	Not agricultur	al					
Magicmap							
Landscape post- 1988 map							
Tree Preservation	The majority	of the site is co	overed by trees. No	TPO's. 1	ree		
Orders / Mature	survey required.						
Trees of Value on	' '						
site or significantly							
affecting boundaries							
	No specific de	ocianation but	potential for nesting	hirds an	d a		
Biodiversity or	I NO SPECIFIC OF	signation but	poteritiai ioi riestiriç	j bilus all	uu	The second secon	

or significantly affecting boundaries						
Heritage Assets on			57- badly mutilated remna			
site or significantly			still visible & part outline of	of most		
affecting boundaries Visual Amenity and		ly pond at least.	tion with respect to house	s to the		
Character of the			be visually detrimental.			
Area			ential to overlook the adjace			
	houses					
Flood risk, drainage	The sit	e is not within a flood z	cone.			
and ground water	Lowle	val of surface water flo	od risk with a 1/1000 risk	to small-		
		areas of the north, cent		io siliali-		
Ground	None k					
Contamination						
Ground stability		uthority Low Risk Area				
Air Quality impact of	None k	known				
adjoining uses Noise impact of	None	envisaged				
adjoining uses	140116	Jivisagoa				
Mineral Extraction	No mir	neral extraction or mine	ral resource constraints b	ased on		
and Mineral			Policy MIN2 Minerals Safe	eguarding)		
Resource Areas		250m site assessment				
Mineral Infrastructure and Brickworks		neral infrastructure cons				
Waste Infrastructure		No waste infrastructure constraints regarding existing waste				
	infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites)					
Other Environmental	None k					
		Econo	omic			
Availability of utilities -		No limitations / neglig	gible impact on developme	ent viability		
electricity, gas, water,						
sewage treatment Infrastructure constrair	oto on /	A definitive feetpath	rupa alang tha couth west	orn		
under site	115 011 /	A definitive footpath runs along the south western boundary. A surfaced footpath runs diagonally from				
		Hawbush Road to Ad				
		There is an electricity substation adjacent to the site adjacent No.56 Addison Road.				
Highways access and			en off Hawbush Road.			
transportation			5			
Impact on the wider ro	ad	None envisaged due	to the size of the site			
network		NI I				
Other Economic		None known Soc	ial			
Access time by walking	or pub					
Primary schools: walki			GP/Health		nins following	
services in accordance			Centre/Walk in Centre	any viable	e mitigation	
D: 0:		Within 10 mins	Strategic	Within 20 n	nins following	
Primary School		following any viable	Centre/Employment Area		e mitigation	
		mitigation Within 20 mins	AIGa			
Secondary School		following any viable	Centre/Foodstore		nins following	
2000		mitigation	2 3	any viable	e mitigation	
Any character	Most o	•	n eastward direction to the	rear such th	at the thin	
constraints on		rn section is likely to be				
density						

	The site is covered with trees and much of the site occupies an elevated position with respect to Addison Road. There is a small watercourse that runs through the northern part of the site that is liable to flooding.				
Connections to local	None				
cycle route networks					
Public Open Space	Forms part of a larger area of Amenity Greenspace known as 'Hawbush Road Open Space'. It acts as a valuable green corridor				
	linking the Stourbridge Canal northwards through the urban area				
Loss of Playing Field / Sports Pitches	None				
Other Social	None known				
	Opportunities				
Opportunities	No opportunities identified				
Sustainability Appraisal					
Sustainability	The site has some negative impacts for SA objectives 5 and 11				
Appraisal Conclusion	and positive impacts 9, 10, 12, 13 and 14.				

Conclusion

The site is mostly wooded and forms part of a valuable green corridor between the Stourbridge Canal to the east and land to the north. In the main, the site has an elevated position with steep slopes with respect to Hawbush Road and the tree lined bank forms a prominent feature for surrounding housing to the west. The Hawbush Road frontage is the only reasonably level part of the site. The loss of this elevated small area woodland would be visually detrimental to the surrounding area.

The site is not suitable for release. Not Suitable for Residential or Industrial Purpose.

Brockmoor and Pensnett

Site Known as	Land rea	r and side o	f 83, Pensn	ett Ro	ad	
Site Address	Land to the	Land to the rear and side of 83, Pensnett Road, Dudley				
Ward	Brockmoor	Brockmoor and Pensnett Call for Site Ref 322				
Site Area (ha)	1.11					
Site Reference	SA-0138-DI	JD				
Background/Context						
Current uses	Grassed greer	nfield site with well	-developed bour	dary tree	s/hedgerow.	
Surrounding land					oodland to the east	
uses		a very large indus				
		Constrain	ts			
Gateway Constraints		Name / Details		Amount	covered (ha's)	
affecting part of subn	inteu site)	Cana Daola		1.11		
Ancient Woodland / Ve	toron Tropo	Fens Pools N/A		1.11		
Local Nature Reserve	leran rrees	N/A				
Flood Risk Zone 3		N/A				
Registered Park & Gard	don	N/A				
Scheduled Ancient Mor		N/A				
Operational Burial Grou		N/A				
Common Land	inu	N/A				
Existing Policy	Green Belt	IN/A				
Designations		Pools' – whole site				
Designations		listoric Landscape				
Green Belt and Land						
Criteria	Assessment		Rating			
Green Belt Harm	7.000001110111		9			
Croon Boil riam						
Landscape	Whole site is a SINC - Gateway constraint					
Sensitivity						
Conclusion						
This site is unsuitable for development due to the entirety of the site being designated as a Site of						
Importance for Nature (

Site Known as	Land adica	ont to Smith	w Lano			
Site Known as		ent to Smith				
Site Address	Land adjacent	to 16 Smithy La	ne, Pensnett			
Ward	Brockmoor and Pensnett		Call for Site F	Ref	322	
Site Area (ha)	4.5					
Site Reference	SA-0137-DUD					
		Background/Co	ontext			
Current uses	half of the site fo Semi Natural Gr	orms part of the lar eenspace with no	ger 'Tansey Gre public access	en Field	e pools. The northern ds' area of Natural and	
Surrounding land uses	of houses and w		Open grassland	land in t	undary with a mixture the main to the south and south west.	
		Constraint				
Gateway Constraints (where affecting part of submitted site)		Name / Details		Amount covered (ha's)		
SSSI/SAC/SINC		Smithy Lane		4.5		
Ancient Woodland / Ve	eteran Trees	N/A				
Local Nature Reserve		N/A				
Flood Risk Zone 3		N/A				
Registered Park & Gar		N/A				
Scheduled Ancient Mo		N/A				
Operational Burial Gro	und	N/A				
Common Land	T	N/A				
Existing Policy Designations	Green Belt SINC – Smithy Lane – covering the whole site Two separate BAP (Biodiversity Action Plan) Priority Ponds are located within the site Area of High Historic Landscape Value – whole site Mineral Safeguarding Area					
Green Belt and Lan		vity Assessmei				
Criteria	Assessment		Rating			
Green Belt Harm Landscape Sensitivity	Entire site is a SINC – Gateway constraint					
	Conclusion					
	This site is unsuitable for development due to the entirety of the site being designated as a Site of Importance for Nature Conservation (SINC). Not suitable for residential or industrial purposes.					

Site Known as	Land No	Land North of Cinder Bank				
Site Address	Green Belt	Parcel B46A	, Coopers Bank,	Pensne	tt	
Ward	Brockmoor Pensnett/G		Green Belt Par Ref	cel	B46A	
Site Area (ha)	17					
Site Reference	SA-0151-DI	JD-A				
		Backgroun	d/Context			
Current uses Surrounding land	across the site no Extensive areas of Industry – toward Some industry fro	rth west to so of woodland of western boo nting onto Sa	outh east undary		ok running diagonally	
uses			uth, quarry to west			
		Consti	raints			
Gateway Constraint part of submitted sit		Name / D	etails	Amou	nt covered (ha's)	
SSSI/SAC/SINC	SSSI/SAC/SINC			8.71		
Ancient Woodland / V		N/A N/A				
Flood Risk Zone 3	Local Nature Reserve					
Registered Park & Ga	ordon	N/A N/A				
Scheduled Ancient M		N/A				
Operational Burial Gr		N/A				
Common Land	ound	N/A				
Existing Policy	Green Belt – en					
Designations			e majority of the site	Э		
			uth eastern part of			
	Area of High His					
	Mineral Safegua	rding Area				
Green Belt and La	ndscape Sensiti	vity Assess	sment			
Criteria	Assessment	Rating				
Green Belt Harm	Moderate	The sub-pa	rcel makes a mode	rate con	tribution to checking	
(B46As1)					ments and safeguarding	
North eastern		countryside	. A release extendi	ng out to	the sewage works from	
section					ast, or to the nature	
					th or northeast would	
					distinction between	
		settlement and countryside, given that constraints prevent the			constraints prevent the	
0 5			nt of surrounding la			
Green Belt Harm	Low to				tribution to checking	
(B46As2)	Moderate				ments and safeguarding	
Parts of the southern section					kets of unconstrained	
Southern Section	land on the margins of the sub-area would not weaken the					
		Green Belt boundary significantly, with constraints preventing any further development.				
Landscape	Moderate to		ape area is almost	totally co	nnstrained and is	
Sensitivity	High				e-high sensitivity to	
(BL12s1)					t due to its high historic	
(/					ni-natural habitats.	
			palanced by lower p			
			, '	•	-	

	Small areas in the north of the area, particularly pr	rovioughy
	developed sites such as the sewage works, are of	
	sensitivity to residential or employment development	
	they have few characteristics in common with the	
Detailed assessme	nt against environmental, economic and social	
Criteria	Assessment	Rating
	Environmental	
Greenfield /	Majority Greenfield	
Previously	Majority Grootinoid	
Developed Land		
Topography	Land falls from south-west to north east	
Agricultural Land	Not agricultural	
Quality using		
Magicmap		
Landscape post-		
1988 map		
Tree Preservation	Many trees and woodland areas within the site boundary. Tree	
Orders / Mature	survey required.	
Trees of Value on		
site or significantly		
affecting boundaries		
Biodiversity or	The majority of the area is designated a SINC and also a	
Geodiversity on site	substantial area of SLINC within the site close to Stallings Lane.	
or significantly	Dames I III I and Nation December in the important Black Country	
affecting boundaries	Barrow Hill Local Nature Reserve is an important Black Country	
Heritage Assets on	Geo Site – a prominent hill of volcanic and intrusive igneous rock Area of High Historic Landscape Value	
site or significantly	Area of Flight Historic Landscape Value	
affecting boundaries	Former line of Pensnett Railway along northern boundary.	
anoung boundance	Former line of Great Western Railway (Shutt End) runs along	
	parts of the southern boundary.	
Visual Amenity and	Loss of views from adjacent dwellings.	
Character of the	, ,	
Area		
Flood risk, drainage	Large proportion of site falls with Flood Zones 2 and 3a.	
and ground water		
	Clusters of significant surface water flood risk (1/30, 1/100 and	
0	1/1000) throughout site.	
Ground	Area of landfill within the site to west of pond	
Contamination Ground stability	Coal Authority Low Risk Area to western section. High Risk Area	
Ground Stability	to eastern section. Former colliery nearby, potential shallow	
	workings and stability issues	
Air Quality impact of	Industry and quarry to western part of the site	
adjoining uses	The state of the s	
Noise impact of	Industry and quarry in close proximity to western part of the site	
adjoining uses		
Mineral Extraction	Within 250m of Oak Farm Inert Recycling Facility (closed) at	
and Mineral	former Oak Farm Quarry and landfill site which is also now closed.	
Resource Areas		
Mineral Infrastructure	Within 250m of Oak Farm Quarry- mineral extraction former brick	
and Brickworks	clay pit, mineral working has now ceased, and quarry has closed.	
Waste Infrastructure	Within 250m of:	
	- Oak Farm Quarry Landfill (closed)- a stabilised hazardous and non-hazardous landfill site with onsite inert Waste Treatment	
	Facility.	
	i donity.	

	- Shakespeare's MRS- la	arge independent Metal R	ecycling Site.			
- Lower Gornal STW- Sewerage Treatment Works operated by						
	Severn Trent.					
	- Himley Quarry Landfill Site- operational landfill accepting inert and non-hazardous waste.					
Other Environmental	None					
	E	conomic				
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible	No limitations / negligible impact on development viability				
Infrastructure	Two separate lines of ele	ectricity pylons cross the s	site			
constraints on / under site	Definitive path runs from	n Oak Lane along western	boundary			
	High Pressure Gas Pipe within site)	line terminates at western	boundary (not			
Highways access and transportation	Access points onto Stalli	ings Lane				
Impact on the wider		depending on access po	ints and area of			
road network Other Economic	development. None					
Other Economic	None	Casial				
A a a a a a time a but usallein a	u au nublia tuananaut	Social	Mithin 10 mino	fallanda a ann		
(except Primary school	Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2. Within 10 mins following any viable mitigation Centre/Walk in Centre					
Primary School	Over 15 mins following any viable mitigation	viable Centre/Employment Vithin 20 mins following any				
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following any viable mitigation			
Any character	Large pond centrally loc	ated and wetland to the w	est and Holbeach	e Brook to		
constraints on density	the east					
Connections to local cycle route networks	None					
Public Open Space	Greenspace some public	he site is Natural and Sen cly accessible other section oen Space Review (2019)	ns not. Not			
Loss of Playing Field / Sports Pitches	Not a playing field					
Other Social There is a disused railway line that runs along the northern part of the site. Potential to create long distance footpath/Active Travel route. It could potentially join with an existing long distance path in South Staffs.						
Opportunities						
Opportunities No opportunities identified						
Custoin ability		ability Appraisal				
Appraisal Conclusion	Sustainability Hard constraint - not assessed Appraisal Conclusion					
	Co	onclusion				
	The site is located within the Green Belt the majority of which is a SINC and with a significant section of SLINC. It contains a large pond and numerous trees. It is elongated in shape and forms part of a green					

corridor leading from the open countryside south westwards towards the Barrow Hill Local Nature Reserve.

The Green Belt and Landscape Sensitivity Assessment notes that the majority of the site has SINC status. Outside the SINC it does however rate harm to the Green Belt in the north eastern section as 'Moderate' and the southern section as 'Low to Moderate' both areas however are considered to make a moderate contribution to checking sprawl, preventing the merger of settlements and safeguarding countryside.

The majority of the site is located within an Area of High Historic Landscape Value. Landscape sensitivity is rated as 'Moderate to High' due to its historic landscape value and the extensive semi-natural habitats. These are however balanced by lower perceptual qualities.

Not suitable for residential or industrial purposes.

Site Known as	La	nd No	orth of C	Coopers Bank	
Site Address	Gre	een Belt	t Parcel B4	46A, Coopers Bank, Pensnett	<u> </u>
Ward	Ward Brockmoon Pensnett/6			Green Belt Parcel Ref	B46A
Site Area (ha)	21				
Site Reference	SA	-0151-E	DUD-C		
			Backgro	und/Context	
Current uses Surrounding land uses	areas of Travelle Housing	woodlai rs accon and Go	nd. There in modation for the modation for the modation for the model in the model	either side of Smithy Lane. It co s also scrubland and grazing lar to the south of the site fronting C Crematorium to the north, reside outh and residential to the west	nd to the south west. Coopers Bank Road.
uses	THE CASE	., орон ю		straints	
Gateway Constraint affecting part of sub			Name / Do	etails	Amount covered (ha's)
SSSI/SAC/SINC			Smithy La	ne	5.94
Ancient Woodland / \ Local Nature Reserve		rees	N/A N/A		
Flood Risk Zone 3			N/A		
Registered Park & Garden			N/A		
Scheduled Ancient M			N/A		
Operational Burial Gr			N/A		
Common Land	ouna		N/A		
SINC SLINC Two E and 'C Area o			Belt al Safeguarding Area Smithy Lane' – majority of land to the west of Smithy Lane L'Land off Chase Road' – majority of land to east of Smithy Lane AP Priority ponds – 'Smithy Lane Pond' along southern boundary Chase Road Pond' close to eastern boundary of High Historic Landscape Value – all site except the extreme rn section		
Green Belt and La	ndscap			essment	
Criteria	Assess		Rating		
Green Belt Harm (B46As1) Parts of the north eastern section	Moderat		The sub-parcel makes a moderate contribution to checking sprawl, preventing the merger of settlements and safeguarding countryside. A release extending out to the sewage works from the urban edge either to the north or east, or to the nature reserve from the urban edge to the south or northeast would result in a boundary marking a weaker distinction between settlement and countryside, given that constraints prevent the development of surrounding land.		
Green Belt Harm (B46As2) Parts of the south western section	Low to Moderat	The sub-parcel makes a moderate contribution to ch			ents and safeguarding ets of unconstrained Ild not weaken the onstraints preventing
Landscape Sensitivity (BL12s1)	Moderat High	e to	consider	dscape area is almost totally cor ed to have an overall moderate- al or employment development	high sensitivity to

	landscape value, and the extensive semi-natural h These are balanced by lower perceptual qualities.					
	Small areas in the north of the area, particularly produced developed sites such as the sewage works, are of sensitivity to residential or employment development they have few characteristics in common with the	reviously low ent, because				
	nt against environmental, economic and social criteria					
Criteria	Assessment	Rating				
	Environmental					
Greenfield /	Majority Greenfield					
Previously						
Developed Land Topography	Relatively flat					
Agricultural Land	Not agricultural					
Quality using	Thot agricultural					
Magicmap						
Landscape post-						
1988 map						
Tree Preservation	Many trees and woodland within the site boundary. Tree survey					
Orders / Mature	required.					
Trees of Value on						
site or significantly affecting boundaries						
Biodiversity or	SINC 'Smithy Lane' – majority of land to the west of Smithy Lane					
Geodiversity on site	SLINC 'Land off Chase Road' – majority of land to east of Smithy					
or significantly	Lane					
affecting boundaries	Two BAP Priority ponds within the site					
Heritage Assets on	Area of High Historic Landscape Value – entire parcel except the					
site or significantly	extreme northern section					
affecting boundaries	Line of former Pensnett Railway runs through the site HER ref					
Visual Amenity and	7387 Loss of views from adjacent					
Character of the	Loss of views from adjacent					
Area						
Flood risk, drainage	Large proportion of site falls with Flood Zones 2 and 3a.					
and ground water						
	Clusters of significant surface water flood risk (1/30, 1/100 and					
	1/1000) throughout site.					
	Holbeache Brook runs through the site					
Ground	Two collieries nearby. Potential for ground contamination					
Contamination	·					
Ground stability	Two former collieries 'Shut End' and 'Old Park' in close proximity					
	to the site. Northern part within High Risk Area and southern part					
	in Low Risk Area but also contains some areas of High Risk.					
Air Quality impact of	Potential for shallow workings and shafts None envisaged					
adjoining uses	None envisaged					
Noise impact of	None envisaged					
adjoining uses						
Mineral Extraction	No mineral extraction or mineral resource constraints based on					
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)					
Resource Areas	(using 250m site assessment agreed buffer)					
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints					
Waste Infrastructure	Within 250m of Lower Gornal Sewerage Treatment Works					
Tradio illinadiladiale	operated by Severn Trent.					
ı						

Other Environmental	None					
	Economic					
Availability of utilities – electricity, gas, water, sewage treatment		No limitations / negligible impact on development viability				
Infrastructure constraints on /	Two py	Two pylons are located within the site on land east of Smithy Lane				
under site		ert runs diagonally ng the line of the f	through the north easter former railway	n part of the site		
	Smithy	Lane centrally th	uns between Tansey Gree rough the site and anothe cross to Chase Road			
Highways access and transportation		s points available				
Impact on the wider road network		a large area of la on the wider road	nd which, by its size would dway network.	d have an		
Other Economic	None					
			Social			
Access time by walking (except Primary school residential services in a Policy HOU2.	ls: walki	ng only) to key	GP/Health Centre/Walk in Centre	Within 10 mins to viable mit		
Primary School	Over 15 mins following any viable mitigation		Strategic Centre/Employment Area	Within 20 mins following any viable mitigation		
Secondary School		Vithin 20 mins owing any viable mitigation	Centre/Foodstore	Within 10 mins following any viable mitigation		
Any character constrain density	nts on	Heavily wooded	s of wetland to the east of I in places ok runs through the site	Smithy Lane		
Connections to local cycle route networks	None l	out a proposed cy	cleway to run through the	site		
Public Open Space	Natura	ıl Greenspace 'Cir	le a small area of Natural Inder Road' not publicly ac Index Review (2019).			
	– 'Tan: not pu	sey Green Fields' blicly accessible.	ne - Natural and Semi Nat covers a significant area Audited as part of Open S	of the site but is Space Review		
Loss of Playing Field / Sports Pitches		playing field	ower Quality Lower Value	ð.		
Other Social	None					
			portunities			
Opportunities No opportunities identified						
Sustainability Appraisal						
Sustainability Hard constraint - not assessed Appraisal Conclusion						
	Conclusion					
in terms of ecology. The	ne majo	rity of land to the \	lland, scrub and with some west of Smithy Lane has S LINC 'Land off Chase Ro	SINC status 'Smith	y Lane' and	

contains two BAP Priority ponds – 'Smithy Lane Pond' along southern boundary and 'Chase Road Pond' close to eastern boundary.

The Green Belt and Landscape Sensitivity Assessment notes that the majority of the site has SINC status. Outside the SINC it does however rate harm to the Green Belt in the north eastern section as 'Moderate' and the south western section as 'Low to Moderate' both areas however are considered to make a moderate contribution to checking sprawl, preventing the merger of settlements and safeguarding countryside.

The majority of the site is located within an Area of High Historic Landscape Value. Landscape sensitivity is rated as 'Moderate to High' due to its historic landscape value and the extensive semi-natural habitats. These are however balanced by lower perceptual qualities.

Not suitable for residential or industrial purposes.

Site Known as	Land Sou	uth of Coc	pers Bank		
Site Address	Green Belt F	Green Belt Parcel B46A, Coopers Bank, Pensnett			
Ward	Brockmoor a Pensnett/Go		Green Belt Parcel R	ef	B46A
Site Area (ha)	81	81			
Site Reference	SA-0151-DU	SA-0151-DUD-D			
		Backgroun	d/Context		
Current uses Surrounding land	Significant amount of woodland cover Grazing land Two large ponds in north western part of the site Church and associated burial ground in south eastern area Playing field associated with a primary school along southern boundary Mix of residential, open space, industry and Russell's Hall Hospital.				
uses		Const	rainte		
Constraints Gateway Constraints (where affecting Name / Details Amount covered (ha				unt covered (ha's)	
part of submitted si					,
SSSI/SAC/SINC	SSI/SAC/SINC		II and Tansey Green II and Cooper's Bank	15 73.4	
Ancient Woodland / Veteran Trees		Barrowhill		1.5	
Local Nature Reserve	9	Barrow Hi		36	
Flood Risk Zone 3			Holbeache Brook 4.1		
Registered Park & Ga	arden	N/A			
Scheduled Ancient M			Bank Farm Medieval at	7.2	
Operational Burial Gr	ound	N/A			
Common Land		N/A			
Existing Policy Designations	Mineral Safegu SSSI 'Barrow H SINC – 'Barrow SLINC – St Ma Barrow Hill Loo Geopark. The Scheduled And Area of High Hi	Green Belt Mineral Safeguarding Area SSSI 'Barrow Hill and Tansey Green' centrally located SINC – 'Barrow Hill and Coopers Bank' almost the entire site SLINC – St Mark's Churchyard Barrow Hill Local Nature, which is also a Geosite within the Black Country Geopark. The reserve covers a significant part of the site Scheduled Ancient Monument 'Coopers Bank Farm' close to northern boundary Area of High Historic Landscape Value - the majority of the site			
Green Belt and La	•	•	sment		
Criteria	Assessment	Rating			
Green Belt Harm (B46As1) The north western, and south western sections	Moderate	The sub-parcel makes a moderate contribution to checking sprawl, preventing the merger of settlements and safeguarding countryside. A release extending out to the sewage works from the urban edge either to the north or east, or to the nature reserve from the urban edge to the south or northeast would result in a boundary marking a weaker distinction between settlement and countryside, given that constraints prevent the development of surrounding land.			
Green Belt Harm (B46As2) Extreme south western sections along the boundary	Low to Moderate	The sub-parc sprawl, preve countryside. on the margin	el makes a moderate co enting the merger of settle Release of any of the po ns of the sub-area would nificantly, with constraint	ement ckets o not we	s and safeguarding of unconstrained land eaken the Green Belt

Green Belt Harm (B46As3)	Low	The sub-parcel makes a moderate contribution to ch sprawl, preventing the merger of settlements and sa				
One very small						
section fronting	countryside, but there is an area of existing urbanising development on the inset settlement edge that, if released, would mark a clearer distinction between settlement and open					
Cooper's Bank						
Road		land.	and open			
Landscape	Moderate to		d ic			
Sensitivity	High	· · · · · · · · · · · · · · · · · · ·				
(BL12s1)	riigir	residential or employment development due to its hi				
(BL1281)		landscape value, and the extensive semi-natural ha				
		are balanced by lower perceptual qualities.	bitats. These			
		are balarious by lewer perceptual qualities.				
		Small areas in the north of the area, particularly pre-	viously			
		developed sites such as the sewage works, are of lo				
		to residential or employment development, because				
		few characteristics in common with the wider area.	•			
		ironmental, economic and social criteria				
Criteria	Assessment		Rating			
		Environmental				
Greenfield /	Majority Green	field				
Previously						
Developed Land						
Topography		ndulating and some level areas				
Agricultural Land	Majority not ag	ricultural				
Quality using						
<u>Magicmap</u>						
Landscape post-						
1988 map Tree Preservation	Many troop and	I woodland within the site boundary. An area of				
Orders / Mature		and is located towards the southern boundary				
Trees of Value on	Ancient woodie	ind is located towards the southern boundary				
site or significantly						
affecting boundaries						
Biodiversity or	The majority of	the site is a SINC with a small area of SLINC				
Geodiversity on site	within the site a					
or significantly						
affecting boundaries	Barrow Hill Loc	al Nature Reserve is an important Black Country				
	Geo Site – a pr	ominent hill of volcanic and intrusive igneous rock				
Heritage Assets on	Scheduled And	ient Monument 'Coopers Bank Farm Medieval				
site or significantly	Settlement' clos	se to northern boundary				
affecting boundaries						
	Area of High Hi	istoric Landscape Value covers the majority of the				
	St Marks Churc	ch, Vicarage Lane Grade 11 Listed				
		er heritage assets				
Visual Amenity and	Loss of views f	rom adjacent dwellings.				
Character of the						
Area Flood risk, drainage	Large proportio	Large proportion of site falls with Flood Zones 2 and 3a.				
and ground water	Large proportion	ni oi site ialis with i 1000 ZUHES Z allu sa.				
and ground water	Clusters of sign	nificant surface water flood risk (1/30, 1/100 and				
	1/1000) through					
	, ,					
	Holbeache Bro	ok runs through the site.				

Ground Contamination		lly located within the site. ay through site. Potential					
Ground stability	The majority of the site is a Coal Authority Low Risk Area however there is band of High Risk along the eastern boundary and some areas dotted throughout the site. Potential shallow workings and stability issues						
Air Quality impact of adjoining uses		n street, Pensnett) close to	the south				
Noise impact of adjoining uses	None envisaged						
Mineral Extraction and Mineral Resource Areas	the draft Black Country I (using 250m site assess		s Safeguarding)				
Mineral Infrastructure and Brickworks		ought Works-Brick and tile Hinton, Perry & Davenhill					
Waste Infrastructure	No waste infrastructure	constraints regarding exist the Draft Black Country Pl	ting waste				
Other Environmental	None						
		conomic					
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability						
Infrastructure constraints on / under site	A number of pylons are located in the northern section of the site Section of culvert off Cooper's Bank Road.						
Highways access and transportation	Access points available to cooper's Bank Road, High Street, Pensnett						
Impact on the wider road network	Very large site that woul upon the capacity of the	d, if developed, have a sig wider road network.	gnificant impact				
Other Economic	None						
		Social					
Access time by walking (except Primary schoor residential services in a Policy HOU2.	ls: walking only) to key	GP/Health Centre/Walk in Centre	Within 10 mins to viable mit				
Primary School	Over 15 mins following any viable mitigation Strategic Centre/Employment Area Within 20 mins following viable mitigation						
Secondary School	Within 20 mins following any viable mitigation Centre/Foodstore viable mitigation Within 10 mins following an viable mitigation						
Any character constraints on density	Land rises up towards Barrow Hill Significant woodland cover and one area of Ancient Woodland Barrow Hill Local Nature Reserve covers a significant part of the site Significant amount of wetland/pools towards northern section of the site Flood Zones 2 and 3 run across the site associated with Holbeache Brook						
Connections to local cycle route networks		a proposed cycleway throu ner Pensnett Railway line	igh the site				
Public Open Space		ni Natural Greenspace 'Ba	rrow Hill LNR' –				

	Area of Natural and Semi Natural Greenspace 'Coopers Bank							
	Farm' northern section of site.							
	Area of Natural and Semi Natural Greenspace 'Tansey Green' covers the western section of the site.							
Loss of Playing Field	Not a playing field							
/ Sports Pitches								
Other Social	None							
	Opportunities							
Opportunities	No opportunities identified							
Sustainability Appraisal								
Sustainability	Hard constraint - not assessed							
Appraisal Conclusion								
Conclusion								

Conclusion

A Green Belt site that has mostly SINC status with the remainder being largely a SLINC. A large Local Nature Reserve is located within the site which is also a Geosite within the Black Country Geopark. The majority of the site is also identified as publicly accessible Natural and Semi-Natural Greenspace This is a heavily wooded site containing an area of Ancient Woodland.

The Green Belt and Landscape Sensitivity Assessment notes that the majority of the site has SINC status. Outside the SINC it does however rate harm to the Green Belt in the north western section as 'Moderate' and the southern section as 'Low to Moderate' both areas however are considered to make a moderate contribution to checking sprawl, preventing the merger of settlements and safeguarding countryside.

The vast majority of the site is located within an Area of High Historic Landscape Value. It contains a Scheduled Ancient Monument, a Listed Building and numerous other heritage assets. Landscape sensitivity is rated as 'Moderate to High' due to its historic landscape value and the extensive seminatural habitats. These are however balanced by lower perceptual qualities.

An extremely sensitive site that is not suitable for residential or industrial purposes.

Site Known as Fens Pool, Rear of Byron Street								
Site Address	Fer	Fens Pool, land rear of Byron Street, Pensnett						
Ward		ckmoor a	and	Discounted SHLA Site Ref	DUDEX12			
Site Area (ha)	1.5							
Site Reference	SA-	0162-DL	JD					
			Backgr	ound/Context				
Current uses	accessib trees wit	le Fens F h some g	Pool Nati rassland	ural and Semi Natural d closer to A4101	the site forms part of the publicly Greenspace. Mostly covered by			
Surrounding land uses	Residen Fens Po	tial to wes ol to Sout	st, indus :h	trial factory to east. Ru	ssell's Hall Hospital opposite and			
	Constraints							
Gateway Constraint affecting part of sub		te)	Name	/ Details	Amount covered (ha's)			
SSSI/SAC/SINC			Fens P	Pool, Pensnett	1.5			
Ancient Woodland / Veteran Trees			N/A					
Local Nature Reserve			N/A					
Flood Risk Zone 3			N/A					
Registered Park & Ga	arden		N/A					
Scheduled Ancient M			N/A					
Operational Burial Gre	ound		N/A					
Common Land			N/A					
Existing Policy Design	nations	Mineral Green E	-	arding Area				
		Area of SSSI –		storic Landscape Value ols	e – whole site			
Green Belt and La			vity As					
Criteria	Assess	ment		Rating				
Green Belt Harm (B51) Landscape	The site in the Careen Belt and is entirely a 5.5.51							
Sensitivity								
	Conclusion							
The whole site is a SS	The whole site is a SSSI – Fens Pools. Gateway constraint.							
Not suitable for residential or industrial purposes.								

Site Known as	Fens Pool, Fens Crescent					
Site Address	Fens Pool, Fens Crescent, Brockmoor					
Sile Address				<u> </u>		T
Ward		Brockm and Per		Discounted SHLAA Site Ref	•	DUDEX12
Site Area (ha)		2.4				
Site Assessment Reference		SA-016	3-DUD			
			Backgr	ound/Context		
Current uses				d trees - part of Fens Po Greenspace	ool pub	olicly accessible area of
Surrounding land uses					Estate	to East and Fens Pool to
			Co	onstraints		
Gateway Constraints (where affecting part of submitted site)			Name /	Details	Amo	unt covered (ha's)
SSSI/SAC/SINC		-		ol, Pensnett (north-	0.2	
			western tip) Fens Pools			
Ancient Woodland / V	Ancient Woodland / Veteran Trees			013	2.2	
Local Nature Reserve			N/A N/A			
Flood Risk Zone 3			N/A			
Registered Park & Ga	arden		N/A			
Scheduled Ancient M		<u> </u>	N/A			
Operational Burial Gr			N/A			
Common Land			N/A			
Existing Policy Design	nations	Green		h western section		
		Area c	of High His	storic Landscape Value -	– north	n western section
				arding Area		
				orridor 11a		
						of site SSSI 'Fens Pools'
				Nature Reserve – 'Buckr	oool ar	nd Fens Pool'
Green Belt and La						
	Asses	sment		Rating		
Green Belt Harm (B52)	Green Belt Harm (B52) Approximately half of the site is in the Green Belt. The eastern part of the site has					
Landscape Sensitivity SINC status and the remainder of the site to the west is a SSSI – Gateway Constraints						
Conclusion						
The majority of site for the Fens Pools SSSI.		of the Fe	ens Pools	SINC the remainder (the	e north	n western section) is within
Gateway constraints. Site not suitable for development for residential or industrial purposes.						

Site Known as	Fen	Fens Pool, Adjacent to Holly Street						
Site Address	Fens	Fens Pool, adjacent to Holly Street, Pensnett						
Ward		Brockmoor and Pensnett Discounted SHLAA Site Ref						
Site Area (ha)	2.2							
Site Reference	SA-0	164-DUI	D					
			Backgı	ound/Context				
Current uses	Natural (Greenspa	ice	•		area of Natural and Semi		
Surrounding land uses	Residen	tial to sou	ith and e	east, Fens Pool to	west and ir	ndustrial unit to north west		
			Co	onstraints				
Gateway Constraint affecting part of sub	ite)	Name	/ Details	Α	mount covered (ha's)			
SSSI/SAC/SINC		Pool, Pensnett	2.2					
Ancient Woodland / Veteran Trees			N/A					
Local Nature Reserve			N/A					
Flood Risk Zone 3			N/A					
Registered Park & Ga			N/A					
Scheduled Ancient M			N/A					
Operational Burial Gre	<u>ound</u>		N/A					
Common Land		ı	N/A					
Existing Policy Design	nations	Area of Mineral	'Fens Po High His Safegua	ools' storic Landscape ' arding Area al Nature Reserve		ol & Fens Pool'		
Green Belt and La	ndscape	Sensiti	vity As	sessment				
Criteria	Assess	ment		Ra	iting			
Green Belt Harm (B52)	reen Belt Harm 52) Whole of the site is in the Green Belt. The entire site has SINC status							
Landscape Sensitivity	Landscape							
Conclusion								
The whole of site forms part of the Fens Pools SINC which is a Gateway Constraint. Not suitable for residential or industrial purposes.								

Site Known as	Fe	Fens Pool, Rear of 300-342, Stourbridge Road						
Site Address	Fer	Fens Pool, land rear of 300-342, Stourbridge Road, Pensnett						
Ward		ckmoor and nsnett	Discounted SHLAA Site Ref	DUDEX10				
Site Area (ha)	2.6	3						
Site Assessment Reference	SA	-0165-DUD						
		Backg	round/Context					
Current uses		wn land, paths ar Greenspace	nd trees - part of Fens Pool a	area of Natural and Semi				
Surrounding land uses	Residen	tial to south and	east and Fens Pool to north	and west.				
		C	onstraints					
Gateway Constraints of submitted site) SSSI	(where	affecting part	Name / Details	Amount covered (ha's)				
SINC			Fens Pools	Entire site				
Ancient Woodland / Veteran Trees								
Local Nature Reserve								
Flood Risk Zone 3								
Registered Park & Ga								
Scheduled Ancient Mo								
Operational Burial Gro	una							
Common Land		O D. It						
Existing Policy Design		SINCs - Fens F	istoric Landscape Value Pools					
Green Belt and Lar								
Criteria	Assess	ment	Rating					
Green Belt Harm (B52)	Green Belt Harm (B52) Whole of the site is in the Green Belt. The entire site has SINC status							
Landscape Sensitivity								
Conclusion								
The whole of site forms part of the Fens Pools SINC.								
Not suitable for residential or industrial purposes.								

Site Known as	Orchard S	Street							
Site Address	Orchard Street, Brierley Hill								
Ward	Brockmoor a	Brockmoor and Pensnett Green Space Ref 418							
Site Area (ha)	0.42								
Site Reference	SA-0194-DU	D							
Background/Context									
Current uses	A rather flat a housing	rea of grassed,	tightly mown ameni	ty gr	eenspace suri	ounded by			
Surrounding land uses	Residential								
		Constr	aints						
Gateway Constraints affecting part of subn		Name / Detail	S	Am	ount covered	l (ha's)			
SSSI/SAC/SINC		N/A							
Ancient Woodland / Ve	teran Trees	N/A							
Local Nature Reserve		N/A							
Flood Risk Zone 3		N/A							
Registered Park & Gar	den								
Scheduled Ancient Mo	nument								
Operational Burial Gro									
Common Land	N/A								
Existing Policy		al Safeguarding	Area						
Designations	Regeneration Corridor 11a								
Green Belt and Lan	dscape Sens	itivity Assess	sment						
Criteria	Assessmen	t I	Rating						
Green Belt Harm			Not in the Green B	طام					
Landscape Sensitivity									
Detailed assessmen	nt against en	vironmental,	social and econd	omic	criteria				
Criteria	Assessmen					Rating			
		Environ	mental						
Greenfield/Previously Developed Land	Amenity greer	•							
Topography	Relatively flat land								
Agricultural Land Quality using Magicmap Landscape post-	Not agricultural land								
1988 map									
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No tree coverage								
Biodiversity or Geodiversity on site or significantly affecting boundaries	No specific de	esignation, close	ely mown grassland						

Heritage Assets on site or significantly affecting boundaries	None							
Visual Amenity and Character of the Area		The houses in Orchard St and the Orchard St (loop) face the current green space. They would be facing new housing.						
Flood risk, drainage	The	e site is not within a flood z	zone.					
and ground water	Lov	v level of surface water flo	od risk with a 1/1000 risk	to small-				
		le areas of the north, cent						
Ground	Nor	ne						
Contamination	Nias							
Ground stability	Nor Nor							
Air Quality impact of adjoining uses	ION	ne						
Noise impact of	Nor	ne						
adjoining uses								
Mineral Extraction	No	mineral extraction or mine	eral resource constraints b	ased on				
and Mineral		draft Black Country Plan I		eguarding)				
Resource Areas		ing 250m site assessment						
Mineral Infrastructure	No	mineral infrastructure con	straints					
and Brickworks Waste Infrastructure	No	wasta infrastruatura aspat	trainta ragarding aviating u	vooto				
waste iiiiastiucture		No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2						
		(Waste Sites).						
Other Environmental	•	None known						
		Econo	omic					
Availability of utilities –		No limitations / negligible	e impact on development v	/iability				
electricity, gas, water,								
sewage treatment								
Infrastructure constrair	ıts	None known						
on / under site Highways access and		Access available off Orc	hard Ctroot					
transportation		Access available oil Oic	naid Sileet					
Impact on the wider roa	ad	None envisaged due to t	the size of the site					
network								
Other Economic		None known						
		Soc	cial					
		oublic transport (except	GP/Health	Within 10 n	nins following			
Primary schools: walking services in accordance			Centre/Walk in Centre	any viabl	e mitigation			
SCIVIOCS III accordance		•	Strategic					
Primary School	V۱	/ithin 15 mins following	Centre/Employment		nins following			
,		any viable mitigation	Area	any viabi	e mitigation			
	١٨	lithin 20 mine following		Within 10 n	nine following			
Secondary School	Within 20 mins following Centre/Foodstore Within 10 mins following							
	any viable mitigation any viable mitigation							
Any character	Part of the site is in a high-risk development area as stated by the Coal							
constraints on	Authority. Remediating these risks may be prohibitive to development in cost							
density (list)	terms.							
Connections to local cycle route networks	ION	ne known						
Public Open Space	Am	enity greenspace known a	as 'Orchard Street Island'	within				
		mmunity Forum 5 – Brierle						
	(Op	oen space Review2019) w	here there is a below aver					
	qua	antity of public open space)					

Loss of Playing Field	None							
/ Sports Pitches								
Other Social	lone known							
Opportunities								
Opportunities	No opportunities identified							
Sustainability Appraisal								
Sustainability	The site has no overwhelming negative impacts and positive							
Appraisal Conclusion impacts for SA objectives 9, 10, 12, 13 and 14.								

Conclusion

The site is located within an established residential area and forms an area of open Amenity Greenspace within the estate. Whilst the site has been identified as being of 'Lower Quality and Lower Value' in the Open Space Review it is the only area of Amenity Greenspace within the estate. If lost to development, the residents, particularly children, would be forced to cross the heavily trafficked Pensnett Road to use the closest area of Amenity Greenspace at Brockmoor Community Centre to the west of the site. Furthermore, the adverse impact on the existing occupiers that face the site, in terms of loss of outlook, is considered to be too great to overcome for the modest development that the site could provide. Not Suitable for Residential or Industrial Purpose.

Site Known as	Dre	Dreadnought Works						
Site Address		Dreadnought Works, off Tansey Green Road and Dreadnought Road, Pensnett						
Ward	Broc Pens	kmoor a snett	and	Call for Site Ref		546		
Site Area (ha)	2.5							
Site Reference	SA-0	220-DL	JD					
			Backgro	und/Context				
Current uses	Vacant I	and, har	dstanding i	n southern part, north	ern s	section overgrown with some		
Surrounding land uses				nixture of industrial an industrial to the west	d res	sidential to the east,		
				straints				
Gateway Constraints affecting part of sub		ite)	Name / Do	etails	Ar	nount covered (ha's)		
SSSI/SAC/SINC		/	N/A					
Ancient Woodland / V	eteran Tr	ees	N/A					
Local Nature Reserve			N/A					
Flood Risk Zone 3			N/A					
Registered Park & Ga	ırden		N/A					
Scheduled Ancient Mo			N/A					
Operational Burial Gro			N/A					
Common Land			N/A					
Existing Policy Designations High Quality Employment Area – Pensnett Trading Estate E10.1 (a site with exception of land adjacent to Nos 73 and 83 Tansey Greet Road Mineral Safeguarding Area Regeneration Corridor 10 Within DY5 Enterprise Zone								
Green Belt and La			tivity Ass					
Criteria	Asses	sment		Rating				
Green Belt Harm		Not in Green Belt						
Landscape Sensitivity	Not in Green beit							
Conclusion								
within the Enterprise 2	Zone bour tills trainin	ndary, ar ig etc t	nd incentive there is also	es are aimed at attractors a limited amount of the	ting b	notes employment land use business with reduced ly available employment		

Site Known as	Fens	Fens Pool, Land off Pensnett Road					
Site Address	Fens I	Fens Pool, land off Pensnett Road					
Ward	Brocki Pensn	moor and ett	t	Green Belt Parcel Re	ef	B51A	
Site Area (ha)	2.4						
Site Reference	SA-02	29-DUD					
			Backgr	ound/Context			
Current uses	Heavily	wooded.	One are	a of scrub/grassland adia	cent	to the Servosteel building	
Surrounding land	Residen	tial along	norther	n and eastern boundaries	. Ор	en land to the south.	
uses	Open la	nd and lai	rge Serv	osteel industrial building t	o the	west	
			Co	onstraints			
Gateway Constraints			Name	/ Details	Am	ount covered (ha's)	
affecting part of sub	mitted si	ite)					
SSSI/SAC/SINC			Fens F	Pool, Pensnett (north-	2.4		
			wester	n tip)			
			Fens Pools				
Ancient Woodland / V	eteran Tr	ees	N/A				
Local Nature Reserve			N/A				
Flood Risk Zone 3			N/A				
Registered Park & Ga	rden		N/A				
Scheduled Ancient Mo			N/A				
Operational Burial Gro			N/A				
Common Land	, , , , , , , , , , , , , , , , , , , 		N/A				
Existing Policy Design	ations	SINC -	Safegua 'Fens P	arding Area ools' – whole site storic Landscape Value –	whol	e site	
				Priority Area 'Low Town' -			
Green Belt and Lar	ndscape			•			
Criteria	Assess		7119 710	Rating			
Green Belt Harm	7100000	ioiit		Itatilig			
(B51A)							
Landscape	WI	hole of the	e site is	in the Green Belt. The en	itire s	ite has SINC status.	
Sensitivity							
Constitution			C	onclusion			
The whole of site forms part of the Fens Pools SINC. Gateway Constraint.							
Not suitable for residential or industrial purposes.							

Site Known as	F	Fens Pool, Middle Pool						
Site Address	F	Fens Pool, Middle Pool						
Ward	_	Brockmoor ar Pensnett	nd	Green Belt Parcel Ref	B51B			
Site Area (ha)	5	54						
Site Reference	S	A-0230-DUI)					
		В	ackgro	und/Context				
Current uses		large pools sern section.	urround	ed by woodland, scrub a	and grassland. Canal arm in			
Surrounding land uses	Majori	ity residential voodland/resid		all area of open land to to the east. Industry/resid	the north. Open Iential to the south. Residential			
			Con	straints				
Gateway Constraints part of submitted sit		re affecting	Name /	/ Details	Amount covered (ha's)			
SSSI/SAC/SINC	C)		Fens P	innis	33			
Ancient Woodland / V	eteran	Trees	N/A	0013	33			
Local Nature Reserve		11663		ool and Fens Pools	29			
			N/A	ou and rens roots	29			
Flood Risk Zone 3	rdon							
Registered Park & Ga Scheduled Ancient Mo		4	N/A N/A					
		nτ						
Operational Burial Gro	ouna		N/A					
Common Land		0	N/A					
Existing Policy Designations Green Belt Mineral Safeguarding Area Local Nature Reserve 'Buckpool and Fens Pools' – majority of the site SSSI – 'Fens Pools' – central corridor through the site SINC – 'Fens Pools' – wraps around the SSSI to north and south Area of High Historic Landscape Value								
Green Belt and Lai			ty Ass					
Criteria	Asse	ssment		Rating				
Green Belt Harm				(000)				
	(B51B) The site comprises a mixture of SSSI and SINC status. A significant part is also							
Landscape								
Sensitivity								
				clusion				
The whole of site forms part of the Fens Pools SSSI/SINC. A significant part also forms part of the Buckpool and Fens Pools Local Nature Reserve. Gateway constraints. Not suitable for residential or industrial purposes.								

Coseley East

Site Known as	Cannon Business Park							
Site Address	Cannon Business Park, Gough Road, Coseley							
Ward	Coseley East							
Site Area (ha)	9	9						
Site Reference	SA-0131-DUD							
Background/Context								
Current uses			ninantly commercial treme eastern section					
Surrounding land uses	Mixture of grazin	g land, gr	aveyard and residen d new housing devel	tial us	ses to the east a			
		Con	straints					
Gateway Constraints affecting part of subr		Name /	Details	4	Amount covere	d (ha's)		
SSSI/SAC/SINC		N/A						
Ancient Woodland / Ve	eteran Trees	N/A						
Local Nature Reserve		N/A						
Flood Risk Zone 3		N/A						
Registered Park & Gar		N/A						
	duled Ancient Monument N/A							
Operational Burial Gro	und	N/A						
Common Land	T	N/A						
Existing Policy	Local Employme		16.3					
Designations	Regeneration Co			_				
	Adjacent to the 6	east is a S	LINC and Legge Lar	ne Ce	metery AHH I V			
Green Belt and Lan	dscape Sensiti	vitv Ass	essment					
Criteria	Assessment	,	Rating					
Green Belt Harm	71000001110111		i rating					
Green Ben Hann								
Landscape			Not in the Green	Belt				
Sensitivity								
Detailed assessme	nt against envir	onment	al. economic and	soci	al criteria			
Criteria	Assessment		an, coomonno ana	<u> </u>		Rating		
Officia	ASSESSMEN	Envir	onmental			Rating		
Greenfield/Proviously	Employment land							
Greenfield/Previously	Employment lan	น/เกนนร์เกิล	ai bullulliys					
Developed Land	Cito io reletively	flat nami	igible constraints ar	0000	oity			
Topography	Site is relatively flat – negligible constraints on capacity.							
Agricultural Land	Not agricultural land							
Quality using								
Magicmap Landscape post-								
1988 map								
Tree Preservation	The scrop yard o	at the over	ama agetarn nort of t	ho sit	to is			
Orders / Mature	The scrap yard at the extreme eastern part of the site is							
Trees of Value on	surrounded by a confirmed Woodland Order. Scattered trees and							
site or significantly	vegetation throughout the industrial area.							
affecting boundaries								

Biodiversity or Geodiversity on site or significantly affecting boundaries		Trees surrounding woodland that abuts a SLINC. There is potential therefore for some biodiversity on the site. Ecological survey required					
Heritage Assets on site or significantly affecting boundaries		one – AHHTV adjacent to the east relating to the graveyard and buses to the south along Gough Road.					
Visual Amenity and Character of the Area	the visual amenity of adjacen nearby residents in Gough Ro	ne removal of industrial premises has the potential to improve e visual amenity of adjacent residents in Webb Street and earby residents in Gough Road.					
Flood risk, drainage and ground water	The site is not within a Flood	Zone.					
	Risk of surface water flooding prevalent within the northern the north western boundary w	half of the site, particularly which aligns with Darkhous	y around se Lan				
Ground Contamination	The site contains industry and contamination. There is also	a scrap yard on part of the					
Ground stability	would have ground contaminated Majority of the site is a Low R		re several				
	High Risk Areas dotted through						
Air Quality impact of adjoining uses	None known						
Noise impact of adjoining uses	Site adjoins a railway line to t	he west					
Mineral Extraction	No mineral extraction or mine						
and Mineral Resource Areas	the draft Black Country Plan I (using 250m site assessment		eguarding)				
Mineral Infrastructure and Brickworks		o mineral infrastructure constraints					
Waste Infrastructure	The site itself is an exempt plastic recycling facility. Site is within 250m of x2 Metal Recycling Sites (MRS) - Geo Johnson (metals) Ltd a small MRS and Wades of Wednesbury ltd a medium sized MRS.						
Other Environmental	None known						
Availability of utilities –	No limitations / negligible i		ability				
electricity, gas, water, sewage treatment	No inflitations / flegligible i	impact on development vi	ability				
Infrastructure	Two telecom masts within	the site.					
constraints on / under site		One definitive footpath runs from Webb Street to Foundry					
Highways access and	Street adjacent to No. 38 Main accesses from Goug	h Road and Darkhouse L	ane. Webb				
transportation Impact on the wider	Street and Foundry Street Redevelopment on this sit		opment on				
road network	· · · · · · · · · · · · · · · · · · ·						
Other Economic	assess impacts. ner Economic None						
Other Economic	Soc	ial					
	Access time by walking or public transport (except Primary schools: walking only) to key residential GP/Health Within 10 n						
	with BCP Policy HOU2.	Centre/Walk in Centre	arry viable	e mitigation			
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area		nins following e mitigation			

Secondary School	Over 25 mins following any viable mitigation	Centre/Foodstore		nins following e mitigation		
Any character constraints on density	None – but SLINC and Area of High Historic Townscape Value adjacent (to the east and south east).					
Connections to local cycle route networks	National Cycle Route 81 runs north south close to the site from Gough Road					
Public Open Space	None					
Loss of Playing Field / Sports Pitches	None					
Other Social	None known					
	Opporti	unities				
Opportunities	Potential to combine developed comprehensive overall developed to the comprehensive overall developed to the comprehensive overall developed to the combine developed to th		to provide a			
Sustainability Appraisal						
Sustainability Appraisal Conclusion	Hard constraint - not assesse	d				

Conclusion

This is a designated Local Employment Site containing some larger, national companies. The units appear to be well occupied. The site is well maintained and appears to have had recent renovations. Whilst located in a sustainable location for housing, the condition and occupation rates of the industrial area and taking into account the limited amount of readily available employment land in the borough leads to the conclusion that the site should be retained for employment purposes and the designation as a Local Employment Site should be retained. Not suitable for residential but suitable for industrial.

Site Known as Central Drive Open Space									
Site Area (ha) 4 Site Area (ha) 4 Site Reference SA-0182-DUD Background/Context Current uses Amenity Greenspace Currently being converted to a traveller's site. Surrounding land uses Constraints Constraints Constraints Constraints Constraints Constraints Constraints (where affecting part of submitted site) SSSI/SAC/SINC N/A Amount covered (ha's) Amount covered (ha's) SSSI/SAC/SINC N/A Amount covered (ha's) Registered Park & Garden N/A Scheduled Ancient Monument N/A Scheduled An	Site Known as	Central Drive Open Space							
Site Area (ha) 4 Site Reference SA-0182-DUD Background/Context Current uses	Site Address	Budden Road, Coseley, WV14 8JW							
Site Reference SA-0182-DUD Background/Context	Ward	Coseley East	Coseley East Green Space Ref 732						
Current uses	Site Area (ha)	4							
Current uses	Site Reference	SA-0182-DUD	SA-0182-DUD						
Currently being converted to a traveller's site. Housing to north and north west, railway to west, industrial uses to south uses Constraints Housing to north and north west, railway to west, industrial uses to south uses			Backgı	round/Context					
Constraints Gateway Constraints (where affecting part of submitted site) SSSI/SAC/SINC Ancient Woodland / Veteran Trees		Currently being	converte						
Gateway Constraints (where affecting part of submitted site) SSSI/SAC/SINC N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Flood Risk Zone 3 N/A Scheduled Ancient Monument N/A Scheduled Ancient Monument N/A Common Land N/A Existing Policy Designations Mineral Safeguarding Area Regeneration Corridor 16 Green Belt and Landscape Sensitivity Assessment Criteria Assessment Green Belt Harm Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Greenfield/Previously Developed Land Topography Site falls away gently to the south Agricultural Land Quality using Magicmap Landscape post-1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly Bite is closely mown. Whilst no on-site designations, there is SLINC adjacent to part of the souther of significantly Site is closely mown.	•	Housing to north	and no	rth west, railway to west,	indu	strial uses to s	south		
SSSI/SAC/SINC N/A SSSI/SAC/SINC N/A Local Nature Reserve N/A Local Nature Reserve N/A Local Nature Reserve N/A Local Nature Reserve N/A Flood Risk Zone 3 N/A Registered Park & Garden N/A Scheduled Ancient Monument N/A Operational Burial Ground N/A Common Land N/A Common Land Registered Park Registered									
Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Registered Park & Garden N/A Scheduled Ancient Monument N/A Operational Burial Ground N/A Common Land N/A Existing Policy Mineral Safeguarding Area Regeneration Corridor 16 Green Belt and Landscape Sensitivity Assessment Criteria Assessment Rating Green Belt Harm Landscape Not in the Green Belt Detailed assessment against environmental, economic and social criteria Criteria Assessment Rating Greenfield/Previously Detailed Ancient Site falls away gently to the south Agricultural Land Quality using Magicmap Landscape post-1988 map Tree Preservation No TPOs. Trees mostly around edge of site. Tree survey required Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly Site is closely mown.	affecting part of subr		Name	/ Details	A	mount covere	ed (ha's)		
Local Nature Reserve	SSSI/SAC/SINC		N/A						
Flood Risk Zone 3	Ancient Woodland / Ve	teran Trees	N/A						
Registered Park & Garden N/A Scheduled Ancient Monument N/A Operational Burial Ground N/A Common Land N/A Existing Policy Designations Mineral Safeguarding Area Regeneration Corridor 16 Green Belt and Landscape Sensitivity Assessment Criteria Assessment Rating Green Belt Harm Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Criteria Assessment Rating Greenfield/Previously Developed Land Topography Site falls away gently to the south Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity or Geodiversity or Site is closely mown.									
Scheduled Ancient Monument N/A Operational Burial Ground N/A Common Land N/A Existing Policy Designations Regeneration Corridor 16 Green Belt and Landscape Sensitivity Assessment Criteria Assessment Rating Green Belt Harm Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Criteria Assessment Environmental Greenfield/Previously Developed Land Topography Site falls away gently to the south Agricultural Land Quality using Magicmap Landscape post-1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on Site is closely mown. Whilst no on-site designations, there is SLINC adjacent to part of the southern boundary associated with the canal corridor. Site is closely mown.									
Operational Burial Ground N/A N/A	<u> </u>								
Common Land Existing Policy Designations Mineral Safeguarding Area Regeneration Corridor 16 Green Belt and Landscape Sensitivity Assessment Criteria Assessment Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Criteria Assessment Environmental Greenfield/Previously beveloped Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity or Site is closely mown. Mineral Safeguarding Area Regeneration Area Regeneration Corridor 16 Not in the Green Belt Rating Rating Rating Rating Fenvironmental Finvironmental Not agricultural land Ouality using Magicmap Landscape post- 1988 map No TPOs. Trees mostly around edge of site. Tree survey required Orders / Mature Trees of Value on site or significantly affecting boundaries Whilst no on-site designations, there is SLINC adjacent to part of the southern boundary associated with the canal corridor. Site is closely mown.									
Existing Policy Designations Mineral Safeguarding Area Regeneration Corridor 16 Green Belt and Landscape Sensitivity Assessment Criteria Assessment Rating Green Belt Harm Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Criteria Assessment Environmental Greenfield/Previously Developed Land Topography Site falls away gently to the south Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity or significantly or significantly or Site is closely mown. Mineral Safeguarding Area Regeneration Corridor 16 Rating Fenvironmental Fenvironmental Orall Fenvironmental Orall Fenvironmental Orall Fenvironmental Not agricultural land Not agricultural land Whilst no on-site designations, there is SLINC adjacent to part of the southern boundary associated with the canal corridor. Site is closely mown.	Operational Burial Gro	und							
Regeneration Corridor 16		T							
Green Belt Harm Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Criteria Assessment Environmental Greenfield/Previously Developed Land Topography Site falls away gently to the south Agricultural Land Quality using Magicmap Landscape post-1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly Environmental Rating									
Creen Belt Harm			vity As						
Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Criteria Assessment Environmental Greenfield/Previously Developed Land Topography Site falls away gently to the south Agricultural Land Quality using Magicmap Landscape post-1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly or significantly or Maiting Miles on significantly or Geodiversity on site or significantly or Site is closely mown.		Assessment		Rating					
Sensitivity Detailed assessment against environmental, economic and social criteria Criteria Assessment Environmental Greenfield/Previously Developed Land Topography Site falls away gently to the south Agricultural Land Quality using Magicmap Landscape post-1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly or significantly Whilst no on-site designations, there is SLINC adjacent to part of the southern boundary associated with the canal corridor. Site is closely mown.		Not in the Green Relt							
Criteria	Sensitivity								
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on significantly or	Detailed assessmen	nt against envi	onmer	ntal, economic and so	ocial	criteria			
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on significantly or significantly or significantly Site falls away gently to the south Not agricultural land Whilst not agricultural land Not agricultural land Whilst not agricultural land Site is closely mown.	Criteria	Assessment					Rating		
Topography Site falls away gently to the south Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly or significantly Site falls away gently to the south Not agricultural land Not agricultural land Not agricultural land Not agricultural land Not agricultural land White agricultural land			Env	rironmental					
Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly or significantly Site is closely mown.		Grassland and to	rees						
Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly or significantly Site is closely mown.	Topography	Site falls away gently to the south							
Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly or significantly Site is closely mown.									
Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly or significantly Site is closely mown.	Quality using	_							
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly or significantly Site is closely mown.									
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly Significantly Significantly Significantly Orders / Mature Trees mostly around edge of site. Tree survey required Whilst no on-site designations, there is SLINC adjacent to part of the southern boundary associated with the canal corridor. Site is closely mown.									
Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly Site is closely mown.									
Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly Whilst no on-site designations, there is SLINC adjacent to part of the southern boundary associated with the canal corridor. Site is closely mown.		No TPOs. Trees mostly around edge of site. Tree survey required							
site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly Site is closely mown.									
affecting boundaries Biodiversity or Geodiversity on site or significantly Whilst no on-site designations, there is SLINC adjacent to part of the southern boundary associated with the canal corridor. Site is closely mown.									
Biodiversity or Geodiversity on site or significantly Whilst no on-site designations, there is SLINC adjacent to part of the southern boundary associated with the canal corridor. Site is closely mown.									
Geodiversity on site or significantly the southern boundary associated with the canal corridor. Site is closely mown.		Mhilet no an aite	dooian	ations there is SLINIC as	diooo	nt to part of			
or significantly Site is closely mown.									
		Cito io diodely iii	♥♥ 11.						

Heritage Assets on site or significantly affecting boundaries	Part of ref 126						
Visual Amenity and Character of the Area	Loss of	Loss of views from adjacent residential properties					
Flood risk, drainage and ground water	The site	The site is not within a flood zone.					
and ground water		ow level of surface water flood risk with a 1/1000 risk to small-cale areas of the north, central and south of site.					
Ground			for land contamination				
Contamination	1 0111101	comory once. I otornia	Tor land contamination				
Ground stability	section shallow	are within a Coal Auth workings and stability	cattered areas within the enority High Risk Area. Por vissues				
Air Quality impact of adjoining uses	Adjace	nt to an industrial site					
Noise impact of adjoining uses	•	nt to an industrial site					
Mineral Extraction			eral resource constraints b				
and Mineral Resource Areas		nt Black Country Plan i 250m site assessment	Policy MIN2 (Minerals Saf	eguarding)			
Mineral Infrastructure		eral infrastructure con					
and Brickworks	110 111111		otranto				
Waste Infrastructure	Within	250m of:					
			r Station (WTS) a non-haz	zardous			
		nd scrapyard.					
			ning plant, WTS and skip I	nire facility.			
Other Environmental	None k	e Foxyards- a small ha	azardous WTS				
Other Environmental	140HC K	Econo	omic				
Availability of utilities –			gible impact on developme	ent viability			
electricity, gas, water,		Tro miniations / rioging	giolo impaot on aovolopino	one viacinty			
sewage treatment							
Infrastructure constrain	its on /	None known					
under site			D :				
Highways access and		Access onto Central	Drive				
transportation Impact on the wider roa		Possible junction imp	provements to Bradleys La	ane			
network	au		Diovernients to bradieys Le				
Other Economic		None known					
		Soc	ial				
Access time by walking			GP/Health	Within 15 n	nins following		
Primary schools: walkii			Centre/Walk in Centre		e mitigation		
services in accordance	with BC	P Policy HOU2.		arry viazi	o magaaon		
Primary School	Within 15 mins following any viable mitigation Strategic Centre/Employment any viable many viable man						
Secondary School	Within 20 mins following any viable mitigation Centre/Foodstore Within 15 min any viable n						
Any character	Mostly	grassland but trees ald	ong boundaries				
constraints on density	Mostly grassland but trees along boundaries Potential noise/dust from the industrial area directly to the south and east						
Connections to local	Route 8	31 of the National Cvcl	le Network runs nearby al	ong the			
cycle route networks	towpath of the Birmingham canal and along part of Central Drive.						
Public Open Space	Amenit	y Greenspace known a	as 'Central Drive Open Sp	ace'			

	within Sedgley and Coseley Community Forum Area of the Open Space Review 2019 which concludes that public open space within this area is below the quantity standards for playable space and public open space.					
	Two other Amenity Greenspace Areas within 400m walking distance of site, (Minth Road allotments and Fountain Lane Bank) which have not been audited. The allotments are not publicly accessible. The Fountain Lane Bank site is much smaller than this site and has steep gradients and is heavily treed in places meaning that parts of the site are not as useable as this site for recreation.					
	Currently being converted to a temporary traveller's site.					
Loss of Playing Field / Sports Pitches	None					
Other Social	None					
	Opportunities					
Opportunities	No opportunities identified					
Sustainability Appraisal						
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 4, 7 and 11 and positive impacts for SA objectives 9, 12, 13 and 14 and a major positive impact for SA objective 10.					
O a maluration						

Conclusion

This site represents a significant area of useable Amenity Greenspace within a Community Forum Area that has a deficiency of open space. If removed it is considered that there would be insufficient coverage for this typology within the vicinity of the site as the other areas nearby are much smaller and are less useable due to topography and access constraints. The Open Space Audit considers the site to be Lower Quality, Lower Value based upon the current lack of facilities, little ecological value and surrounding land uses. However, the site was identified as being attractive and its size and location provide the ability for ball games and opportunities for improvement.

Not suitable for residential or industrial purposes.

Cradley and Wollescote

Site Known as	West of Fo	XC	ote Farm					
Site Address	Land West of F	Land West of Foxcote Farm, Oldnall Road, Wollescote, DY9 9AR						
Ward	Cradley and Wollescote							
Site Area (ha)	6.87							
Site Reference	SA-0027-DUD							
		Bac	kground/Context					
Current uses	Agricultural							
Surrounding land uses	Residential to nor complex to east.	th ar	nd west, countryside to so	uth and east, For	rmer farm			
			Constraints					
Gateway Constraints	•	Na	me / Details	Amount co	overed (ha's)			
affecting part of sub-	mitted site)							
SSSI/SAC/SINC		N/						
Ancient Woodland / Ve		N/						
Local Nature Reserve		N/						
Flood Risk Zone 3		N/						
Registered Park & Ga		N/						
Scheduled Ancient Mo	onument	N/A	A					
Operational Burial Gro	ound	N/A	A					
Common Land		N/A	A					
Existing Policy	Green belt							
Designations			c Landscape Value					
		e La	ne Farm Hedges – north	ern and majority o	of the eastern			
	boundary							
	Mineral Safegua							
Green Belt and Lar								
		Rati						
(B65Bs2)		The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation between the neighbouring towns of Stourbridge and Halesowen. In the areas identified there is a weaker distinction between settlement and countryside, so whilst expansion would still constitute harm to the wider Green Belt this would be less than for the rest of the sub-parcel.						
		erate to The landscape is considered to have a moderate-high overall						
		sensitivity to residential development as all the majority of the						
(BL17s1)		criteria score both moderate and high and no criteria override that judgement. Although the amalgamated field pattern around Foxcote Farm reduces sensitivity, its visual prominence and inter-visibility with the Clent Hill and Hagley Park increases visual sensitivity.						
Detailed assessme			mental, economic and	social criteria				
Criteria	Assessment				Rating			
Environmental								

Greenfield /	Greenfield	
Previously	Greenineid	
Developed Land		
Topography	Undulating and generally rising to the centre and north of site.	
Agricultural Land	Grade 3	
Quality using DEFRA	Siddo o	
information		
Tree Preservation	No TPOs. Significant number of mature trees within hedgerow	
Orders / Mature	particularly along the northern boundary with Oldnall Road. Tree	
Trees of Value on	survey required.	
site or significantly	,	
affecting boundaries		
Biodiversity or	Hedgerow along the eastern and northern boundary have SLINC	
Geodiversity on site	status (Foxcote Lane Farm Hedges). There is also a SLINC	
or significantly	directly to the south of site.	
affecting boundaries		
Heritage Assets on	Foxcote Farm just outside site HER Ref 12817 – Farm building,	
site or significantly	barns and wall are considered to be heritage assets	
affecting boundaries	The site is within an Area of High Historic Landscape Value	
	Potential impact to Wychbury Hill (Scheduled Ancient Monument	
	and Black Country Geo Park site) with regard to setting and views	
Visual Amenity and	Loss of views to countryside for neighbours.	
Character of the	Loss of views to countryside for fielgribours.	
Area	Site is located in a high-quality landscape (Area of High Historic	
71100	Landscape Value).	
	This site also forms part of a prominent ridge with views to and	
	from Clent Hill and Wychbury Hill (Ancient Monument and	
	Geosite).	
	The site forms part of a valuable green wedge between Cradley	
	and Wollescote that also forms an important green corridor	
	between Cradley and the open countryside	
	New Control of the Control of the Public Control	
Flood riek dreinens	Negative impact upon views from Public Rights of Ways.	
Flood risk, drainage and ground water	The site is not within a Flood Zone.	
and ground water	Negligible risk of surface water flooding within site boundary, most	
	prevalent risk is to the south of the site, but this is of a low risk	
	(1/1000). Small cluster of higher risk (1/30 and 1/100) to the south	
	west of site but this is extremely small scale	
Ground	No known issues	
Contamination		
Ground stability	Coal Authority Low Risk Area	
Air Quality impact of	None	
adjoining uses		
Noise impact of	None	
adjoining uses	No object to the first to the f	
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)	
Resource Areas Mineral Infrastructure	(using 250m site assessment agreed buffer) No mineral infrastructure constraints	
and Brickworks	TWO ITHINETAL ITHIASTRUCTURE CONSTRAINTS	
Waste Infrastructure	No waste infrastructure constraints regarding existing waste	
vvasto minastructure	infrastructure based on the Draft Black Country Plan Policy W2	
	(Waste Sites)	
Other Environmental	None known	
	1	

	F	conomic				
Availability of utilities		e impact on development	viability			
- electricity, gas,						
water, sewage treatment						
Infrastructure	Telephone poles and wi	res along track to farm				
constraints on /		along the southern and we	estern boundary			
under site	of the site					
Highways access and transportation		le from Oldnall Road. Hov t safe access will need car				
and transportation		taining wall to road is a sign				
	May need to access via		grimodini locuci			
	Due convice 142 that no	ooo oito io bourly M to S (daytima anly			
	Footway to Oldnall Road	sses site is hourly M to S of the contract on the side only.	daytime offig			
		rack no lighting and no foo	otway. Wynall			
Impact on the wider	Lane has no street lighti	ng or footway. bact if all adjoining sites bo	yught forward			
Impact on the wider road network	Fotential cumulative Imp	vaci ii aii aujoining sites DC	ougiii ioiwaiu.			
Other Economic	None					
		Social				
Access time by walking	g or public transport					
	ols: walking only) to key GP/Health Within 15 mins following a					
	n accordance with BCP Centre/Walk in Centre viable mitigation					
Policy HOU2.	Within 15 mins	Strategic				
Primary School	following any viable mitigation	Centre/Employment Area	Within 20 mins following any viable mitigation			
	Within 25 mins		0			
Secondary School	following any viable mitigation	Centre/Foodstore	Over 15 mins following any viable mitigation			
Any character	None					
constraints on density						
Connections to local cycle route networks	None					
Public Open Space	No loss of public open s	pace				
Loss of Playing Field / Sports Pitches	Not a playing field					
Other Social	None					
	Ор	portunities				
Opportunities		h adjoining sites (Ref SA-				
		ensive development provi				
		ealth centres / bus service	s, etc. to serve the	e local area.		
Sustainability		ability Appraisal tive impacts for SA object	ives 2 4 6 7 8			
Sustainability Appraisal Conclusion Appraisal Concl						
Conclusion						
Green belt/greenfield.	High quality landscape, w	ithin an Area of High Histo	oric Landscape Va	lue, on a		
prominent elevated site which would be readily visible if developed. Significant harm to the Green Belt						
	would be caused by the release of this site and its visual prominence and inter-visibility with the Clent					
Hills and Wychbury Hill make it particularly sensitive in visual terms. The Green Belt and Landscape						
Sensitivity Assessment rates harm to the Green Belt as 'high' and landscape sensitivity 'moderate to						

high' noting that its visual prominence and inter-visibility with the Clent Hill and Hagley Park increases visual sensitivity.

The site also forms part of an important green wedge of land between Cradley and Wollescote and also forms part of a green corridor between Cradley and the open countryside to the south.

Access may not be acceptable from Oldnall Road and therefore it may be required to come through an adjoining site. This has the potential to adversely affect boundary hedgerow that have SLINC status.

Telephone wires/poles (could be moved).

Significant harm to the Green Belt would be caused by the release of this site and its visual prominence and inter-visibility with the Clent Hills and Wychbury Hill make it particularly sensitive in visual terms. The site is not suitable for release from the Green Belt.

Not suitable for residential or industrial purposes.

Site Known as	Land North of	f Oldna	II Road		
Site Address	Land North of Old	nall Road,	Wollescote		
Ward	Cradley and Wolle	scote	Call for Site Ref	216	
Site Area (ha)	13.8				
Land Type	Green Belt		Site Assessment Reference	SA-0034-DUD	
		Backgrou	ınd/Context		
Current uses	Agriculture, Wood	lland. Scrul)		
Surrounding land				to north, Housing to west,	
uses	open land to east,			, 6	
		Cons	straints		
Gateway Constrain	ints (where	Name / D	etails	Amount covered (ha's)	
affecting part of s	ubmitted site)				
SSSI/SAC/SINC		The Haye	S	4.1	
Ancient Woodland		N/A			
Local Nature Rese	rve	N/A			
Flood Risk Zone 3	0 1	N/A			
Registered Park &		N/A			
Scheduled Ancient Operational Burial		N/A N/A			
Common Land	Ground	N/A			
Existing Policy	Green Belt (all)	111/7		1	
	section Area of High His Mineral Safegua	toric Lands	cape Value (all) (all)	es' in the south western	
	Landscape Sensiti				
Criteria	Assessment	Ratin	-		
Green Belt Harm (B65Bs1) Landscape	Very High Moderate to High	sprawl encroad contribution neighbors sub-parameters and Harmond strong uses. In a week from the should edge of Belt put	of the West Midlands achment on the country bution to maintaining the couring towns of Stourbarcel lies in the gap betalesowen, both of which do conurbation. The gap with a strong woodlar distinction between the The release of any land eaker Green Belt bound be noted that the flood of the parcel makes a warposes and would resu	e separation between the pridge and Halesowen. The ween the towns of Stourbridge in form part of the larger West ap is characterised by rising ind component, which creates a se sub-parcel and urbanising in this sub-parcel would result dary, which currently benefits by protected woodland areas. It dilit sports pitch on the northern weaker contribution to Green all tim less harm if released.	
Sensitivity (BL17s1)	Belt purposes and would result in less harm if released. Moderate to High The landscape is considered to have a moderate-high overall sensitivity to residential development as all the majority of the criteria score both moderate and high and no criteria override that judgement. Although the amalgamated field patten around Foxcote Farm reduces sensitivity, its visual prominence and inter-visibility with the Clent Hill and Hagley Park increases visual sensitivity.			al development as all the both moderate and high and no ent. Although the amalgamated Farm reduces sensitivity, its visibility with the Clent Hill and	

Detailed assessme	Detailed assessment against environmental, economic and social					
Criteria	Assessment	Rating				
	Environmental					
Greenfield / Previously Developed Land	Greenfield					
Topography	Site slopes north wards towards Oldnall Lane, Steep bank to the north of the site					
Agricultural Land Quality	Information not available as classed as Urban within the Land Use Classifications					
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs. Trees and scrub cover significant parts of the site. Mature hedge to Oldnall Road boundary. Tree survey required.					
Biodiversity or Geodiversity on site or significantly affecting boundaries	SINC 'The Hayes' covers the northern and some of the eastern part of the site SLINC 'Oldnall Colliery and Allotments' covers the wooded south west section of the site Trees and scrub to part of site. Mature hedge to Oldnall Lane boundary.					
Heritage Assets on site or significantly affecting boundaries	The whole site is located within an Area of High Historic Landscape Value Various identified archaeological assets including pre-historic Roman and post medieval covering most of site. Historic mapping shows industrial activity including incline plains. Potential Impact to Wychbury Hill (Scheduled Ancient Monument SAM and Black Country Geo Park site) with regard to setting.					
Visual Amenity and Character of the Area	Neighbours currently have views over open countryside. These would be lost. Site is located in a high-quality landscape (Area of High Historic Landscape Value) and prominent ridge with views to and from Clent Hill and Wychbury Hill. Forms part of green wedge between Cradley and Wollescote. Views from Public Rights of Way (PROWS) would be adversely affected. Wychbury Hill forms park of the Black Country Geo Park.					
Flood risk, drainage and ground water	The site is not located within a Flood Zone. Negligible risk of surface water flooding (1/100 and 1/1000) in the north of site.					
Ground Contamination	Unlikely, but not impossible in vicinity of former collieries as shown on historic mapping.					
Ground stability	Mostly Coal Authority Low Risk, some small areas of High Risk within or adjoining site – Historic mapping shows two collieries on part of site.					
Air Quality impact of adjoining uses	A458 is within 700m of northern boundary. More information required.					
Noise impact of adjoining uses	Industry and football facility to north of site.					
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer).					

Mineral Infrastructure and Brickworks	No mineral infrastructure	No mineral infrastructure constraints				
Waste Infrastructure		constraints regarding exist the Draft Black Country Pla				
Other Environmenta	<u> </u>	from adjacent football faci	lity to north			
		conomic				
Availability of utilities – electricity, gas, water, sewage treatment	s No limitations / negligibl	No limitations / negligible impact on development viability				
Infrastructure constraints on / under site	Two public rights of way	pass through site. stations on northern part	of site			
Highways access and transportation		Oldnall Road. Visibility gene				
	as such is considered p					
	and would need widening					
Impact on the wider road network	·	Cumulative impact if all adjoin sites are brought forward				
Other Economic None known						
A ti b	dia non anno de lla Angua angua	Social				
(except Primary sch	king or public transport tools: walking only) to key in accordance with BCP	GP/Health Centre/Walk in Centre	Within 10 mins f viable mit			
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 20 mins t viable mit			
Secondary School	Within 25 mins following any viable mitigation	Centre/Foodstore	Mostly withir following ar mitigat	ny viable		
Any character constraints on density	None					
Connections to loca cycle route networks	S					
Public Open Space Loss of Playing Field	No loss of public open s d Not a playing field	pace				
/ Sports Pitches						
Other Social	None known	w a w4 i4!				
Opportunities		portunities	more comprehen	sivo		
Opportunities Potential to combine with adjoining sites to form a more comprehensive development providing sufficient public open space/school places / health centres / bus services, etc. to serve the local area.						
	Sustainability Appraisal					
Sustainability Appraisal Conclusio						
Conclusion						
	This is a greenfield, Green Belt area of land that comprises predominantly agriculture and woodland. It is a high-quality landscape (Area of High Historic Landscape Value) occupying a prominent, elevated					

position. The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt if this area is released as 'very high' as it provides a strong contribution to preventing sprawl of the West Midlands conurbation and prevents encroachment on the countryside. Landscape sensitivity is rated 'moderate to high' acknowledging that its visual prominence and inter-visibility with the Clent Hill and Hagley Park increases visual sensitivity (Wychbury Hill is a Scheduled Ancient Monument and a Black Country Geo Park site). Views from public rights of way would also be adversely affected if development took place.

The site forms part of an important green wedge of land that runs between the built-up area of Cradley to the open countryside to the south. Significant parts of the site have SINC and SLINC status and there are significant amounts of archaeology.

Access would need to provide footway improvements and provide street lighting. Public transport provision is poor.

Significant harm to the Green Belt would be caused by the release of this site and its visual prominence and inter-visibility with the Clent Hill and Wychbury Hill make it particularly sensitive in visual terms.

Not suitable for residential or industrial purpose.

Site Known as	Wynall Lan	e So	uth			
Site Address	Land off Wynal	Land off Wynall Lane South, Wollescote, DY9 9AJ				
Ward	Cradley and Wollescote		Call for Site Ref	271		
Site Area (ha)	0.88	0.88				
Site Reference	SA-0079-DUD					
		Backg	round/Context			
Current uses	A mixture of wood	lland ar	nd scrub vegetation			
Surrounding land uses	Agriculture. Hous					
		C	onstraints			
Gateway Constraint			/ Details	Amount covered (ha's)		
SSSI/SAC/SINC Ancient Woodland / V	/otoron Troop	N/A N/A				
Local Nature Reserve		N/A N/A				
Flood Risk Zone 3	-	N/A				
Registered Park & Ga						
Scheduled Ancient M						
Operational Burial Gr						
Common Land		N/A				
Existing Policy	Green Belt					
Designations	SLINC – 'Wynall					
	Area of High His					
One on Delt and La	Mineral Safegua					
Green Belt and La Criteria	Assessment					
Green Belt Harm	Very High		ting	rong contribution to preventing		
(B65Bs1)		spr end cor nei sub and Mid gro stro use in a froi	rawl of the West Midland croachment on the coun attribution to maintaining ghbouring towns of Stoup-parcel lies in the gap be declared Halesowen, both of whether the sound with a strong wood ong distinction between the sea. The release of any late weaker Green Belt bourn the boundary provided	Is conurbation and to preventing tryside, and a moderate the separation between the urbridge and Halesowen. The setween the towns of Stourbridge nich form part of the larger West gap is characterised by rising land component, which creates a the sub-parcel and urbanising and in this subparcel would result undary, which currently benefits d by protected woodland areas.		
Landscape Sensitivity (BL17s1)	Moderate to High The landscape is considered to have a moderate-high overall sensitivity to residential development as all the majority of the criteria score both moderate and high and no criteria override that judgement. Although the amalgamated field pattern around Foxcote Farm reduces sensitivity, its visual prominence and inter-visibility with the Clent Hill and Hagley Park increases visual sensitivity.					
	Detailed assessment against environmental, economic and social criteria					
Criteria	Assessment			Rating		
Environmental						

Greenfield /	Greenfield	
Previously	Greeniieid	
Developed Land		
Topography	Slopes upwards towards the east.	
Agricultural Land	Grade 3	
Quality Using	Grade 3	
DEFRA information		
Tree Preservation	No TPOs	
Orders / Mature	Hedge and trees to highway boundary	
Trees of Value on	Numerous trees and sporadic scrub within the site. Tree survey	
site or significantly	required	
affecting boundaries	required	
Biodiversity or	SLINC (Wynall Lane SLINC)	
Geodiversity on site	Hedge and trees to highway boundary	
or significantly	Numerous trees and scrub within the site	
affecting boundaries	Trumerous trees and solub within the site	
Heritage Assets on	None on site.	
site or significantly	Potential impact to Wychbury Hill (SAM and Geo Park site) with	
affecting boundaries	regard to setting and views.	
anecting boundaries	regard to setting and views.	
Visual Amenity and	Neighbours currently have views over open countryside. These	
Character of the	would be lost.	
Area		
	Site is located in a high-quality landscape (Area of High Historic	
	Landscape Vale) and prominent ridge with views to and from	
	Clent Hill and Wychbury Hill (SAM and Geopark site).	
	(5.3	
	Forms part of green wedge between Cradley and Wollescote and	
	green corridor between Cradley and the open countryside.	
	Views from public right of way adversely affected.	
E		
Flood risk, drainage	The site is not within a Flood Zone.	
and ground water	Negligible right of curfoce water fleeding within the cite's	
	Negligible risk of surface water flooding within the site's	
Ground	boundaries.	
Contamination	No known issues	
Ground stability	Coal Authority Low Risk Area.	
Air Quality impact of	None	
adjoining uses	Notie	
Noise impact of	None	
adjoining uses	NOTIC	
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)	
Resource Areas	(using 250m site assessment agreed buffer)	
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks	The filmoral limagnature constraints	
Waste Infrastructure	No waste infrastructure constraints regarding existing waste	
. rabio minabilidotaro	infrastructure based on the Draft Black Country Plan Policy W2	
	(Waste Sites)	
Other Environmental	None known	
	Economic	
Availability of utilities	No limitations / negligible impact on development viability	
- electricity, gas,		
water, sewage		
treatment		

Infrastructure constraints on / under site	Footpath t	Footpath to northern boundary						
Highways access and transportation		Access available from Wynall Lane South, Bus routes 7, 142 and 299 pass along Wynall Lane (5 per hour M to S daytime) Hourly evenings.						
	need be p		g to loss	of hedger	row. Ma	y be issues v	vith	
Impact on the wider road network	Potential of	cumulative imp	act if all	adjoining	sites bo	ought forward	•	
Other Economic	None know	wn						
			Social					
Access time by walkin (except Primary school residential services in Policy HOU2.	ols: walking of accordance	only) to key with BCP	Centre	GP/Health e/Walk in C				following any igation
Primary School	following	Within 10 mins following any viable mitigation Strategic Centre/Employment Area Within 20 mins for viable mitigation						
Secondary School	following	Within 25 mins following any viable mitigation Centre/Foodstore			Within 15 mins following any viable mitigation			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	Density (min 100 Density (40-50 dph) (40-50 dph)			X			
Any character constraints on density	None							
Connections to local cycle route networks	None							
Public Open Space		public open s	pace					
Loss of Playing Field / Sports Pitches	Not a play	ing field						
Other Social	None							
			portuni		_			
Opportunities	ortunities Potential to combine with adjoining sites to form a more comprehensive development providing sufficient public open space/school places / health centres / bus services, etc. to serve the local area.							
Sustainability Appraisal								
Sustainability The site has some negative impacts for SA objectives 2 and 6 and positive impacts for SA objectives 9, 10, 12, 13 and 14.								
Conclusion								

Green Belt land within an Area of High Historic Landscape Value and situated in a prominent, elevated location which would be severely affected, particularly the setting of Clent and Wychbury Hill (part of the Black Country Geo Park) and views from them. The site is a SLINC and therefore development has the potential to adversely affect its ecological value. Views from the public right of way would also be adversely affected. The site forms part of an important green wedge which runs between the built-up area of Cradley and Wollescote and also forms part of a green corridor between Cradley and the open countryside to the south.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt as 'very high' and landscape sensitivity as 'moderate to high' recognising that its visual prominence and inter-visibility with the Client Hill and Hagley Park increases sensitivity.

A footway to south side of Wynall Lane South would need to be provided leading to the loss of vegetation. There may be visibility issues to the east depending on the location of the access.

Significant harm to the Green Belt would be caused by the release of this site and its visual prominence and inter-visibility with the Clent Hills and Wychbury Hill make it particularly sensitive in visual terms. The site is not suitable for release from the Green Belt.

Not suitable for residential or industrial purposes.

Site Known as	Foxcote Fa	ırm				
Site Address	Foxcote Farm,	Foxcote Farm, Wynall Lane South, Wollescote, Stourbridge, DY9 9AP				
Ward	Cradley and Wollescote		Call for Site Ref	295		
Site Area (ha)	64.2					
Site Reference	SA-0081-DUD					
		Backgro	ound/Context			
Current uses	Agriculture. Foxce	ote Farm	buildings and Foxcote Ho	ouse Farm buildings		
Surrounding land		Agriculture/woodland to north and east. Agriculture and fisheries enterprise to the				
uses	south. Housing to the north west and west					
		Cor	straints			
Gateway Constrain		Name /	Details	Amount covered (ha's)		
affecting part of su	bmitted site)					
SSSI/SAC/SINC			Meadows	1.7		
Ancient Woodland / Y		N/A				
Local Nature Reserv	е	N/A				
Flood Risk Zone 3		N/A				
Registered Park & G		N/A				
Scheduled Ancient N		N/A				
Operational Burial G	round	N/A				
Common Land						
Existing Policy	Green Belt					
Designations		/leadows [*]	linear section south east	ern part of the site		
	SLINC several:	مما الممامية	a' an land north of Music	all Lana Cauth		
			s' –on land north of Wyna	all Lane South		
			- north eastern section	I Lana South and Wassell		
			north of Wynall Lane sou	Lane South and Wassell		
	Area of High Histo			aut		
	Mineral Safeguard		cape value			
Green Belt and La			essment			
		Rating				
Green Belt Harm			arcel makes a strong cou	ntribution to preventing sprawl		
(B65Bs1)			st Midlands conurbation			
Majority of the site				and a moderate contribution		
majority of the one				een the neighbouring towns of		
			ge and Halesowen. The s			
				and Halesowen, both of which		
				nds conurbation. The gap is		
			sed by rising ground with			
		componer	nt, which creates a strong	g distinction between the sub-		
		parcel and urbanising uses. The release of any land in this sub-				
		parcel would result in a weaker Green Belt boundary, which				
		currently benefits from the boundary provided by protected				
		woodland areas. It should be noted that the floodlit sports pitch				
		on the northern edge of the parcel makes a weaker contribution				
(DCEDa2)		to Green Belt purposes and would result in less harm if released. The sub-parcel makes a strong contribution to preventing sprawl				
			st Midlands conurbation a			
(Western section)				and a moderate contribution		
				een the neighbouring towns of		
<u> </u>		io mainiai	ining the separation betw	cen the heighbouring towns of		

Landscape Sensitivity (BL17s1)	Moderate to High	Stourbridge and Halesowen. In the areas identified weaker distinction between settlement and countrys expansion would still constitute harm to the wider G would be less than for the rest of the sub-parcel. The landscape is considered to have a moderate-h sensitivity to residential development as all the major criteria score both moderate and high and no criteri that judgement. Although the amalgamated field pa Foxcote Farm reduces sensitivity, its visual promine inter-visibility with the Clent Hill and Hagley Park indivisual sensitivity.	side, so whilst breen Belt this ligh overall ority of the a override tten around ence and
		rironmental, economic and social criteria	Doting
Criteria	Assessment	Environmental	Rating
Greenfield /	Greenfield	Environmental	
Previously Developed Land	Greenileid		
Topography	Undulating, rises	s more steeply to the south of Wynall Lane South.	
Agricultural Land Quality using DEFRA information	Grade 3	, ,	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries		ture) and scrub to part of site n fields and along roads. Tree survey required.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SINC (section of SLINC (southerr SLINC – Foxcoth hedges within th SLINC – small p Trees and scrub Mature hedges.	eastern part of site) – Foxcote Meadows n part of site) – Foxcote House Farm Fields e Lane Farm Hedges. This covers a number of e site art of Caslon Wood in northern part of the site	
Heritage Assets on site or significantly affecting boundaries	The whole site is Various identified Roman and posts site, together with Foxcote House I listed and their sites. Potential Impact	s an Area of High Historic Landscape Value d archaeological assets including prehistoric t medieval covering most the eastern parts of the ch areas to the south west and south west. Farm, Wynall Lane and its outbuildings are Grade II	
Visual Amenity and Character of the Area	Landscape Vale Hills and Wychb Country Geo Pa Forms part of gre	a high-quality landscape (Area of High Historic) and prominent ridge with views to and from Clent ury Hill. Wychbury Hill forms park of the Black rk een wedge between Cradley and Wollescote. on views from Public Rights of Ways.	

Flood risk, drainage and ground water	Site is not within a Flood 2	Zone.			
and ground mater	Some risk of surface water				
	(1/1000) located around the				
	Lane). Small clusters of hit 1/100) are situated around				
	to the existing properties (
Ground Contamination	No known issues.		,		
Ground stability	Coal Authority Low Risk A	Coal Authority Low Risk Area.			
Air Quality impact	None				
of adjoining uses					
Noise impact of adjoining uses	None				
Mineral Extraction	No mineral extraction or m				
and Mineral Resource Areas	draft Black Country Plan F (using 250m site assessm		eguarding)		
Mineral	No mineral infrastructure				
Infrastructure and Brickworks					
Waste	No waste infrastructure co	onstraints regarding existin	g waste		
Infrastructure	infrastructure based on the (Waste Sites)	e Draft Black Country Plar	Policy W2		
Other	None known				
Environmental					
Availability of	No limitations / negligible	conomic	ability		
utilities – electricity,	Tro miniculoris / riegilgible	impact on acveropment vic	ability		
gas, water, sewage					
treatment	Covered public rights of we	ny naga through aita			
Infrastructure constraints on /	Several public rights of wa	ay pass through site.			
under site	Telephone poles and wire	S.			
Highways access	Access available from Old		2 that passes		
and transportation	site is hourly M to S daytir Oldnall Road is un-lit.	ne only			
	Oluliali Road is uli-lit.				
	Footway to Oldnall Road i	s substandard.			
	Foxcote Lane is single tra	ck and has no footway.			
	No footway to Wynall Land	e South. Neither have stre	et lighting.		
	Would be expensive to up	grade roads and pedestria	an facilities for		
	the scale of the site.				
	Certain sections are consi	dered unsafe to provide n	ew accesses to		
Import on the wider	bends and gradients.	at if all adjaining sites have	abt forward		
Impact on the wider road network	Potential cumulative impa	or ir air adjoining sites bou	gni iorwafd.		
Other Economic	None				
	Social				
Access time by walking		CD/Usalth	Over 45 min r	allowing a seco	
	nools: walking only) to key in accordance with BCP GP/Health Centre/Walk in Centre Viable mitigation				
Policy HOU2.		John J. Train in John G	- VICESIO TITO	.54.1011	
Dir. C. I	Within 10 mins	Strategic	Within 25 mins f	following any	
Primary School	following any viable mitigation	Centre/Employment Area	viable mit		
	mugation	AlGa			

	Primary school proposed as part of					
	development	, in the second second				
Secondary School	Within 25 mins following any viable mitigation	Centre/Foodstore	Within 10 mins f viable mitigat proposal of lo	tion due to		
Any character	Some hedgerow and also					
constraints on SINC status. Foxcote House Farm buildings are Grade II Listed and therefore				therefore		
density	their setting is important					
Connections to	None					
local cycle route						
networks						
Public Open Space	No loss of public open space					
Loss of Playing	Not a playing field					
Field / Sports						
Pitches						
Other Social	None					
	Op	portunities				
Opportunities	Potential to combine with	adjoining sites to form a m	nore comprehensi	ve		
	development providing sur	fficient public open space	/school places / he	ealth centres		
	/ bus services, etc. to serve the local area.					
	Sustainability Appraisal					
Sustainability	The site has some negative					
Appraisal	6 and positive impacts for	SA objectives 12, 13 and	14.			
Conclusion						
Conducion						

Conclusion

This is a large parcel of Green Belt land. It is a high-quality landscape (Area of High Historic Landscape Value) occupying a prominent, elevated site which would be severely affected, particularly the setting of Clent and Wychbury Hill and views from them towards the site. Views from public rights of way would be adversely affected. The site forms part of an important green wedge between the built-up area of Cradley and Wollescote and also forms part of a green corridor between Cradley and the open countryside to the south.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt as 'very high' for the majority of the site and 'high' for part of the western section. In terms of landscape sensitivity is 'moderate to high' but it is acknowledged that inter-visibility with the Clent Hill and Hagley Park increases visual sensitivity.

Parts of site affected by nature conservation designations including a SINC and three separate SLINCs (one of which are hedgerows). All designations have the potential to be adversely affected by development.

Pedestrian, car and public transport access is poor and would need to be upgraded. A significant part of site is subject of archaeology designations or finds which may not be able to be mitigated. The setting of listed farmhouse and farm buildings would be affected by urbanisation.

Significant harm to the Green Belt would be caused by the release of this site and its visual prominence and inter-visibility with the Clent Hills and Wychbury Hill make it particularly sensitive in visual terms.

Not suitable for residential or industrial purposes.

Site Known as	Land West of	Ave	on Road		
Site Address	Land West of Avon Road, Cradley				
Ward	Cradley and Wollescote Green Belt Parcel Ref		B65B		
Site Area (ha)	3.4				
Site Reference	SA-0159-DUD				
	Ba	ckgro	ound/Context		
Current uses Surrounding land uses	Grass and numerous trees. The northern part of the site abuts commercial premises that has a frontage A458 and there is a mixture of housing and industry beyond. There is residential development directly to the east and partly to the south. The remainder of the land to the south is part wooded, part agricultural. Land to the west is mostly woodland.				
		Co	nstraints		
Gateway Constraints of submitted site)	(where affecting pa	rt	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC			The Hayes	1.9	
Ancient Woodland / Ve	teran Trees		N/A		
Local Nature Reserve			N/A		
Flood Risk Zone 3			N/A		
Registered Park & Gar			N/A		
Scheduled Ancient Mo			N/A		
Operational Burial Gro	und		N/A		
Common Land			N/A		
Existing Policy Designations Green Belt and Lan		– eas c Lan	tern part of the site dscape Value – whole site		
Criteria					
Green Belt Harm (B65Bs1)	Assessment Very High	Rating The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation between the neighbouring towns of Stourbridge and Halesowen. The sub-parcel lies in the gap between the towns of Stourbridge and Halesowen, both of which form part of the larger West Midlands conurbation. The gap is characterised by rising ground with a strong woodland component, which creates a strong distinction between the sub-parcel and urbanising uses. The release of any land in this sub-parcel would result in a weaker Green Belt boundary, which currently benefits from the boundary provided by protected woodland areas. It should be noted that the floodlit sports pitch on the northern edge of the parcel makes a weaker contribution to Green Belt purposes and would result in less harm if released. The landscape is considered to have a moderate-high			
Landscape Sensitivity (BL17s1)	Moderate to High	over majo crite	landscape is considered to ha all sensitivity to residential de prity of the criteria score both i ria override that judgement. A pattern around Foxcote Farm	velopment as all the moderate and high and no lithough the amalgamated	

Detailed assessme	visual prominence and inter-visibility with the Clent Hill and Hagley Park increases visual sensitivity. Detailed assessment against environmental, economic and social criteria					
Criteria	Assessment	Rating				
	Environmental					
Greenfield / Previously Developed Land	Greenfield					
Topography	Very undulating. Steep slopes in places					
Agricultural Land Quality using Magicmap Landscape post- 1988 map	Not in agricultural use					
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None. However, there are a significant number of trees within the site. A tree survey is required.					
Biodiversity or Geodiversity on site or significantly affecting boundaries	SINC 'The Hayes' western section SLINC 'The Hayes' eastern section					
Heritage Assets on site or significantly affecting boundaries	The majority of the site is within an Area of High Historic Landscape Value. Ruins of a manor house (HER ref 7582) and evidence of ridge and furrow ((HER refs: 7586 and 8536).					
Visual Amenity and Character of the Area	The dwellings to the east are generally set at a higher level to this site. Those to the south either face or back on to the site. Residents would lose their open outlook if the site is developed					
Flood risk, drainage and ground water	However, the site contains springs and a watercourse and there is a culvert at the northern extremity of the site. Risk of surface water flooding is prevalent throughout the site, most notably to north west of the site and a small area around the spring/pond, where there is a high risk, meaning a chance of flooding greater than 1in30 (3.3%). Running vertically at the centre of the site there is a medium risk (1in100). Similarly, there is a low risk (1in1000) throughout the centre of the site, as well as to the east and south west. On the basis of the above, a Flood Risk Assessment is required.					
Ground Contamination Ground stability	Former colliery therefore potential for ground contamination Majority of site within Coal Authority Low Risk Area however					
,	extreme western section is High Risk Area – relating to former colliery. Given existence of colliery there is potential for shallow workings and stability issues					
Air Quality impact of adjoining uses Noise impact of	None envisaged					
adjoining uses	None envisaged					

Conclusion Conclusion					
Sustainability Appraisal Conclusion	Hard Constraint - not as:	sessed			
Overtain - L'22		ability Appraisal			
Opportunities A very sensitive site in terms of ecology. No opportunities from development envisaged.					
Opportunities			ties from de	evelopment	
Outer Judial		portunities			
/ Sports Pitches Other Social	None				
Loss of Playing Field	audited within the Open Space Review (2019). Not a playing field				
Public Open Space	Iblic Open Space The western part of the site 'Park Road Woods' is classed as Natural/Semi-Natural Greenspace. Not publicly accessible or				
Connections to local cycle route networks	None				
Any character constraints on density		are springs within the site and all valley towards the A458 whe steep slopes in places.			
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	followin	vithin 10 mins ng any viable itigation	
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area		mins following ole mitigation	
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2. GP/Health Centre/Walk in Centre any viable mitigation					
		Social			
Other Economic	non envisagedNone				
Impact on the wider road network	· ·	ially lead directly onto a Classit	fied Road		
Highways access and transportation	land is set at a higher lev	58 may require third party land vel. Access not readily achieva			
constraints on / under site	A non-definitive path link northern part of the site.	ks Avon Road to Park Road in A definitive footpath HLS0215. The location of these are unli	the 5 skirts the		
electricity, gas, water, sewage treatment Infrastructure		s along the northern boundary			
Availability of utilities		e impact on development viabil	lity		
Other Environmental	None known	conomic			
	infrastructure based on t (Waste Sites)	he Draft Black Country Plan Po			
Infrastructure and Brickworks Waste Infrastructure	No waste infrastructure of				
Mineral	No mineral infrastructure constraints				
and Mineral Resource Areas	the draft Black Country Plan Policy MIN2. (Minerals Safeguarding) (using 250m site assessment agreed buffer)				
Mineral Extraction		mineral resource constraints b	ased on		

This area of land is within the Green Belt and also an Area of High Historic Landscape Value. The western part of the site is a SINC and the eastern section has SLINC designation. The topography is difficult to develop in places.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt as 'very high' if it were to be released as it forms part of an area that makes a strong contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment on the countryside. Landscape sensitivity is rated 'moderate to high'

The site occupies a very sensitive location forming the northern tip of a narrow wedge of Green Belt land that runs from open countryside into the urban area creating which creates a valuable green corridor.

Not suitable for residential or industrial purposes.

-							
Site Known as	Sensall Road, Stourbridge						
Site Address	Sensall Road	Sensall Road Bank, Stourbridge					
Ward	Cradley and \	Vollescote	Green Space Re	ef	59		
Site Area (ha)	0.45						
Site Reference	SA-0175-DUI)					
	E	Background	d/Context				
Current uses	Natural-semi nat	ural greensp	ace. Contains num	erous	mature tree	es	
Surrounding land uses	Housing						
		Constr	aints				
Gateway Constraints		Name / Det	tails	Am	ount cove	red (ha's)	
affecting part of subr	nitted site)						
SSSI/SAC/SINC		N/A					
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Flood Risk Zone 3		N/A					
Registered Park & Gar	den	N/A					
Scheduled Ancient Mo	nument	N/A					
Operational Burial Gro	und	N/A					
Common Land		N/A					
Existing Policy	MIN1 - Mineral s	afeguarding	area				
Designations							
Green Belt and Lan	dscape Sensiti	vity Asses:	sment				
Criteria	Assessment		Rating				
Green Belt Harm							
Landscape			Not in the Green Be	lt			
Sensitivity							
Detailed assessmen	nt against envir	onmental.	economic and so	cial	criteria		
Criteria	Assessment					Rating	
01110110	7.00000	Environi	mental			,g	
Greenfield/Previously	Greenfield	LIIVIIOIII	nontai				
Developed Land							
Topography	Steep topograph	y					
Agricultural Land	Not agricultural I						
Quality using							
<u>Magicmap</u>							
Landscape post-							
1988 map							
Tree Preservation	The site is locate	ed within a \overline{C}	ouncil Housing Esta	te.			
Orders / Mature							
Trees of Value on	There are mature trees throughout the site. Tree survey						
site or significantly	required.						
affecting boundaries							
Biodiversity or	There appears to	be great po	tential for biodiversi	ty on t	his site.		
Geodiversity on site	An ecological survey is required.						
or significantly							
affecting boundaries							

Area Flood risk, drainage and ground water The site occupies an elevated position with respect to houses in Sensall Road and Birchfield Road. Possible overbearing appearance and privacy issues. The site is not within a flood zone. Low level of surface water flood risk with a 1/1000 risk to small-				
Flood risk, drainage and ground water The site is not within a flood zone.				
and ground water				
scale areas of the north, central and south of site.				
Ground None known Contamination				
Ground stability None known				
Air Quality impact of None known				
adjoining uses				
Noise impact of None known				
adjoining uses				
Mineral Extraction No mineral extraction or mineral resource constraints based on				
and Mineral the draft Black Country Plan Policy MIN2 (Minerals				
Resource Areas Safeguarding) (using 250m site assessment agreed buffer)				
Mineral Infrastructure and Brickworks No mineral infrastructure constraints				
Waste Infrastructure No waste infrastructure constraints regarding existing waste				
infrastructure based on the Draft Black Country Plan Policy W2				
(Waste Sites).				
Other Environmental None known				
Economic				
Availability of utilities – No limitations / negligible impact on development				
electricity, gas, water, viability				
sewage treatment Infrastructure constraints on / None				
under site				
Highways access and Access could be taken off Sensall Road or Birchfield				
transportation Road. Sensall Road is used as a shortcut for traffic and				
is quite steep.				
Impact on the wider road None envisaged due to the size of the site				
Other Economic None known				
Social				
Access time by walking or public transport (except CD/Lleghb Within 10 mins	;			
Primary schools: walking only) to key residential Centre/Walk in Centre following any vial	ole			
services in accordance with BCP Policy HOU2. mitigation				
Within 15 mins following any Strategic Within 20 mins	;			
viable mitigation Centre/Employment Tollowing any viable mitigation	ole			
Area mitigation				
Within 20 mins following any				
Secondary School Within 20 mins following any Centre/Foodstore following any viable mitigation	ole			
viable mitigation viable mitigation				
Any character Topography – steeply sloping site. The site rises from the corner of Sensal	l			
constraints on Road/Birchfield Road in a south-eastwards direction				
density				
Connections to local None				
cycle route networks				
Public Open Space An area of natural semi natural greenspace known as 'Sensal				
Road Bank'				
Within Community Forum 8 - Amblecote, Cradley and				
Wollescote, Lye and Stourbridge North that falls below the				

quantity standards of public open space (Open Space Review 2019)				
No playing fields or sports pitches on the site				
None known				
Opportunities				
No opportunities identified				
Sustainability Appraisal				
The site has no overwhelming negative impacts and positive				
impacts for SA objectives 9, 10, 12, 13 and 14.				
	No playing fields or sports pitches on the site None known Opportunities No opportunities identified Sustainability Appraisal The site has no overwhelming negative impacts and positive			

Conclusion

This is an area of Natural and Semi Natural Greenspace set within a housing estate. The Open Space Review (2019) identifies it as being of Lower Quality and Lower Value. It is accepted that the topography of the site makes it difficult to access however it contains numerous mature trees and has great potential for nesting birds and other wildlife. Although there is another area of Natural and Semi Natural Greenspace within a 400m walking distance of the site (Hodge Hole Dingle), the Open Space Review concludes that the site is within an area where there is generally a shortfall of open space. It should therefore be retained.

Not suitable for residential or industrial purposes.

Site Known as	Land South	Land South of Park Road, Cradley				
Site Address	Land South of I	Park Road, Cradley				
Ward	Cradley and Wollescote	Green Belt Parcel Ref	B65B			
Site Area (ha)	5.94	5.94				
Site Reference	SA-0245-DUD					
	В	ackground/Context				
Current uses	Majority woodland v	vith one area of scrub				
Surrounding land	Part Park Road, par	t Soccer Zone and a hot food to	ake away to north, woodland to			
uses	the east, agriculture	to the south and woodland and	agriculture to the west			
		Constraints				
Gateway Constraint		Name / Details	Amount covered (ha's)			
part of submitted sit	re)	The Herre	5.04			
SSSI/SAC/SINC		The Hayes	5.94			
Ancient Woodland / Veteran Trees		N/A N/A				
Local Nature Reserve Flood Risk Zone 3	!	N/A				
Registered Park & Ga	urden	N/A				
Scheduled Ancient Me		N/A				
Operational Burial Gro		N/A				
Common Land	Juliu	N/A				
Existing Policy	Green Belt	IN/FA	1			
Designations	Mineral Safegu	arding Area				
= 30.8	SINC – 'The Ha	ayes' – whole site				
		storic Landscape Value – whole	e site			
Green Belt and La						
Criteria	Assessment	Rating				
Green Belt Harm		•				
Landscape The site is covered by a SINC						
Sensitivity						
Conclusion						
The entire site is designated a SINC - Gateway Constraint.						
, , , , , , , , , , , , , , , , , , ,						
Not suitable for residential or industrial purposes.						

Gornal

Site Known as	Land South	of	Himley Road		
Site Address	Land South of Himley Road, Dudley, DY3 2TE				
Ward	Gornal	C	Call for Site Ref	26	
Site Area (ha)	5.6				
Site Reference	SA-0005-DUD-A				
	Ва	ck	ground/Context		
Current uses	Majority woodland kn	now	n as Conference Wood	d with	some open grassland
Surrounding land uses	residential. Part resi	der	o Himley Road, part pe ntial part woodland alor and to the south. Wood	ng ea	stern boundary. Woodland
		C	Constraints		
Gateway Constraints of submitted site)	s (where affecting pa	rt	Name / Details		Amount covered (ha's)
SSSI/SAC/SINC			N/A		
Ancient Woodland / V	eteran Trees		N/A		
Local Nature Reserve			N/A		
Flood Risk Zone 3			Flood Zone 3		0.22
Registered Park & Ga			N/A		
Scheduled Ancient Mo			N/A		
Operational Burial Gro	ound		N/A		
Common Land	Ta = 1		N/A		
Existing Policy Designations	Green Belt Mineral Safeguardir SLINC – 'Gornal W		Area I Sewage Works Fields	s' who	ole site
Green Belt and Lai	ndscape Sensitivity	у А	ssessment		
Criteria	Assessment	R	ating		
Green Belt Harm (B46As1)	Moderate Low to Moderate	The sub-parcel makes a moderate contribution to checking sprawl, preventing the merger of settlements and safeguarding countryside. A release extending out to the sewage works from the urban edge either to the north or east, or to the nature reserve from the urban edge to the south or northeast would result in a boundary marking a weaker distinction between settlement and countryside, given that constraints prevent the development of surrounding land.			
Landscape Sensitivity (BL12s1)	Low to Moderate	This landscape area is almost totally constrained and is considered to have an overall moderate-high sensitivity to residential or employment development due to its high historic landscape value, and the extensive semi-natural habitats. These are balanced by lower perceptual qualities.			
		me	ent, economic and s	socia	
Criteria	Assessment				Rating
Environmental					

Greenfield /	The site is undeveloped Greenfield land						
	The site is undeveloped Greenileid land						
Previously							
Developed Land							
Topography	Undulating						
Agricultural Land	Classed as Urban in the Agricultural Land Use Classification						
Quality using							
DEFRA data							
Tree Preservation	Significant number of trees on the site. Tree Survey required.						
Orders / Mature							
Trees of Value on							
site or significantly							
affecting boundaries							
Biodiversity or	SLINC – 'Gornal Wood Sewage Works Fields'						
Geodiversity on site	CENTO Contai Wood Gewage Works Floids						
or significantly							
affecting boundaries							
	Limbou Colling Dit 20 LIED and 7054 annually wondown most of the						
Heritage Assets on	Himley Colliery Pit 20 HER ref 7951 – north western part of the						
site or significantly	site. Himley Colliery Pit 6 south eastern section						
affecting boundaries	Former Pensnett Railway ran almost north south through the site						
	HER ref 7387						
10. 10. 11.							
Visual Amenity and	Loss of current open outlook for adjacent residents						
Character of the							
Area							
Flood risk, drainage	Both Flood Zone 2 and 3a runs diagonally along the north western						
and ground water	part of the site						
	Significant risk of surface water flooding (1/30, 1/100 and 1/1000)						
	within the central/north eastern part of the site.						
Ground	Colliery pits within the site. Potential for ground contamination.						
Contamination	, i						
Ground stability	Coal Authority - Majority of site Low Risk Area. Small pockets of						
	High-Risk Areas to north and close to south eastern boundary						
	associated with former colliery pits. Potential for shallow seams						
	and stability issues						
Air Quality impact of	Site is near to Gornal Wood Sewage Works Poor air quality						
adjoining uses	likely to affect majority of site. Further information required.						
Noise impact of	Site adjoins a sewage works						
adjoining uses	Millio 050 co of Ools Forms Oscarra Look Door Street For 186 (1						
Mineral Extraction	Within 250m of Oak Farm Quarry Inert Recycling Facility (closed)						
and Mineral	at former Oak Farm Quarry and landfill site now closed.						
Resource Areas							
Mineral	Within 250 m of Oak Farm Quarry a former brick clay pit-mineral						
Infrastructure and	working has now ceased, and quarry has closed.						
Brickworks							
Waste Infrastructure	Within 250m of:						
	-Lower Gornal STW-Sewage Treatment Works (STW) operated by						
	Severn Trent						
	-Oak Farm Quarry Landfill (Closed)-a Stabilised hazardous and						
	non-hazardous landfill site with on-site inert waste treatment						
	facility						
	-Oak Farm Quarry Inert Recycling Facility Inert at former Oak						
	Farm Quarry and landfill site both of which have now closed.						
Other Environmental	None known						
Economic							
	ECONOMIC						
Availability of utilities							
Availability of utilities – electricity, gas,	No limitations / negligible impact on development viability						

water, sewage						
treatment						
Infrastructure	Electricity Pylone crossi	ng the site diagonally in th	o oastorn			
constraints on /		Electricity Pylons crossing the site diagonally in the eastern section comprising two parallel lines of wires.				
under site	section comprising two p	section comprising two parallel lines of wires.				
Highways access	Potential site access from	m Himley Road				
and transportation						
Impact on the wider	None envisaged as acce	ess straight onto Himley R	oad B4176			
road network						
Other Economic	None					
		Social				
Access time by walking	g or public transport					
	ls: walking only) to key	GP/Health	Within 15 mins f			
residential services in	accordance with BCP	Centre/Walk in Centre	viable mit	igation		
Policy HOU2.						
	Within 10 mins	Strategic	Within 20 mins t	following any		
Primary School	following any viable	Centre/Employment	viable mit			
	mitigation	Area	VIABIC IIII	igation		
	Within 20 mins		Within 15 mins t	following any		
Secondary School	following any viable	Centre/Foodstore	viable mit			
	mitigation		VIADIE IIII	igation		
Any character Area of woodland would need assessing and taken into account in relation to						
constraints on	design. SLINC status. Adjacent to a sewage works. Pylons partially cross the					
density	northern and eastern boundary of the site. Undulating site.					
Connections to local	None but a Byway forms the north western boundary and can be					
cycle route networks	used for cycling	• •				
Public Open Space	Natural and Semi Natural Greenspace known as Brick Kiln Lane					
	and Himley Road Junction					
		ality and Lower Value in th				
		blicly accessible. If remov				
		s publicly accessible within				
		d therefore there would be				
		y for local residents if this	site were to be			
	developed					
Loss of Playing Field	Not a playing field					
/ Sports Pitches	1					
Other Social	None					
0		portunities	0050 DUD 101	0000 5115		
Opportunities	Opportunities Potential to combine with adjoining sites (Ref SA-0059-DUD and SA-0060-DUD)					
to form a more comprehensive development providing sufficient public open						
space/school places / health centres / bus services, etc. to serve the local area. Sustainability Appraisal						
Sustainability		itive impacts for SA object	ivos 2 1 5 7 9			
Appraisal Conclusion						
Appraisal Conclusion and 14 and positive impacts for SA objectives 9, 12 and 13 and a major positive impact for SA objective 10.						
Conclusion						

Conclusion

This is a greenfield site within the Green Belt. It has SLINC status and is predominantly comprised of a woodland known as Conference Wood. It is a publicly accessible area of Natural and Semi Natural Greenspace and there are no other such publicly accessible sites within a 400m walking distance. If removed for development therefore there would be a loss of coverage of this typology of open space for local residents.

The Green Belt and Landscape Sensitivity Assessment rates the harm to release as 'moderate' and sensitivity as 'moderate to low'. This is influenced by the location of the adjacent sewage works. The site does however check urban sprawl and forms part of an important green wedge of land that runs

from open countryside eastwards towards Barrow Hill and also northwards towards Cotwall End Nat Reserve.	uit
Not suitable for residential or industrial purposes.	

Site Known as	Land North of	Himley Road			
Site Address	Land North of Himle	Land North of Himley Road, Dudley, DY3 2TE			
Ward	Gornal	Call for Site Ref 26			
Site Area (ha)	7.1				
Site Reference	SA-0005-DUD-B				
	Back	ground/Context			
Current uses	Another stream along South Staffordshire	the western boundary m	with surrounding woodland arks the borough boundary with		
Surrounding land uses			st and Baggeridge Social Club. oodland to the west within South		
		Constraints			
Gateway Constrains of submitted site)	ts (where affecting part	Name / Details	Amount covered (ha's)		
SSSI/SAC/SINC		Brick Kiln Lane	7.1		
Ancient Woodland / \	/eteran Trees	N/A			
Local Nature Reserve	е	N/A			
Flood Risk Zone 3		Flood Zone 3	0.62		
Registered Park & G		N/A			
Scheduled Ancient M		N/A			
Operational Burial G	round	N/A			
Common Land	T	N/A			
Existing Policy Designations (list)	Green Belt GB04 – P Mineral Safeguarding SINC – 'Brick Kiln La	ensnett to Wall Heath g Area ne' –entire site			
Green Belt and La	Indscape Sensitivity	Assessment			
	Assessment Ratio	ng			
Green Belt Harm					
Landscape	Not asses	sed as an absolute cons	straint due SINC status		
Sensitivity					
Conclusion					
The SINC designation is an absolute constraint and covers all of the site.					
The site is not suitable for release residential or industrial purposes.					

Site Known as	Lower Gorna	Sewage Works			
Site Address	Gornalwood Sewage Treatment Works, Dudley, DY3 2AZ				
Ward	Gornal	Call for Site Ref	246		
Site Area (ha)	10.6				
Site Reference	SA-0059-DUD				
		ckground/Context			
Current uses	Sewage Treatment W	orks and surrounding w	oodland.		
Surrounding land uses		e east within the bounda within South Staffs. Qua	ary of Dudley MBC, arable fields and arry site to the west.		
		Constraints			
Gateway Constraints of submitted site)	s (where affecting pa	rt Name / Details	Amount covered (ha's)		
SSSI/SAC/SINC		N/A			
Ancient Woodland / V		N/A			
Local Nature Reserve		N/A			
Flood Risk Zone 3		N/A			
Registered Park & Ga		N/A			
Scheduled Ancient Me		N/A			
Operational Burial Gro	ound	N/A			
Common Land		N/A			
Existing Policy	Green Belt				
Designations	Mineral Safeguardin	ig Area			
	SLINC - 'Conference	e Wood and Gornal Wo	od Sewage Works' – the		
	undeveloped section	าร			
	Directly to south of s				
	SINC – Oak Farm E				
Green Belt and La	ndscape Sensitivity	/ Assessment			
Criteria	Assessment	Rating			
Green Belt Harm	Moderate		a moderate contribution to checking		
(B46As1)		sprawl, preventing the	merger of settlements and		
,			de. A release extending out to the		
			urban edge either to the north or		
		east, or to the nature re	serve from the urban edge to the		
		south or northeast wou	ld result in a boundary marking a		
		weaker distinction betw	een settlement and countryside,		
			revent the development of		
		surrounding land.			
Landscape Sensitivity	Low		almost totally constrained and is		
(BL12s1)			overall moderate-high sensitivity to		
			ent development due to its high		
		historic landscape value, and the extensive semi-natural			
	habitats. These are balanced by lower perceptual qualities.				
Anomalies to the overall Landscape Sensitivity Rating					
Small areas in the north of the area, particularly previously					
		developed sites such as the sewage works, are of low			
		sensitivity to residential or employment development,			
		-	characteristics in common with the		
D-1-!!		wider area.	! - ! ! !		
		ental, economic and			
Criteria	Assessment		Rating		
Environmental					

Greenfield /	Land on periphery of site could be considered greenfield, but	
Previously	predominantly previously developed due to sewage treatment	
Developed Land	works.	
Topography	Relatively flat site	
Agricultural Land	Not agricultural	
Quality using		
Magicmap		
Landscape post-		
1988 map		
Tree Preservation	Significant number of trees on the site. Tree survey required.	
Orders / Mature		
Trees of Value on		
site or significantly		
affecting boundaries		
Biodiversity or	The undeveloped part of the site is generally designated a SLINC	
Geodiversity on site	(Conference Wood and Gornal Wood Sewage Works)	
or significantly	Oak Farm SINC directly to south of the site.	
affecting boundaries		
Heritage Assets on	Historic Environment Records Inc. Himley Colliery No.6. Line of	
site or significantly	Askew Bridge & Gornal Wood Railway ran north south through	
affecting boundaries	site.	
	Adjacent to Area of High Historic Townscape Value	
	Adjacent to Area of Flight Historic Townscape Value	
Visual Amenity and	Would remove a sewage treatment works from the site.	
Character of the		
Area		
Flood risk, drainage	Small Portion of site to the north within both flood zone 2 and 3a.	
and ground water	Small pockets of site has surface flood risk of 1/30	
Ground	Former colliery. Current Sewage Treatment Works. Landfill to	
Contamination	north-west. Potential for adverse ground conditions such as	
0 1 1 1 1111	contamination and ground gases. Surveys required.	
Ground stability	Former colliery and shafts. Potential for adverse stability and	
Air Ovality insurant of	shallow workings. Coal Authority Risk Assessment Required	
Air Quality impact of	None known	
adjoining uses Noise impact of	None known. Former quarry nearby has closed.	
adjoining uses	Trione known. Former quarry hearby has closed.	
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)	
Resource Areas	(using 250m site assessment agreed buffer)	
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	Within 250m of 2 x potential strategic waste sites: 0059-DUD itself	
	is the Lower Gornal sewage treatment works (STW); 0059-DUD is	
	also within 250m of B Shakespeare & Co Ltd (metal recycling site,	
	MRS)	
Other Environmental	None known	
	Economic	
Availability of utilities	No limitations / negligible impact on development viability	
electricity, gas,		
water, sewage		
treatment		
Infrastructure	Electricity Pylons crossing the site. Sewage pipes.	
constraints on /		
under site		

Highways access and transportation	Potential site access from Himley Road.						
	None onviound						
Impact on the wider road network	None envisaged						
Other Economic	None						
	Social						
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.		GP/Health Centre/Walk in Centre	Over 15 mins following any viable mitigation				
Primary School	Over 15 mins following any viable mitigation Strategic Centre/Employment Area Within 20 mins follow viable mitigation						
Secondary School	Within 20 mins following any viable mitigation Centre/Foodstore viable mitigation						
Any character constraints on density Area of woodland would need assessing and taken into account in relation to design. Sensitive layout planning taking into account landscape features. Pylons cross the centre of the site. Possible conflict with previous land use/contamination. Part SLINC							
Connections to local cycle route networks	None but adjacent to Smestow Valley disused railway line that runs between Fens Pool Nature Reserve and Aldersley Leisure Village in Wolverhampton. It offers the potential for a regional route of 11 miles of traffic free walking and cycling. Off-site works potentially required to create connection						
Public Open Space	No loss of public open space						
Loss of Playing Field / Sports Pitches	Not a playing field						
Other Social	None						
		portunities					
Opportunities Potential to combine with adjoining site (SA-0060-DUD) to form a more comprehensive development between this site and housing in Guys Lane and to possibly provide access onto Guys Lane.							
Sustainability Appraisal							
Sustainability Appraisal Conclusion		tive impacts for SA objecti acts for SA objectives 12 a r SA objective 10.					
Conclusion							

This site is within the Green Belt however a significant amount of the site contains the sewage works which would be classed as previously developed land.

As the site contains a sewage works it is far less visually sensitive within the Green Belt to change. Indeed, the 'Green Belt and Landscape Sensitivity Assessment' notes that this area has low landscape sensitivity although it makes a moderate contribution to checking sprawl, preventing the merger of settlements and safeguarding countryside. Taking all matters into account it is considered that the site is a suitable site for release from the Green Belt and allocation for housing

The undeveloped parts of the site have SLINC status and are heavily treed. Suitable mitigation will be required.

Former colliery and part of a former landfill site plus existing sewage works. Potential for adverse ground conditions - contamination, ground gases, stability issues and shallow workings.

The site is adjacent to a dis-used rail corridor known as Smestow Valley which provides an ideal opportunity for health promoting active travel and for family tourism. It also has potential to provide a sustainable link from this site to Dudley Town Centre via Fens Pool and to other parts of the Borough.

Such types of cross-borough leisure opportunities are central to the aims of the Geopark and serve to promote connections between Dudley and its neighbouring authorities. A link to this corridor should be provided.

The site is suitable for housing development. The site could also be developed in association with the adjacent site off Guys Lane (SA-0060-DUD) which occupies a position between this site and existing housing. Such comprehensive development would allow for a comprehensive approach to development particularly in relation to vehicular access.

However, insufficient information has been provided to confirm that the housing development would be deliverable within the plan period and therefore the site cannot be identified as a preferred site. The Green Belt at this point will therefore not be released for housing.

Site Known as	Ellowes Hall S	ports College Playi	ng Fields				
Site Address	Land adjacent to Ellowes Hall Sports College, Stickley Lane, Dudley						
Ward	Gornal	Green Belt Parcel Ref	B40A				
Site Area (ha)	5.98						
Site Reference	SA-0121-DUD						
	Background/Context						
Current uses	Playing fields attached to Ellowes Hall Sports College, bound to the south and east by the settlement edge of Lower Gornal and to the north and west by Cotwall End Local Nature Reserve.						
Surrounding land uses	Residential and open of	countryside and school.					
		Constraints					
Gateway Constraints of submitted site)	s (where affecting par	Name / Details	Amount covere	d (ha's)			
SSSI/SAC/SINC		N/A					
Ancient Woodland / V		N/A					
Local Nature Reserve		N/A					
Flood Risk Zone 3		N/A					
Registered Park & Ga		N/A N/A					
	Scheduled Ancient Monument						
Operational Burial Gro	ound	N/A					
Common Land	T	N/A					
Existing Policy	Green Belt						
Designations		Mineral Safeguarding Area					
		ong northern boundary					
		School, Cotwall End' – small	linear area within	the site			
	ndscape Sensitivity						
Criteria	Assessment	Rating					
Green Belt Harm (B41As1)	Low to Moderate	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at the Dudley suburb of Upper Gornal. It also makes a moderate contribution to preventing encroachment on the countryside. Its association with surrounding woodland, which also largely separates it from the inset residential area, means that releasing the sub-parcel would not be considered to strengthen the Green Belt boundary but neither would it weaken it.					
Landscape Sensitivity (BL10s2)		The landscape east of Cotwall End Road is heavily constrained by its designation as a Local Nature Reserve, with additional sensitivities around its historic association with local collieries and remaining ancient woodland. The area is judged to be of moderate landscape sensitivity to residential development.					
		nental, economic and so	cial criteria				
Criteria	Assessment			Rating			
		nvironmental					
Greenfield / Previously Developed Land	School playing fields	within the Green Belt.					
Topography	Relatively flat.						

A sud-cultural Land	Name	
Agricultural Land	None	
Quality using		
Magicmap		
Landscape post-		
1988 map		
Tree Preservation	Significant number of TPO's on and around the site.	
Orders / Mature		
Trees of Value on	Northern part of the site bounded by Ancient Woodland- trees	
site or significantly	overhang the site and a small part is within the site	
affecting boundaries		
Biodiversity or	There is a small linear SLINC 'Ellowes Hall School, Cotwall End'	
Geodiversity on site	within the site.	
or significantly		
affecting boundaries	North and western boundaries abut Cotwall End Local Nature	
anecting boundaries	Reserve.	
Heritage Assets on	Potential archaeological evidence of farm buildings HER 2710	
	Potential archaeological evidence of familibulidings FIER 27 To	
site or significantly	The north and western boundaries abut an Area of High Historic	
affecting boundaries	_	
	Landscape Value	
Visual Amenity and	The outlook of some residents would change, it is dependant of	
Character of the	design and layout considerations	
Area	design and layout considerations	
	The site is not within a Flood Zone.	
Flood risk, drainage	The site is not within a Flood Zone.	
and ground water		
	Clusters of low risk (1/1000) surface water flooding throughout the	
	site. No presence of areas considered high risk (1/30) and just	
	one small cluster of medium risk (1/100).	
Ground	Two historic records of small refuse tips just outside the site	
Contamination	boundary. Potential contamination.	
Ground stability	Majority of the site is within a Coal Authority Low Risk Area	
Air Quality impact of	None envisaged apart from adjacent school	
adjoining uses		
Noise impact of	None envisaged	
adjoining uses	, and the second	
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)	
Resource Areas	(using 250m site assessment agreed buffer).	
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No wasta infrastructura constraints regarding eviating wests	
vvaste iiiiiastiuctuie	No waste infrastructure constraints regarding existing waste	
	infrastructure based on the Draft Black Country Plan Policy W2	
Othor Fasting and a fall	(Waste Sites).	
Other Environmental	None known	
	Economic	
Availability of utilities	No limitations / negligible impact on development viability	
electricity, gas,		
water, sewage		
treatment		
Infrastructure	None known	
constraints on /		
under site		
Highways access	Formal access points identified into the site. Access can be	
and transportation	achieved at various points.	
Impact on the wider	Further information would be required to assess this	
road network	'	
Other Economic	None known	
	<u> </u>	

Social						
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.		GP/Health Centre/Walk in Centre	Within 15 mins following any viable mitigation			
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 20 mins following any viable mitigation			
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 15 mins following any viable mitigation			
Any character constraints on density	None					
Connections to local cycle route networks	None					
Public Open Space	No loss of public open space					
Loss of Playing Field	Loss of school playing fi	eld pitches which would be	e difficult to			
/ Sports Pitches	replace					
Other Social	None known					
Opportunities						
Opportunities	No opportunities identifie					
Sustainability Appraisal						
Sustainability Appraisal Conclusion	Hard Constraint - not as	sessed.				
Conclusion						

Conclusion

This parcel forms part of the larger Ellowes Hall School complex and contains numerous sports pitches. The site occupies a very sensitive location surrounded by woodland, some of which is classed as Ancient Woodland, and there are also TPO trees within the site. The site abuts Cotwall End Nature Reserve which is located within an Area of High Historic Landscape Value. Development would have the potential to damage trees and have an adverse visual impact on the Nature Reserve and Area of High Historic Landscape Value.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt as 'Low to Moderate' and landscape sensitivity as 'Moderate'

The loss of sports pitches within the site cannot be supported as they are associated with the adjacent school and therefore have a sustainable location. Nearby replacement would seem unlikely.

On this basis the site is not considered suitable for release from the Green Belt and would not be suitable for residential or industrial purposes.

Site Known as	74, Cinder F	Roa	ad				
Site Address	74, Cinder Road	74, Cinder Road, Lower Gornal					
Ward	Gornal	Gornal Call for Site Ref 333					
Site Area (ha)	0.06	0.06					
Site Reference	SA-0139-DUD	SA-0139-DUD					
Background/Context							
Current uses Surrounding land	Existing residential b	xisting residential bungalow plot djoins similar residential bungalows either side of plot. Woodland to rear. Part of					
uses		adjo	ins storage/recycling ya		olot. Woodiana to	1041.1 411 61	
			Constraints				
Gateway Constraints of submitted site)	s (where affecting pa	s (where affecting part Name / Details Amount covered (ha's)				ed (ha's)	
SSSI/SAC/SINC			N/A				
Ancient Woodland / V			N/A				
Local Nature Reserve			N/A				
Flood Risk Zone 3			N/A				
Registered Park & Ga			N/A				
Scheduled Ancient Mo							
Operational Burial Gro Common Land	ouna		N/A N/A				
Existing Policy	Green Belt		IN/A				
Designations		na i	Δrea				
Designations		Mineral Safeguarding Area Rear boundary adjoins SLINC					
			an Area of High Histor	ric La	ndscape Value		
Green Belt and Lai							
Criteria	Assessment	_	ating				
Green Belt Harm	Low to	Ti	ne sub-parcel makes a	mod	erate contribution	to checking	
(B46As2)	Moderate		orawl, preventing the m				
			afeguarding countryside				
			nconstrained land on th		•		
			ot weaken the Green B			•	
Landscape Sensitivity	Moderate to		onstraints preventing ar his landscape area is a				
(BL12s1)	High		onsidered to have an ov				
(BL1201)	1 11911		sidential or employmer				
			storic landscape value,				
			abitats. These are balai				
Detailed assessme	nt against enviror	nme	ental, economic and	lsoc	ial criteria		
Cuitouic							
Criteria	Assessment					Rating	
			vironmental			Rating	
Greenfield /	Existing residential	plo	t within the Green belt.	Gar	den land is not	Rating	
Greenfield / Previously		plo	t within the Green belt.	Gar	den land is not	Rating	
Greenfield / Previously Developed Land	Existing residential previously developed	plo ed la	t within the Green belt. and.	Gar	den land is not	Rating	
Greenfield / Previously Developed Land Topography	Existing residential previously develope Rear garden at high	plo ed la	t within the Green belt.	Gar	den land is not	Rating	
Greenfield / Previously Developed Land Topography Agricultural Land	Existing residential previously developed	plo ed la	t within the Green belt. and.	Gar	den land is not	Rating	
Greenfield / Previously Developed Land Topography Agricultural Land Quality using	Existing residential previously develope Rear garden at high	plo ed la	t within the Green belt. and.	Gar	den land is not	Rating	
Greenfield / Previously Developed Land Topography Agricultural Land	Existing residential previously develope Rear garden at high	plo ed la	t within the Green belt. and.	Gar	den land is not	Rating	
Greenfield / Previously Developed Land Topography Agricultural Land Quality using Magicmap	Existing residential previously develope Rear garden at high	plo ed la	t within the Green belt. and.	Gar	den land is not	Rating	

Trees of Value on							
site or significantly affecting boundaries							
Biodiversity or	None known but the site	is adjacent to a SLINC -	'Conformed				
Geodiversity on site	Wood and Gornal Sewa		Contendence				
or significantly	Wood and Gornal Seway	ge works					
affecting boundaries							
Heritage Assets on	None within site but rear boundary abuts an Area of High Historic						
site or significantly		boundary abuts an Area	oi nigii nistoric				
affecting boundaries	Landscape Value						
Visual Amenity and	If the site were to be developed to the rear which is get at a higher						
Character of the	If the site were to be developed to the rear which is set at a higher level to the existing bungalow the current open outlook would be						
Area	lost	galow the current open ou	llook would be				
Flood risk, drainage	Site is not within a Flood	I Zone					
and ground water	Site is not within a riood	Zone.					
and ground water	No significant risk of sur	face water flooding within	the cite's				
	boundaries	lace water hooding within	tile site s				
Ground	No known issues.						
Contamination	THO KITOWIT ISSUES.						
Ground stability	Within Coal Authority De	evelopment High Risk Area	 a				
Air Quality impact of		acent a commercial use to					
adjoining uses	Gornal Sewage Works n		and west plus				
Noise impact of							
adjoining uses	Adjacent to a commercial use to west.						
Mineral Extraction	No mineral extraction or mineral resource constraints based on						
and Mineral							
Resource Areas	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer).						
Mineral Infrastructure	No mineral infrastructure constraints						
and Brickworks							
Waste Infrastructure	Within 250m of Lower Gornal STW-Sewage Treatment Works						
	(STW) operated by Severn Trent						
Other Environmental							
Economic							
Availability of utilities No limitations / negligible impact on development viability							
- electricity, gas,	The same of the sa						
water, sewage							
treatment							
Infrastructure	None known						
constraints on /							
under site							
Highways access	No current access to rea	ar of site. Access off Cindo	er Road				
and transportation	THO CUITCHE ACCESS TO LEC	a or site. Access on Olliu	or road.				
Impact on the wider	None envisaged						
road network	THORE CHIVISAYU						
Other Economic	None						
Other Economic							
Access time by well-in-	or public transport	Social					
Access time by walking or public transport (except Primary schools: walking only) to key GP/Health Within 10 mins fo							
residential services in a		GP/Health Centre/Walk in Centre	Within 10 mins				
Policy HOU2.	iccordance with DCF	Centre/ wark in Centre	viable mit	igation			
1 Olicy FIOUZ.	Within 15 mins	Strategic					
Primary School	following any viable	Centre/Employment	Within 20 mins following an				
Filliary School	mitigation	Area	viable mitigation				
		Alea					
	Within 25 mins	0 / /= 1 /	Within 15 mins following				
Secondary School	following any viable	Centre/Foodstore	viable mit				
	mitigation						

Any character The bungalow plot is located within a row of similar style bungalows – no					
constraints on	on residential dwellings have been built in these neighbouring rear gardens.				
density					
Connections to local	None				
cycle route networks					
Public Open Space	No loss of public open space				
(ha's and type)					
Loss of Playing Field	Not a playing field				
/ Sports Pitches					
Other Social	None				
Opportunities					
Opportunities	Opportunities No opportunities identified				
Sustainability Appraisal					
Sustainability	The site has a negative impact for SA objective 2 and positive				
Appraisal Conclusion	impacts for 9, 10, 12, 13, and 14.				
Conclusion					

The landowner wishes to replace the existing bungalow with three houses. One house would replace the bungalow with a side access road and two houses in the existing rear garden.

The site is within the Green Belt. The Green Belt and Landscape Sensitivity Assessment rates harm to releasing the Green Belt in this vicinity as 'Low to Moderate' but landscape sensitivity is rated as 'Moderate to High'. It is therefore not considered appropriate to release this land, particularly in landscape terms, from the Green Belt. An increase in density on this relatively small site would have a harmful impact upon the openness of the Green Belt.

Furthermore, the proposed scheme is likely to result in the sub-division of the existing plot that would not in keeping with the settlement plan and the character of the area. It is therefore considered that the proposed development would lead to an inappropriate form of development within a residential garden, out of character with its immediate surroundings.

Not suitable for release for residential or industrial purposes.

Site Known as	Land to th	ne re	ar of Oakland Driv	e	
Site Address	Green Belt P	Green Belt Parcel B46A, Coopers Bank, Pensnett			
Ward	Gornal	(Green Belt Parcel Ref	B46A	
Site Area (ha)	0.64	•			
Site Reference	SA-0151-DU	SA-0151-DUD-B			
		Back	ground/Context		
Current uses	Woodland				
Surrounding land uses	Residential to nor woodland to west	esidential to north and east, woodland with sewage works to south and			
			Constraints		
Gateway Constraint of submitted site)	s (where affecting	part	Name / Details	Amount covere	d (ha's)
SSSI/SAC/SINC			N/A		
Ancient Woodland / V	eteran Trees		N/A		
Local Nature Reserve			N/A		
Flood Risk Zone 3			N/A		
Registered Park & Ga	ırden		N/A		
Scheduled Ancient M			N/A		
Operational Burial Gr	ound		N/A		
Common Land N/A					
Existing Policy Designations	SLINC - whole s	Green Belt SLINC - whole site forms part of larger area known as 'Conference Wood and Gornal Sewage Works'			
Green Belt and La					
Criteria	Assessment	Rati			
Green Belt Harm	Moderate			ata contribution to	chacking
(B46As1)	Moderate	The sub-parcel makes a moderate contribution to checking sprawl, preventing the merger of settlements and safeguarding countryside. A release extending out to the sewage works from the urban edge either to the north or east, or to the nature reserve from the urban edge to the south or northeast would result in a boundary marking a weaker distinction between settlement and countryside, given that constraints prevent the development of surrounding land.			
Landscape	Moderate to		landscape area is almost to		and is
Sensitivity	High		idered to have an overall m		
(BL12s1)		residential or employment development due to its high historic landscape value, and the extensive semi-natural habitats. These are balanced by lower perceptual qualities.			
Detailed assessme	ent against envi		ental, economic and so		
Criteria	Assessment				Rating
		Er	nvironmental		
Greenfield / Previously Developed Land	Greenfield				
Topography	Relatively flat				
Agricultural Land Quality using Magicmap Landscape post- 1988 map	Not agricultural				

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The majority of the site is				
Biodiversity or Geodiversity on site or significantly affecting boundaries	Works'	SLINC – whole site 'Conference Wood and Gornal Sewage Works' Himley Quarry Former Pit No. 6 (coal and Fireclay) in western part			
Heritage Assets on site or significantly affecting boundaries	Himley Quarry Former P of the site.				
Visual Amenity and Character of the Area	Loss of views from adjace	cent dwellings to the north			
Flood risk, drainage and ground water	Small cluster of significathe site.	nt surface water flood risk	(1/1000) within		
	1/1000) throughout site.	urface water flood risk (1/3			
Ground Contamination	•	n part of site. Potential gr	ound		
Ground stability	contamination Himley Quarry Former P	it No. 6 (coal and Fireclay	v) in western part		
Ground Stability	of the site. Potential sta				
Air Quality impact of adjoining uses	None envisaged				
Noise impact of adjoining uses	None envisaged				
Mineral Extraction	No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)				
and Mineral Resource Areas	(using 250m site assess		s Safeguarding)		
Mineral Infrastructure	No mineral infrastructure				
and Brickworks					
Waste Infrastructure	(STW) operated by Seve	ornal STW-Sewage Treat ern Trent	ment Works		
Other Environmental	None				
Availability of utilities		conomic	sia bilita		
Availability of utilities – electricity, gas, water, sewage treatment	No ilmitations / negligible	e impact on development	viability		
Infrastructure constraints on / under site	None known				
Highways access and transportation	. ,	e demolition to provide ve			
Impact on the wider road network	,	34176) therefore non envis	saged		
Other Economic	None				
	112	Social	NAPAL 1 10 1		
Access time by walking (except Primary schoor residential services in a Policy HOU2.	ls: walking only) to key	GP/Health Centre/Walk in Centre	Within 10 mins f		
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 20 mins f viable mit		

Not suitable for residential or industrial purposes.

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following an viable mitigation	
Any character constraints on	Heavily wooded			
density (list)				
Connections to local cycle route networks	None			
Public Open Space	Area of Natural and Semi Natural Greenspace 'Sewage Works Woods' – not publicly accessible. Not audited in Open Space Review (2019)			
Loss of Playing Field / Sports Pitches	Not a playing field			
Other Social	None			
		portunities		
Opportunities		ccommodate infrastructure	e.	
		ability Appraisal		
Sustainability Appraisal Conclusion	Hard constraint - not ass	sessed		
Conclusion				
This is an area of woodland within the Green Belt. The development of this site would lead to a significant loss of tree cover. The site has SLINC status. The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt as 'Moderate' and the Landscape Sensitivity as 'Moderate to High'				
It is landlocked with no obvious access point to the highway				

Site Known as	Brick Kiln L	.ane			
Site Address	Land off Brick K	(iln L	ane, Gornal		
Ward	Gornal	(Green Belt Parcel Ref	B44A	
Site Area (ha)	1.7	1.7			
Site Reference	SA-0153-DUD	SA-0153-DUD			
	В	ackg	ground/Context		
Current uses	Residential house and woodland to the south of Brick Kiln Lane, field and woodland to the north of Brick Kiln Lane including a strip of tree cover to the north of Eaton Crescent that contains a watercourse.				
Surrounding land uses	Residential to the	north	and east, fields to the west.		
		С	onstraints		
Gateway Constraints of submitted site)	s (where affecting	part	Name / Details	Amount cove	red (ha's)
SSSI/SAC/SINC			Brick Kiln Lane	0.65	
Ancient Woodland / V			N/A		
Local Nature Reserve			N/A		
Flood Risk Zone 3			N/A N/A		
	Registered Park & Garden				
Scheduled Ancient Mo			N/A		
Operational Burial Gro	ound		N/A		
Common Land	Ta =		N/A		
Existing Policy	Green Belt		5016 (W W		5
Designations			SINC (with the exception of	land to south of	Brick Kiln
	Lane and No 486				
	Mineral Safeguar		h - northern part of the site		
Green Belt and La					
Criteria	Assessment		ting		
Green Belt Harm	Moderate to		e sub-parcel makes a strong	r contribution to	nreventing
(B44As1)	High		awl of the West Midlands co		
(D++/101)	riigir		Dudley, a moderate contribu		
			paration of the neighbouring		
			olverhampton and a strong of		
			croachment on the countrys		
			n part developed but retains		
			ich gives it a strong relations		
		and	d open land to the north of E	Brick Kiln Lane, a	alongside
		Eat	ton Crescent, also retains a	strong relations	hip with
		adj	acent countryside. Release	of either would i	not make a
			nificant difference to bounda		
			adjacent Green Belt land, gi	ven the level of (containment
		_	constrained land.		
Landscape	Moderate to		e area has varied sensitivitie		
Sensitivity	High		minence and valued natura		
(SL15s1)			tern/time depth. Overall, the		
			derate-high sensitivity to res		ment as the
Detailed assessment	nt against smile		jority of the criteria are mod		
		OHM	ental, economic and so	ciai criteria	Deti
Criteria	Assessment				Rating
		En	vironmental		

0 " 11 /		
Greenfield /	Apart from residential house, open fields, trees and woodland.	
Previously		
Developed Land		
Topography	Relatively flat.	
Agricultural Land	Not agricultural land	
Quality using		
Magicmap		
Landscape post-		
1988 map		
Tree Preservation	None, but site heavily wooded,	
Orders / Mature	Twone, but site fleavily wooded,	
Trees of Value on		
site or significantly		
affecting boundaries	CINIO site luccius se (Driel Wile Lone) elleges succept len dite	
Biodiversity or	SINC site known as 'Brick Kiln Lane' – all area except land to	
Geodiversity on site	south of Brick Kiln Lane	
or significantly		
affecting boundaries		
Heritage Assets on	None above ground. May be archaeological evidence of	
site or significantly	Pensnett Railway line that ran through part of the area.	
affecting boundaries		
Visual Amenity and	Loss of woodland and open field	
Character of the	·	
Area		
Flood risk, drainage	Flood Zone 2 and 3a run vertically through east of site, due to	
and ground water	the presence of stream/spring	
and ground water	and proceeded of our carry opining	
	Significant risk of surface water flooding (1/30, 1/100 and	
	1/1000) throughout much of the east and south of site.	
Ground	No known issues.	
Contamination	INO KHOWII ISSUES.	
	Majority of the cite is within a Coal Authority Law Diek Area. The	
Ground stability	Majority of the site is within a Coal Authority Low Risk Area. The	
A: 0 III :	northern tip of the site is within a High Risk Area.	
Air Quality impact of	Adjoins B4176 to the south of Brick Kiln Lane	
adjoining uses		
Noise impact of	Adjoins B4176 to the south of Brick Kiln Lane	
adjoining uses		
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals	
Resource Areas	Safeguarding) (using 250m site assessment agreed buffer).	
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints regarding existing waste	
	infrastructure based on the Draft Black Country Plan Policy W2	
	(Waste Sites).	
Other Environmental	None known	
Julio Litviloililielital	Economic Economic	
Avoilability of veilies -		
Availability of utilities	No limitations / negligible impact on development viability	
- electricity, gas,		
water, sewage		
treatment		
Infrastructure	One culvert on site to rear of houses in Ladbrook Grove and one	
constraints on /	at the extreme tip of the site where it abuts Straits Road	
under site		
	One pylon along western boundary of triangular area north of	
	Brick Kiln Lane.	

Highways access and transportation	Access could be taken off Brick Kiln Lane					
Impact on the wider	Nothing significant					
road network	Nothing significant					
Other Economic	None known	None known				
		Social				
Access time by walking			Within 15 mir			
(except Primary school		GP/Health	any viable	mitigation		
residential services in a Policy HOU2.	accordance with BCP	Centre/Walk in Centre				
	Within 15 mins	Strategic	Within 20 min	ns following		
Primary School	following any viable mitigation	Centre/Employment Area	any viable			
O a service man O a harad	Within 20 mins	Out to /Facilitana	Within 15 mir	ns following		
Secondary School	following any viable mitigation	Centre/Foodstore	any viable			
Any character	Awkward shape					
constraints on	SINC status					
density	Stream in northern section	on				
Connections to local	Pylon None		_			
cycle route networks	None					
Public Open Space	Loss of an area of Natur	al and Semi Natural Greer	nspace			
		Andrews Close' – (majority	of the site)			
	however it is not publicly	/ accessible				
Loss of Playing Field	None					
/ Sports Pitches	NI I					
Other Social	None known	artunities				
Opportunities	No opportunities identifie	ortunities				
Оррониннез		bility Appraisal				
Sustainability	Hard constraint - not ass					
Appraisal Conclusion	11010 001101101111111111111111111111111	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Conclusion						

Conclusion

Designated as Green Belt. With the exception of land to the south of Brick Kiln Lane, the site also has SINC status. It is heavily wooded, and the narrow northern section contains a watercourse.

The land to the south of Brick Kiln Lane contains a residential curtilage and the eastern part of the site is heavily wooded. Trees would have to be removed to facilitate development.

Landscape sensitivity for the whole site is rated moderate to high.

Not suitable for residential or industrial purposes.

Site Known as	Cotv	vall End N	ature Rese	erve		
Site Address		Cotwall End Nature Reserve, Gornal (excluding sub-parcels B40As1 & B40As2)				
Ward	Gorna	ıl	Green Belt Pa	arcel Ref	B40A	4
Site Area (ha)	167.5				•	
Site Reference	SA-01	55-DUD				
		Bac	kground/Cont	ext		
Current uses	Local N	ature Reserve				
Surrounding land uses		irse, school an	d residential			
			Constraints			
Any character constraints on density Designated Nature Reserve						
Gateway Constraints (where affecting part of submitted site)			Name / Deta	ils		Amount covered (ha's)
SSSI/SAC/SINC			N/A		'	(·····································
Ancient Woodland / Veteran Trees			N/A			
Local Nature Reserve				Nature Reserv	e ´	167.5
Flood Risk Zone 3			N/A			
Registered Park & Ga	rden		N/A			
Scheduled Ancient Mo			N/A			
Operational Burial Gro			N/A			
Common Land			N/A			
Existing Policy Designations Local Nature Reserve – whole site Green Belt – whole site Area of High Historic Landscape Value – 'whole site Mineral Safeguarding Area – whole site Ancient Woodland – section in central part of the site TPO's – Individual and Woodland Order – central part of the site SSSI – adjacent houses in Park Road BAP pond towards southern part of the site					site	
Green Belt and Lar	ndscape	Sensitivity	Assessment			
Criteria		Assessmer	nt	Rating		
Green Belt Harm		Not assess	ed as an absolu	te constraint d	lue to L	ocal Nature Reserve
Landscape Sensitivity			Conclusion			
This site is not suitable residential or industria			designation as	a Nature Rese	erve. No	ot suitable for

Site Known as	The Spinney 8	& Cinder Road Ju	nction (East)		
Site Address	The Spinney, Gornal, DY3 2RD				
Ward	Gornal	Green Space Ref	598		
Site Area (ha)	0.75	0.75			
Site Reference	SA-0205-DUD				
	Back	ground/Context			
Current uses	Natural and Semi Natural Greenspace. Completely covered with trees				
Surrounding land uses		crematorium/cemetery to			
	(Constraints			
Gateway Constraints (of submitted site)	where affecting part	Name / Details	Amount covere	d (ha's)	
SSSI/SAC/SINC		N/A			
Ancient Woodland / Vete	eran Trees	N/A			
Local Nature Reserve		N/A			
Flood Risk Zone 3		N/A			
Registered Park & Gard	en	N/A			
Scheduled Ancient Mon		N/A			
Operational Burial Group		N/A			
Common Land	iu	N/A			
	ions Mineral Safego				
Existing Policy Designat		uarding Area nal wood Cemetery' - east	ern section		
Green Belt and Land					
Criteria		Rating			
Green Belt Harm	ASSESSITION	Rating			
Landscape Sensitivity		Not in the Green	Belt		
	t against anvironme	antal assuming and s	ooial aritaria		
		ental, economic and s	ociai criteria	D. C.	
Criteria	Assessment			Rating	
		nvironmental			
Greenfield / Previously Developed Land	Greenfield				
Topography	Undulating				
Agricultural Land	Not agricultural land				
Quality					
DEFRA info					
Tree Preservation	None but the site is o	covered in mature trees.	ree survey		
Orders / Mature Trees	required		Í		
of Value on site or	'				
significantly affecting					
boundaries					
Biodiversity or	Part of site is a SLIN	С			
Geodiversity on site or		-			
significantly affecting					
boundaries					
Heritage Assets on	None				
site or significantly	. 10110				
affecting boundaries					
Visual Amenity and	Loss of views of woo	dland from adjoining dwe	lings to the		
Character of the Area		Road. The trees form a p			
Character of the Alea		e of high amenity value	ionimont imeal		
	I reacure arru triererore	or my namently value			

Flood risk, drainage		Site is not in a Flood	Zone		
and ground water		High (4/20) madelium	(4/400) and law (4/4000) via	als of assurfaces	
			(1/100) and low (1/1000) ris	sk of surface	
Ground Contaminati	ion	water flooding throug	be been part of Old Park Col	lion, Dotontial	
Ground Contaminati	IOH	for ground contamina		liery. Poteritiai	
Cround stability				o mino chaft	
Ground stability Air Quality impact of	:		Col Authority High Risk Area. Part of site close to mine shaft		
adjoining uses		No apparent constrain	1115		
Noise impact of		No apparent constrai	ntc		
adjoining uses		ino apparent constrai	1115		
Mineral Extraction a	nd	No mineral extraction	n or mineral resource const	rainte hasad on	
Mineral Resource	iiu		ry Plan Policy MIN2 (Minera		
Areas			250m site assessment agre		
Mineral Infrastructur	·P	No mineral infrastruc		cca baller)	
and Brickworks	C	140 minoral minastruc	tare constraints		
Waste Infrastructure	,	No waste infrastructu	re constraints regarding exi	isting waste	
Tracto minacti dotaro			on the Draft Black Country I		
		(Waste Sites)	on the Branc Black Country .	10.11 0.10 112	
Other Environmenta	ı	None known			
Curor Errynominoria			Economic		
Availability of utilities	s –		negligible impact on develo	nment viability	
electricity, gas, water		140 miniations known	riegiigibie irripaet eri devele	princing viability	
sewage treatment	,,				
Infrastructure		One definitive right of	way runs from Chase Roa	d to Cinder	
constraints on / unde	er	Road SED0300			
site					
Highways access ar	nd		Road is currently marked by		
transportation		footpath and would require third party land to be widened to be a viable access. Alternative access is through a narrow but long			
			orms a wedge between the		
			ad. However, given length o		
Impact on the wider		None envisaged	of site it would be expensive	to provide.	
road network		None envisaged			
Other Economic		None known			
Other Economic		NOTE KNOWN	Social		
Access time by walk	ring (or public transport	Jociai	Within 10 mins f	following any
		walking only) to key	GP/Health Centre/Walk	viable mit	0 ,
residential services			in Centre	VIADIC IIII	igation
Policy HOU2.	ac	oordanoo wan bor	3613		
1 0110) 110021			Strategic		
Primary School		nin 10 mins following	Centre/Employment	Within 20 mins f	
	ar	ny viable mitigation	Area	viable mit	igation
Secondary	Witl	nin 20 mins following	Contro/Foodstore	Within 10 mins f	ollowing any
School		ny viable mitigation	Centre/Foodstore	viable mit	
Any character		Heavily wooded			
constraints on densi		Narrow shape			
Connections to local		None			
cycle route networks	3	T			
Public Open Space		this is an area of Nat	tural and Semi Natural Gree	enspace	
		Mithin Commel III	Compal and Mandager	a ma ma	
		Within Gornal, Upper Gornal and Woodsetton Community Forum Area (2) that is above the quantity standards of public open			
				oublic open	
		space (Open Space F	NEVIEW ZUTY).		

Loss of Playing Field /	The site is in close proximity to another area of Natural and Semi Natural greenspace to the south of Chase Road however this site forms a valuable linear route northwards and acts as part of a green corridor None					
Sports Pitches						
Other Social	None known					
	Opportunities					
Opportunities	No opportunities identified					
	Sustainability Appraisal					
Sustainability Appraisal Conclusion	The site has some negative impact for SA objective 5 and positive impacts for SA objectives 10 and 9					
Conclusion						

This area of Natural and Semi Natural Greenspace contains a prominent linear line of mature trees of high amenity value.

Whilst the Community Forum Area in which it is located has a surplus of open space this site is unsuitable for release as it forms part of a valuable green corridor and has a definitive footpath through the majority of it.

Vehicular access would prove difficult to provide and the site is extremely narrow which would reduce capacity.

Not suitable for residential or industry.

Site Known as	Abbey Street	et Recreation Grou	nd			
Site Address	Abbey Street, L	Abbey Street, Lower Gornal, DY3 2ND				
Ward	Gornal	Green Space Ref	626			
Site Area (ha)	3.02	3.02				
Site Reference	SA-0206-DUD					
	Ba	ckground/Context				
Current uses	Community Park,	including playing field and c	children's play			
Surrounding land uses	Residential to north, open land to east, residential, school and commercial uses to the south and residential and commercial uses to the west					
		Constraints				
Gateway Constraints part of submitted site	Gateway Constraints (where affecting Name / Details Amount covered (ha's)					
SSSI/SAC/SINC		N/A				
Ancient Woodland / Vet	teran Trees	N/A				
Local Nature Reserve		N/A				
Flood Risk Zone 3		N/A				
Registered Park & Gard	den	N/A				
Scheduled Ancient Mor		N/A				
Operational Burial Grou		N/A				
Common Land		N/A				
Existing Policy						
Designations	Mineral Safeguardi	ing Area				
	SLINC adjacent to					
		ric Landscape Value – adjoir	ns parts of the northe	rn and		
		es. Gornal Wood Area of Sp				
	south western bour					
		ict/Local Centre along south	western boundary			
Green Belt and Land			j			
Criteria	Assessment	Rating				
Green Belt Harm (B65Cs1)	7.00000	Not within the Green Belt				
Landscape Sensitivity (BL17s1)		Not within the Green Belt				
	nt against enviror	nmental, economic and	social criteria			
Criteria	Assessment			Rating		
		Environmental				
Greenfield /	Greenfield					
Previously						
Developed Land						
Topography	Site rises eastward	ls. Steeper towards eastern	boundarv			
Agricultural Land	Not agricultural lan	· · · · · · · · · · · · · · · · · · ·	,			
Quality	i vot agricultural lati	u				
DEFRA info						
Tree Preservation	No TPOs within site	e. Some trees around the ed	lge of the site			
Orders / Mature		ern boundary. Group of tree				
Trees of Value on		ne site have been planted wi				
site or significantly		Urban Forest initiative	an accordo part of			
affecting boundaries	and Diagn Country	C.Zairi Glock illidativo				
Biodiversity or	Adjacent to a SLIN	C along the eastern bounda	rv			
Geodiversity on site	ajacom to a oznit	go odotom bodnad	· <i>y</i>			

on olemitics with	T	
or significantly		
affecting boundaries	Adiaina Araa of High Historia Tauraaana Valua alatia ata Carrat	
Heritage Assets on	Adjoins Area of High Historic Townscape Value elating to Gornal	
site or significantly	Wood Historic Centre wraps around part of the southern and	
affecting boundaries	northern boundaries.	
	Gornal Wood Area of Special Townscape Value abuts the south	
	western boundary	
	Zoar Street School HER ref 4171 adjacent to southern boundary	
	20di Otreet Ochoor HER for 417 i adjacent to southern boundary	
	Abbey Road Zoar Chapel Locally Listed HER ref 4166 adjacent to	
	south western boundary	
	,	
	Part of the southern boundary is a "Gornal stone wall"	
Visual Amenity and	Loss of views from dwellings which overlook the open space.	
Character of the	Loss of Community Park	
Area		
Flood risk, drainage	Site is not within a Flood Zone.	
and ground water		
	Low risk (1/1000) of surface water flooding throughout the centre	
Cravad	and to the west of the site.	
Ground	None known	
Contamination Ground stability	Coal Authority Low Risk eastern section. High Risk Area western	
Ground Stability	section. Potential stability issues	
Air Quality impact of	Nothing apparent	
adjoining uses	Trouming apparoint	
Noise impact of	Nothing apparent	
adjoining uses	J *11 * * *	
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)	
Resource Areas	(using 250m site assessment agreed buffer)	
Mineral Infrastructure	No mineral infrastructure constraints based on the draft Black	
and Brickworks	Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m	
M	site assessment agreed buffer)	
Waste Infrastructure	No waste infrastructure constraints regarding existing waste	
	infrastructure based on the Draft Black Country Plan Policy W2	
Other Environmental	(Waste Sites) None known	
Other Environmental		
A 11 1 11/4 & 211/2	Economic	
Availability of utilities	No limitations known/negligible impact on development viability	
- electricity, gas,		
water, sewage treatment		
Infrastructure	Three accesses to site from Abbey Street, the only viable access	
constraints on /	is the southern one as the others do not appear to be wide	
under site	enough.	
	J	
	A further access is possible from Zoar Street (access for youth	
	centre. However, this has a restricted width and is not in the direct	
	control of the Council. No other access is available without third	
	party land.	
Highways access	Gornal is associated with a network of narrow streets, with on	
and transportation	street parking. Congestion often occurs at school drop of and pick	
Improper and the second	up times. Development of this scale may exacerbate issues.	
Impact on the wider	An ALDI store is proposed on part of recreation ground. This will	
road network	block the only viable access into the site based on plans in the public domain.	
	public domain.	

Other Economic	Nothing apparent			
		Social		
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2. GP/Health Centre/Walk in Centre viable mitigation				
Primary School	Within 10 mins following any viable mitigation Strategic Centre/Employment Area Within 20 mins follow viable mitigation			
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 10 mins f viable mit	
Any character constraints on density	Loss of a Community Pa Adjacent to sensitive are			
Connections to local cycle route networks	None			
Public Open Space	Community Park within Gornal, Upper Gornal and Woodsetton Community Forum Area 2 that is above the quantity standards of open space (Open Space Review 2019). However, general area is not well served by Community Parks. Milking Bank Community Park is within 1km although however this is up a steep hill and involves crossing a main road. Vale Street (Ruiton) Community Park is more than 1km away and is also up a steep hill. The removal of this park would mean parts of Gornal would not have access to a Community Park within 1km.			
Loss of Playing Field / Sports Pitches	Playing pitch within part of wider recreation ground. Within Gornal, Upper Gornal and Woodsetton Community Forum Area 2 that is below quantity standard for playable space (Open Space Review 2019). All other playing pitches that are within 1.2km appear to be private and therefore public access cannot be guaranteed. This			
Other Social	would leave a gap in pito Modern children's play a	area within site would be lo	ost.	
		portunities		
Opportunities	No opportunities identifie	ed		
	Sustaina	ability Appraisal		
Sustainability Appraisal Conclusion		tive impacts for SA object objectives 9, 12, 13 and 14 bjective 10.		
Conclusion				

Conclusion

This is a Community Park located adjacent to a District/Local Centre. Although there is a surplus of open space within the Community Forum Area the loss of the site would lead to a gap in Community Park coverage. The nearest Community Park is up a steep hill and across a busy road.

There would be a loss of a modern children's play area together with a loss of a playing field within a Community Forum Area that has a deficit of playable space.

The site is adjacent to an Area of High Historic Townscape Value and Gornal Wood Area of Special Townscape Value and is therefore sensitive in landscape terms.

Not suitable for residential or industrial purposes.

Site Known as	Site Known as Land South West of Cotwall End Nature Reserve						
Site Address		to the South		ture Reserve, adjacent to			
Ward	Gorn	al	Call for Site Ref	10515			
Site Area (ha)	2.68						
Site Reference	SA-0	238-DUD					
		Bacl	kground/Context				
Current uses	Predomi	nantly woodla	and				
Surrounding land uses		ature reserve to north and west built up residential area of Dudley to south and					
			Constraints				
Gateway Constraints	s (where	affecting par	nt Name / Details	Amount covered (ha's)			
of submitted site)	(7 67 67 67 67 67 67			
SSSI/SAC/SINC			N/A				
Ancient Woodland / V	eteran Tr	ees	Cotwall End South	2.68			
Local Nature Reserve			N/A				
Flood Risk Zone 3			N/A				
Registered Park & Ga	ırden		N/A				
Scheduled Ancient Mo			N/A				
Operational Burial Gro	ound		N/A				
Common Land			N/A				
	Existing Policy Designations Green Belt Mineral Safeguarding Area SINC – 'Cotwall End South' Area of High Historic Landscape Value The eastern and part of northern boundary abuts Cotwall End Nature Reserve						
Green Belt and La							
Criteria Green Belt Harm	ASS	essment	Rating				
(B40As1) Landscape Sensitivity (BL7s2) Not assessed as an absolute constraint due SINC status							
Conclusion							
This site is not suitable for allocation given its proximity to the Cotwall End Nature Reserve and as it is covered entirely by a SINC. Not Suitable for Residential or Industrial Purpose.							

Site Known as	Land West o	f Coty	vall End Nature	Rese	erve			
Site Address	Land West of Cotwall End Nature Reserve, Gornal							
Ward	Gornal	Gree	Green Belt Parcel Ref B40A					
Site Area (ha)	50.18							
Site Reference	SA-0243-DUD	SA-0243-DUD						
	Ва	ackgrou	und/Context					
Current uses	Golf course, driving School and open fie	•	nimal sanctuary, playin	g field o	f Straits Primary			
Surrounding land uses	Local Nature Reserv	/e, open	countryside, residentia	l				
		Cons	straints					
Gateway Constrain submitted site)	ts (where affecting pa	art of	Name / Details		Amount covered (ha's)			
SSSI/SAC/SINC			N/A					
Ancient Woodland / \	Veteran Trees		N/A					
Local Nature Reserv			N/A					
Flood Risk Zone 3			N/A					
Registered Park & G	arden		N/A					
Scheduled Ancient M			N/A					
Operational Burial G	round		N/A					
Common Land			N/A					
Existing Policy	Green Belt							
Designations	Mineral Safeguardi	ing Area						
•	Area of High Histor	ric Lands	scape Value					
Green Belt and La	andscape Sensitivit	ty Asse	ssment					
Criteria	Assessment	Ratin	g					
Green Belt Harm (B40As1)	High	The sub-parcel makes a strong contribution to preventing sprawl of the West Midland conurbation at Sedgley/Upper Gornal and to preventing encroachment on the countryside. It makes a moderate contribution to maintaining the separation of the neighbouring towns of Dudley and Sedgley. The sub-parcel is adjacent to urban edges at The Straits and Sedgley, but the Cotwall End Local Nature Reserve forms a barrier between the sub-parcel and Upper Gornal. There is a relatively strong slope down southeastwards from the edge of Sedgley at Sandyfields, but this is consistent with adjacent developed land, and the ridge along Sandyfields Road on the western edge of the parcel creates a distinction between this area and the wider Green Belt that would prevent any wider harm to Green Belt purposes. However, the constraint associated with the Local Nature Reserve means that its containment by new development would result in a weaker distinction between settlement and countryside than is represented by the current Green Belt boundary. There would be lower harm associated with release of terraced dwellings and a scout hut / pre-school on the edge The Straits estate, but these are too small to assess as separate release scenarios.						
Landscape Sensitivity (BL10s1)	Low to Moderate	The ar	ea to the west and nort	h of Core) is cor	twall End Road nsidered to have a low-			

the majority of the criteria score moderate or low and no criteria override that judgement. Detailed assessment against environmental, economic and social criteria						
		Deting				
Criteria	Assessment	Rating				
0	Environmental					
Greenfield / Previously	Apart from some individual houses/buildings the site comprises playing field, golf course, driving range, trees and woodland.					
Developed Land Topography	Relatively flat.					
Agricultural Land	Not agricultural					
Quality using Magicmap Landscape post- 1988 map	Not agricultural					
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None but there are a significant number within the site. Tree survey required					
Biodiversity or Geodiversity on site or significantly affecting boundaries	Adjoins Local Nature Reserve. Potential for ecological value. Survey required					
Heritage Assets on site or significantly affecting boundaries	Two Locally Listed Farmhouses within the site HER refs 7501 and 7969					
	Evidence of a former Brick Kiln towards south eastern boundary Within an Area of High Historic Landscape Value					
Visual Amenity and Character of the Area	Loss of woodland and open aspect					
Flood risk, drainage and ground water	Site is not within a Flood Zone.					
C .	Some small clusters of surface water flood risk throughout the site. Majority of these clusters are of a low risk (1/1000). Some clusters of high risk (1/30 and 1/100) to the south of site near to Cotwall End Road and the stables.					
Ground Contamination	No known issues.					
Ground stability	Coal Authority Low Risk Area.					
Air Quality impact of adjoining uses	None known					
Noise impact of adjoining uses	None known					
Mineral Extraction and Mineral	No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)					
Resource Areas Mineral Infrastructure and Brickworks	(using 250m site assessment agreed buffer) No mineral infrastructure constraints					
Waste Infrastructure	No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites).					
Other Environmental	None known					
	Economic					
Availability of utilities – electricity, gas,	No limitations / negligible impact on development viability					

water, sewage							
treatment	A bigh processes are pin	a and its sofative and a wine south					
Infrastructure constraints on /		e and its safety zones runs east to	west				
under site	across the northern part	or the site					
under Site	Ecco Pineline and Mainl	ine Route also runs east west acro	occ the				
	site	IIIE Ruule alsu lulis east west acit	722 IIIC				
	Site	Sito					
	Several rights of way within the site						
Highways access	Access onto Sandyfields	Road					
and transportation							
Impact on the wider		nave implications for nearby roads	and				
road network	junctions						
Other Economic	None						
		Social					
Access time by walking		GP/Health Centre/Walk in		15 mins			
(except Primary schoo		any viable					
	idential services in accordance with BCP Centre mitigation						
Policy HOU2.	ACC AC mains		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	20			
Drimany Cahaal	Within 15 mins	Strategic Centre/Employment		20 mins			
Primary School	following any viable mitigation	Area		any viable gation			
	Within 20 mins	<u> </u>		15 mins			
Secondary School	following any viable	Centre/Foodstore		any viable			
	mitigation			gation			
Any character	Well-developed hedgero	w/trees associated with landscape	ed golf cour	rse.			
constraints on							
density			_				
Connections to local	None						
cycle route networks							
Public Open Space	No loss of public open s						
Loss of Playing Field	Loss of school playing fi	eld					
	/ Sports Pitches						
Other Social Loss of golf course and driving range							
Opportunities No construction identified							
Opportunities No opportunities identified							
0 (2) -1 22		ability Appraisal					
	Sustainability Hard constraint - not assessed.						
Appraisal Conclusion							
Conclusion							

Conclusion

This is a large area of Green Belt land within an Area of High Historic Landscape Value that is adjacent to a Local Nature Reserve. It contains a golf course, driving range, an animal sanctuary, school playing field and horse grazing paddocks. It is therefore an important area for formal and informal recreational past times that accord with Green Belt policies. The land is an important wedge of open land that, along with the Local Nature Reserve, acts as a green corridor between the built-up area of Sedgley and the open countryside. The Green Belt and Landscape Sensitivity Assessment states that the sub-parcel makes a strong contribution to preventing sprawl of the West Midland conurbation at Sedgley/Upper Gornal and to preventing encroachment on the countryside.

The site is unsuitable for release for residential or industrial purposes.

Halesowen North

Site Known as	Land	l rear of Gr	ee	nhill Road			
Site Address	Land ı	ear of Greenh	ill R	oad, Halesowen			
Ward	Hales	owen North		Call for Site Ref		54	
Site Area (ha)	2.8	2.8					
Site Reference	SA-00	SA-0011-DUD					
		Backg	ļrοι	ınd/Context			
Current uses	Scrub a	nd woodland					
Surrounding land uses	Residen			st, East and South East	of the Si	ite. Green Belt Public	
				straints			
Gateway Constraints	(where	affecting part	Na	ame / Details	Amou	nt covered (ha's)	
of submitted site)	(()	
SSSI/SAC/SINC			Co	oombswood Wedge	2.8		
Ancient Woodland / Ve	eteran Tr	ees	N/				
Local Nature Reserve			N/	A			
Flood Risk Zone 3			N/	Ά			
Registered Park & Gar	rden		N/	Ά			
Scheduled Ancient Mo			N/	Ά			
Operational Burial Gro	und		N/	Ά			
Common Land			N/	Ά			
Ç , C	Existing Policy Designations Green Belt – whole site SINC 'Coombeswood Wedge' - whole site Area of High Historic Landscape Value Mineral Safeguarding Area – whole site Forms part of Black Country Geo Park site known as 'Coombeswood Valley'						
Green Belt and Lar	ndscape	Sensitivity A	SS	essment			
Criteria	Asse	essment R	atiı	ng			
	Green Belt Harm Not assessed as an absolute constraint due SINC status						
Landscape Sensitivity							
Conclusion							
Site is located within the Green Belt, is within an Area of High Historic Landscape Value, it is a SINC, it is the subject of several TPO's and is located within a Geo Park site. Site is elevated on a prominent ridge with views from surrounding area. Site has no current suitable vehicular access.							

Gateway constraint as whole site is a SINC

Not suitable for release residential or industrial Purpose.

Site Known as	Cool	Coombeswood					
Site Address	Land t	o the north of M	lucklow Hill, Halesowen				
Ward	Hales	owen North	Call for Site Ref	150			
Site Area (ha)	35.2	35.2					
Site Reference	SA-00	SA-0022-DUD					
Background/Context							
Current uses	Fields /s	crub/woodland P	ublic Open space				
Surrounding land uses Residential to the North East, East and South East of the Site. Cricket ground forms part of the eastern boundary. Industrial uses to the South, West and North West of the site.							
Constraints							
Gateway Constraints (where affecting part Name / Details Amount covered (ha's)							
of submitted site)	•			. ,			
SSSI/SAC/SINC			Coombswood	35.2			
Ancient Woodland / V			N/A				
Local Nature Reserve			N/A				
Flood Risk Zone 3			N/A				
Registered Park & Ga			N/A				
Scheduled Ancient Mo			N/A				
Operational Burial Gro	ound		N/A				
Common Land			N/A				
Existing Policy Designations Green Belt – whole site SINC 'Coombeswood Wedge' – whole site Area of High Historic Townscape Value							
Green Belt and Landscape Sensitivity Assessment							
Criteria	Assessment Rating						
Green Belt Harm							
Landscape	Not assessed as an absolute constraint due SINC status						
Sensitivity							
Conclusion							

Conclusion

This is a Green Belt site that has SINC status. The majority of the site is an area of Natural and Semi Natural Greenspace with public access via numerous public footpaths. The site forms part of an Area of High Historic Landscape Value and is a designated Black Country Geo Park site.

The SINC status of the site is a Gateway Constraint.

The site is not suitable for release for residential or industrial purposes.

Site Known as	Lar	nd rear of 4	1-5	9 Greenhill Road	I		
Site Address	Land	l rear of 41-59	Gre	enhill Road, Halesowe	n		
Ward	Hale	sowen North		Call for Site Ref	217		
Site Area (ha)	1.36						
Site Reference	SA-0	SA-0035-DUD					
	Background/Context						
Current uses	Predom	inantly wooded					
Surrounding land uses			en lar	d to north, south and we	st		
	Constraints						
of submitted site)	Gateway Constraints (where affecting part of submitted site)				Amount covered (ha's)		
SSSI							
SINC			Co	ombeswood Wedge	1.36		
Ancient Woodland / V		ees					
Local Nature Reserve							
Flood Risk Zone 3							
Registered Park & Ga							
Scheduled Ancient Mo							
Operational Burial Gro	ound						
Common Land		T	Щ.	•			
Existing Policy Designations Green Belt – whole site SINC 'Coombeswood Wedge' – whole site Area of High Historic Landscape Value Mineral Safeguarding – whole site Forms part of Black Country Geo Park site known as Coombswood Valley					known as Coombswood		
Green Belt and La	Green Belt and Landscape Sensitivity Assessment						
Criteria		Assessment Rating					
Green Belt Harm		Not occase	ood -	a on absolute constraint	due SINC etetue		
Landscape Sensitivity Not assessed as an absolute constraint due SINC status							
	Conclusion						

Conclusion

Site is located within the Green Belt, is within an Area of High Historic Landscape Value, it is a SINC, it is subject of an Area TPO and is within a Geo Park site. Levels are an issue to the western part of the site. Site is elevated on a prominent ridge with views from surrounding area.

The entire site has SINC designation and is this is a Gateway Constraint.

Not suitable for release for residential or industrial purposes.

Site Known as	High Farm Road	d						
Site Address	High Farm Road, Hu	High Farm Road, Hurst Green						
Ward	Halesowen North	Call for Site Ret 1 226						
Site Area (ha)	0.37							
Site Reference	Site Reference SA-0041-DUD							
Background/Context								
Current uses	Public open space – kno	wn as 'Woodburv Roa	d Open	Space'				
Surrounding land uses	Residential	,	'	•				
	Co	onstraints						
Gateway Constraints of submitted site)	(where affecting part	Name / Details		Amount cov	ered (ha's)			
SSSI								
SINC								
Ancient Woodland / V	eteran Trees							
Local Nature Reserve								
Flood Risk Zone 3								
Registered Park & Ga	rden							
Scheduled Ancient Mo								
Operational Burial Gro								
Common Land								
Existing Policy	Mineral Safeguarding A	\rea						
Designations	3							
	ndscape Sensitivity A	ssessment						
Criteria	Assessment	Ratin	a					
Green Belt Harm			J					
STOCK DOLL HAIRI		Martin that Oak	Not in the Green Belt					
Landscape		Not in the Greer	ı Deil					
	_	Not in the Greer	ı beit					
Landscape Sensitivity	ent against environme			criteria				
Landscape Sensitivity	ent against environme			criteria	Rating			
Landscape Sensitivity Detailed assessme	Assessment	ental, economic and		criteria	Rating			
Landscape Sensitivity Detailed assessme	Assessment Env			criteria	Rating			
Landscape Sensitivity Detailed assessme Criteria	Assessment	ental, economic and		criteria	Rating			
Landscape Sensitivity Detailed assessme Criteria Greenfield /	Assessment Env	ental, economic and		criteria	Rating			
Landscape Sensitivity Detailed assessme Criteria Greenfield / Previously	Assessment Env Greenfield Considerable changes	ental, economic and vironmental in levels within a small	d social		Rating			
Landscape Sensitivity Detailed assessme Criteria Greenfield / Previously Developed Land Topography	Assessment Env Greenfield Considerable changes developable area is res	ental, economic and vironmental in levels within a small	d social		Rating			
Landscape Sensitivity Detailed assessme Criteria Greenfield / Previously Developed Land Topography Agricultural Land	Assessment Env Greenfield Considerable changes	ental, economic and vironmental in levels within a small	d social		Rating			
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constraints on density Connections to local None		mitigation							
constraints on density Connections to local None	Any character	Trees across site, levels	and the proximity into nei	ghbours.					
Connections to local None			•						
	·								
cycle route networks		None							
	cycle route networks								

Public Open Space	Area of Amenity Greenspace known as 'Woodbury Road Open Space'. There are no other areas of Amenity Greenspace within a 400m straight line walking distance of the site and therefore if lost there would be a shortage of such open space in this part of the borough Could have potential to become a village green. No evidence of anti- social behaviour, tipping etc.						
Loss of Playing Field	Not marked out as a playing field.						
/ Sports Pitches	The marked out as a playing note.						
Other Social	Potential impact to neighbour amenity (i.e. privacy and outlook) as						
	the site is very constrained which could impact on the amount of						
	developable site. Neighbours have short gardens.						
	Opportunities						
Opportunities	No opportunities identified						
Sustainability Appraisal							
Sustainability	The site has no overwhelming negative impacts and positive						
Appraisal Conclusion	impacts for SA objectives 9, 10, 12, 13 and 14.						
Conclusion							

Conclusion

The site is an area of undulating Amenity Greenspace that contains a number of mature trees and is surrounded by residential development.

The topography and trees would make such a small site difficult to develop. There would be a shortfall of Amenity Greenspace within this part of the borough if this site were to be developed as there are no other such sites within a 400m straight line walking distance.

The site is not suitable to be released for development. Not suitable for residential or industrial purposes.

Halesowen South

Site Address Land off Lye Close Lane, Halesowen, B62 9LG Ward Halesowen South Call for Site Ref 39 Site Area (ha) 0.79 Site Reference SA-0008-DUD Background/Context Current uses Agricultural/Equestrian. Building to south eastern boundary. Surrounding land Equestrian to the north, Lapal Lane south to the east, farm buildings and fields to the south and west. Constraints Gateway Constraints (where affecting part of submitted site) SSSI/SAC/SINC N/A Ancient Woodland / Veteran Trees N/A Ancient Woodland / Veteran Trees N/A Registered Park & Garden N/A Scheduled Ancient Monument N/A Scheduled Ancient Monument N/A Common Land N/A Existing Policy Designations Area of High Historic Landscape Value (all) Mineral Safeguarding Area (all) SLINC - boundary hedgerows Green Belt Harm (B71Bs1) Green Belt Harm (B71Bs1) Moderate to Harbard Assessment Rating Freen Belt boundary, given that the current boundaries provide a strong and distinct boundary with the urban edge along the A456 and M5. The landscape is not only and to preventing encoachment on the countryside. Release of any land in this sub-parcel would result in a significantly weaker Green Belt boundary, given that the current boundaries provide a strong and distinct boundary with the urban edge along the A456 and M5. The landscape is considered to have a moderate-high over a sensitivity of both residential and employment development as the majority of the criteria score moderate, while the natural and recreational character score high and most other criteria scoring moderate-high. Employment development as the majority of the criteria score moderate, while the natural and recreational character score high and most other criteria scoring moderate-high. Employment development in particular would have a poor relationship with the existing settlement form and would disrupt the existing small scale landscape pattern.	014 17							
Site Area (ha) Site Area (ha) O.79 Site Reference SA-0008-DUD Background/Context Current uses Agricultural/Equestrian. Building to south eastern boundary. Surrounding land uses to the south and west. Constraints Constraints Constraints Constraints (where affecting part of submitted site) SSSI/SAC/SINC Ancient Woodland / Veteran Trees N/A Ancient Woodland / Veteran Trees N/A Ancient Woodland / Veteran Trees N/A Registered Park & Carden N/A Common Land Existing Policy Designations Green Belt Harm (B71Bs1) Coren Belt Harm (B71Bs1) Landscape Sensitivity Assessment Coren Belt Harm (B71Bs1) Landscape Sensitivity Assessment Coren Belt Ad56 and M5. Landscape Sensitivity Assessment The sub-parcel makes a strong contribution to preventing sprawl from the West Midlands conurbation south from Halesowen (Dudley) and west from Woodgate (Birmingham) and to preventing encroachment on the countryside. Release of any land in this sub-parcel would result in a significantly weaker Green Belt boundary, bedgenowen the West Midlands conurbation south from Halesowen (Dudley) and west from Woodgate (Birmingham) and to preventing encroachment on the countryside. Release of any land in this sub-parcel would result in a significantly weaker Green Belt boundary, bedgenow as sensitivity to both residential and employment development as the majority of the criteria score moderate, while the natural and recreational character score high and most other criteria score moderate, while the natural and recreational character score high and most other criteria score moderate, while the natural and recreational character score high and most other criteria score moderate, while the natural and recreational character score high and most other criteria score moderate, while the natural and recreational character score high and most other criteria score moderate, while the natural and recreational character score high and most other criteria score moderate, while the natural and secondary as poor relationship with the existing settlement	Site Known as	Site Known as Lye Close Lane						
Site Area (ha) Site Reference SA-0008-DUD Background/Context Current uses Agricultural/Equestrian. Building to south eastern boundary. Equestrian to the north, Lapal Lane south to the east, farm buildings and fields uses Constraints Constraints Gateway Constraints (where affecting part of submitted site) SSSI/SAC/SINC Ancient Woodland / Veteran Trees N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Registered Park & Garden N/A Common Land Criteria Green Belt and Landscape Sensitivity Green Belt and Landscape Sensitivity Green Belt Harm (B71Bs1) Landscape Moderate to High High High High The sub-parcel makes a strong contribution to preventing sprawl from the West Midlands conurbation south from Halesowen (Dudley) and west from Woodgate (Birmingham) and to preventing encroachment on the countryside. Release of any land in this sub-parcel would result in a significantly weaker Green Belt boundary, given that the current boundaries provide a strong and distinct boundary with the urban edge along the A456 and M5. The landscape is considered to have a moderate-high over a sensitivity to both residential and employment development as the majority of the criteria score moderate, while the natural and recreational character score high and most other criteria scoring moderate-high. Employment development as the majority of the criteria score moderate, while the natural and recreational character score high and most other criteria scoring moderate-high. Employment development in particular would have a poor relationship with the existing settlement form and would disrupt the existing small scale landscape pattern.	Site Address	Land off Lye C	lose L	ane,	Halesowen, B62 9L	G		
Site Reference	Ward	Halesowen So	uth		Call for Site Ref	39		
Background/Context Current uses	Site Area (ha)	0.79						
Current uses Agricultural/Equestrian. Building to south eastern boundary. Surrounding land uses Equestrian to the north, Lapal Lane south to the east, farm buildings and fields to the south and west. Constraints Gateway Constraints (where affecting part of submitted site) SSSI/SAC/SINC N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Local Nature Reserve N/A Flood Risk Zone 3 N/A Registered Park & Garden N/A Scheduled Ancient Monument N/A Operational Burial Ground N/A Common Land Existing Policy Designations Green Belt (all) Mineral Safeguarding Area (all) SLINC - boundary hedgerows Green Belt Harm (B71Bs1) Assessment Green Belt Harm (B71Bs1) Very High Common Land Very High Common Land N/A Common Land Common Land N/A Common Land Common	Site Reference	SA-0008-DUD						
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Equestrian to the north, Lapal Lane south to the east, farm buildings and fields to the south and west.	Current uses	Current uses Agricultural/Equestrian. Building to south eastern boundary.						
Uses	Surrounding land							
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SSSI/SAC/SINC	Gateway Constraints	(where affecting	part	Nar	ne / Details	Amount covered (ha's)		
Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Flood Risk Zone 3 N/A Registered Park & Garden N/A Scheduled Ancient Monument N/A Operational Burial Ground N/A Common Land N/A Existing Policy Designations Area of High Historic Landscape Value (all) Mineral Safeguarding Area (all) SLINC – boundary hedgerows Green Belt and Landscape Sensitivity Assessment Criteria Assessment Rating Green Belt Harm (B71Bs1) Wery High The sub-parcel makes a strong contribution to preventing sprawl from the West Midlands conurbation south from Halesowen (Dudley) and west from Woodgate (Birmingham) and to preventing encroachment on the countryside. Release of any land in this sub-parcel would result in a significantly weaker Green Belt boundary, given that the current boundaries provide a strong and distinct boundary with the urban edge along the A456 and M5. Landscape Sensitivity (BL19s1) Moderate to High Historic Landscape In High Halesowen (Dudley) and west from Woodgate (Birmingham) and to preventing encroachment on the countryside. Release of any land in this sub-parcel would result in a significantly weaker Green Belt boundary, given that the current boundaries provide a strong and distinct boundary with the urban edge along the A456 and M5. Landscape Sensitivity (b both residential and employment development as the majority of the criteria score moderate, while the natural and recreational character score high and most other criteria scoring moderate-high. Employment development in particular would have a poor relationship with the existing settlement form and would disrupt the existing small scale landscape pattern. Detailed assessment against environmental, economic and social criteria	of submitted site)							
Local Nature Reserve	SSSI/SAC/SINC			N/A				
Registered Park & Garden N/A	Ancient Woodland / Ve	eteran Trees		N/A				
Registered Park & Garden N/A	Local Nature Reserve			N/A	ı			
Registered Park & Garden N/A				N/A				
Scheduled Ancient Monument Operational Burial Ground N/A Common Land Existing Policy Designations Green Belt (all) Area of High Historic Landscape Value (all) Mineral Safeguarding Area (all) SLINC – boundary hedgerows Green Belt and Landscape Sensitivity Assessment Criteria Assessment Green Belt Harm (B71Bs1) Wery High Very High Very High The sub-parcel makes a strong contribution to preventing sprawl from the West Midlands conurbation south from Halesowen (Dudley) and west from Woodgate (Birmingham) and to preventing encroachment on the countryside. Release of any land in this sub-parcel would result in a significantly weaker Green Belt boundary, given that the current boundaries provide a strong and distinct boundary with the urban edge along the A456 and M5. Landscape Sensitivity (BL19s1) Moderate to High High High High High High High High		den						
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Common Land Existing Policy Designations Green Belt (all) Area of High Historic Landscape Value (all) Mineral Safeguarding Area (all) SLINC – boundary hedgerows Green Belt and Landscape Sensitivity Assessment Criteria Assessment Rating Green Belt Harm (B71Bs1) Very High The sub-parcel makes a strong contribution to preventing sprawl from the West Midlands conurbation south from Halesowen (Dudley) and west from Woodgate (Birmingham) and to preventing encroachment on the countryside. Release of any land in this sub-parcel would result in a significantly weaker Green Belt boundary, given that the current boundaries provide a strong and distinct boundary with the urban edge along the A456 and M5. Landscape Sensitivity (BL19s1) Moderate to High High High High High High High High								
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Green Belt and Landscape Sensitivity Assessment Criteria Assessment Rating Green Belt Harm (B71Bs1) Wery High The sub-parcel makes a strong contribution to preventing sprawl from the West Midlands conurbation south from Halesowen (Dudley) and west from Woodgate (Birmingham) and to preventing encroachment on the countryside. Release of any land in this sub-parcel would result in a significantly weaker Green Belt boundary, given that the current boundaries provide a strong and distinct boundary with the urban edge along the A456 and M5. Landscape Sensitivity (BL19s1) Moderate to High High Sensitivity to both residential and employment development as the majority of the criteria score moderate, while the natural and recreational character score high and most other criteria scoring moderate-high. Employment development in particular would have a poor relationship with the existing settlement form and would disrupt the existing small scale landscape pattern. Detailed assessment against environmental, economic and social criteria	Boolgridations							
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Detailed assessment against environmental, economic and social criteria	· · · · · · · · · · · · · · · · · · ·							
	Detailed assessmen	nt against envir				cial criteria		
Criteria Assessment Rating								
Environmental			Env	viror	mental			

Greenfield /	Greenfield land	
Previously	Greenica land	
Developed Land		
Topography	Fairly level	
Agricultural Land	Grade 3	
Quality	Siddo o	
DEFRA information		
Tree Preservation	Mature hedge to site boundaries. Some trees to boundaries	
Orders / Mature	matana nauga ta ana zaunaanaan aana ta zaunaanaa	
Trees of Value on		
site or significantly		
affecting boundaries		
Biodiversity or	Hedgerows along the boundaries of the site and neighbouring	
Geodiversity on site	fields allocated SLINC (Raddens Pastures)	
or significantly	, ,	
affecting boundaries		
Heritage Assets on	Area of High Historic Landscape Value	
site or significantly		
affecting boundaries		
Visual Amenity and	Site forms part of wider green wedge between Halesowen and	
Character of the	Bartley Green, and is effectively an extension of the Woodgate	
Area	Valley green wedge. Limited number of local residents, however,	
	views of site from Public Right of Way (PROW) that adjoins site	
	and loss of rural feel	
Flood risk, drainage	The site is not within a Flood Zone.	
and ground water		
	There is no risk of surface water flooding within the site's	
Ground	boundaries No issues identified	
Contamination	NO ISSUES IDENTIFIED	
Ground stability	No issues identified as in a Coal Authority Low Risk Area.	
Air Quality impact of	Potential air quality impact from M5.	
adjoining uses	Potential an quality impact from its. Potential odour from adjoining farm/equestrian complex.	
Noise impact of	Potential Noise impacts from M5.	
adjoining uses	T Clonical Project in Finance	
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)	
Resource Areas	(using 250m site assessment agreed buffer).	
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints regarding existing waste	
	infrastructure based on the Draft Black Country Plan Policy W2	
	(Waste Sites)	
Other Environmental	None	
	Economic	
Availability of utilities	No limitations / negligible impact on development viability	
electricity, gas,		
water, sewage		
treatment	Different to the control of the cont	
Infrastructure	Public right of way runs along the southern boundary HLS0069	
constraints on /	Outer Zone of high procesure Dine Cafety Zone aline the suggestion	
under site	Outer Zone of high-pressure Pipe Safety Zone clips the western	
	corner of the site.	
Highways access	Only access from Lapal Lane South/Lye Close Lane which is	
and transportation	considered unsuitable for large volumes of traffic with no footway	
	and is unlit.	

	Lye Close (bridge over M5 etc.) has a footway and is part lit and is wider. Frequent buses available in Bartley Green, Nos. 002, 23, 202.					
Impact on the wider		er Call for Sites (56 and 6				
road network		e served off Lapal Lane Sc				
	site 67 can be accessed		,			
Other Economic	None known					
		Social				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2. GP/Health Centre/Walk in Centre any viable mitigat						
Primary School	Over 15 mins following any viable mitigation Strategic Centre/Employment Area Within 20 mins following any viable mitigation					
Secondary School	Within 20 mins following any viable mitigation Centre/Foodstore viable mitigation					
Any character constraints on density	None					
Connections to local cycle route networks	None					
Public Open Space	No loss of public open sp	pace				
Loss of Playing Field / Sports Pitches	Not a playing field					
Other Social None known						
		oortunities				
Opportunities	No opportunities identifie					
		bility Appraisal				
Sustainability The site has some negative impacts for SA objectives 2, 6, 7, 9,						
Appraisal Conclusion	Appraisal Conclusion 12 and 14 and positive impacts for SA objectives 10 and 13.					
Conclusion						

Conclusion

Green Belt and greenfield site. The mature hedgerows surrounding the majority of the site have SLINC status. The site has a considerable rural character and is located within an Area of High Historic Landscape Value, it is therefore sensitive in landscape terms. The Green Belt and Landscape Sensitivity Assessment rates landscape sensitivity as 'Moderate to High.'

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

The site also forms part of an important wedge of open countryside that forms a green corridor that links north eastwards, albeit via the motorway junction, to Woodgate Valley in Birmingham.

Lapal Lane South is effectively a narrow, twisting, country lane, which is well used by traffic as a cut through. It is single track in many places and has no footway. If development took place there are concerns that the lane could not cope with the additional volume and that its character would have to be changed significantly to accommodate the increased usage.

Not suitable for residential or industrial purposes.

Site Known as	Land South	ı We	est of Lapal Lar	ne S	outh			
Site Address	Land on the So	Land on the South West of Lapal Lane South, Halesowen, B62 0ES						
Ward	Halesowen South	(Call for Site Ref	56				
Site Area (ha)	0.71	0.71						
Site Reference	SA-0012-DUD							
	E	Backg	ground/Context					
Current uses Surrounding land uses		orth, n e south		posite	e side of Lapal L	ane South,		
			onstraints					
Gateway Constraints of submitted site)	(where affecting	part	Name / Details		Amount cove	red (ha's)		
SSSI/SAC/SINC	T		N/A					
Ancient Woodland / Ve	eteran Trees		N/A N/A					
Flood Risk Zone 3			N/A					
Registered Park & Ga	rden		N/A					
Scheduled Ancient Mo			N/A					
Operational Burial Gro			N/A					
Common Land			N/A					
Existing Policy	Green Belt (all)		1 . 47 .					
Designations	Area of High His		andscape Value (all) ides have SLINC statu	IS				
Green Belt and Lar	ndscape Sensiti	vity A	Assessment					
Criteria	Assessment	Rati	ng					
Green Belt Harm (B71Bs1)	Very High The sub-parcel makes a strong contribution to preventing sprawl from the West Midlands conurbation south from Halesowen (Dudley) and west from Woodgate (Birmingham), and to preventing encroachment on the countryside. Release of any land in this sub-parcel would result in a significantly weaker Green Belt boundary, given that the current boundaries provide a strong and distinct boundary with the							
Landscape Sensitivity (BL19s1)	Moderate to High	ı						
Detailed assessme		onme	ental, economic an	d soc	cial criteria			
Criteria	Assessment					Rating		
Greenfield /	Greenfield land	En	vironmental					
Previously Developed Land								
Topography	Level differences	3						
Agricultural Land Quality DEFRA information	Grade 3							

Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly affecting boundaries Heritage Assets on site or significantly affecting boundaries Area of High Historic Townscape Value The disused Lapal canal tunnel runs under the site and is very shallow at this point. No other assets on site but adjoins other archaeological remains associated with the abbey ruins to the west. May need to carry out further assessment. Visual Amenity and Character of the Area Area Visual Flood risk, drainage and ground water Flood risk, drainage and ground water Flood risk, drainage and ground water Flood risk, drainage and ground water Flood risk, drainage and ground water Flood risk, drainage and ground water Flood risk, drainage and ground water Caround Stability Ground Stability Coal mining – low risk Disused Lapal canal tunnel passes under the site and likely to be shallow as the western portal was close by. — Canals and Rivers Trust may need to be consulted on this matter if development were to go ahead. Air Quality impact of adjoining uses Mineral Extraction and Mineral Aria Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer) No mineral infrastructure and Brickworks Waste Infrastructure No waste Infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites). Other Environmental No limitations / negligible impact on development viability Hedgerows to boundary. The site is not within a Flood Zone. Potential air quality impact from A456. No mineral infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites). Other Environmental No limitations / negligible impact on develop	F	THE TOO 15 MILE 18 MIL	
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		Public right of way adjoins southern boundary of the site	
A culvert for Illey Brook runs diagonally through the site	under site	HLS0050	
A culvert for Illey Brook runs diagonally through the site			
Troduction may broad tails diagonally through the one		A culvert for Illey Brook runs diagonally through the site	

Highways access and transportation	Only access from Lapal Lane South considered unsuitable as single track with no footway and is unlit. No easily accessible public transport. Visibility is restricted due to bend.						
Impact on the wider		Cumulative impact if other sites (39 and 67) were to be delivered					
road network	and were to be served o						
Other Economic	None						
		Social					
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2. GP/Health Centre/Walk in Centre any viable mitigati							
Primary School	Over 15 mins following any viable mitigation	Strategic Centre/Employment Area	Employment any viable mitigation				
Secondary School	Within 25 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following any viable mitigation				
Any character constraints on density	Boundary hedgerow A culvert runs through th	ne site					
Connections to local cycle route networks	None, but no safe pedes	strian access and not sust	ainable				
Public Open Space	No loss of public open s	pace					
Loss of Playing Field / Sports Pitches	Not a playing field						
Other Social	None known						
	Opportunities						
Opportunities	No opportunities identifie						
	Sustaina	bility Appraisal					
Sustainability Hard constraint - not assessed. Appraisal Conclusion							
Conclusion							

Conclusion

Green Belt, greenfield site that has well developed boundary hedges that have SLINC status. The site occupies a sensitive location within an Area of High Historic Townscape Value.

The site has considerable rural character and forms part of an important wedge of open countryside that links to Woodgate Valley and beyond, albeit via the motorway junction, towards Birmingham and is therefore an important green corridor.

The release of this or any land in the vicinity would result in a significantly weaker Green Belt boundary. given that the current boundaries provide a strong and distinct boundary with the urban edge along the A456 and M5.

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

Majority of site suffers from surface water drainage issues. A culvert runs through the site and there are potential stability issues with the Lapal Canal tunnel running directly under the site.

Lapal Lane South is effectively a narrow, twisting, country lane, which is well used by traffic as a cut through. It is single track in many places and has no footway. If development took place there are

changed	that the lane of significantly to	could not cope accommodate	with the addi the increase	tional volume ed usage.	e and that its c	haracter would	have to b
Site not s	uitable for res	idential or indu	strial purpose	es.			

Site Known as	Lapal Lane	Sou	ıth			
Site Address	Land north of Lapal Lane South, Halesowen					
Ward	Halesowen So	uth	Call for Site Ref	67		
Site Area (ha)	14.7					
Site Reference	SA-0015-DUD					
		Backo	ground/Context			
Current uses	Agricultural/Eque	estrian	. Building to south easterr	n boundary.		
Surrounding land uses	along eastern bo	oundary	orthern boundary with ho y. Lapal Lane South and I agricultural land to the w	buildings to the so		
		C	onstraints			
Gateway Constraints of submitted site)	(where affecting	part	Name / Details	Amount covere	ed (ha's)	
SSSI/SAC/SINC			N/A			
Ancient Woodland / Ve	eteran Trees		N/A			
Local Nature Reserve			N/A			
Flood Risk Zone 3			N/A			
Registered Park & Gar	den		N/A			
Scheduled Ancient Mo	nument		N/A			
Operational Burial Gro	und		N/A			
Common Land Existing Policy	Green Belt (all)		N/A			
Designations	Mineral Safegua SLINC – 'Lapal F to Lapal Lane Ba	rding <i>F</i> Farm P arns)	'astures' (Entire site with	exception of small a	area adjacent	
Green Belt and Lan		<u>vity A</u>	ssessment			
Criteria	Assessment	Ratir				
Green Belt Harm (B71Bs1)	Very High The sub-parcel makes a strong contribution to preventing sprawl from the West Midlands conurbation south from Halesowen (Dudley) and west from Woodgate (Birmingham), and to preventing encroachment on the countryside. Release of any land in this sub-parcel would result in a significantly weaker Green Belt boundary, given that the current boundaries provide a strong and distinct boundary with the urban edge along the A456 and M5.					
Landscape Sensitivity (BL19s1)	High The landscape is considered to have a moderate-high overall sensitivity to both residential and employment development as the majority of the criteria score moderate, while the natural and recreational character score high and most other criteria scoring moderate-high. Employment development in particular would have a poor relationship with the existing settlement form and would disrupt the existing small scale landscape pattern.					
Detailed assessme	nt against envir	onme	ental, economic and s	ocial criteria		
Criteria	Assessment				Rating	
		En	vironmental			
Greenfield / Previously Developed Land	Greenfield land					

Topography	Fairly level	
Agricultural Land	Grade 3	
Quality using DEFRA		
information		
Tree Preservation	Mature hedge/trees to site boundaries. Some trees scattered	
Orders / Mature	along hedges within the site	
Trees of Value on		
site or significantly		
affecting boundaries	AL	
Biodiversity or	Almost entire site is a SLINC (Lapal Farm Pastures)	
Geodiversity on site		
or significantly		
affecting boundaries	Within Area of High historia Landocana Value	
Heritage Assets on	Within Area of High historic Landscape Value	
site or significantly	Evidence of area marks on a considerable part of the site. Didge	
affecting boundaries	Evidence of crop marks on a considerable part of the site. Ridge and furrow identified in the northern section.	
	and furrow identified in the northern section.	
	The disused Lapal Canal Tunnel runs under the site in an east-	
	west direction.	
Visual Amenity and	Site forms part of wider green wedge between Halesowen and	
Character of the	Bartley Green and is effectively an extension of the Woodgate	
Area	Valley green wedge. Limited number of local residents, however,	
71104	detrimental impact on views of the site from the Public Right of	
	Way (PROW) that adjoins site and loss of rural character	
Flood risk, drainage	The site is not within a Flood Zone.	
and ground water		
	The site is at risk of surface water flooding which runs horizontally	
	from western boundary towards the centre of the site. This	
	includes a surface water flood risk of 1/30, 1/100 and 1/1000.	
Ground	No issues identified	
Contamination		
Ground stability	Coal Authority Low Risk Area.	
	Disused Lapal Canal Tunnel runs in an east-west direction	
	through the site. It is known to have collapsed in places.	
Air Quality impact of	Potential air quality impact from M5.	
adjoining uses		
Noise impact of	Potential Noise impacts from M5.	
adjoining uses		
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)	
Resource Areas	(using 250m site assessment agreed buffer)	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints regarding existing waste	
vvasie iiiiasiiuciuie	infrastructure based on the Draft Black Country Plan Policy W2	
	(Waste Sites).	
Other Environmental	None known	
Striot Environmental	Economic	
Availability of utilities	No limitations / negligible impact on development viability	
- electricity, gas,	The initiations / negligible impact on development viability	
water, sewage		
treatment		
Infrastructure	Public right of way HLS0058 runs through the site in a north-east	
constraints on /	to south-west direction	
under site		
	A HP Pipeline (and its Safety Zones) runs in a north south	
	direction through the centre of the site.	
	<u> </u>	

Highways access and transportation Impact on the wider road network	Potential access off Manor Way. Lapal Lane South/Lye Close Lane considered unsuitable for large volumes of traffic with no footway and is unlit. Lye Close (bridge over M5 etc.) has a footway and is part lit and is wider. Frequent buses available in Bartley Green, Nos. 002, 23, 202 Lapal Lane South and Lye Close Lane may require significant widening/footpaths					
Other Economic	None known	Social				
A again time by walking	a or public transport	Social				
Access time by walking (except Primary school residential services in a Policy HOU2.	ls: walking only) to key	GP/Health Centre/Walk in Centre	Within 10 mins to viable mit			
Primary School	Over 15 mins following any viable mitigation	I Antro/Emnio/mont				
Secondary School	Within 20 mins following any viable mitigation Over 15 mins following an viable mitigation					
Any character constraints on density	Mature hedge/trees to single Public right of way# High Pressure Pipeline SLINC AHHLV	te boundaries				
Connections to local cycle route networks	None					
Public Open Space		No loss of public open space				
Loss of Playing Field / Sports Pitches	Not a playing field					
Other Social	None known					
Opportunities						
Opportunities No opportunities identified						
Sustainability Appraisal						
Sustainability The site has some negative impacts for SA objectives 2, 4, 6, 7, 8, Appraisal Conclusion 12, 13 and 14 and a major positive impact for SA objective 10.						
Conclusion						

Conclusion

Green Belt and greenfield land predominantly used as agricultural grazing land (sheep) that has SLINC status. The site has considerable rural character despite being adjacent to the M5 and a dual carriageway (Manor Way) as it is set, in the main, at a higher level than both and it is also, shielded visually by belts of trees. The site is located within an Area of High Historic Landscape Value, it is therefore sensitive in landscape terms. The Green Belt and Landscape Sensitivity Assessment rates landscape sensitivity as 'Moderate to High'

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

The site forms part of an important wedge of open countryside that links, albeit via the motorway junction, to Woodgate Valley and beyond towards Birmingham and is therefore an important green corridor.

Lapal Lane South is a narrow, twisting, country lane, which is well used by traffic as a cut through. It is single track in many places and has no footway. If development took place there are concerns that the lane could not cope with the additional volume of traffic and that its character would have to be changed significantly to accommodate any increased usage.

Potential stability issues due to presence of Lapal Canal Tunnel running under the site.

High Pressure Pipeline has potential to reduce density.

Not suitable for residential or industrial purposes.

Site Known as	Land South	n of	Illey Lane			
Site Address	Land to South	Land to South of Illey, Halesowen				
Ward	Halesowen South	0	Green Belt Parcel	B72		
Site Area (ha)	24					
Site Reference	SA-0085-DUD	SA-0085-DUD				
	В	ack	ground/Context			
Current uses	some sporadic res	iden ey Bı	itial. Two streams flow acro rook which runs along the v			
Surrounding land uses			ern boundary. Agriculture ans the western boundary with	nd woodland to east and the open countryside beyond		
			Constraints			
Gateway Constraints of submitted site)	(where affecting p	art	Name / Details	Amount covered (ha's)		
SSSI/SAC/SINC	-		Illey Pastures Illey Brook Padocks Wood	3.7 3.8		
Ancient Woodland / Ve	Ancient Woodland / Veteran Trees			0.6 0.5 0.17		
Local Nature Reserve			Brook. Unknown name N/A			
Flood Risk Zone 3 Registered Park & Gard	don		Illey Brook N/A	2.9		
Scheduled Ancient Mo			N/A			
Operational Burial Grou			N/A			
Common Land	-		N/A			
Existing Policy Designations	Mineral Safeguard SSSI – southern p SINC – western bo SLINC – two within	ling / art ound n the	lary e site			
Green Belt and Lan						
Criteria Green Belt Harm (B72As1)	Assessment Very High	Rating The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation, a moderate contribution to maintaining the separation between the neighbouring towns of Halesowen and Birmingham (both part of the conurbation), and a strong contribution to preventing encroachment on the countryside. The current Green Belt boundary along the A456 and the M5 provide a strong and distinct urban edge. As such, the release of any land within this sub-parcel (in conjunction with sub-parcel B71B) would constitute a significant extension, resulting in a weaker Green Belt boundary.				
Landscape Sensitivity (BL19s2)	High	Belt boundary. The area to the south of Illey Lane has high sensitivity to residential or employment development due to the intact rural landscape with its pattern of small scale irregular hedged fields and lack of audible disturbance.				

Detailed assessme	Detailed assessment against environmental, economic and social criteria							
Criteria	Assessment	Rating						
	Environmental							
Greenfield / Previously Developed Land	Greenfield							
Topography	Undulating, some steep areas which be unsuitable development most notably in proximity to water courses							
Agricultural Land Quality using DEFRA data	Grade 3							
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Three areas of Ancient Woodland: Padocks Wood – along eastern boundary Weston Dingle – in south eastern corner of parcel associated with a watercourse Area north of Paddocks Wood adjacent to Illey Brook.							
	Trees and coppices cover parts of parcel, most notably along water courses. Row of mature oaks towards south west of parcel							
Biodiversity or Geodiversity on site or significantly	SSSI Illey pastures in the southern extremity of the parcel SINC – Illey Brook along the western boundary							
affecting boundaries	SLINC's: Black Horse Field, Illey – rectangular area to south of Illey Lane adjacent to Black Horse PH Lower Illey and Western Dingle – in the southern part of the site and associated with two watercourses							
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value A number of archaeological finds and some crop marks are present within the parcel Ridge and furrow - a significant part of the northern section of the parcel and an area in the south of the parcel Some holloways are present to some of the PROWs Illey Mill – Locally Listed HER ref 4326 Illey Brook Farm HER ref 12429 Post medieval farmstead Illey Lane series of buildings HER ref 8676 Illey House Farm HER ref 15505 Marked on OS First Edition The White House HER ref 15506 Marked on OS First Edition Lower Illey Farm HER ref 12861 late 18th early 19th century farmhouse							
Visual Amenity and Character of the Area	Characterised by small irregular fields of both arable and pasture defined by well-developed hedgerow that contain mature hedgerow trees. Watercourses, woodland and some holloways							
Flood risk, drainage and ground water	Flood Zone 2 and 3a run along the sites western boundary situated around existing water course. High (1/30), medium (1/100) and low (1/1000) risk of surface water flooding throughout west, north and south east of site.							
Ground Contamination	None known							
Ground stability	Very small northern section within Coal Authority Low Risk Area. No significant impact on capacity							
Air Quality impact of adjoining uses	None known							
Noise impact of adjoining uses	Sufficiently distant from M5 not be adversely affected by noise.							

Mineral Extraction	No minoral sytraction or	mineral resource constrai	nte bacad an				
and Mineral							
Resource Areas	(using 250m site assess	the draft Black country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer).					
Mineral Infrastructure	No mineral Infrastructure constraints						
and Brickworks							
Waste Infrastructure	No waste infrastructure	constraints regarding exis-	ting waste				
		infrastructure based on the Draft Black Country Plan Policy W2					
	(Waste Sites)	-	•				
Other Environmental	None						
		conomic					
Availability of utilities	No limitations known/ne	gligible impact on develop	ment viability				
- electricity, gas,							
water, sewage							
treatment Infrastructure	Dorool is orion proposed b	y public rights of way. Co.	mo over ground				
constraints on /	transmission lines servir	by public rights of way. Some	ne over ground				
under site	transmission intes servii	ig existing aweilings.					
Highways access	Any improved or new co	cess would need to be on	to Illoy Long				
and transportation		ted due to bending nature					
	hedgerows to rear of car		or road and				
		ıblic transport. There are r	o footways to				
	Illey Lane away from the		•				
Impact on the wider	Junction improvements may be required						
road network							
Other Economic	None known						
		Social					
Access time by walking							
	ls: walking only) to key	GP/Health	Over 15 mins for				
residential services in	accordance with BCP	Centre/Walk in Centre	viable mit	igation			
Policy HOU2.	Over 15 mins	Strategic					
Primary School	following any viable	Centre/Employment	Within 30 mins				
T minary Control	mitigation	Area	viable mit	igation			
	Over 25 mins						
Secondary School	following any viable	Centre/Foodstore	Over 15 mins for	ollowing any			
Secondary School	mitigation	Certife/1 Coustore	viable mit	igation			
Any obsesses		orough containing Angles	t Maadland and -	orto of high			
Any character constraints on		orough containing Ancien SINC and SLINC. Stream					
density		arks and archaeological fi		and full Ow,			
Connections to local	None	arto ara aronacological n	iido				
cycle route networks							
Public Open Space	None						
Loss of Playing Field	None						
/ Sports Pitches							
Other Social	, ,						
almost the length of the site close to the western boundary							
Opportunities							
Opportunities	None identified	abilita Assurate 1					
Custoinahilit		ability Appraisal					
Sustainability	Hard Constraint - not as	sessed.					
Appraisal Conclusion							
Conclusion							
		of High Historic Landscap					
	Landscape Sensitivity Assessment rates landscape sensitivity as high noting that the area has high						
. conciti uti i to rocidontic	u ar amplaumant davalant	nant dua to the intact rura	Llandoona with it	a nattarn at			

small scale irregular hedged fields and lack of audible disturbance.

sensitivity to residential or employment development due to the intact rural landscape with its pattern of

The parcel contains areas of Ancient Woodlands, a SSSI, SINC and two SLINC's. Streams, areas of ridge and furrow, some holloways, crop marks and archaeological finds. It is therefore a sensitive site in both ecological and historic terms.

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

The site forms part of an important wedge of open countryside that links, albeit via the motorway junction, to Woodgate Valley and beyond towards Birmingham and is therefore an important green corridor.

Illey Lane is narrow, winding country lane that carries large volumes of traffic. It is unlit and has few footpaths. It would have to be significantly improved to carry volumes of traffic for a parcel of this size to the detriment of hedge removal and tree loss.

The parcel is not suitable for residential or industrial purposes.

Site Known as	Land North	of I	lley Mill			
Site Address	Land to the North	Land to the North of Lapal Lane South, Halesowen				
Ward	Halesowen South Green Belt Parcel Ref B71B/C			B71B/C		
Site Area (ha)	1.68					
Site Reference	SA-0087-DUD-A					
	Ва	ack	ground/Context			
Current uses	forms the western Walkway (not publication Lane with trees on	boulicly a		ty of the site is wetland. accessed via gate off Illey		
Surrounding land uses		Bor		ed) on opposite side of Illey ern side with open land not in		
		C	Constraints			
Gateway Constraints of submitted site)	(where affecting p	art	Name / Details	Amount covered (ha's)		
SSSI/SAC/SINC			Illey Brook	0.8		
Ancient Woodland / Ve	eteran Trees		N/A			
Local Nature Reserve			N/A			
Flood Risk Zone 3			N/A			
Registered Park & Gar	rden		N/A			
Scheduled Ancient Mo	nument		N/A			
Operational Burial Gro	und		N/A			
Common Land			N/A			
Existing Policy Designations	Green Belt Mineral Safeguard Area of High Histor Significant area ha	ric L	andscape Value			
Green Belt and Lan	dscape Sensitivit	ty A	ssessment			
Criteria	Assessment	Ra	ting			
Green Belt Harm (B71Bs1)	Very High	spra Hall and of a wea bou	d to preventing encroachme any land in this sub-parcel w aker Green Belt boundary, g	from Woodgate (Birmingham), int on the countryside. Release would result in a significantly given that the current and distinct boundary with the		
Landscape Sensitivity (BL19s1)	High The landscape is considered to have a moderate-high overall sensitivity to both residential and employment development as the majority of the criteria score moderate, while the natural and recreational character score high and most other criteria scoring moderate-high. Employment development in particular would have a poor relationship with the existing settlement form and would disrupt the existing small scale landscape pattern.					
		nme	ental, economic and so			
Criteria	Assessment			Rating		
		En	nvironmental			

Greenfield /	Greenfield	
Previously	Greenmoid	
Developed Land		
Topography	The land slopes down relatively steeply from the higher field in the	
Topography	east to the riverbank	
Agricultural Land	Grade 3	
Quality using	Sidde 0	
Magicmap		
Landscape post-		
1988 map		
Tree Preservation	All Inclusive Order known as Manor Farm, Halesowen – covers	
Orders / Mature	almost the whole of the site	
Trees of Value on		
site or significantly		
affecting boundaries		
Biodiversity or	SINC – Illey Brook covers the majority of the site	
Geodiversity on site	and majority of the cite	
or significantly		
affecting boundaries		
Heritage Assets on	The whole parcel is within an Area of High Historic Landscape	
site or significantly	Value	
affecting boundaries		
Visual Amenity and	Sloping site containing Illey Brook	
Character of the	Coping the comaning may 2.00%	
Area		
Flood risk, drainage	Western half of site is within both Flood Zone 2 and 3a.	
and ground water	Trodom half of old to within boar 1 look 2 one 2 and oal	
and ground mater	Significant high (1/30) medium (1/100) and low (1/1000) risk of	
	surface water flooding in the western half of the site.	
Ground	None known	
Contamination		
Ground stability	Coal Authority Low Risk Area	
Air Quality impact of	None known	
adjoining uses		
Noise impact of	None known	
adjoining uses		
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)	
Resource Areas	(using 250m site assessment agreed buffer)	
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints regarding existing waste	
	infrastructure based on the Draft Black Country Plan Policy W2	
	(Waste Sites).	
Other Environmental	None known	
	Economic	
Availability of utilities	No limitation known/negligible impact on development viability	
- electricity, gas,		
water, sewage		
treatment		
Infrastructure	None	
constraints on /		
under site		
Highways access	Gated access exists onto Illey Lane however it is set at a high	
and transportation	level to the highway. Illey Lane bends quite sharply at this point	
	making access potentially dangerous due to poor visibility and fast	
	flowing traffic	
	1	

Impact on the wider	r Illey Lane has a rural feel. Any changes have the potential to				
road network	make it more urban				
Other Economic	None known				
		Social			
Access time by walking (except Primary school residential services in a Policy HOU2.	ls: walking only) to key	GP/Health Centre/Walk in Centre	Within 15 mins viable mit	0 ,	
Primary School	Over 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 mins viable mit		
Secondary School	Within 25 mins following any viable mitigation Centre/Foodstore viable mitigation				
Any character constraints on density	Illey Brook and associated wetland Steep topography				
Connections to local cycle route networks	None				
Public Open Space	No loss of public open s	pace			
Loss of Playing Field / Sports Pitches	Not a playing field				
Other Social	None known				
	Ор	portunities			
Opportunities	None				
	Sustainability Appraisal				
Sustainability Appraisal Conclusion	Hard constraint - not ass	sessed			
	Canalysian				

Conclusion

A narrow site with a gated frontage to Illey Lane. It is a steeply sloping site that contains the Illey Brook and therefore is predominantly wetland and appears prone to flooding. The majority of the site has SLINC status associated with Illey Brook and its wooded banks.

It is entirely within the Green Belt, an Area of High Historic Landscape Value and the whole site is covered by an All Inclusive TPO.

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

The site forms part of an important wedge of open countryside that links, albeit via the motorway junction, to Woodgate Valley and beyond towards Birmingham and is therefore an important green corridor.

Not suitable for residential or industrial purposes.

Site Known as	Land to the N	ori	th of Illey Lane		
Site Address	Land to the North of Lapal Lane South, Halesowen				
Ward	Halesowen South		Green Belt Parcel Re		B71B/D
Site Area (ha)	30				<u> </u>
Site Reference	SA-0087-DUD-B				
	Bac	kgr	ound/Context		
Current uses	Predominantly agricultural. An area of woodland plus some farms. Bartley Green Football Club have a pitch and pavilion just north of Illey Lane.				
Surrounding land uses		sou	th and west. M5 motorwa		
0.000			nstraints		
Gateway Constraints	(where affecting pa		Name / Details	Amo	unt covered (ha's)
of submitted site)	(where uncoming pu	`	rume / Details	Aiiio	unit covered (na s)
SSSI/SAC/SINC			Kitwell Brook Valley	0.45	
			Cooper's Bank and Lyeclose Meadow	2.6	
			Illey Meadows and Kitswell Dingle	3.32	
Ancient Woodland / Ve	eteran Trees		N/A		
Local Nature Reserve			N/A		
Flood Risk Zone 3			N/A		
Registered Park & Gar			N/A		
Scheduled Ancient Mo			N/A		
Operational Burial Gro	und		N/A		
Common Land	Green Belt		N/A		
Existing Policy Designations	Mineral Safeguardir Area of High Historic SINC – three areas: Kitwell Brod Cooper's B	c La ok V ank	ndscape Value alley – linear area north of and Lyeclose Meadow – 0	Coope	rs Wood
	along part of	of sc	and Kitswell Dingle – Mea outhern boundary associat		
	Lye Close F	rm E arm	Brook – linear valley of bro – land north of Lye Close res – small area at norther	Farm	of the site
Green Belt and Lan				ii ellu	or trie site
Criteria		Rati			
Green Belt Harm (B71Bs1)	Very High	he s	sub-parcel makes a strong wl from the West Midlands		
, ,	 (c r t b	Hales Birm coun esul hat tooun	sowen (Dudley) and west ingham), and to preventing tryside. Release of any lart in a significantly weaker the current boundaries prodary with the urban edge.	from V ng encr nd in th Green ovide a along t	Voodgate Toachment on the Toachment on t
Landscape Sensitivity			andscape is considered to all sensitivity to both reside		
Considivity	- rigit	, v CI C	an ochonivity to both reside	טונומו ס	ina ompioyment

(BL19s1)	development as the majority of the criteria score while the natural and recreational character scor most other criteria scoring moderate-high. Emplo	e high and cyment
	development in particular would have a poor relativisting settlement form and would disruexisting smallscale landscape pattern.	
Detailed assessme	nt against environmental, economic and social criteria	
Criteria	Assessment	Rating
- CIIICIII	Environmental	11001119
Greenfield /	Greenfield	
Previously	o commond	
Developed Land		
Topography	Undulating	
Agricultural Land	Grade 3	
Quality using		
<u>Magicmap</u>		
Landscape post-		
1988 map	The second of Assistantial Head	
Tree Preservation Orders / Mature	Three areas of Ancient Woodland: Coopers Wood	
Trees of Value on	Wooded banks of Kitwell Brook to west of Coopers Wood	
site or significantly	Elongated woodland associated with Illey brook along part of	
affecting boundaries	southern boundary	
Biodiversity or	Three SLINC's:	
Geodiversity on site	Kitwell Brook Valley – linear area north of Illey Hall Farm	
or significantly	Cooper's Bank and Lyeclose Meadow – Coopers Wood	
affecting boundaries	Illey Meadows and Kitswell Dingle – Meadows and linear section	
	along part of southern boundary associated with brook	
	SLINC's:	
	Illey Hall Farm Brook – linear valley of brook	
	Lye Close Farm – land north of Lye Close Farm Raddens Pastures – small area at northern end of the site	
Heritage Assets on	Area of High Historic Landscape Value	
site or significantly	Ridge and Furrow in extreme northern part of the site and	
affecting boundaries	adjacent to the southern boundary	
	Lye Close Farm – Historic Farmstead HER ref15223	
	Illey Hall Farm – Historic Farmstead HER ref 15383	
	Area of Illey Lane – series of buildings HER ref 8676	
Visual Amenity and	Very rural feel despite its location close to the M5 which is in	
Character of the	cutting for some of the length.	
Area	Site is not within a Flood Zone	
Flood risk, drainage and ground water	Site is not within a Flood Zone	
and ground water	High risk (1/30) of surface water flooding situated around existing	
	water courses in the south and west of the site. Also, small	
	clusters around Illey Hall Farm.	
Ground	None known	
Contamination		
Ground stability	Coal Authority Low Risk Area – northern part of the site	
Air Quality impact of	None known	
adjoining uses	The control of the state of the	
Noise impact of	The eastern boundary of the site is adjacent to the M5 motorway.	
adjoining uses	Potential for noise disturbance however the motorway is cutting towards the northern section	
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black country Plan Policy MIN2 (Minerals Safeguarding)	
Resource Areas	(using 250m site assessment agreed buffer)	
	1 (12 3 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2	

Mineral Infrastructure No mineral infrastructure constraints						
and Brickworks	Nie zatażata stara					
Waste Infrastructure	infrastructure based on t (Waste Sites)	No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites)				
Other Environmental	None known					
		conomic				
Availability of utilities – electricity, gas, water, sewage treatment		No limitation known/negligible impact on development viability				
Infrastructure constraints on / under site	A High Pressure Gas Pi south centrally through t Numerous definitive foot	tpaths cross the parcel	s run north			
Highways access and transportation	narrow rural lanes witho land that would generate					
Impact on the wider road network	·	Junction improvements likely to be required				
Other Economic	Other Economic None known					
		Social				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2. GP/Health Centre/Walk in Centre any viable mitigation						
Primary School	Over 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 mins any viable m			
Secondary School	Within 25 mins following any viable mitigation	Centre/Foodstore	Over 15 mins fo viable miti			
Any character constraints on density	Ancient woodland, trees SINC's SLINC's	and hedgerow				
Connections to local cycle route networks	None					
Public Open Space (ha's and type)	No loss of public open s	pace				
Loss of Playing Field / Sports Pitches	eld Not a playing field					
Other Social	Other Social None known					
		ortunities				
Opportunities	None identified	1 111/2 A 1 1				
0 - (-11 22)		bility Appraisal				
Sustainability Appraisal Conclusion	Hard constraint - not ass	sessed				
	Co	nclusion				
	CO	1101001011				

This is a Green Belt parcel containing several areas of Ancient Woodland, numerous trees and welldeveloped hedgerow, several SINC's and SLINC's. It is also within an Area of High Historic Landscape Value and there are areas of ridge and furrow.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt from release as 'Very High' stating that the sub-parcel makes a strong contribution to preventing sprawl from the West Midlands conurbation south from Halesowen (Dudley) and west from Woodgate (Birmingham), and to preventing encroachment on the countryside. Release of any land in this sub-parcel would result in a

significantly weaker Green Belt boundary, given that the current boundaries provide a strong and distinct boundary with the urban edge along the A456 and M5.

The site forms part of an important wedge of open countryside that links, albeit via the motorway junction, to Woodgate Valley and beyond towards Birmingham and is therefore an important green corridor.

Lapal Lane South and Illey Lane are a narrow, country lanes, that are well used by traffic as a cut through. Lapal Lane South is single track in many places and has no footway. If development took place there are concerns that the lanes could not cope with the additional volumes of traffic and that their character would have to be changed significantly to accommodate any increased usage.

Not suitable for residential or industrial purposes.

Site Known as	Twylands					
Site Address		Twylands, 31, Grange Hill, Halesowen, B62 0JH				
Ward	Halesowen South Call for Site Ref 308					
Site Area (ha)	6.5					
Site Reference	SA-0088-DUD					
Background/Context						
Current uses Surrounding land	Menage towards	south	use, stables, and other neast of site. Horse grand north west, tennis and a	azing	paddocks.	
uses	Trousing to north		entri west, termis and t		lie club to cast of s	
			onstraints			
Gateway Constraints of submitted site)	(where affecting p	part	Name / Details		Amount covere	d (ha's)
SSSI/SAC/SINC			N/A			
Ancient Woodland / Ve	eteran Trees		N/A			
Local Nature Reserve			N/A			
Flood Risk Zone 3			N/A			
Registered Park & Gar	rden		N/A			
Scheduled Ancient Mo			N/A			
Operational Burial Gro						
Common Land	- Carro		N/A			
Existing Policy	Green Belt (all)		14/71		J	
Designations	Mineral Safeguard	dina .	Area (all)			
Designations	Area of High Histo					
			of site outside Dudley N	/BC I	houndary	
Green Belt and Lar					oodiidai y	
Criteria						
		Rati				
Green Belt Harm (B71Bs1)	Very High The sub-parcel makes a strong contribution to preventing sprawl from the West Midlands conurbation south from Halesowen (Dudley) and west from Woodgate (Birmingham), and to preventing encroachment on the countryside. Release of any land in this sub-parcel would result in a significantly weaker Green Belt boundary, given that the current boundaries provide a strong and distinct boundary with the urban edge along the A456 and M5.					
Landscape Sensitivity (BL19s1)	Moderate to High The landscape is considered to have a moderate-high overall sensitivity to both residential and employment development as the majority of the criteria score moderate, while the natural and recreational character score high and most other criteria scoring moderate-high. Employment development in particular would have a poor relationship with the existing settlement form and would disrupt the existing small scale landscape pattern.					
Detailed assessme		onme	ental, economic and	d so	cial criteria	
Criteria	Assessment					Rating
			vironmental			
Greenfield /	Several horse gra					
Previously			l Equestrian Use, part	of sit	e includes	
Developed Land	former railway alig					
	Site includes stable building near to house and loose boxes.					

Topography	Elevated on a ridge.	
Agricultural Land	Not in agricultural use but it is Grade 3	
Quality using DEFRA		
data		
Tree Preservation	No TPOs. Some trees within site most notably to Grange Hill	
Orders / Mature	which provide good amenity, also along southern boundary and	
Trees of Value on	also eastern boundary (Former railway).	
site or significantly affecting boundaries	Tree survey required.	
Biodiversity or	No designations within site, but a SLINC, a SINC and Ancient	
Geodiversity on site	woodland in close proximity to east of site.	
or significantly	The same in cross promining to sales or one.	
affecting boundaries	SLINC on west side of Grange Hill.	
Heritage Assets on	Area of High Historic Landscape Value	
site or significantly	Former railway alignment along eastern boundary of the site.	
affecting boundaries	Various designations further east including Halesowen Abbey	
	(SAM). Numerous archaeological records in vicinity of abbey and	
10.1	wider area.	
Visual amenity and	Loss of views of open countryside to existing adjoining residents.	
Character of the Area	Loss of views from Grange Hill (including dwellings) across to Sedgley-Northfield ridge	
Alea	Views from Halesowen Abbey ruins and public footpath.	
	views from Fralesoweri Abbey fairts and public footpatif.	
Flood risk, drainage	The site is not within a Flood Zone.	
and ground water		
	Small clusters of surface water flood risk (1/30, 1/100 and 1/1000)	
	mainly situated along the eastern boundary of the site. None of	
	which are large enough in size to significantly impact capacity	
Ground	No issues identified	
Contamination	Maintenant of the in Oracle Address to Development to Dist. According	
Ground stability	Majority of site is Coal Authority Development Low Risk Area.	
Air Quality impact of	However, there is a seam through the site that is High Risk. A456 close by but other houses closer.	
adjoining uses	74-50 Glose by but office flouses Gloser.	
Noise impact of	Sports ground to east of site would cause some noise. A456 close	
adjoining uses	by but other houses closer	
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)	
Resource Areas	(using 250m site assessment agreed buffer)	
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints regarding existing waste	
	infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites)	
Other Environmental	Floodlights at the adjacent sports facility. Potential impact on	
Calci Enviloninental	amenity	
	Economic	
Availability of utilities	No limitations / negligible impact on development viability	
electricity, gas,		
water, sewage		
treatment		
Infrastructure	Nothing apparent	
constraints on /		
under site	Eviation access anto Organiza I III would not be to be to be	
Highways access	Existing access onto Grange Hill would need to be improved.	
and transportation	Adequate visibility. Footway to Grange Hill with street lighting. Bus runs outside site Halesowen to Bromsgrove – approx. 4 a day	
	(no. 147). Frequent services to Birmingham, Stourbridge and	
	(110. 117). I request services to birmingham, etempinage and	

	Merry Hill on Grange Road/Manor Way (002, 9,14), includes No.9 to Birmingham every 10 mins, including evening and weekend				
	night buses Poor pedestrian access across Manor Way to town centre.				
Impact on the wider					
Impact on the wider road network		eady suffers from large que			
Other Economic		ment scale unlikely to mal	ke triings worse.		
Other Economic	None	0 1			
A		Social	Mithin 45 min	fallanda a	
Access time by walking		GP/Health	Within 15 mins	0	
residential services in a	ls: walking only) to key	Centre/Walk in Centre	any viable m	lugation	
Policy HOU2.	accordance with BCP	Centre/wark in Centre			
1 01109 11002.	Within 15 mins	Strategic			
Primary School	following any viable	Centre/Employment	Within 20 mins		
,	mitigation	Area	any viable mitigation		
	Within 20 mins				
Secondary School	following any viable	Centre/Foodstore	Within 10 mins		
•	mitigation		any viable m	itigation	
Any character	Site contains numerous	mature trees			
constraints on	Exposed ridgeline site				
density					
Connections to local		e Travel route is to be con	structed along		
cycle route networks	Manor Way				
Public Open Space	No loss of public open s	pace			
Loss of Playing Field	Not a playing field				
/ Sports Pitches					
Other Social Loss of equestrian facility					
	<u>Opportunities</u>				
Opportunities	No opportunities identifie				
		bility Appraisal			
Sustainability	Hard constraint - not ass	sessed			
Appraisal Conclusion					
	Co	nclusion			

Conclusion

The site is located within the Green Belt and a Landscape Heritage Area and therefore is sensitive in landscape terms. It occupies an elevated location with respect to land to the east with extensive views from it and to it. If developed for housing therefore it would be visually prominent when viewed from the east and therefore has the potential to adversely affect the setting of nearby the nearby SAM. The Green Belt and Landscape Sensitivity Assessment rates landscape sensitivity as 'Moderate to High'

It also forms part of an important wedge of open countryside that links to Woodgate Valley and beyond towards Birmingham and is therefore an important green corridor.

In terms of harm to the Green Belt the Green Belt and Landscape Sensitivity Assessment rates this as 'Very High' .The release of this or any land in the vicinity would result in a significantly weaker Green Belt boundary, given that the current boundaries provide a strong and distinct boundary with the urban edge along the A456 and M5. It is accepted that there is some linear residential development adjacent to this site along Manor Way and Grange Road (also located within the Green Belt) however it's presence does not undermine the general strong boundary along this southern section of Manor Way. Certainly, its presence would not be sufficient reason to release land from the Green Belt at this point. Not suitable for residential or industrial purposes.

Site Known on	Loc	nacurae Ber	l.			
Site Known as		Leasowes Park				
Site Address	Leas	sowes Park, Mu	ıcklow Hill, Halesowen			
Ward	Hale	sowen South	Green Belt Parcel Ref	B74A		
Site Area (ha)	113.	5				
Site Reference	SA-	0089-DUD				
Background/Context						
Current uses		Accessible Loca northern section	al Park (south and north-east) a	and Golf Course		
Surrounding land uses	Resider separat	ntial to east and sing the site from	south (Lapal). Small residential Mucklow Hill and Coombeswoo llong the south western bounda	od SLINC. Some		
	industri		onstraints	ary.		
Gateway Constraint of submitted site)	s (where	affecting part	Name / Details	Amount covered (ha's)		
SSSI/SAC/SINC			Historic Leasowes Park	113.5		
			The Leasowes	29.6		
Ancient Woodland / Veteran Trees		Hollies Wood	5.3			
			Heywood Bridge Wood			
Local Nature Reserve			Two other unnamed areas N/A			
Flood Risk Zone 3	;		N/A			
Registered Park & Ga	ırden		Historic Leasowes Park	113.5		
Scheduled Ancient M			N/A	110.0		
Operational Burial Gre			N/A			
Common Land			N/A			
Existing Policy Designations Green Belt Area of High Historic Townscape Value (along western boundary) Conservation Area – The Leasowes (majority of the site) Site covered by either SLINC and SINC status (apart from 3 & 4 Leasowes Lane and the car park and play area) SSSI – whole site (apart from depot, walled garden, golf clubhouse, 3 & 4 Leasowes Lane and the car park and play area) Grade 1 Historic Park – Leasowes Grade 1 Listed Building – former home of William Shenstone now Halesowen Golf Club House Mineral Safeguarding Area				of the site) s (apart from 3 & 4 ea) arden, golf clubhouse, 3 y area)		
Green Belt and La	ndscap					
Criteria Green Belt Harm (B74)		Assessment Hard Constr	Rating aint – SSSI and Grade 1 Regis	stered Park and Garden		
(5/7)		C	onclusion			
A Site of Special Scientific Interest (SSSI) and a Grade 1 Registered Park and Garden. These are hard constraints – no further assessment required.						
Not suitable for reside	Not suitable for residential or industrial purposes.					

Site Known as	Land adjacen	t to M5, Junction 3				
Site Address	Land south of Man	Land south of Manor Way, adjacent to M5, Junction 3				
Ward	Halesowen South Call for Site Ref 539					
Site Area (ha)	Approximately 150					
Site Reference	SA-0242-DUD					
	Bac	kground/Context				
Current uses Surrounding land	throughout. Several concentrated in area	Areas of woodland. Well-developed streams cross the site. Limited built of the Lapal Lane South orms the northern boundary. M5 mot	development and			
uses	the eastern boundar buildings plus some woodland and Illey F beyond. To the west	y with cottages along Lye Close Lane open land forming the remainder. Ille Hall Farm are along the southern boung are open fields, Manor Abbey Sports and Manor Abbey Farm	and Lye Close Farm y Lane, an area of dary with open fields			
	Constraints					
Gateway Constraints of submitted site)	(where affecting par	rt Name / Details	Amount covered (ha's)			
SSSI/SAC/SINC		Manor Abbey Woodland Illey Brook Kitwell Brook Valley St. Mary's Abbey Ruins	1.01 0.13 7.79 5.84			
Ancient Woodland / Ve	eteran Trees	Area associated with streams towards eastern boundary. Not named. Also, Coopers Wood adjacent to southern boundary	0.56			
Local Nature Reserve		N/A	4.07			
Flood Risk Zone 3	. L.	Western section associated with Illey Brook	1.27			
Registered Park & Gar Scheduled Ancient Mo	nument	N/A Parts of land to north west and south of St Mary's Abbey buildings associated with fishponds and dams, now dry, related to tributaries of the Illey Brook.	6.0			
Existing Policy Designations (list)	Green Belt – whole area Mineral Safeguarding Area Ancient Woodland – a wide area of hedgerow towards the south-eastern part of the site. Site is also directly adjacent to two other areas of Ancient Woodland one unnamed area to the north western boundary and Coopers Wood to the southern boundary Scheduled Ancient Monument (St Mary's Abbey) both within and adjacent to the western boundary SINC – several: St Mary's Abbey Remains Kitwell Brook Valley – significant sections associated with watercourses Manor Abbey Woodland (small part close to western boundary)					

	Illey Brook (small part close to western boundary)					
	SLINC – several: Manor Abbey Farm Lapal Farm Pastures Raddens Pastures Lyeclose Farm Illey Hall Farm Illey Brook Valley					
		All Inclusive Tree Preservation Order covers well over half the site only the eastern and part of the southern section are not covered by the Order				
	Area of High His	toric Landscape Value				
	A small section a MBC	along the western boundary is outside the boundary	of Dudley			
Green Belt and Lan	dscape Sensiti	vity Assessment				
Criteria	Assessment	Rating				
Green Belt Harm (B71Bs1)	Very High	The sub-parcel makes a strong contribution to pre sprawl from the West Midlands conurbation south Halesowen (Dudley) and west from Woodgate (Bir and to preventing encroachment on the countrysic of any land in this sub-parcel would result in a sign weaker Green Belt boundary, given that the currer boundaries provide a strong and distinct boundary urban edge along the A456 and M5.	from rmingham), de. Release nificantly nt			
Landscape Sensitivity (BL19s1)	Moderate to High The landscape is considered to have a moderate-high overall sensitivity to both residential and employment development as the majority of the criteria score moderate, while the natural and recreational character score high and most other criteria scoring moderate-high. Employment development in particular would have a poor relationship with the existing settlement form and would disrupt the existing small scale landscape pattern.					
Detailed assessme	nt against envir	ronmental, economic and social criteria				
Criteria	Assessment		Rating			
		Environmental				
Greenfield / Previously Developed Land	Majority greenfie	eld				
Topography	Undulating					
Agricultural Land Quality DEFRA info	Grade 3					
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	All Inclusive Tree Preservation Order covers well over half the site only the eastern and part of the southern section are not covered by the Order					
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC.	sient Woodland. Several areas of SINC and				
Heritage Assets on site or significantly affecting boundaries	Scheduled Ancie	etoric Landscape Value ent Monument (St Mary's Abbey) both within and evestern boundary				

Visual amenity and Character of the Area	agricultural with well-est streams running through location. The land rises towards t	The land rises towards the north-east and is highly visible particularly to the south and west towards the Client Hills and						
Flood risk, drainage and ground water	The western edge of the Zone 3 (a +b). There is of surface water flooding associated with existing	The western edge of the site falls within Flood Zone 2 and Flood Zone 3 (a +b). There is also a high risk (1/30, 1/100 and 1/1000) of surface water flooding throughout much of the site. This is associated with existing water courses in the north, west and central region, as well as clusters of high flood risk along Lapal						
Ground	None known							
Ground stability	south of sports ground/A boundary. One area to Potential stability issues	Low Risk Area. One seam of High Abbey and two shafts along the not western boundary not within a Risl associated with former Lapal Can est through a considerable section	rthern k Area. al					
Air Quality impact of adjoining uses	None known							
Noise impact of adjoining uses	Area close to M5 but it is impact is reduced.	Area close to M5 but it is in cutting at that point and therefore the impact is reduced.						
Mineral Extraction and Mineral		No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)						
Resource Areas		(using 250m site assessment agreed buffer).						
Mineral Infrastructure and Brickworks	No mineral infrastructure	No mineral infrastructure constraints						
Waste Infrastructure	infrastructure based on t (Waste Sites)	constraints regarding existing was the Draft Black Country Plan Policy						
Other Environmental	None known	•						
Availability of utilities		conomic gligible impact on development via	hility					
– electricity, gas,water, sewagetreatment	NO IIIIIIIAIIONS KNOWI/NE	gligible impact on development via	ionity					
Infrastructure constraints on / under site	the eastern part of the si High Tension Electricity (south-east to north-wes Numerous rights of way One culvert off Lapal La	High Pressure Gas pipeline runs in a north-south direction through the eastern part of the site High Tension Electricity Wires run diagonally above the site (south-east to north-west direction) Numerous rights of way cross the site One culvert off Lapal Lane South						
Highways access and transportation	Access could be secure	d off Manor Way.						
Impact on the wider road network	traffic	narrow to take a significant increas	e in					
Other Economic	None known	Social						
Access time by walking		Social	\//ithir	10 mins				
	ls: walking only) to key accordance with BCP	GP/Health Centre/Walk in Centre	following mit	g any viable igation				
Primary School	Over 15 mins following any viable mitigation	Strategic Centre/Employment Area	following	n 30 mins g any viable igation				

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	following mit	n 15 mins g any viable igation			
Any character	Fishponds and dams for	ming part of SAM, now dry but vis	ible.				
constraints on density	Other archaeological/historical features such as a holloway, ridge and furrow and earthworks						
	Numerous watercourses cross the site south to north and east to west with associated flood risk and drainage issues.						
	Mature patches of trees (one area of Ancient Woodland) and significant hedgerows and trees throughout the site. The majority of the site is covered by an All Inclusive TPO						
	A high-pressure gas pipeline and its safety zones runs north-south through the site close to the eastern boundary.						
	Numerous rights of way	cross the site.					
	High Tension Electricity north-west direction)	Wires run diagonally above the sit	e (south-e	east to			
Connections to local		part of an Active Travel Route is					
cycle route networks	proposed on a section o Island and Manor Lane	f Manor Way between Grange Ro	ad				
Public Open Space	None						
Loss of Playing Field / Sports Pitches	None						
Other Social		ch's Way Long Distance Footpath n Manor Way and Illey Lane	runs				
	Орр	ortunities					
Opportunities	No opportunities identifie	ed					
	Sustaina	bility Appraisal					
Sustainability	Hard constraint - not ass	sessed					
Appraisal Conclusion							
	Co	nclusion					

Significant sections of the site have SINC and SLINC status.

Part of the site contains Ancient Woodland and there are patches of mature trees and also long lengths of hedgerow containing mature trees. An All Inclusive TPO covers the central and western part of the

The area forms part of an Area of High Historic Landscape Value that has a considerable rural character and forms part of an important wedge of open countryside that links to Woodgate Valley and beyond towards Birmingham and is therefore an important green corridor.

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

St Mary's Abbey to the west of the site is a Scheduled Ancient Monument (SAM). The remains of the buildings are directly to the west but significant parts of the SAM are within the site. These areas contain the abbey system of fishponds and dams, although dry, they are clearly visible and provide

evidence of medieval watercourse management. Development on or close enough to adversely affect the setting of the SAM would not be supported. Outside of the scheduled area large blocks of masonry were recorded during the construction of Manor Way, these remains may be associated with the abbey and could suggest that the abbey landscape extends outside the scheduled area. Development within the surrounds of the scheduled monument could impact upon its setting.

The western edge of the site falls within Flood Zone 2 and Flood Zone 3 (a +b). There is also a high risk (1/30, 1/100 and 1/1000) of surface water flooding throughout much of the site. This is associated with existing water courses in the north, west and central region, as well as clusters of high flood risk along Lapal Lane South. It is likely that flood risk and drainage issues could significantly reduce capacity on this site.

A high pressure gas pipeline and its safety zones runs north-south through the site close to the eastern boundary and High Tension Electricity Wires run diagonally above the site (south-east to north-west direction). The Lapal Canal Tunnel runs partially east west through the site and could be associated with stability issues.

Taking all of the matters above into consideration, the site is inappropriate for release from the Green Belt or for development. Not suitable for residential or industrial purposes.

Site Known as	Somers Par	k					
Site Address	Somers Sports (Club a	and Somers Park, Grange	e Hill, Halesowen			
Ward	Halesowen Sout	h (Green Belt Parcel Ref	B71B/B			
Site Area (ha)	11						
Site Reference	SA-0254-DUD						
		Back	ground/Context				
Current uses Surrounding land uses	sports club with a green. A private are characterise River Stour cross the north of the r	The site contains The Grange, a Grade II listed building that is now used as a ports club with an associated grassed playing field, tennis courts and bowling reen. A private park, which were the grounds of the historic house, remain and are characterised with grassland, hedges, scattered trees and woodland. The River Stour crosses the north western corner of the site with an area of wetland to the north of the river. Agriculture to south and west. Residential and equestrian to east. Manor Way with					
uses	urbair area to no						
			Constraints				
Gateway Constraint of submitted site)	ts (where affecting	part	Name / Details	Amount covered (ha's)			
SSSI/SAC/SINC			N/A				
	Ancient Woodland / Veteran Trees						
Local Nature Reserve			N/A N/A				
Flood Risk Zone 3							
Registered Park & G	arden		N/A				
Scheduled Ancient M			N/A				
Operational Burial Gr	ound		N/A				
Common Land			N/A				
Existing Policy	Green Belt						
Designations	Area of High His						
			ot within site area)				
			 outdoor private sports fac 	ility			
Green Belt and La			ssessment				
Criteria	Assessment	Rati					
Green Belt Harm (B71Bs1)	Very High	The sub-parcel makes a strong contribution to preventing sprawl from the West Midlands conurbation south from Halesowen (Dudley) and west from Woodgate (Birmingham), and to preventing encroachment on the countryside. Release of any land in this sub-parcel would result in a significantly weaker Green Belt boundary, given that the current boundaries provide a strong and distinct boundary with the urban edge along the A456 and M5.					
Landscape Sensitivity (BL18s1)	Moderate to High	sens criter lands relati cons deve a ste the n	itivity to residential developer in a have moderate sensitivity scape pattern and time dept conship with the settlement of idered to have a high overallopment. Large scale develop change to the scale of ex	y with higher ratings for th, natural character and poor edge. The landscape is all sensitivity to employment opment in this area would mark isting residential development to have a poor relationship with it			

	facture. The irregular field nottern and frequent of	occurrence of
	feature. The irregular field pattern and frequent of natural features means that the area 'reads' as pa	
	open rural landscape.	it of the wider
Detailed assessme	nt against environmental, economic and social criteria	
Criteria	Assessment	Rating
	Environmental	
Greenfield /	Site has three parts:	
Previously	-Sports club with associated playing fields	
Developed Land	-A private park area known as Seth Somers Park (south and	
	south west)	
	-Area adjoining stream to north west	
Topography	Majority Greenfield Sports club area is relatively flat before rising to south some of it	
тородгарпу	very steep	
	The area close to the stream is also steep in places	
Agricultural Land	Not Agricultural	
Quality		
DEFRA info		
Tree Preservation	Significant tree coverage across a significant part of site, notable	
Orders / Mature	areas include around the main building to the sports club, the area	
Trees of Value on site or significantly	around the stream and within Somers Park. A number of individual and groups of trees within the sports club	
affecting boundaries	grounds are protected. A group TPO covers the area around the	
anooning boundarios	stream.	
	The trees within Somers Park effectively create an arboretum as	
	there are some specimen trees within this area (some not	
D	protected)	
Biodiversity or	SLINC Stour Valley – large parts along the southern boundary	
Geodiversity on site or significantly	and the eastern and part of the northern part of the parcel	
affecting boundaries		
Heritage Assets on	The whole site is within an Area of High Historic Landscape Value	
site or significantly	Two listed buildings within site:	
affecting boundaries	The Grange (Sports Club) is Grade II listed (HER Ref 853) and	
	any associated curtilage buildings.	
	The Grange Ice House within Seth Somers Park also Grade II listed (HER Ref 4332).	
	Non designated earth works of a former moat within site boundary	
	(HER Ref 15028)	
	Non designated earth work to north of site (HER Ref 8677)	
Visual Amenity and	Seth Somers Park provides significant amenity value and has the	
Character of the	character of a park	
Area Flood risk, drainage	North western boundary runs adjacent to Flood Zone 2 and 3	
and ground water	(a+b) but is not within the site.	
	High (1/30), medium (1/100) and low (1/1000) risk of surface	
	water flooding around the north eastern boundary (boundary with	
	SA-0255-DUD). There are also small clusters of low risk surface	
	water flooding in the centre of the site and to the south around the existing drain.	
Ground	None known	
Contamination		
Ground stability	The majority of the site is within a Coal Mining Low Risk Area	
	however there is a central band of High Risk through the centre of	
Ain Occalitation of the	the site	
Air Quality impact of	Potential air quality issues from Manor Way (A456) and Grange Road	
adjoining uses	Nuau	

Noise impact of	Pote	ntial noise from Mar	nor Way (A456) and Gran	ge Road			
adjoining uses Mineral Extraction	Nam	ain and autroption or	ata basad was				
and Mineral		nineral extraction or					
Resource Areas			Plan Policy MIN2 (Minerals	Saleguaruing)			
Mineral Infrastructure			sessment agreed buffer).				
	INO II	mineral infrastructure constraints					
and Brickworks Waste Infrastructure	Nov	waste infrastructure constraints based on the draft Black					
waste infrastructure							
Other Environmental		ntry Plan Policy 2 (W	vasie Siles).				
Other Environmental	INONE	e known F	Economic				
Availability of utilities	_ N		negligible impact on deve	lonment viability			
electricity, gas, water,		o iiiiiitationo known,	negligible impact on deve	hopinionic viability			
sewage treatment							
Infrastructure	С	ulvert associated w	ith the River Stour under N	Manor Way to			
constraints on / under		orthern boundary	itti tile ittivet eteat anaer i	viaitor vvay to			
site		-	mast along eastern bound	dary facing			
one		range Hill.	mast along castom board	adiy idoliig			
Highways access and			ole from Grange Hill or Ma	nor Way.			
transportation	G	range Hill access fo	or sports club is close to the	e runabout and			
	m	ay not be suitable.	Manor Way would need to	be left in left			
	O	ut without major inte	ervention				
Impact on the wider	M	lanor Way Island su					
road network	Н	owever, the develor	oment of this parcel on its	own is unlikely			
		have significant im					
Other Economic		one known	•				
			Social				
Access time by walking	or or	iblic transport		Within 15 mins	following any		
(except Primary school	ole, wal	king only) to key	GP/Health	viable mitigation			
residential services in				itigation			
Policy HOU2.	accord	arioc with Bor	Gentie, Walk in Gentie				
1 0110 9 1 1 0 0 2 1	\/\/ithin	15 mins following	Strategic	Within 20 mins	following any		
Primary School		viable mitigation	Centre/Employment	viable m			
	arry	viable miligation	Area	Viable III	iligation		
	NA Call	00 1 6 11 1		1000			
Secondary School		20 mins following	Centre/Foodstore	Within 15 mins			
,	any	viable mitigation		viable m	itigation		
Any character constra	ints	Grade II Listed Bu	ı ıilding and its listed parkla	nd curtilage			
on density			-	•			
Connections to local of	ycle	None currently ho	wever a new Active Trave	Route is to be			
route networks		constructed nearby on Manor Way					
Public Open Space		Not Public Open S	Space				
Loss of Playing Field	/		d - Somers Sports Fields -	- outdoor private			
Sports Pitches		sports facility would be lost					
Other Social		None known					
		Oρ	portunities				
Opportunities	Noo	pportunities identifie					
	140 0	pporturities lucritifie	, ,				
	140 0						
Sustainability	1	Sustain	ability Appraisal				
Sustainability Appraisal Conclusion	1						
Sustainability Appraisal Conclusion	1	Sustain assessed					

This is a Grade 11 listed building and its curtilage that is now used as a sports club with associated sports pitches and private park. It is within the Green Belt and an Area of High Historic Landscape Value.

The Green Belt and Landscape Sensitivity Assessment rates the harm to the Green Belt from release as 'Very High'. The site is located within a sub-parcel that makes a strong contribution to preventing sprawl

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

The Green Belt and Landscape Sensitivity Assessment considers the landscape to have a 'Moderate-High' overall sensitivity to residential development as the majority of the criteria have moderate sensitivity with higher ratings for landscape pattern and time depth, natural character and poor relationship with the settlement edge. The landscape is considered to have a high overall sensitivity to employment development. Large scale development in this area would mark a step change to the scale of existing residential development to the north in Hasbury and would have a poor relationship with it due to the A456 Manor Way which forms a strong barrier feature. The irregular field pattern and frequent of occurrence of natural features means that the area 'reads' as part of the wider open rural landscape.

The listed status of the building and its curtilage would prevent wholesale development. There would also be a loss of sports pitches.

Not suitable for residential or employment purpose.

Site Known as	Land to Sou	ith of N	Manor Way, Halesow	en				
Site Address	Land to South o	f Manor \	Way, Halesowen					
Ward	Halesowen Sout	th	Green Belt Parcel Ref	B71B/A				
Site Area (ha)	5.2							
Site Reference	SA-0255-DUD	SA-0255-DUD						
		Backgr	ound/Context					
Current uses	site. The River site in the length and then developed hedg	Predominantly agriculture. Some farm buildings in the extreme western part of the site. The River Stour forms the southern boundary of the parcel for a significant length and then cuts diagonally across the site towards Manor Way. Well-developed hedgerow boundaries and the Stour Valley is heavily wooded.						
Surrounding land uses		Manor Way to the north with housing beyond. Sports club to the east, open countryside to the south and west.						
		Со	nstraints					
Gateway Constrain of submitted site)	ts (where affecting	part N	ame / Details	Amount covered (ha's)				
SSSI/SAC/SINC		N	/A					
Ancient Woodland / \	Veteran Trees	N	/A					
Local Nature Reserv	е	N	/A					
Flood Risk Zone 3		so fo	lood Zone 3 runs along the buthern boundary of the site bllowing the existing course of	0.74				
Danistanad Danis 0 O			e River Stour					
Registered Park & G			<u>/A</u>					
Scheduled Ancient M			/A /A					
Operational Burial G	rouna		<u>/A </u>					
	Green Belt	IN	/A					
Existing Policy Designations	Mineral Safegua Area of High His							
			ir corridor through the site					
Green Belt and La								
Criteria	Assessment	Rating						
Green Belt Harm (B71Bs1)	Very High	The sub-parcel makes a strong contribution to preventing sprawl from the West Midlands conurbation south from Halesowen (Dudley) and west from Woodgate (Birmingham), and to preventing encroachment on the countryside. Release of any land in this sub-parcel would result in a significantly weaker Green Belt boundary, given that the current boundaries provide a strong and distinct boundary with the urban edge along the A456 and M5.						
Landscape Sensitivity (BL18s1)	Moderate to High	The land sensitivi criteria handscal relations conside develop a step c	dscape is considered to have not to residential development an ave moderate sensitivity with pe pattern and time depth, nationally with the settlement edge. The settlement edge are to have a high overall sensions ment. Large scale development hange to the scale of existing the in Hasbury and would have a	is the majority of the higher ratings for ural character and poor The landscape is sitivity to employment in this area would mark residential development to				

	due to the A456 Manor Way which forms a strong	barrier
	feature. The irregular field pattern and frequent of	
	natural features means that the area 'reads' as pa open rural landscape.	irt of the wider
Detailed assessmen	nt against environmental, economic and social criteria	
Criteria	Assessment	Rating
Officia	Environmental	rtating
Greenfield /	Predominantly greenfield agricultural	
Previously	Treadminantly greenheid agricultural	
Developed Land		
Topography	Site nearest Manor Way flat before falling away steeply across	
1 0 1 7	part of and as such and not all of site easily developable. Also,	
	some steep slopes across southern part of site.	
Agricultural Land	Grade 3	
Quality		
DEFRA info		
Tree Preservation	Group TPO covers part of site – follows along the River Stour	
Orders / Mature	where is crosses diagonally across the site	
Trees of Value on site or significantly	Numerous other hedgerow trees and wooded banks of River Stour	
affecting boundaries	Sidui	
Biodiversity or	SLINC – along River Stour corridor through the site	
Geodiversity on site		
or significantly		
affecting boundaries		
Heritage Assets on	Area of High Historic Landscape Value	
site or significantly		
affecting boundaries		
Visual Amenity and Character of the	Attractive area of agricultural land with the River Stour flowing	
Area	through it. Numerous trees and wetland. Well-developed hedgerow boundaries	
Flood risk, drainage	Flood Zone 2 and 3 (a+b) runs from east to west of the site along	
and ground water	the sites southern boundary following the existing course of the	
Ü	River Stour.	
	High (1/30), medium (1/100) and low (1/1000) surface water flood	
	risk throughout the sites southern boundary that follows the	
Ground	course of the River Stour. None known	
Contamination	Notice Kilowii	
Ground stability	Coal Authority Low Risk Area	
Air Quality impact of	Potential air quality issues from Manor Way (A456)	
adjoining uses		
Noise impact of	Potential noise from Manor Way (A456)	
adjoining uses		
Mineral Extraction	No mineral extraction or mineral resource constraints based upon	
and Mineral	the draft Black country Plan Policy MIN2 (Minerals Safeguarding)	
Resource Areas Mineral Infrastructure	(Using 250 metre site assessment agreed buffer). No mineral infrastructure constraints	
and Brickworks	THE THIRD AT IT IT ASSESSED TO THE THIRD AT THE THE THE THE THE THE THE THE THE TH	
Waste Infrastructure	No waste infrastructure constraints based on the draft Black	
	Country Plan Policy 2 (Waste Sites).	
Other Environmental	None known	
	Economic	
Availability of utilities –	No limitations known/negligible impact on development viability	
electricity, gas, water,		
sewage treatment		

Infrastructure constraints on / under site		public right of way outhwards HLS0178			
Highways access and			ess is from Manor Way. Would have to be		
transportation			significant engineer intervention, i.e.	the	
		onstruction of a rour	ndabout		
Impact on the wider	N	lone envisaged			
road network					
Other Economic	N	lone known			
			Social		
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in Centre	follow n	hin 15 mins ring any viable mitigation
Primary School		15 mins following viable mitigation	Strategic Centre/Employment Area	Within 20 mins following any viable mitigation	
Secondary School		20 mins following viable mitigation	Centre/Foodstore	follow	hin 15 mins ring any viable mitigation
Any character constra on density	aints	Areas of wetland	nd its wooded banks run through the and area covered by a TPO. Impact tetting of Clent Hills and views from C	to views	s into
Connections to local route networks	cycle	None			
Public Open Space		None			
Loss of Playing Field	/	N/A			
Sports Pitches					
Other Social		N/A			
			pportunities		
Opportunities	No o	pportunities identifie			
		Sustain	ability Appraisal		
Sustainability		assessed			
Appraisal Conclusion					
		_	enalusian		

Conclusion

This is a predominantly agricultural area. The River Stour forms the southern boundary of the parcel for a significant length and then cuts diagonally across the site towards Manor Way. There are well-developed hedgerow boundaries and the Stour Valley is heavily wooded. It is within the Green Belt and an Area of High Historic Landscape Value.

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

It considers the landscape to have a Moderate-high' overall sensitivity to residential development as the majority of the criteria have moderate sensitivity with higher ratings for landscape pattern and time depth, natural character and poor relationship with the settlement edge. The landscape is considered to have a high overall sensitivity to employment development. Large scale development in this area would mark a step change to the scale of existing residential development to the north in Hasbury and would have a poor relationship with it due to the A456 Manor Way which forms a strong barrier feature. The irregular field pattern and frequent of occurrence of natural features means that the area 'reads' as part of the wider open rural landscape.

Not suitable for residential or e	mployment purposes	S.	

Hayley Green and Cradley South

Site Known as	Land adja	cent	to	Abbey Road		
Site Address	Land adjacer	nt to Ab	bey	Road, Halesowe	n, I	363 2HH
Ward	Hayley Greer Cradley Sout			Call for Site Re	f	218
Site Area (ha)	3.83					
Site Reference	SA-0036-DUI	D				
	E	3ackgr	our	nd/Context		
Current uses	boundary. The	Large agricultural field with a stream (Lutley Gutter) running along the northern boundary. The northern section adjacent to the stream is an area of Natural and Semi Natural Greenspace				
Surrounding land	Agriculture to the	ulture to the east, south and west. Housing and allotments to the north.				
uses		C-		into		
	() ()			raints		
Gateway Constraints of submitted site)	(wnere affecting	part	Nan	ne / Details	A	mount covered (ha's)
SSSI/SAC/SINC			N/A			
Ancient Woodland / Ve	Ancient Woodland / Veteran Trees					
Local Nature Reserve						
Flood Risk Zone 3			N/A			
Registered Park & Garden			N/A			
Scheduled Ancient Mo	Scheduled Ancient Monument			ey Gutter		overs north small part of the orth western part of the site
Operational Burial Gro	und		N/A			
Common Land	T		N/A			
Existing Policy Designations	SLINC (part ass	ording A nd (part ociated	rea of n with	(all) orthern wooded se the stream known		
Green Belt and Lan				ssment		
Green Belt Harm (B65Cs1)	Assessment Very High	sprawlencroad contribution in eight lies in urban contain distinct countribution for the second countribution in t	ub-pal of the couriest the cour	he West Midlands of the count on to maintaining the ing towns of Stourb gap between the stee of Halesowen. We by surrounding urbundary between the provided by the this land would resument on the stee of the ste	con trys e se brido ubu hile ani: e ur e ur ree- ult ir	contribution to preventing urbation and to preventing ide, and a moderate eparation between the ge and Halesowen. The land rbs of Stourbridge and the the land is somewhat sing uses, it benefits from the ban edge and open line watercourse. As such, in a weaker green belt the role of the sub-parcel in ighbouring towns.
Landscape Sensitivity (BL17s1)	Moderate to High	The la sensiti criteria	indso ivity a sco	cape is considered to residential devel ore both moderate a	to hoprand	nave a moderate-high overall nent as all the majority of the high and no criteria override algamated field pattern

1	around Foxcote Farm reduces sensitivity, its visua						
	prominence and inter-visibility with the Clent Hill a Park increases visual sensitivity.	nd Hagley					
Detailed assessment against environmental, economic and social criteria							
Criteria	Assessment	Rating					
	Environmental						
Greenfield /	Greenfield						
Previously							
Developed Land Topography	Diago stooply from Lutley Cuttor						
Agricultural Land	Rises steeply from Lutley Gutter Grade 3						
Quality	Grade 3						
DEFRA info							
Tree Preservation	No TPOs. Ancient woodland along northern boundary associated						
Orders / Mature	with watercourse.						
Trees of Value on							
site or significantly	Trees along part of eastern boundary.						
affecting boundaries							
Biodiversity or	Thin band of the site to rear of gardens in Abbey Road is SLINC						
Geodiversity on site							
or significantly							
affecting boundaries	Area of High Historia Landsona Value						
Heritage Assets on	Area of High Historic Landscape Value						
site or significantly affecting boundaries	There are a number of archaeological finds or features within or adjoining the site.						
Visual amenity and	Loss of views for neighbours to countryside – including views						
Character of the	towards Clent.						
Area	towards official.						
	Visual impact to green wedge between Hasbury/Lutley Mill Estate and Fatherless Barn Estate. Extensive views from PROWs.						
Flood risk, drainage	The site is not within a Flood Zone.						
and ground water							
	Significant risk of surface water flooding (1/30, 1/100 and 1/1000)						
	along northern boundary of site due to presence of the 'Lutley						
	Gutter'. The remaining areas of site have no risk of surface water						
Cround	flooding No issues identified						
Ground Contamination	No issues identified						
Ground stability	No issues identified as in Low Risk area.						
Air Quality impact of	None identified						
adjoining uses	Tions identified						
Noise impact of	None identified						
adjoining uses							
Mineral Extraction	No mineral extraction or mineral resource constraints based on						
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)						
Resource Areas	(using 250m site assessment agreed buffer).						
Mineral Infrastructure	No mineral infrastructure constraints						
and Brickworks							
Waste Infrastructure	No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2						
Other Environmental	(Waste Sites) None known						
Other Environmental	Economic						
Availability of utilities	No limitations / negligible impact on development viability						
- electricity, gas,	The initiations / hegingible impact on development viability						
water, sewage							
treatment							

Infrastructure constraints on / under site	Public Right of Way along part of south eastern and also along the north western section					
Highways access and transportation	Access would need to be gained over a Public Right of Way between 147 Abbey Road and the allotments. Would need to bridge over the Lutley Gutter and cut through the SLINC to achieve this. Abbey Road has footways and lighting. Nearest bus services are to Abbey Road (eastern part) and Meres Road. Nos. 13 and 28, both hourly day time.					
Impact on the wider road network	None known					
Other Economic	None known					
		Social				
Access time by walking (except Primary school residential services in a Policy HOU2.	g or public transport s: walking only) to key	GP/Health Centre/Walk in Centre	Within 10 mins any viable m			
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 mins following any viable mitigation			
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 10 mins any viable m			
Any character constraints on density	None					
Connections to local cycle route networks	Bridleway to south of site	e. Offsite connections wo	uld be required			
Public Open Space	Not Public Open Space although there is a thin strip of Natural and Semi-Natural Greenspace along the northern section associated with the stream					
Loss of Playing Field / Sports Pitches	Not a playing field					
Other Social	None known					
0		ortunities				
Opportunities	No opportunities identifie					
Sustainability	Hard constraint - not ass	bility Appraisal				
Appraisal Conclusion		nelucion				

Conclusion

This field forms an integral part of a number of agricultural fields within this area of Green Belt. These fields form part of a narrow green wedge of land that provides a link from the open countryside into the urban area onwards to the River Stour corridor via the Lutley Gutter thereby forming part of a valuable green corridor.

The site is within as Area of High Historic Landscape Value, it is visually prominent and the wedge of land in which it is set has inter-visibility with the Clent Hills and Hagley Park which increases visual sensitivity. The Green Belt and Landscape Sensitivity Assessment rates landscape sensitivity as 'Moderate to High'

The Green Belt and Landscape Sensitivity Assessment rates harm to the release of this land from the Green Belt as 'Very High'. It notes that the sub-parcel in which this site is located makes a strong contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment

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

The northern part of the site is a SLINC and the north eastern section contains an area of Ancient Woodland. In order to achieve vehicular access to the site the SLINC along the northern boundary would have to be crossed and a section removed.

There is a risk of surface water flooding along northern part of the site associated with the Lutley Gutter.

Not suitable for release for residential or industrial purposes.

Site Known as	Land off Lu	utley L	ane, adj to Broo	kside Close	
Site Address	Land off Lutley Lane, adj to Brookside Close, B63 1BX				
Ward	Hayley Green & Cradley South		Call for Site Ref	219	
Site Area (ha)	3.7				
Site Reference	SA-0037-DUD				
	l	Backgro	und/Context		
Current uses			stream (Lutley Gutter) a		
Surrounding land uses			and west. An Area of N ne Lutley Gutter separate		
		Cor	straints		
Gateway Constraints	(where affecting	part N	lame / Details	Amount cov	ered (ha's)
of submitted site)					
SSSI/SAC/SINC		L	utley Gutter	0.44	
Ancient Woodland / Ve	eteran Trees		I/A		
Local Nature Reserve			I/A		
Flood Risk Zone 3			astern strip of site	0.72	
	-		djoining stream		
Registered Park & Ga			I/A		
Scheduled Ancient Mo			I/A		
Operational Burial Gro	ound		I/A		
Common Land		N	I/A		
Existing Policy	Green Belt (all)				
Designations			dscape Value (all)		
		neral Safeguarding Area (all)			
			n section (along Lutley G		
Creen Delt and Ler			adjacent to the Lutley N	villi Conservation A	rea
Green Belt and Lar					
Criteria	Assessment	Rating			.,
Green Belt Harm	Very High	The sub-parcel makes a strong contribution to preventing			·
(B65Cs1)			of the West Midlands co		
			chment onto the countrys		
			ition to maintaining the souring towns of Stourbric		
			ne gap between the sub		
			dge of Halesowen. While		
		contained by surrounding urbanising uses, it benefits from the distinct boundary between the urban edge and open			
			side provided by the tree		
			g this land would result		
			ry, as well as weakening		
			g separation between n		
Landscape	Moderate to	· · · · · · · · · · · · · · · · · · ·			
Sensitivity	High		ity to residential develop		
(BL17s1)			score both moderate and	•	
			gement. Although the ar		
			Foxcote Farm reduces s		
		prominence and inter-visibility with the Clent Hill and Hagley			
Park increases visual sensitivity. Detailed assessment against environmental, economic and social criteria					
		onnen	iai, economic and so	ciai criteria	Detin
Criteria	Assessment				Rating

Environmental					
Greenfield /	Greenfield				
Previously					
Developed Land					
Topography	Site rises steeply from the stream				
Agricultural Land	Grade 3				
Quality					
DEFRA info					
Tree Preservation	Two sections, one along the southern and the other along the				
Orders / Mature	eastern section of the site adjacent to Lutley Gutter covered by				
Trees of Value on	TPO's				
site or significantly	Other trees with in head on the deservation				
affecting boundaries Biodiversity or	Other trees within boundary hedgerow.				
Geodiversity on site	SINC along southern/eastern part of the site associated with the Lutley Gutter				
or significantly	Lulley Guller				
affecting boundaries					
Heritage Assets on	Area of High Historic Landscape Value				
site or significantly	Site contains a number of archaeological finds				
affecting boundaries	G				
Visual amenity and	Loss of views for neighbours to countryside				
Character of the	Visual impact to green wedge between Hasbury/Lutley Mill Estate				
Area	and Fatherless Farm Estate Extensive views from PROWs.				
	Impact upon adjacent Conservation Area.				
Flood risk, drainage	Southern/eastern region of the site is within Flood Zone 2 and				
and ground water	Flood Zone 3a.				
	Significant risk (1/30, 1/100 and 1/1000) of surface water flooding				
	in southern/eastern area of the site.				
Ground	No issues identified				
Contamination					
Ground stability	No issues identified as in Low Risk area.				
Air Quality impact of	None identified				
adjoining uses					
Noise impact of	None identified				
adjoining uses					
Mineral Extraction	No mineral extraction or mineral resource constraints based on				
and Mineral	the draft Black Country Plan Policy MIN2(Minerals Safeguarding)				
Resource Areas	(using 250m site assessment agreed buffer).				
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints				
Waste Infrastructure	No waste infrastructure constraints regarding existing waste				
vvasto minastructure	infrastructure based on the Draft Black Country Plan Policy W2				
	(Waste Sites)				
	(114010 01100)				
Other Environmental	None known				
Economic					
Availability of utilities	No limitations / negligible impact on development viability				
electricity, gas,					
water, sewage					
treatment	Dublic Dight of May close worth and because Daidlesses to add				
Infrastructure	Public Right of Way along northern boundary. Bridleway to north				
constraints on / under site	and western boundary (Lutley Lane)				
unuon ollo					
Highways access	Four options to access site:				
and transportation					

	1) Brookside Close is lit and has a footway, however, it is narrow. Widening would encroach into a SINC and group TPO. New bridge would be a in the SINC. Bridge would need to be constructed over stream. Access is through a flood zone. 2) Fallowfield Road – Much wider and straight has foot way and lighting. However, access would need to pass through SINC and group TPO and requires a new bridge. 3) Lutley Lane via Bridleway from north – narrow and not in control of DMBC. Potential visual impact, loss of boundary trees and hedgerow to widen and cost 4) Lutley Lane from south via Bridleway again narrow and visual impact, loss of boundary trees and hedgerow to widen and cost Nearest bus routes No. 4H 3-4 per hour, No. 28 – hourly daytime only				
Impact on the wider	Additional pressure on L	utley Mill Road /A458 jund	ction – may		
road network	need improvements				
Other Economic	None				
		Social			
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2. Within 10 min any viable notes that the contrely service is accordance with BCP					
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 mins following any viable mitigation		
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following any viable mitigation		
Any character constraints on density	Hedgerow trees within the site and two Group TPO's on trees within the southern part of the site				
Connections to local cycle route networks	Yes – public bridleway along northern boundary				
Public Open Space	Not Public Open Space				
Loss of Playing Field / Sports Pitches	Not a playing field				
Other Social	None known				
Opportunities					
Opportunities No opportunities identified					
Sustainability Appraisal					
Sustainability Appraisal Conclusion	Hard constraint - not ass	sessed.			
Appraisal Conclusion					

Conclusion

This field forms an integral part of a number of agricultural fields within this area of Green Belt. These fields form part of a narrow green wedge of land that provides a link from the open countryside into the urban area onwards to the River Stour corridor via the Lutley Gutter thereby forming part of a valuable green corridor.

The site is within as Area of High Historic Landscape Value. The Green Belt and Landscape Sensitivity Assessment rates landscape sensitivity as 'Moderate to High'

The Green Belt and Landscape Sensitivity Assessment rates harm to the release of this land from the Green Belt as 'Very High'. It notes that the sub-parcel in which this site is located makes a strong contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment onto the countryside, and a moderate contribution to maintaining the separation between the neighbouring towns of Stourbridge and Halesowen. The land lies in the gap between the suburbs of

Stourbridge and the urban edge of Halesowen. While the land is somewhat contained by surrounding urbanising uses, it benefits from the distinct boundary between the urban edge and open countryside provided by the tree-line watercourse. As such, releasing this land would result in a weaker green belt boundary, as well as weakening the role of the sub-parcel in providing separation between neighbouring towns.

The southern part of the site is a SINC. To achieve satisfactory vehicular access to the site it is likely that the SINC along the southern boundary would have to be crossed and a section removed. A bridge across the Lutley Gutter would also be required.

The southern part of the site is within Flood Zones 2 and 3. There is also a risk of surface water flooding along southern part of the site associated with the Lutley Gutter.

Not suitable for release for residential or industrial purposes.

Site Known as	South of C	radley ⁻	Town FC			
Site Address	Land south of Cradley Town FC, Beeches View Avenue, Halesowen, B63 2HH					
Ward	Hayley Green & Cradley South		Call for Site Ref	225		
Site Area (ha)	1.26					
Site Reference	SA-0040-DUD					
	I	Backgrou	nd/Context			
Current uses	regenerated scr	ub and woo	odland	tments in southern section,		
Surrounding land uses	Cradley Town F and agricultural		b to north, residential to e est	ast, allotments to south		
		Cons	traints			
Gateway Constraints of submitted site)	(where affecting	part Na	me / Details	Amount covered (ha's)		
SSSI/SAC/SINC		N/A				
Ancient Woodland / Ve	teran Trees	N/A				
Local Nature Reserve		N//				
Flood Risk Zone 3		N//				
Registered Park & Gar		N//				
Scheduled Ancient Mo		N//				
Operational Burial Gro	und	N//				
Common Land	T	N/A				
Existing Policy		st, with the	exception of the access re	oad and some land on		
Designations	either side)					
				ception of the access road		
	and some land					
0 0 11	Mineral Safegua					
Green Belt and Lan			essment			
Criteria	Assessment	Rating				
Green Belt Harm	Very High		parcel makes a strong co			
(B65Cs1)		sprawl of the West Midlands conurbation and to preventing				
			ment onto the countryside			
			on to maintaining the sep			
				and Halesowen. The land		
			gap between the suburb			
			ge of Halesowen. While the			
			oundary between the urba	ng uses, it benefits from the		
		countryside provided by the tree-line watercourse. As such, releasing this land would result in a weaker green belt				
		boundary, as well as weakening the role of the sub-parcel in				
		providing separation between neighbouring towns.				
Landscape	Moderate to			ve a moderate-high overall		
Sensitivity	High			ent as all the majority of the		
(BL17s1)		•	•	th moderate and high and no criteria override		
that judgement. Although the amalgamated field j						
		around Foxcote Farm reduces sensitivity, its visual				
		prominence and inter-visibility with the Clent Hill and Hagley				
		Park incre	eases visual sensitivity.			
Detailed assessmen	nt against envi	ronmenta	I, economic and socia	al criteria		

Criteria	Assessment	Rating			
	Environmental				
Greenfield /	Mostly Greenfield				
Previously					
Developed Land					
Topography	Slopes generally to the south. Not significant.				
Agricultural Land	Not agriculture				
Quality using					
Magicmap					
Landscape post-					
1988 map Tree Preservation	No TPOs				
Orders / Mature	Large number of trees within site. Tree survey required.				
Trees of Value on	Large number of frees within site. Tree survey required.				
site or significantly					
affecting boundaries					
Biodiversity or	None identified.				
Geodiversity on site	Ecological survey required				
or significantly					
affecting boundaries					
Heritage Assets on	Area of High Historic Landscape Value – all except central access				
site or significantly	road to football club and a section on either side				
affecting boundaries					
Visual amenity and	Loss of views to the countryside from residents.				
Character of the	Site occupies an elevated position with respect to open fields to				
Area	the south and is readily visible from footpaths within that area.				
Flood risk, drainage	The site is not within a Flood Zone.				
and ground water	Low risk (1/1000) in part of the northern half of site, negligible				
Ground	impact on site capacity. No issues identified				
Contamination	No issues identified				
Ground stability	No issues identified as in Low Risk area.				
Air Quality impact of	None identified				
adjoining uses	Trong lagritude				
Noise impact of	Noise from football ground, may impact on developable area and				
adjoining uses	require mitigation which may also take land i.e. noise bund,				
, ,	fencing etc.				
Mineral Extraction	No mineral extraction or mineral resource constraints based on				
and Mineral	the draft Black Country Plan Policy MIN2(Minerals Safeguarding)				
Resource Areas	(using 250m site assessment agreed buffer)				
Mineral Infrastructure	No mineral infrastructure constraints				
and Brickworks	No see to before the extreme as a set of the see as P				
Waste Infrastructure	No waste infrastructure constraints regarding existing waste				
	infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites)				
Other Environmental	Light pollution/glare from football ground flood lighting – may				
Other Environmental	require off site mitigation to lights. Trees to northern and western				
	boundary only provide mitigation in summer months.				
Economic					
Availability of utilities	No limitations / negligible impact on development viability				
- electricity, gas,					
water, sewage					
treatment					
Infrastructure	No issues identified				
constraints on /					
under site					

Highways access and transportation	Access between Nos. 48 and 50 Beeches View Avenue is only 6m wide this is unlikely to be wide enough for road and footways. This access also provides a route to football ground.				
	Access could be obtained via exiting allotment site onto Abbey Road although this would lead to the loss of allotments.				
	Nearest bus services are in Meres Road. Nos. 13 and 28, both hourly day time.				
Impact on the wider road network	None				
Other Economic	None				
		Social			
(except Primary school	Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.		Over 15 mins following any viable mitigation		
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area	Within 20 mins following any viable mitigation		
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following any viable mitigation		
Any character constraints on density	Site slopes up from sout	th to north. Multiple trees.			
Connections to local cycle route networks	None				
Public Open Space	Natural and Semi Natural Greenspace known as 'Fatherless Barn Open Space' that is publicly accessible Loss of area of Natural and Semi Natural Greenspace there are however other such areas within a 400m straight line distance				
Loss of Playing Field / Sports Pitches	Not a playing field				
Other Social	issue.	g – development would al	leviate this		
Opportunities					
Opportunities No opportunities identified					
Sustainability Appraisal					
Sustainability The site has a negative impact for SA objective 2 and positive impacts for SA objectives 9, 10, 13 and 14.					
Conclusion					
Site is mostly within the Green Belt. The site occupies a prominent elevated location when viewed from open countryside to the south. Loss of trees					

open countryside to the south. Loss of trees.

The majority of the site is located within as Area of High Historic Landscape Value. The Green Belt and Landscape Sensitivity Assessment rates landscape sensitivity as 'Moderate to High'

The Green Belt and Landscape Sensitivity Assessment rates harm to the release of this land from the Green Belt as 'Very High'. It notes that the sub-parcel in which this site is located makes a strong contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment onto the countryside, and a moderate contribution to maintaining the separation between the neighbouring towns of Stourbridge and Halesowen. The land lies in the gap between the suburbs of Stourbridge and the urban edge of Halesowen. While the land is somewhat contained by surrounding urbanising uses, it benefits from the distinct boundary between the urban edge and open countryside provided by the tree-line watercourse. As such, releasing this land would result in a weaker green belt

boundary, as well as weakening the role of the sub-parcel in providing separation between neighbouring towns.

The current access arrangement would not be acceptable. There would therefore be a necessity to either demolish a house to widen the existing access or cut through some allotments. The former option could still create conflict with access to the adjacent football club and the latter would have an adverse impact on the number and setting of the allotments.

Located as it is between the adjacent football club and allotments, this area of open space site also provides a leisure use for local residents which is wholly appropriate to its Green Belt location.

Not suitable for release for residential or industrial purposes.

Site Known as	Hayley Gre	en Far	·m			
Site Address	Hayley Green	Hayley Green Farm, Hagley Road, Halesowen				
Ward	Hayley Green Cradley South					
Site Area (ha)	2.73					
Site Reference	SA-0091-DUD					
	E	Backgro	und/Context			
Current uses Surrounding land uses	corner of the site large private gar boundaries. Fur properties and g some grazing la. The site is boundaries. The site is boundaries and g some grazing la. A456 Manor Wa.	The site itself comprises of two large residential properties situated at the corner of the site close to the roundabout junction. These properties have large private gardens, including a tennis court. There are trees to the boundaries. Further to the west of the site is a row of smaller residential properties and gardens with a small area of dense trees next to that. There is some grazing land within the site. The site is bounded by: A456 Manor Way and existing housing to the north,				
	children's nurse		vest. straints			
Gateway Constraints	(where affecting		ame / Details	ΙΔ	Amount covered (ha's)	
of submitted site)	(Where arrecting	part	ame / Details	[dillount covered (na s)	
SSSI/SAC/SINC		N	/A			
Ancient Woodland / Ve	teran Trees	N	/A			
Local Nature Reserve		N	/A			
Flood Risk Zone 3		N	/A			
Registered Park & Gar		N	/A			
Scheduled Ancient Mo	nument		/A			
Operational Burial Gro	und		/A			
Common Land			/A			
Existing Policy	Mineral Safegua	rding Are	a (entire site)			
Designations	Green Belt – No					
			dscape Value - all of site ex	xce	pt houses 125-135	
	Hagley Road an					
			jacent to western boundary	/ an	nd along southern and	
. . .	north eastern bo					
Green Belt and Lan			essment			
Criteria	Assessment	Rating			. (.1) . (1) (1)	
Green Belt Harm	Low to		-parcel makes a moderate			
(B70As1)	Moderate		of the West Midlands conur			
			ven, due to the strong and		· .	
			.456 on its northern edge. I tion to maintaining the sep			
			f Halesowen and Birmingh			
			y open spatial character an			
			ountryside, it also makes a			
			ng encroachment on the co			
			r, because development ha			
			ry provided by the A456, th			
			ot significantly weaken the			
		boundar	ry or weaken the integrity o	of su	rrounding Green Belt	
		الممما الم	e tree-lined watercourse or			

Landscape	Moderate to	(albeit weaker than that of the road). It should be that if this sub-parcel was released, there would justification for the neighbouring (and more dens developed) sub-parcels B69A and B67A remaini Green Belt, and that releasing this group of parc combination would not increase the level of harn here. The landscape is considered to have moderate-level.	be little ely ng within the els in n assessed
Sensitivity (BL18s1)	High	sensitivity to residential development as the majoriteria have moderate sensitivity with higher rational landscape pattern and time depth, natural characteristionship with the settlement edge. The landscape is considered to have a high over to employment development. Large scale development area would mark a step change to the scale of eresidential development to the north in Hasbury have a poor relationship with it due to the A456 I which forms a strong barrier feature. The irregular pattern and frequent of occurrence of natural feat that the area 'reads' as part of the wider open rule landscape. Sensitivity increases with distance from this bust resulting in a high sensitivity to development.	ority of the ngs for cter and poor rall sensitivity opment in this xisting and would Wanor Way ar field atures means ral om the A456
		onmental, economic and social criteria	l <u> </u>
Criteria	Assessment		Rating
		Environmental	
Greenfield / Previously Developed Land	Greenfield land		
Topography	Flat grazing land		
Agricultural Land Quality using Magicmap Landscape post- 1988 map	DEFRA map doe land is Grade 3.	es not classify this area as agricultural. Adjacent	
Tree Preservation Orders / Mature Trees of Value on site or significantly	the western bour Inclusive Order.	er on trees within the central part of the site and odary is adjacent to trees within another. There are also a number of boundary trees of the site.	
affecting boundaries Biodiversity or	SLINC 'Stour Val	lley' – adjacent to western boundary and along	
Geodiversity on site or significantly affecting boundaries		th eastern boundary	
Heritage Assets on site or significantly affecting boundaries	houses 125-135	toric Landscape Value - all of site except Hagley Road and their gardens	
Visual amenity and Character of the Area		or adjacent neighbours	
Flood risk, drainage and ground water	Significant risk of 1/1000) along so	thin a Flood Zone. f surface water flooding (1/30, 1/100 and uthern boundary of the site. Also, medium and nd 1/1000) along much of the northern	
Ground Contamination	No issues identifi		

	A1	- B' -			
Ground stability	No issues identified as in		lata (
Air Quality impact of	-	Adjacent to busy dual carriageway and large roundabout			
adjoining uses	junction	and a second leaves as a	-l - l t		
Noise impact of	junction	arriageway and large roun	dabout		
adjoining uses Mineral Extraction	,	mineral resource constrai	nte based on		
and Mineral		Plan Policy MIN2(Minerals			
Resource Areas	(using 250m site assess		Saleguaruing)		
Mineral Infrastructure	No mineral infrastructure				
and Brickworks	No mineral imastructure	Constraints			
Waste Infrastructure	No waste infrastructure	constraints regarding exis-	ting waste		
		the Draft Black Country Pl			
	(Waste Sites).	,			
	(,				
Other Environmental	None				
		conomic			
Availability of utilities	No limitations / negligible	e impact on development	viability		
electricity, gas,					
water, sewage					
treatment	Electrical and before a	Die elle elle elle elle elle	. 1		
Infrastructure	Electricity substation wit	hin site along western bou	indary		
constraints on / under site					
under site					
Highways access	There could be one new	main access onto the adj	acent traffic		
and transportation	island				
Impact on the wider	None. Traffic island adja	icent.			
road network					
Other Economic	None known				
		Social			
Access time by walking			Within 15 mi	•	
	ls: walking only) to key	GP/Health	any viable	mitigation	
residential services in	accordance with BCP	Centre/Walk in Centre			
Policy HOU2.	Within 15 mins	Strategic			
Primary School	following any viable	Centre/Employment	Within 30 mi		
Trimary Contoor	mitigation	Area	any viable	mitigation	
	Within 20 mins				
Secondary School	following any viable	Centre/Foodstore	Within 15 mi	ns following	
Coodinaary Corroon		Cerille/1 oodslore	any viable		
,	mitigation		any viable	mitigation	
Any character	mitigation The site is relatively flat.	One of the headwaters of	any viable	mitigation	
Any character constraints on	mitigation	One of the headwaters of	any viable	mitigation	
Any character constraints on density	mitigation The site is relatively flat. the southern boundary of	One of the headwaters of the site	any viable of the River Stou	mitigation	
Any character constraints on density Connections to local	mitigation The site is relatively flat. the southern boundary of the s	One of the headwaters of the site Direct connection possible	any viable of the River Stou e with existing	mitigation	
Any character constraints on density	mitigation The site is relatively flat. the southern boundary of the s	One of the headwaters of the site	any viable of the River Stou e with existing	mitigation	
Any character constraints on density Connections to local cycle route networks	mitigation The site is relatively flat. the southern boundary of the s	One of the headwaters of the site Direct connection possible geway facilities. Proposed	any viable of the River Stou e with existing	mitigation	
Any character constraints on density Connections to local cycle route networks Public Open Space	mitigation The site is relatively flat. the southern boundary of the southern boundary of the segregated or on-carriage nearby. No loss of public open s	One of the headwaters of the site Direct connection possible geway facilities. Proposed	any viable of the River Stou e with existing	mitigation	
Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field	mitigation The site is relatively flat. the southern boundary of the s	One of the headwaters of the site Direct connection possible geway facilities. Proposed	any viable of the River Stou e with existing	mitigation	
Any character constraints on density Connections to local cycle route networks Public Open Space	mitigation The site is relatively flat. the southern boundary of the southern boundary of the segregated or on-carriage nearby. No loss of public open s	One of the headwaters of the site Direct connection possible geway facilities. Proposed	any viable of the River Stou e with existing	mitigation	
Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches	mitigation The site is relatively flat. the southern boundary of the s	One of the headwaters of the site Direct connection possible geway facilities. Proposed	any viable of the River Stou e with existing	mitigation	
Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches	mitigation The site is relatively flat. the southern boundary of the s	One of the headwaters of the site Direct connection possible geway facilities. Proposed pace	any viable of the River Stou e with existing	mitigation	
Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social	mitigation The site is relatively flat. the southern boundary of the southern boundary of the segregated or on-carriage nearby. No loss of public open south a playing field None known Opp	One of the headwaters of the site Direct connection possible geway facilities. Proposed pace	any viable of the River Stou e with existing	mitigation	
Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social	mitigation The site is relatively flat. the southern boundary of the s	One of the headwaters of the site Direct connection possible geway facilities. Proposed pace	any viable of the River Stou with existing Cycle Routes	mitigation	
Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social Opportunities	mitigation The site is relatively flat. the southern boundary of the segregated or on-carriagenearby. No loss of public open is not a playing field None known Opportunity of the southern boundary of the southern bound	One of the headwaters of the site Direct connection possible geway facilities. Proposed pace portunities bility Appraisal	any viable of the River Stou e with existing Cycle Routes ives 2, 7 and	mitigation	
Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social Opportunities Sustainability	mitigation The site is relatively flat. the southern boundary of the southern boundary of the southern boundary of the southern boundary of the segregated or on-carriage nearby. No loss of public open south of the southern boundary of the south	One of the headwaters of the site Direct connection possible geway facilities. Proposed pace portunities bility Appraisal tive impacts for SA object	any viable of the River Stou e with existing Cycle Routes ives 2, 7 and	mitigation	

This area of Green Belt predominantly comprises residential curtilages with an area of grazing land towards the central and western part of the site. In the main, the southern boundary is marked by one of the headwaters of the River Stour. The site contains numerous trees and, despite its location close to a busy traffic roundabout and dual carriageway, retains a rural feel.

Residential development within this site is mostly historic. With the exception of No.113 Hagley Road, the other residential buildings have been present since at least 1948, although some have been extended and the barns at Hayley Green Farm have been converted for residential purposes. The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt as 'Low to Moderate' largely due to the existence of the built development however, it is considered that the release of the Green Belt in this location would enable built development to encroach further into this area of land which is readily visible to open countryside to the east and south east.

The Green Belt and Landscape Sensitivity Assessment considers the sensitivity of the site to be 'Moderate to High'. A significant part of the site is located within an Area of High Historic Landscape Value

Not suitable for release for residential or industrial purposes.

Site Known as	Uffmoor			
Site Address	Land south of Manor Way, Uffmoor, Halesowen			
Ward	Hayley Green & Cradley South	Call for Site Ref	379	
Site Area (ha)	54			
Site Reference	SA-0135-DUD			
	Backgı	ound/Context		
Current uses (list)	buildings is centrally loc hedgerow containing tre River Stour run through		re numerous field boundary	
Surrounding land uses	The site is bounded by:			
4000	A456 Manor Way to the	e north,		
	Uffmoor Lane part to t	he west, and Uffmoor Wood		
	Uffmoor Woodland (pu agricultural land, and	ublicly accessible Ancient Wo	oodland) to the south and	
	Quarry Lane and water	rcourses to the east and nort	h-eastern corner.	
	Co	onstraints		
Gateway Constraints of submitted site)	(where affecting part	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC		N/A	(1.0.0)	
Ancient Woodland / Veteran Trees Section within south eastern part of site known as Breach Dingle.				
		Western/south western boundary abuts Uffmoor Wood		
Local Nature Reserve		N/A		
Flood Risk Zone 3		Eastern boundary River Stour	0.48	
Registered Park & Gar	rden	N/A		
Scheduled Ancient Mo		N/A		
Operational Burial Gro		N/A		
Common Land		N/A		
Existing Policy Designations	Mineral Safeguarding A Green Belt (whole site) Area of High Historic La Several SLINC's: Stour Valley, Stream at Tack Farm, Tack Farm Ponds			
	within the extreme sout	ach Dingle' – small section of h eastern part of the site	-	
	Uffmoor Wood which is	ne southern and western bou a large area of Ancient Woo		
Green Belt and Lan	dscape Sensitivity As	ssessment		

Criteria	Assessment	Rating	
Green Belt Harm (B71As1)	Very High	The sub-parcel makes a strong contribution to p sprawl of the West Midlands conurbation south f and to preventing encroachment on the countrys moderate contribution to maintaining the separa neighbouring towns of Halesowen and Birmingh A456 provides a strong and distinct boundary to most of the area, so extending development bey would constitute a weakening of the Green Belt There are small areas of urban character development of the A456 at Hayley Green, to the west of parcel, but these are relatively well contained by and so do not lessen to any significant degree the would result from release of adjacent land within parcel.	from Hasbury side, and a tion of the am. The the north of rond this boundary. Spment to the of the subtree cover he harm that a the sub-
Landscape Sensitivity (BL18s1)	Moderate to High	The landscape is considered to have moderate-sensitivity to residential development as the maj criteria have moderate sensitivity with higher rat landscape pattern and time depth, natural chara relationship with the settlement edge. The lands considered to have a high overall sensitivity to e development. Large scale development in this a mark a step change to the scale of existing resid development to the north in Hasbury and would relationship with it due to the A456 Manor Way strong barrier feature. The irregular field pattern of occurrence of natural features means that the as part of the wider open rural landscape. It also notes that: Sensitivity increases with distance from the A45 lack of audible disturbance from this busy road, high sensitivity to development.	ority of the ings for cter and poor cape is mployment rea would dential have a poor which forms a and frequent area 'reads'
Detailed assessme	nt against envir	onmental, economic and social criteria	
Criteria	Assessment		Rating
	T	Environmental	
Greenfield / Previously Developed Land	Apart from the e buildings the site	xisting farmhouse and its associated farm e is Greenfield	
Topography Agricultural Land	feature of the sit	ating with the stream corridors forming a key e. The land falls from Manor Way southwards at the southern edge of the site.	
Quality using DEFRA data			
Tree Preservation Orders / Mature Trees of Value on	TPO's.	per of Trees on the site, none of which have	
site or significantly affecting boundaries	corner of the site boundary border area of with An	of Ancient Woodland in the south-eastern e and a large proportion of the south western so Uffmoor Wood which is a publicly accessible cient Woodland. Tree survey required.	
Biodiversity or Geodiversity on site or significantly affecting boundaries			
	Tack Farm Pond	ds SLINC	

Heritage Assets on	Area of High Historic Landscape Value					
site or significantly	Area of riight historic Earlascape value					
affecting boundaries	A number of Heritage Assets identified on SMR. Tack Farm					
arroding boardaries	HER ref 15300					
	TIEN TO TOO O					
	Several areas of Ridge and Furrow HER refs 7596, 7597, 7598,					
	7599 and 8538,					
	1 555 3.114 5555,					
	A thirteenth century mill - dam and some earthworks remain					
	visible HER ref 4135.					
Visual amenity and	The site is readily visibly by residents on the opposite site of					
Character of the	Manor Way to the north and by car users travelling westwards					
Area	along Manor Way. The open countryside view and foreground					
	to the Client Hills would be lost if the site were to be developed					
Flood risk, drainage	Flood Zone 2 and 3a run along the northern half of the eastern					
and ground water	boundary.					
	Significant surface water flood risk (1/30, 1/100 and 1/1000)					
	throughout much of the north, east and west of the site is likely					
	to limit capacity					
Ground	No issues identified					
Contamination						
Ground stability	Coal Authority Low Risk area.					
Air Quality impact of	None identified					
adjoining uses						
Noise impact of	The northern part of the site is adjacent to Manor Way A456.					
adjoining uses	Potential traffic noise.					
Mineral Extraction	No mineral extraction or mineral resource constraints based on					
and Mineral	the draft Black Country Plan Policy MIN2(Minerals					
Resource Areas	Safeguarding) (using 250m site assessment agreed buffer)					
Mineral Infrastructure	No mineral infrastructure constraints					
and Brickworks						
Waste Infrastructure	No waste infrastructure constraints regarding existing waste					
	infrastructure based on the Draft Black Country Plan Policy W2					
	(Waste Sites).					
00.55	Nextense					
Other Environmental	None known					
A 11 1 114 C 41141	Economic					
Availability of utilities	No limitations / negligible impact on development viability					
- electricity, gas,						
water, sewage						
treatment Infrastructure	Several culverts:					
constraints on /	Uffmoor Lane,					
under site	Tack Farm Footbridge					
diddi dito	Uffmoor Field Boundary					
	Farm Footbridge					
	Quarry Lane Footbridge					
	Several footpaths cross through the site.					
Highways access	No formal access points identified into the site. Access can be					
and transportation	achieved at various points.					
Impact on the wider	This is a very large site which has the potential to have					
road network	significant implications for the local network if developed for					
. 55.5	housing					
Other Economic	None					
	Social					
Social						

Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.		Within 15 min any viable	
Within 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 min	
Within 25 mins following any viable mitigation	Centre/Foodstore	Over 15 mins to viable mi	•
The site is undulating with the river corridors forming a key feature of the site. The land falls from Manor Way southwards rising up again at the southern edge of the site, creating a bowl like landscape between Uffmoor Wood and the settlement edge. Three streams run through the site and are heavily wooded. There is also a confluence with another stream just within the site boundary towards the north of the site Flood Zones 2 and 3 to eastern boundary. SLINCs within the site.			
None			
No loss of public open s	pace		
Not a playing field			
None			
6, 7, 8, 12 and 14 and p	ositive impact for SA object		
	S: walking only) to key accordance with BCP Within 15 mins following any viable mitigation Within 25 mins following any viable mitigation The site is undulating wing the settlement edge. The wooded. There is also a boundary towards the notation boundary. SLINCs within None No loss of public open solution None Not a playing field None Opp No opportunities identified Sustaina The site has some negated, 7, 8, 12 and 14 and pomajor positive impact for	S: walking only) to key accordance with BCP Within 15 mins following any viable mitigation The site is undulating with the river corridors forming and falls from Manor Way southwards rising edge of the site, creating a bowl like landscape be the settlement edge. Three streams run through the wooded. There is also a confluence with another boundary towards the north of the site Flood Zone boundary. SLINCs within the site. None No loss of public open space Not a playing field None Opportunities No opportunities identified Sustainability Appraisal The site has some negative impacts for SA object	S: walking only) to key accordance with BCP Within 15 mins following any viable mitigation Within 25 mins following any viable mitigation Within 25 mins following any viable mitigation The site is undulating with the river corridors forming a key feature. The land falls from Manor Way southwards rising up again at the sedge of the site, creating a bowl like landscape between Uffmoor the settlement edge. Three streams run through the site and are houndary towards the north of the site Flood Zones 2 and 3 to eas boundary. SLINCs within the site. None No loss of public open space Not a playing field None Opportunities No opportunities identified Sustainability Appraisal The site has some negative impacts for SA objectives 2, 3, 4, 5, 6, 7, 8, 12 and 14 and positive impact for SA objective 13 and a major positive impact for SA objective 10.

Conclusion

This area contains headwater streams of the River Stour, the banks of which are heavily wooded and have SLINC status and the remainder is predominantly in agricultural use. It has a particularly rural character. The site is located within an Area of High Historic Landscape Value containing large areas of surviving ridge and furrow earthworks, which are relatively rare within Dudley. Three linear SLINC's cross the site, associated with streams that emanate from the higher ground to the south and west. There is also a triangular shaped SLINC close to Tack Farm which is associated with ponds. Uffmoor Wood, an area of Ancient Woodland, abuts a significant section of the south and western boundaries of the site. There is also a small area of Ancient Woodland in the south eastern part of the site.

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

This site and other land within Dudley MBC located to the south of Manor Way (A456) retains a stronger relationship with the wider countryside than with the urban area, aided by the role of the A456 as a strong boundary feature. The development of this site would effectively facilitate the expansion of the West Midlands conurbation by 'leapfrogging' over this strong southern boundary. To allow development on this site, which effectively is open countryside, would be contrary to Green Belt policy as it would encourage urban sprawl and encroachment into the wider countryside resulting in a weaker Green Belt boundary.

The site plays an intrinsic visual role as a foreground to the nearby hills within north Worcestershire. It is sensitive in historical landscape terms having AHHTV status and containing areas of ridge and furrow which provide a historical link to medieval land use and open field cultivation in the area. The site is also sensitive in terms of ecology, characterised as it is, by the wooded headwater streams of the River Stour and its location adjacent to a large area of Ancient Woodland. The Green Belt and Landscape Sensitivity Assessment rates landscape sensitivity as 'Moderate to High' noting that large scale development in this area would mark a step change to the scale of existing residential development to the north in Hasbury and would have a poor relationship with it due to the A456 Manor Way which forms a strong barrier feature. The irregular field pattern and frequent of occurrence of natural features means that the area 'reads' as part of the wider open rural landscape. It goes on to note that there are anomalies to the overall landscape sensitivity rating, remarking that sensitivity increases with distance from the A456 and the lack of audible disturbance from this busy road, resulting in a 'High' sensitivity to development.

Not suitable for release for residential or employment purposes.

Site Known as	The Meers					
Site Address	The Meers, Lu	The Meers, Lutley Lane, Halesowen				
Ward	Hayley Green Cradley South	&	Call for Site Ref	319		
Site Area (ha)	2.83					
Site Reference	SA-0136-DUD					
	E	Backgr	ound/Context			
Current uses Surrounding land uses	Equestrian, stab Agricultural	le buildi	ng and menage			
		Co	nstraints			
Gateway Constraints of submitted site)	(where affecting	part	Name / Details	Amount co	overed (ha's)	
SSSI/SAC/SINC			N/A			
Ancient Woodland / Ve	eteran Trees		N/A			
Local Nature Reserve			N/A			
Flood Risk Zone 3			N/A			
Registered Park & Gar			N/A			
Scheduled Ancient Mo			N/A			
Operational Burial Gro	und		N/A			
Common Land			N/A			
Existing Policy	Green Belt					
Designations	Mineral Safegua					
	Area of High His					
			een the site and Lutley L	ane		
Green Belt and Lar	ndscape Sensiti	vity As	sessment			
Criteria	Assessment	Rating	g			
Green Belt Harm (B65Cs2)	High	The su sprawl	b-parcel makes a strong of the West Midlands co	nurbation and to	preventing	
			chment onto the country:			
			ution to maintaining the s			
			ouring towns of Stourbrid			
			ea are contained by the tr			
			nd by woodland blocks; s			
			own towards the stream v			
			y, the extent of harm wou			
Landagere	Madaratata		ed and visually open parts			
Landscape	Moderate to		ndscape is considered to			
Sensitivity	High		vity to residential develop			
(BL17s1)			score both moderate and dgement. Although the ar			
			I Foxcote Farm reduces			
			ence and inter-visibility w			
			ncreases visual sensitivity		and magicy	
Detailed assessme	nt against envir		ntal, economic and so			
Criteria	Assessment		,		Rating	
J. 1357.14		Envi	ronmental			
Greenfield /	Equestrian Use					
Previously						
Developed Land						
Topography	Site gently rises	away fro	om road			

Agricultural Land	Grade 3						
Quality							
DEFRA information							
Tree Preservation	Group TPO immediately to the north west of the site. Well-						
Orders / Mature	developed trees/hedges around western and southern						
Trees of Value on	boundaries and boundary to road.						
site or significantly							
affecting boundaries							
Biodiversity or	No designations within site, however the hedgerow between the						
Geodiversity on site	site and Lutley Lane has SLINC status 'Lutley Lane, Lutley						
or significantly	Gutter'. If access needed to be widened, which is likely as it is						
affecting boundaries	single track, the SLINC would be adversely affected.						
Lie Manager	METER AND CIPAL IPAGES LANGUAGE VALUE						
Heritage Assets on	Within an Area of High Historic Landscape Value						
site or significantly							
affecting boundaries							
Visual amenity and	Whilst site is screened from road, there will be views from						
Character of the	surrounding housing and other higher points and PROW to north						
Area	(gap in hedge)						
Flood risk, drainage	Site is not within the Flood Zone.						
and ground water	Some low lovel rick (1/1000) of ourface water fleeding on the						
	Some low-level risk (1/1000) of surface water flooding on the						
	northern, southern and western boundary, unlikely to						
Ground	significantly reduce capacity No issues identified						
Contamination	No issues identified						
Ground stability	Cool Authority Low Pick Area						
Air Quality impact of	Coal Authority Low Risk Area. None identified						
adjoining uses	Notice identified						
Noise impact of	No significant issues identified.						
adjoining uses	140 Significant issues identified.						
Mineral Extraction	No mineral extraction or mineral resource constraints based on						
and Mineral	the draft Black Country Plan Policy MIN2(Minerals						
Resource Areas	Safeguarding) (using 250m site assessment agreed buffer)						
Mineral Infrastructure	No mineral infrastructure constraints						
and Brickworks							
Waste Infrastructure	No waste infrastructure constraints regarding existing waste						
	infrastructure based on the Draft Black Country Plan Policy W2						
	(Waste Sites).						
Other Environmental	Not known						
	Economic						
Availability of utilities	No limitations / negligible impact on development viability						
- electricity, gas,							
water, sewage							
treatment							
Infrastructure	No issues identified						
constraints on /							
under site							
Highways access	The access is close to a blind bend where visibility is poor for						
and transportation	traffic travelling southwards along the country lane. No public						
	transport provision. No footway, no lighting.						
Impact on the wider	None						
road network							
Other Economic	None						
	Social						
	Access time by walking or public transport GP/Health Over 15 mins following any						
(except Primary schoo	ls: walking only) to key	tigation					

residential services in a Policy HOU2.	accordance with BCP			
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 min any viable	•
Secondary School	Over 25 mins following any viable mitigation	Centre/Foodstore	Over 15 mins viable mi	
Any character constraints on density	Narrow single-track acco	ess with hedgerow SLINC	either site	
Connections to local cycle route networks	None			
Public Open Space	No loss of public open s	pace		
Loss of Playing Field / Sports Pitches	Not a playing field			
Other Social	None			
	Орр	ortunities		
Opportunities	No opportunities identifie			
	Sustaina	bility Appraisal		
Sustainability Appraisal Conclusion	Not assessed			

Conclusion

This site has an equestrian use. It is surrounded by agricultural fields within an area of the Green Belt which forms an integral part of a green wedge of open land that prevents the suburbs of Stourbridge and Halesowen from coalescence. The wedge also provides a link from the open countryside into the urban area onwards to the River Stour corridor via the Lutley Gutter thereby forming part of a valuable green corridor.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt within this area as 'High'. It states that the sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment onto the countryside, and a moderate contribution to maintaining the separation between the neighbouring towns of Stourbridge and Halesowen. The site is within an Area of High Historic Landscape Value. In terms of landscape sensitivity to residential development this is rated 'Moderate to High' as all the majority of the criteria score both moderate and high and no criteria override that judgement. Its visual prominence and intervisibility with the Clent Hill and Hagley Park has the effect of increasing its visual sensitivity.

Access to the site would likely require the widening of the entrance and therefore the loss of some of the adjacent SLINC. The site is also in close proximity to a tight bend on a narrow country lane which is unlit. It is considered that satisfactory visibility may be difficult to provide.

Site is not sustainably located as not served by public transport and there is no safe pedestrian access.

The development of this site in isolation or indeed any of the nearby fields would encroach into this wider wedge of land. Not suitable for release. Not suitable for residential or industrial purposes.

Site Known as	Lutley Gutt	er				
			t Fast and Lutley Mill Ro	nad Cradley (Lutley		
Site Address	North)	,				
Ward	Hayley Green & Cradley South	& 	Green Belt Parcel Ref	B65C		
Site Area (ha)	17.84					
Site Reference	SA-0160-DUD					
	Background/Context					
Current uses	Central area used for agriculture (arable) Northern and eastern boundaries contain two streams, known as Lutley Gutter running north eastwards that converge within the site and then flow under Stourbridge Road. The banks of the Lutley Gutter are heavily wooded. There is a mown area of Amenity Grassland along the site's frontage with Lutley Mill Road. The site contains Lutley Mill Farmhouse, Willow Farm, Lutley Mill House and some cottages – all within the south eastern part of the site.					
Surrounding land	Residential to the south west	north, ea	st and north west. Open a	gricultural fields to the		
uses	South west	Con	straints			
Gateway Constraints	s (where affecting		ame / Details	Amount covered (ha's)		
of submitted site)						
SSSI/SAC/SINC			utley Gutter	1.8		
Ancient Woodland / V			utley Gutter	1.9		
Local Nature Reserve			/A			
Flood Risk Zone 3			utley Gutter	3.2		
Registered Park & Ga			/A			
Scheduled Ancient Mo			/A			
Operational Burial Gro	ound		/A			
Common Land		N	/A			
Existing Policy Designations Green Belt and Lai	Green Belt (all) Area of High Historic Landscape Value Mineral Safeguarding (all) Lutley Mill Conservation Area – along part of the eastern boundary Two Archaeological Priority Areas – northern boundary and part of eastern boundary SINC 'Lutley Gutter' southern section of Lutley Gutter and its confluence with the northern arm of Lutley Gutter SLINC 'Lutley Gutter' northern stream known as Lutley Gutter Ancient Woodland – wooded strip along northern boundary associated with Lutley Gutter					
Criteria	Assessment	Rating				
Green Belt Harm	Very High		-parcel makes a strong co	ntribution to preventing		
(B65Cs1)	voiy i ligit	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment onto the countryside, and a moderate contribution to maintaining the separation between the neighbouring towns of Stourbridge and Halesowen. The land lies in the gap between the suburbs of Stourbridge and the urban edge of Halesowen. While the land is somewhat contained by surrounding urbanising uses, it benefits from the distinct boundary between the urban edge and open countryside provided by the tree-line watercourse. As such, releasing this land would result in a weaker green belt				

Landscape Sensitivity to residential development as all the majority of the sub-parcel in providing separation between neighbouring towns. The landscape is considered to have a moderate-high overall sensitivity to residential development as all the majority of the criteria score both moderate and high and no criteria override that judgement. Although the amalgamated field pattern around Foxocote Farm reduces sensitivity, its visual prominence and inter-visibility with the Clent Hill and Hagley Park increases visual sensitivity. Detailed assessment against environmental economic and social criteria Greenfield / Previously Developed Land Greenfield / Previously Developed Land Topography Central valley running in a north easterly direction with two streams, both known as Lutley Gutter running along the northern and southern boundaries that converge within the parcel which flattens out towards Stourbridge Road Agricultural Land Quality using DEFRA Data Tree Preservation Orders / Mature Trees of Value on significantly affecting boundaries Biodiversity or Geodiversity on site or significantly affecting boundaries Slind's Full Land Slouter of the northern boundary are part of an area of Ancient Woodland Area of High Historic Landscape Value – whole site Lutley Mill Conservation Area – along part of the eastern boundary Trees Holloway: Drews Forge & Pool HER ref 12082A – south eastern section Visual amenity and Character of the Area Flood risk, draw for the site Lutley Mill Grade II Listed building Numerous archaeological Finioty Areas: 1. Site of Lutley Mill and Water Feature HER ref 12082A – south eastern section 2. Drews Holloway: Drews Forge & Pool HER ref 4634A- extreme northern part of the site Lutley Mill Grade II Listed building Numerous archaeological Finioty Areas: 1. Site of Lutley Mill Grade II Listed building Numerous archaeological Finioty Areas: Significant risk of							
Landscape Sensitivity (BL17s1) High The landscape is considered to have a moderate-high overall sensitivity to residential development as all the majority of all the riciteria socre both moderate and high and no criteria override that judgement. Although the amalgamated field pattern around Foxcote Farm reduces sensitivity, its visual prominence and inter-visibility with the Clent Hill and Hagley Park increases visual sensitivity. Detailed assessment against environmental economic and social criteria Greenfield / Previously number of farm/farm buildings and cottages Developed Land Topography Central valley running in a north easterly direction with two streams, both known as Lutley Gutter running along the northern and southern boundaries that converge within the parcel which flattens out towards Stourbridge Road Agricultural Land Quality using DEFRA Data Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Significantly affecting boundaries SINC 'Lutley Gutter' southern section of Lutley Gutter on them boundary are part of an area of Ancient Woodland SINC 'Lutley Gutter' northern stream known as Lutley Gutter on the eastern boundary are part of an area of Ancient Woodland SINC 'Lutley Gutter' northern stream known as Lutley Gutter SLINC 'Lutley Gutter' northern stream known as Lutley Gutter SLINC 'Lutley Gutter' northern stream known as Lutley Gutter SLINC 'Lutley Gutter' northern stream known as Lutley Gutter SLINC 'Lutley Gutter' promiters are along part of the eastern boundary are part of the eastern boundary are part of the site Lutley Mill Conservation Area — along part of the eastern boundary Two Local Archaeological Priority Areas: Site of Lutley Mill and Water Feature HER ref 12082A – south eastern section 2. Drews Holloway: Drews Forge & Pool HER ref 4634A- extreme northern part of the site Lutley Mill Grade II Listed building Numerous archaeological flinds across the parcel. This is an attractive valley with agricultural la							
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Air Quality impact None identified		Coal Authority Lo	w Risk Area				
			W TOOK / GOO				
		l la					

Noise impact of	None identified				
adjoining uses Mineral Extraction	No mineral extraction or m	nineral resource constraint	s based on the		
and Mineral	draft Black Country Plan F				
Resource Areas	250m site assessment ag				
Mineral	No mineral infrastructure	constraints			
Infrastructure and Brickworks					
Waste	No waste infrastructure co				
Infrastructure	infrastructure based on the (Waste Sites)	e Draft Black Country Plar	1 Policy WZ		
Other	None known				
Environmental					
		conomic			
Availability of	No limitations / negligible	impact on development via	ability		
utilities – electricity,					
gas, water, sewage treatment					
Infrastructure	One bridleway runs through	gh the parcel in a south we	est-north east		
constraints on /	direction between Lutley N	Mill Road and Lutley Lane			
under site	Two Lutley Lane culverts		0		
	Drews Holloway culvert – Road	northern area at junction v	with Stourbridge		
Highways access	No exiting quality access	point. May require third pa	rty land to		
and transportation	achieve access via Lutley	Mill Road.	•		
Impact on the wider	Large parcel likely to have	e an adverse impact on the	E Lutley Mill		
road network Other Economic	Road/A458 junction.				
Other Economic	None known	Social			
Access time by walking					
	ols: walking only) to key	GP/Health	Within 15 mins	following	
	accordance with BCP	Centre/Walk in Centre	any viable m	itigation	
Policy HOU2.	Mithin 45 mino	Ctratagia			
Primary School	Within 15 mins following any viable	Strategic Centre/Employment	Within 30 mins		
Timary Concor	mitigation	Area	any viable m	itigation	
	Within 25 mins		14001 1 4 - 1		
Secondary School	following any viable	Centre/Foodstore	Within 15 mins any viable m	-	
	mitigation		arry viable in	iligation	
Any character		ey with wooded streams o	n either side		
constraints on	Ancient woodland and SIN				
density	Flood Zone 3 along south Lutley Mill Listed Building		tion Area		
Connections to	One bridleway runs along				
local cycle route	Lutley Mill Road and Lutle				
networks	and is very uneven and m				
Public Open Space	Amenity Greenspace 'Lutl				
	area fronting Lutley Mill Rand land adjacent No 169				
	areas of amenity Greensp				
		to the south east and Hol			
	Sheltered Housing. Howe	ever, this area of green roa	adside verge is		
	visually attractive, and it is	s fully located within Flood	Zone 3.		
	Natural and Semi Natural	Greenspace 'River Stour	rear of Abbey		
	Road' – along northern an				
	the two arms of Lutley Gu				

Loss of Playing	such areas on the opposite side of Stourbridge Road which effectively represent a continuation of natural and semi natural greenspace associated with Lutley Gutter. The parcel is within Community Forum 9: Belle Vale, Hayley Green and Cradley South where there is a below quantity standard of public open space Not a playing field	
Field / Sports Pitches	, , ,	
Other Social	None envisaged	
	Opportunities	
Opportunities	No opportunities identified	
	Sustainability Appraisal	
Sustainability Appraisal Conclusion	Hard constraint - not assessed	

Conclusion

This parcel is within the Green Belt and is within an Area of High Historic Landscape Value. It forms a valley with heavily wooded streams on either side that converge within the site. The parcel contains an area of Ancient Woodland, a SINC and a SLINC. It forms part of an attractive wedge of agricultural land that runs from open countryside in a north eastwards direction to the northern part of the site marked by Stourbridge Road where the culverted Lutley Gutter (under the A458) flows onwards, again in open channel, beyond the parcel towards its confluence with the River Stour along Belle Vale.

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

The Green Belt and Landscape Sensitivity Assessment rates landscape sensitivity to development as 'Moderate to High'

Lutley Mill is a Grade II Listed building and its associated Conservation Area covers a significant section of the eastern boundary plus there are two Archaeological Priority Areas.

This is a very sensitive site that is not suitable for residential or industrial purposes.

Site Known as	Land North	of Lu	tley Lane			
Site Address	Land North of Lu	utley La	ne, Halesowen			
Ward	Hayley Green & Cradley South	,	Green Belt Parcel Ref	B65C		
Site Area (ha)	Approx. 80	Approx. 80				
Site Reference	SA-0167-DUD-A					
	В	ackgro	und/Context			
Current uses Surrounding land	(Lutley Gutter) two the parcel, the oth small section alon form valleys that a places. There are and adjacent to th part of the site an of wetland through agricultural buildir and The Grange Part agricultural, p	The majority of the site is agricultural. It contains three wooded streams (Lutley Gutter) two of which run west to east, one through the northern part of the parcel, the other through the southern section. The third flows through a small section along the eastern boundary and flows northwards. The streams form valleys that are very steep in places. The land undulates and is steep in places. There are large patches of woodland in the northern part of the site and adjacent to the eastern boundary. There is a football pitch in the northern part of the site and a primary school. There are several small ponds and areas of wetland throughout the site. There is also a cluster of residential units and agricultural buildings off Lutley Lane including Whitehouse Farm, Grange Farm and The Grange Part agricultural, part housing to the north, housing to the east/south and Lutley				
uses			le beyond to the west.			
			straints			
Gateway Constraints of submitted site)	(where affecting p	part N	ame / Details	Amount covered (ha's)		
SSSI/SAC/SINC			utley Gutter excote Meadows	6.4 1.8		
Ancient Woodland / Ve	eteran Trees		/A			
Local Nature Reserve			/A	0.0		
Flood Risk Zone 3		ac	astern strip of site djoining stream	2.2		
Registered Park & Ga			/A			
Scheduled Ancient Mo Operational Burial Gro			/A /A			
Common Land	unu	N/				
Existing Policy Designations	Mineral Safeguard Two SINC's: Foxcote Meadows woodland Lutley Gutter – the along the eastern Four SLINC's: Caslon Wood – es Foxcote House Fa Lutley Gutter – ste Lutley Lane, Lutle southernmost sec	oric Land Whitehou ding Area s – towal e banks boundar xtreme n arm Field ream and by Gutter	dscape Value (all) use Farm both Grade II liste a (all) rds the north of the site cont of the two southern streams ry north of the site ds – field adjacent to wester d woodland in northern sect – woodland adjacent to Lut	taining a stream and splus a wooded area on boundary ion of the parcel		
Green Belt and Lar			essment			
Criteria		Rating				
Green Belt Harm (B65Cs1)			-parcel makes a strong cont f the West Midlands conurb			

			,
Majority of the site		encroachment onto the countryside, and a modera contribution to maintaining the separation between neighbouring towns of Stourbridge and Halesowen lies in the gap between the suburbs of Stourbridge urban edge of Halesowen. While the land is some contained by surrounding urbanising uses, it benef distinct boundary between the urban edge and ope countryside provided by the tree-line watercourse. releasing this land would result in a weaker green boundary, as well as weakening the role of the subproviding separation between neighbouring towns.	a the a. The land a and the what fits from the en As such, belt b-parcel in
Green Belt Harm	High	The sub-parcel makes a strong contribution to prev	
B65Cs2		sprawl of the West Midlands conurbation and to pr	eventing
Fields adjacent to		encroachment onto the countryside, and a modera	
Campion Grove, Sidlaw Close,		contribution to maintaining the separation between neighbouring towns of Stourbridge and Halesowen	
Hartside Close		this area are contained by the tree-lined water cou	
		west and by woodland blocks; so whilst extension	
		form down towards the stream would weaken Gree	
		integrity, the extent of harm would be less than for	
Landscape	Moderate to	elevated and visually open parts of the sub-parcel. The landscape is considered to have a moderate-h	
Sensitivity	High	sensitivity to residential development as all the ma	
(BL17s1)	J	criteria score both moderate and high and no criteria	
		that judgement. Although the amalgamated field pa	
		around Foxcote Farm reduces sensitivity, its visual prominence and inter-visibility with the Clent Hill ar	
		Park increases visual sensitivity.	ій падіеў
Detailed assessme	nt against envir	onmental, economic and social criteria	
Detailed assessme Criteria	nt against envir Assessment		Rating
Criteria	Assessment	onmental, economic and social criteria Environmental	Rating
Criteria Greenfield /	Assessment	onmental, economic and social criteria	Rating
Criteria Greenfield / Previously	Assessment	onmental, economic and social criteria Environmental	Rating
Greenfield / Previously Developed Land	Assessment Greenfield mainly	onmental, economic and social criteria Environmental y agricultural with woodland patches	Rating
Criteria Greenfield / Previously	Assessment Greenfield mainly	enmental, economic and social criteria Environmental y agricultural with woodland patches ith associated wooded valleys and undulating	Rating
Greenfield / Previously Developed Land Topography Agricultural Land	Assessment Greenfield mainly Three streams w	enmental, economic and social criteria Environmental y agricultural with woodland patches ith associated wooded valleys and undulating	Rating
Greenfield / Previously Developed Land Topography Agricultural Land Quality	Greenfield mainly Three streams w topography, stee	enmental, economic and social criteria Environmental y agricultural with woodland patches ith associated wooded valleys and undulating	Rating
Criteria Greenfield / Previously Developed Land Topography Agricultural Land Quality DEFRA info	Assessment Greenfield mainly Three streams w topography, stee Grade 3	Environmental y agricultural with woodland patches ith associated wooded valleys and undulating p in places.	Rating
Greenfield / Previously Developed Land Topography Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature	Assessment Greenfield mainly Three streams w topography, stee Grade 3	Environmental y agricultural with woodland patches ith associated wooded valleys and undulating p in places. Orders associated with the two streams and one	Rating
Greenfield / Previously Developed Land Topography Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on	Assessment Greenfield mainly Three streams w topography, stee Grade 3 Two All Inclusive along Foxcote La	Environmental y agricultural with woodland patches ith associated wooded valleys and undulating p in places. Orders associated with the two streams and one ane	Rating
Greenfield / Previously Developed Land Topography Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly	Assessment Greenfield mainly Three streams w topography, stee Grade 3 Two All Inclusive along Foxcote La	Environmental y agricultural with woodland patches ith associated wooded valleys and undulating p in places. Orders associated with the two streams and one ane r and an Individual Oak with TPO status on the	Rating
Greenfield / Previously Developed Land Topography Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on	Assessment Greenfield mainly Three streams w topography, stee Grade 3 Two All Inclusive along Foxcote Late One Group Order edge of the wood	Environmental y agricultural with woodland patches ith associated wooded valleys and undulating p in places. Orders associated with the two streams and one ane r and an Individual Oak with TPO status on the	Rating
Greenfield / Previously Developed Land Topography Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or	Assessment Greenfield mainly Three streams w topography, stee Grade 3 Two All Inclusive along Foxcote Late One Group Orderedge of the wood SINC's:	Environmental y agricultural with woodland patches ith associated wooded valleys and undulating p in places. Orders associated with the two streams and one ane r and an Individual Oak with TPO status on the dland	Rating
Greenfield / Previously Developed Land Topography Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site	Assessment Greenfield mainly Three streams w topography, stee Grade 3 Two All Inclusive along Foxcote La One Group Orde edge of the wood SINC's: Foxcote Meadow	Environmental y agricultural with woodland patches ith associated wooded valleys and undulating p in places. Orders associated with the two streams and one ane or and an Individual Oak with TPO status on the dland or and the site containing a	Rating
Greenfield / Previously Developed Land Topography Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly	Assessment Greenfield mainly Three streams w topography, stee Grade 3 Two All Inclusive along Foxcote La One Group Orde edge of the wood SINC's: Foxcote Meadow stream and wood	Environmental y agricultural with woodland patches ith associated wooded valleys and undulating p in places. Orders associated with the two streams and one ane or and an Individual Oak with TPO status on the dland ors – towards the north of the site containing a dland	Rating
Greenfield / Previously Developed Land Topography Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site	Assessment Greenfield mainly Three streams w topography, stee Grade 3 Two All Inclusive along Foxcote Late One Group Orde edge of the wood SINC's: Foxcote Meadow stream and wood Lutley Gutter – the stream an	Environmental y agricultural with woodland patches ith associated wooded valleys and undulating p in places. Orders associated with the two streams and one ane or and an Individual Oak with TPO status on the dland or and an Individual Oak with TPO status on the dland	Rating
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Heritage Assets on site or significantly	Area of High Historic La	ndscape Value 'Lutley e – Grade II listed building	three storey	
affecting boundaries	red brick	e – Grade ii listed bulldirig	illiee Storey	
		y Lane - Grade II listed p	robably 16 th	
	century timber framed			
		d furrow, circular cropmark		
Visual amenity and		lint, Roman pottery and broours both to the north and		
Character of the	the view of the open cou		i east that enjoy	
Area	Visual impact to green v	•		
	Extensive views from pu	ublic right of ways		
Flood risk, drainage		of the site is within Flood	Zone 2 and	
and ground water	Flood Zone 3a.			
	Cimpificant riple (4/20, 4/4	100 and 1/1000) of aurifora	a vector flooding	
	in southern/eastern area	100 and 1/1000) of surface	e water llooding	
Ground		on historic maps in the mo	st southern part	
Contamination		, however, none envisage		
Ground stability	Coal Authority Low Risk			
Air Quality impact of	None identified			
adjoining uses				
Noise impact of	None identified			
adjoining uses	Nie od o od o od o od o od		Section 1 and 1 and 1	
Mineral Extraction		mineral resource constra		
and Mineral Resource Areas	(using 250m site assess	Plan Policy MIN2 (Mineral	s Saleguarding)	
Mineral Infrastructure	No mineral infrastructure			
and Brickworks	140 minoral minastractare	o donatiainto		
Waste Infrastructure		constraints regarding exis		
		the Draft Black Country Pl	an Policy W2	
00 - 5 - 1	(Waste Sites).			
Other Environmental	None known	conomic		
Availability of utilities		impact on development v	iobility	
- electricity, gas,	No limitations/negligible	impact on development v	lability	
water, sewage				
treatment				
Infrastructure		ated with the watercourses		
constraints on /		ths cross the site –, HLS1	62A, HLS0165,	
under site	HLS166A, HLS0166B, F		trook off Lutlov	
	Lane to Lutley Mill Road	ıns through the site from a	track off Lutley	
Highways access		ey Lane which is narrow v	vith no footpaths	
and transportation		fic as it is used as a cut th		
,		Wollescote. There is also		
	trees and hedgerow to v	viden the road.		
		a possibility, it is much wi		
		g. However, access would		
Impact on the wider		up TPO and requires a ne Lutley Lane and its junction		
Impact on the wider road network	Road (A456) and along		i willi ihagiey	
Other Economic	None	Tryttan Latto		
		Social		
Access time by walking			Within 15 mins	following
(except Primary schoo	ls: walking only) to key	GP/Health	any viable m	itigation
residential services in a	accordance with BCP	Centre/Walk in Centre		
Policy HOU2.				

Primary School	Over 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 mins any viable m	-		
Secondary School	Over 25 mins following any viable mitigation	Centre/Foodstore	Within 15 mins following any viable mitigation			
Any character constraints on density	Three streams, wooded valleys, some steep slopes, woodland, mature hedgerow and wetland					
Connections to local cycle route networks	Yes – a public bridleway	Yes – a public bridleway				
Public Open Space	Three areas of Natural and Semi Natural Greenspace: Caslon Wood in the extreme northern section River Stour rear of Abbey Road – small section adjacent to the allotments off Abbey Road Fallowfield Road – small section adjacent to eastern boundary There are a number of areas of Natural and Semi Natural Greenspace in the vicinity of the parcel however, the majority of the parcel is within Community Forum 9 'Belle Vale, Hayley Green and Cradley South' where there is a below average quantity standard of public open space					
Loss of Playing Field / Sports Pitches	Cradley Town Football C	Club sports pitch in norther	rn section of the			
Other Social	None known					
		ortunities				
Opportunities	No opportunities identifie					
		bility Appraisal				
Sustainability Appraisal Conclusion	Hard constraint - not ass	sessed.				
	Со	nclusion				

This is a large wedge of land, the majority of which is in agricultural use. It contains wooded streams (Lutley Gutter) demarking the wedge on either side and creating a defensible boundary. In places these streams have very incised valleys. There are also several small ponds and areas of wetland throughout the site. The land undulates and is steep in places. It contains a number of SINC's and SLINC's and trees covered by TPO's. There are large patches of woodland in the northern part of the site and adjacent to the eastern boundary. There is a football pitch in the northern part of the site. There is also a cluster of residential units and agricultural buildings off Lutley Lane including Whitehouse Farm and The Grange which are Grade II listed.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt from release for the majority of the site as 'Very High' noting that the sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment onto the countryside, and a moderate contribution to maintaining the separation between the neighbouring towns of Stourbridge and Halesowen. The land lies in the gap between the suburbs of Stourbridge and the urban edge of Halesowen. While the land is somewhat contained by surrounding urbanising uses, it benefits from the distinct boundary between the urban edge and open countryside provided by the treeline watercourse. As such, releasing this land would result in a weaker Green Belt boundary, as well as weakening the role of the sub-parcel in providing separation between neighbouring towns. It identifies harm to fields adjacent to part of the eastern boundary as 'High' where the extent of harm would be slightly less than for the more elevated and visually open parts of the sub-parcel.

The site is within as Area of High Historic Landscape Value, it is visual prominent. The Green Belt and Landscape Sensitivity Assessment rates harm from the release of Green Belt land at this point as 'Moderate to High' and that its visual prominence and inter-visibility with the Clent Hill and Hagley Park increases visual sensitivity.

Southern/eastern region of the site is within Flood Zone 2 and Flood Zone 3a where there is also a risk
of surface water flooding in southern/eastern area of the site.

Not suitable for release for residential or industrial purposes.

Site Known as	Land South	n of Lu	tley Lane			
Site Address	Land South of	Lutley La	ne, Halesowen			
Ward	Hayley Green & Cradley South	&	Green Belt Parcel Ref	B65C		
Site Area (ha)	13	13				
Site Reference	SA-0167-DUD-	SA-0167-DUD-B				
		Backgro	und/Context			
Surrounding land uses	Elongated site predominantly used for agriculture with riding stables and associated field opposite the entrance to Portsdown Road with a large area of woodland directly to the north. The Lutley Gutter (stream) forms part of the western boundary, the stream then cuts across the site in a deep valley and progresses in a north eastern direction. There are a couple of cottages within the site plus Four Elms Farm and Halliots Farm with associated buildings Majority open countryside. The Squirrels Housing Estate is opposite the southern part of the parcel and a row of houses that front onto Lutley Lane are adjacent to the southernmost section. Hagley Golf Club is in close proximity to					
	the west of the p	arcel.	• •	· · ·		
			nstraints			
Gateway Constraints of submitted site)	(where affecting	part N	ame / Details	Amount covered (ha's)		
SSSI/SAC/SINC		Lı	utley Gutter	0.03		
Ancient Woodland / Ve	teran Trees	G	rove Coppice	0.23		
Local Nature Reserve		N.	/A			
Flood Risk Zone 3		N.	/A			
Registered Park & Gard	den	N.	/A			
Scheduled Ancient Mor	nument	N.	/A			
Operational Burial Grou	und	N.	/A			
Common Land		N.	/A			
Existing Policy Designations	Green Belt (all) Area of High Historic Landscape Value – all except small parcel adjacent to houses at southern extreme Mineral Safeguarding Area (all) Archaeological Priority Area 'Twizzlebatch Brook Pond Dams' – deep wooded valley across central section Four Elms Farmhouse Grade II Listed timber framed 16th or 17th century SINC 'Lutley Gutter' – small area associated with the stream and located adjacent to the highway SLINC 'Lutley Gutter' – large area associates with the stream and wooded banks plus the larger area of woodland SLINC 'Fields off Hagley Road, Lutley Gutter' – land to side of 242 Hagley Road and 1-23 Lutley Lane					
Green Belt and Land	Assessment	vity Ass Rating	essment			
Green Belt Harm (B65Cs1)	Very High	The sub- sprawl o encroach contribut neighbor lies in th	-parcel makes a strong cor f the West Midlands conurl hment onto the countryside tion to maintaining the sepa uring towns of Stourbridge e gap between the suburbe dge of Halesowen. While th	pation and to preventing e, and a moderate aration between the and Halesowen. The land s of Stourbridge and the		

contained by surrounding urbanising uses, it benefits from the distinct boundary between the urban edge and open countryside provided by the tree-line watercourse. As such, releasing this land would result in a weaker green belt boundary, as well as weakening the role of the sub-parcel in providing separation between neighbouring towns. Landscape Moderate to High High Eventual Sensitivity to residential development as all the majority of the criteria score both moderate and high and no criteria overwide that judgement. Although the amalgamated field pattern around Foxcote Farm reduces sensitivity, its visual prominence and inter-visibility with the Clent Hill and Hagley Park increases visual sensitivity. Detailed assessment against environmental, economic and social criteria Greenfield / Sessessment Sensitivity. Detailed assessment against environmental, economic and social criteria Greenfield / Sessessment Sensitivity. Detailed assessment against environmental, economic and social criteria Greenfield / Sessessment Sensitivity. Detailed assessment against environmental, economic and social criteria Greenfield / Sensitivity. Detailed assessment against environmental, economic and social criteria Greenfield / Sensitivity. Detailed assessment against environmental, economic and social criteria Greenfield / Sensitivity. Detailed assessment against environmental, economic and social criteria Greenfield / Sensitivity. Detailed assessment against environmental, economic and social criteria Greenfield / Sensitivity. Detailed assessment against environmental sens				
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Twizzlebatch Brook Pond Dams HER ref 7944A possible association with a former mill Visual amenity and Character of the Area Flood risk, drainage and ground water The site is not within a Flood Zone. The site is not within a Flood Zone. High (1/30), medium (1/100) and low (1/1000) risk of surface water flooding runs horizontally in part of the northern half of the site (along the existing water course south of Four Elms Farm). This risk of surface water flooding also runs vertically along most of the site's western boundary and some of its eastern boundary. Ground One area noted as a quarry, now woodland. Potential for			ea of ridge and furrow	
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Area majority of the parcel is within an Area of High Historic Landscape Value Flood risk, drainage and ground water High (1/30), medium (1/100) and low (1/1000) risk of surface water flooding runs horizontally in part of the northern half of the site (along the existing water course south of Four Elms Farm). This risk of surface water flooding also runs vertically along most of the site's western boundary and some of its eastern boundary. Ground One area noted as a quarry, now woodland. Potential for	-			
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High (1/30), medium (1/100) and low (1/1000) risk of surface water flooding runs horizontally in part of the northern half of the site (along the existing water course south of Four Elms Farm). This risk of surface water flooding also runs vertically along most of the site's western boundary and some of its eastern boundary. Ground One area noted as a quarry, now woodland. Potential for				
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of the site's western boundary and some of its eastern boundary. Ground One area noted as a quarry, now woodland. Potential for		This risk of surfa	nce water flooding also runs vertically along most	
Ground One area noted as a quarry, now woodland. Potential for		of the site's west	tern boundary and some of its eastern boundary.	
	Ground			
	Contamination			

Ground stability	Coal Authority Low Risk	Area – all but southern tip	o. May be			
Ordana diability	stability issues associate		or may bo			
Air Quality impact of adjoining uses	None identified					
Noise impact of adjoining uses	None identified					
Mineral Extraction		No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)				
and Mineral			s Safeguarding)			
Resource Areas Mineral Infrastructure	(using 250m site assess No mineral infrastructure					
and Brickworks						
Waste Infrastructure	No waste infrastructure constraints No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites).					
Other Environmental	None known					
		conomic				
Availability of utilities – electricity, gas, water, sewage treatment		impact on development vi	iability			
Infrastructure constraints on / under site		Lutley Gutter under Lutley				
Highways access		off Lutley Lane however it				
and transportation		hout footpaths. Traffic is for Molles				
Impact on the wider		unctions either side of Lutl	ley Lane – may			
road network	need improvements					
Other Economic	None	Social				
Access time by walking	n or public transport	Jocial	Within 15 mins t	following any		
	ls: walking only) to key	GP/Health Centre/Walk in Centre	viable mit			
Primary School	Over 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 mins to viable mit			
Secondary School	Over 25 mins following any viable mitigation	Centre/Foodstore	Within 15 mins to viable mit			
Any character constraints on density	wooded valley. The site southwards and then lev well-developed hedgero	e western section, it then c e slopes steeply northward rels out. Significant area o w. Two large areas of SL One Archaeological Priori g	s. It also climbs sof parcel covered lincover the site	teeply by trees and . The whole		
Connections to local cycle route networks	None					
Public Open Space	and Semi Natural Green	however there is a small aspace – 'Woods Rear of I e of 242 Hagley Road and ublicly accessible	_utley Lane' This			
Loss of Playing Field / Sports Pitches	Not a playing field					
Other Social	None known					

Opportunities				
Opportunities	No opportunities identified			
Sustainability Appraisal				
Sustainability	Hard constraint - not assessed.			
Appraisal Conclusion				
	Conclusion			

This is an elongated parcel of Green Belt land predominantly used for agriculture with a riding stables and an area of woodland. The Lutley Gutter (stream) forms part of the western boundary, and cuts across the site in a deep valley. There are a couple of cottages within the site plus Four Elms Farm (Grade II listed and Halliots Farm with associated buildings. The majority of the site is within an Area of High Historic Landscape Value. There is a SINC, SLINCs and an area of Ancient Woodland.

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

The Green Belt and Landscape Sensitivity Assessment rates harm from the release of Green Belt land at this point as 'Moderate to High' and that its visual prominence and inter-visibility with the Clent Hill and Hagley Park increases visual sensitivity.

Not suitable for release. Not suitable for residential or industrial purposes.

Site Known as	Merrick Close				
Site Address	Merrick Close Playi	ing Fie	elds, Halesowen		
Ward	Hayley Green and Cradley South		Green Space Ref	15	
Site Area (ha)	0.9				
Site Reference	SA-0174-DUD				
	Backg	round	d/Context		
Current uses	Grassed amenity space	e used	by locals for dog walkin	g and inform	al recreation.
Surrounding land uses	Lutley Primary School housing	to the	east, the remainder of th	e site is surr	ounded by
	С	onstr	aints		
Gateway Constraints of submitted site)	(where affecting part	Nam	e / Details	Amount co	overed (ha's)
		NI/A			
SSSI/SAC/SINC	. 	N/A			
Ancient Woodland / Ve	teran Trees	N/A			
Local Nature Reserve		N/A			
Flood Risk Zone 3		N/A			
Registered Park & Gar	den	N/A			
Scheduled Ancient Mor	nument	N/A			
Operational Burial Grou	und	N/A			
Common Land		N/A			
Existing Policy	MIN1 - Mineral safegua		area		
Designations	min i i i i i i i i i i i i i i i i i i	a. a.i.g	a. ca		
	dscape Sensitivity A	ccocc	emont		
Criteria	Assessment	3363			
	ASSESSITIETIL		Rating		
Green Belt Harm					
			Not in the Green Belt		
Landscape					
Sensitivity					
Detailed assessmen	nt against environme	ental,	economic and social	criteria	
Criteria	Assessment				Rating
	Assessment	vironr	mental		Rating
Criteria	Assessment Env	vironr	nental		Rating
Criteria Greenfield/Previously	Assessment	vironr	nental		Rating
Criteria Greenfield/Previously Developed Land	Assessment Env	vironr	nental		Rating
Greenfield/Previously Developed Land Topography	Assessment Env Greenfield Slightly uneven land	vironr	nental		Rating
Greenfield/Previously Developed Land Topography Agricultural Land	Assessment Env	vironr	nental		Rating
Greenfield/Previously Developed Land Topography Agricultural Land Quality using	Assessment Env Greenfield Slightly uneven land	vironr	nental		Rating
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap	Assessment Env Greenfield Slightly uneven land	vironr	nental		Rating
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post-	Assessment Env Greenfield Slightly uneven land	vironr	nental		Rating
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map	Assessment Env Greenfield Slightly uneven land Not agricultural land				Rating
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation	Assessment Greenfield Slightly uneven land Not agricultural land No TPO's. Significant	belt of	boundary trees within th	is mostly	Rating
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature	Assessment Env Greenfield Slightly uneven land Not agricultural land	belt of	boundary trees within th	is mostly	Rating
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on	Assessment Greenfield Slightly uneven land Not agricultural land No TPO's. Significant	belt of	boundary trees within th	is mostly	Rating
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly	Assessment Greenfield Slightly uneven land Not agricultural land No TPO's. Significant	belt of	boundary trees within th	is mostly	Rating
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Greenfield Slightly uneven land Not agricultural land No TPO's. Significant grassed site. Tree surv	belt of vey req	boundary trees within th uired	•	Rating
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or	Greenfield Slightly uneven land Not agricultural land No TPO's. Significant grassed site. Tree surv	belt of rey req	boundary trees within th uired ass. The margins contair	n patches	Rating
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site	Greenfield Slightly uneven land Not agricultural land No TPO's. Significant grassed site. Tree survent of shrubs and trees. T	belt of vey req own gra he nor	boundary trees within th uired ass. The margins contair th eastern boundary is th	n patches ne remnant	Rating
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or	Greenfield Slightly uneven land Not agricultural land No TPO's. Significant grassed site. Tree survent of shrubs and trees. T	belt of vey req own gra he nor	boundary trees within th uired ass. The margins contair	n patches ne remnant	Rating
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site	Greenfield Slightly uneven land Not agricultural land No TPO's. Significant grassed site. Tree survent of shrubs and trees. Tof a former field bound	belt of ey req own gra he nor ary he	boundary trees within th uired ass. The margins contair th eastern boundary is th	n patches ne remnant ditch and	Rating
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly	Greenfield Slightly uneven land Not agricultural land No TPO's. Significant grassed site. Tree survent of shrubs and trees. Tof a former field bound	belt of ey req own gra he nor ary he	boundary trees within the uired ass. The margins contain the eastern boundary is the dgerow which retains a contain and the contains and the c	n patches ne remnant ditch and	Rating
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly affecting boundaries	Assessment Greenfield Slightly uneven land Not agricultural land No TPO's. Significant grassed site. Tree survent of shrubs and trees. Tof a former field bound comprises numerous were survent of the street of	belt of ey req own gra he nor ary he	boundary trees within the uired ass. The margins contain the eastern boundary is the dgerow which retains a contain and the contains and the c	n patches ne remnant ditch and	Rating

Visual amenity and	The cit	o is bounded by reside	ential development on three	o cidos			
Character of the		The site is bounded by residential development on three sides. It is at a lower level to houses in Doran Close. If developed, the					
Area		adjacent residents will lose their open aspect					
Flood risk, drainage		e is not within a flood					
and ground water	1110 010	o lo riot within a nood 2	20110.				
g. cana nate	Low lev	Low level of surface water flood risk with a 1/1000 risk to small-					
		reas of the north, cent					
Ground	None k						
Contamination							
Ground stability	Coal A	uthority Low Risk Area	a.				
Air Quality impact of	None						
adjoining uses							
Noise impact of	Adjace	nt to a primary school					
adjoining uses							
Mineral Extraction			eral resource constraints b	ased on			
and Mineral			Policy MIN2 (Minerals	" \			
Resource Areas			ite assessment agreed bu	ffer).			
Mineral Infrastructure and Brickworks	NO MIN	eral infrastructure con	istraints				
Waste Infrastructure	No was	eto infractructuro conc	traints regarding existing v	vocto			
waste illitastructure			raft Black Country Plan Po				
	(Waste		riant black Country Flam F	JIICY VVZ			
Other Environmental	None k	,					
Guior Errynomional	11011011	Econo	omic				
Availability of utilities –			gible impact on developme	ent			
electricity, gas, water,		viability					
sewage treatment							
Infrastructure constrain							
under site							
Highways access and		Access could only re	alistically be achieved off	Merrick			
transportation	Close. However, it is not known who owns the gap in						
	front of properties 8 and 9 Merrick Close.						
Impact on the wider roa	ad	Increased traffic on r	esidential estate				
network		Nie ze I i ze z i i iz					
Other Economic		None known					
A C b H		Soci	lai T	\A/'(L.'	. 40		
Access time by walking			GP/Health		n 10 mins		
Primary schools: walking services in accordance			Centre/Walk in Centre		g any viable igation		
Services in accordance			Strategic		n 20 mins		
Primary School	Within 10 mins following any viable mitigation		Centre/Employment	following any viable			
Timidiy Concor			Area	mitigation			
					n 15 mins		
Secondary School	Within 20 mins following any viable mitigation		Centre/Foodstore		g any viable		
Coodinadi y Contool			Control Codotoro		igation		
Any character	There i	s a helt of good trace	I running along the eastern		J 2.1.		
constraints on	1116161	s a peil of good fiees	running along the eastern	boullualy			
density							
Connections to local	None						
cycle route networks							
Public Open Space	Amenity Greenspace known as 'Merrick Close Playing Fields'						
	within (
Cradley South that falls below the quantity standards of playable							
	space and public open space (Open Space Review 2019)						
Loss of Playing Field	Aerial photography indicates that there were two football pitches marked out on the site during the 1980's. However, from the						
/ Sports Pitches				m the			
	1990 S	onwards the pitches a	THE FIOL VISIDIE				

Other Social	None					
	Opportunities					
Opportunities	Opportunities No opportunities identified.					
Sustainability Appraisal						
Sustainability	The site has a negative impact for SA objective 6 and positive					
Appraisal Conclusion	impacts for SA objectives 10, 13 and 14.					
Conclusion						

Landlocked site which appears to have been originally used as playing fields associated with the adjacent primary school.

It is an area of Amenity Greenspace used informally for walkers and for ball games. The Open Space Review (2019) audited the site as being of 'Lower Quality Lower Value' however, it also noted that it is located within a Community Forum Area that falls below the quantity standard of public open space. On this basis, the site should be retained and improved with perhaps the provision of a children's play area and some tree planting.

Not suitable for residential or employment purposes.

Site Address	Site Known as	Land East	of Hay	ley Park Road			
Site Area (ha) 1.5 Site Reference SA-0244-DUD Background/Context Current uses Grassed field with well-developed hedgerow boundaries and one line of hedgerow projecting partially into the site Surrounding land uses Constraints (where affecting part and west. The southern boundary is marked by a headwater stream of the River Stour that is heavily wooded. Constraints Gateway Constraints (where affecting part of submitted site) SSI/SAC/SINC N/A Ancient Woodland / Veteran Trees N/A Registered Park & Garden N/A Cormon Land Cormon Land Green Belt And Landscape Sensitivity Assessment Criteria Assessment Green Belt Harm Green Belt Harm Green Belt Harm B68As1 Low to Moderate In Landscape Sensitivity Assessment This is partly due to the presence of the A456 as a strong boundary, with the urban edge to the north. However, the openness of this sub-parcel also constitute a weakening of the Green Belt edge. A release encompassing all these areas would not constitute a weakening of the Green Belt edge. A release encompassing all these areas would not constitute a weakening of the Green Belt edge. A release encompassing all these areas would not constitute a weakening of the Green Belt and Scape Senativity Assessment Tritish as a gready been breached by housing development in this area. Releasing this sub-parcel in isolation without other nearby developed land (sub-parcels B70A, B69A and B67A) would be a niconsistency that would constitute a weakening of the Green Belt edge. A release encompassing all these areas provides a clear alternative edge. Releasing the sub-parcel either in isolation or alongside B70A, B69A and B67A) would therefore result in the same level of harm. Landscape Moderate To The landscape Isoconidered to have moderate-high overall sensitivity Bensitivity to residential development as the majority of the	Site Address	Land East of Hayley Park Road, Halesowen					
Site Reference SA-0244-DUD	Ward			Green Belt Parcel Ref		B68A	
Current uses	Site Area (ha)	1.5					
Current uses Grassed field with well-developed hedgerow boundaries and one line of hedgerow projecting partially into the site Hagley Road (A456) to the north with houses beyond. Residential to the east and west. The southern boundary is marked by a headwater stream of the River Stour that is heavily wooded. Constraints Gateway Constraints (where affecting part of submitted site) SSSI/SAC/SINC Ancient Woodland / Veteran Trees N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Flood Risk Zone 3 Registered Park & Garden N/A Scheduled Ancient Monument N/A Operational Burial Ground Common Land Green Belt and Landscape SLINC 'Stour Valley' - southern section of the site Green Belt Harm Green Belt Harm B68As1 Green Belt Harm B68As1 Low to Moderate Moderate Moderate Moderate Assessment The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation to the south of Halesowen and preventing encondment on the countryside. This is partly due to the presence of the A456 as a strong boundary, with the urban edge to the north. However, the openness of this sub-parcel is compromised by the degree of containment by surrounding urbanising uses in neighbouring parcels B67A and 869A. It should be recognised that while the A456 constitutes a consistent boundary to the southern edge of Halesowen, it has already been breached by housing development in this area. Releasing this sub-parcel in isolation without other nearby developed land (sub-parcels B70A, 869A and B67A) would be an inconsistency that would constitute a weakening of the Green Belt edge. A release encompassing all these areas would not constitute a significant weakening of the Green Belt boundary, as woodland to the south of all these areas would not constitute as ginficant weakening of the Green Belt boundary, as woodland to the south of all these areas would not constitute a significant weakening of the Green Belt boundary, as woodland to the south of all these areas would not constitut	Site Reference	SA-0244-DUD					
Redgerow projecting partially into the site			Backgr	ound/Context			
Sateway Constraints (where affecting part of submitted site) SSSI/SAC/SINC	Surrounding land	Grassed field with well-developed hedgerow boundaries and one line of hedgerow projecting partially into the site Hagley Road (A456) to the north with houses beyond. Residential to the east and west. The southern boundary is marked by a headwater stream of the River					
of submitted site) SSI/SAC/SINC N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Flood Risk Zone 3 N/A Registered Park & Garden N/A Scheduled Ancient Monument N/A Operational Burial Ground N/A Common Land N/A Existing Policy Green Belt Designations Green Belt Mineral Safeguarding Area Area of High Historic Landscape SLINC' Stour Valley' - southern section of the site Green Belt and Landscape Sensitivity Assessment Criteria Assessment Green Belt Harm B68As1 Moderate Assessment Rating The sub-parcel makes a moderate contribution to preventing spraw of the West Midlands conurbation to the south of Halesowen and preventing encroachment on the countryside. This is partly due to the presence of the A456 as a strong boundary, with the urban edge to the north. However, the openness of this sub-parcel is compromised by the degree of containment by surrounding urbanising uses in neighbouring parcels B67A and B69A. It should be recognised that while the A456 constitutes a consistent boundary to the southern edge of Halesowen, it has already been breached by housing development in this area. Releasing this sub-parcel in isolation without other nearby de			Со	nstraints			
SSSI/SAC/SINC Ancient Woodland / Veteran Trees N/A Ancient Woodland / Veteran Trees N/A Flood Risk Zone 3 Registered Park & Garden N/A Scheduled Ancient Monument N/A Operational Burial Ground N/A Common Land Scince Belt Mineral Safeguarding Area Area of High Historic Landscape SLINC 'Stour Valley' - southern section of the site Green Belt and Landscape Sensitivity Assessment Criteria Assessment Criteria Assessment Moderate Low to Moderate Moderate Low to Moderate Moderate Low to Flood Risk Zone 3 N/A N/A N/A Common Land Green Belt Area of High Historic Landscape SLINC 'Stour Valley' - southern section of the site Green Belt Harm B68As1 Low to Moderate Low to Moderate Low to Moderate Low to Moderate Assessment Ass		(where affecting	part N	lame / Details	Amount	t covered (ha's)	
Ancient Woodland / Veteran Trees			N	I/A			
Docal Nature Reserve	Ancient Woodland / Ve	eteran Trees					
Registered Park & Garden N/A Scheduled Ancient Monument N/A Operational Burial Ground N/A Common Land N/A Existing Policy Designations Green Belt Mineral Safeguarding Area Area of High Historic Landscape SLINC 'Stour Valley' - southern section of the site Green Belt Harm B68As1 Low to Moderate Moderate Moderate Low to Halesowen and preventing encroachment on the countryside. This is partly due to the presence of the A456 as a strong boundary, with the urban edge to the north. However, the openness of this sub-parcel is compromised by the degree of containment by surrounding urbanising uses in neighbouring parcels B67A and B69A. It should be recognised that while the A456 constitutes a consistent boundary to the southern edge of Halesowen, it has already been breached by housing development in this area. Releasing this sub-parcel in isolation without other nearby developed land (sub-parcels B70A, B69A and B67A) would be an inconsistency that would constitute a weakening of the Green Belt dege. A release encompassing all these areas would not constitute a significant weakening of the Green Belt boundary, as woodland to the south of all these areas provides a clear alternative edge. Releasing the sub-parcel either in isolation or alongside B70A, B69A and B67A would therefore result in the same level of harm. Landscape Sensitivity High N/A N/A N/A N/A Devendent Syria N/A N/A N/A N/A N/A N/A N/A N/			N	I/A			
Registered Park & Garden Scheduled Ancient Monument N/A Operational Burial Ground N/A Common Land Existing Policy Designations Green Belt Mineral Safeguarding Area Area of High Historic Landscape SLINC 'Stour Valley' - southern section of the site Green Belt and Landscape Sensitivity Assessment Criteria Assessment Rating Green Belt Harm B68As1 Low to Moderate Moderate Assessment Noderate The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation to the south of Halesowen and preventing encroachment on the countryside. This is partly due to the presence of the A456 as a strong boundary, with the urban edge to the north. However, the openness of this sub-parcel is compromised by the degree of containment by surrounding urbanising uses in neighbouring parcels B67A and B69A. It should be recognised that while the A456 constitutes a consistent boundary to the southern edge of Halesowen, it has already been breached by housing development in this area. Releasing this sub-parcel in isolation without other nearby developed land (sub-parcels B70A, B69A and B67A) would be an inconsistency that would constitute a weakening of the Green Belt edge. A release encompassing all these areas would not constitute a significant weakening of the Green Belt boundary, as woodland to the south of all these areas provides a clear alternative edge. Releasing the sub-parcel either in isolation or alongside B70A, B69A and B67A would therefore result in the same level of harm. Landscape Sensitivity Moderate to High The landscape is considered to have moderate-high overall sensitivity to residential development as the majority of the			N	I/A			
Scheduled Ancient Monument		den					
Operational Burial Ground							
Existing Policy Designations Green Belt Mineral Safeguarding Area Area of High Historic Landscape SLINC 'Stour Valley' - southern section of the site Green Belt and Landscape Sensitivity Assessment Criteria Assessment Green Belt Harm B68As1 Low to Moderate Moderate Moderate Moderate Moderate Moderate N/A Rating The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation to the south of Halesowen and preventing encroachment on the countryside. This is partly due to the presence of the A456 as a strong boundary, with the urban edge to the north. However, the openness of this sub-parcel is compromised by the degree of containment by surrounding urbanising uses in neighbouring parcels B67A and B69A. It should be recognised that while the A456 constitutes a consistent boundary to the southern edge of Halesowen, it has already been breached by housing development in this area. Releasing this sub-parcel in isolation without other nearby developed land (sub-parcels B70A, B69A and B67A) would be an inconsistency that would constitute a weakening of the Green Belt edge. A release encompassing all these areas would not constitute a significant weakening of the Green Belt boundary, as woodland to the south of all these areas provides a clear alternative edge. Releasing the sub-parcel either in isolation or alongside B70A, B69A and B67A would therefore result in the same level of harm. Landscape Sensitivity Moderate to High							
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Landscape Moderate to High The landscape is considered to have moderate-high overall sensitivity to residential development as the majority of the							
Sensitivity High sensitivity to residential development as the majority of the	Landscane						
	BL18s1	criteria have moderate sensitivity with higher ratings for					

	landscape pattern and time depth, natural character and poor relationship with the settlement edge. The landscape is considered to have a high overall sensitivity to employment development. Large scale development in this area would mark a step change to the scale of existing residential development to the north in Hasbury and would have a poor relationship with it due to the A456 Manor Way which forms a strong barrier feature. The irregular field pattern and frequent of occurrence of natural features means that the area 'reads' as part of the wider open rural landscape.					
	nt against environmental, economic and social criteria					
Criteria	Assessment	Rating				
	Environmental					
Greenfield / Previously Developed Land	Greenfield, open fields					
Topography	Relatively flat. Southern section drops down toward the stream.					
Agricultural Land Quality DEFRA info	Grade 3					
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	All Inclusive TPO covers the whole site					
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC 'Stour Valley' -covers the southern part of the site					
Heritage Assets on site or significantly	Area of High Historic Landscape Value Ridge and Furrow on western half of the site					
Affecting boundaries Visual Amenity and Character of the Area	Forms an important gap in the frontage along Hagley Road at this point.					
Flood risk, drainage and ground water	The site is not within a Flood Zone.					
	High (1/30), medium (1/100) and low (1/1000) risk of surface water flooding along the northern and southern boundary of the site.					
Ground Contamination	None known					
Ground stability	Not within a Coal Mining Risk Area					
Air Quality impact of adjoining uses	In close proximity to a dual carriageway – Hagley Road A456					
Noise impact of adjoining uses	In close proximity to a dual carriageway – Hagley Road A456					
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer)					
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints					
Waste Infrastructure	No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites)					
Other Environmental	None known					

Economic

Availability of utilities – electricity, gas, water, sewage treatment	N	No limitation known/negligible impact on development viability					
Infrastructure	N	one known					
constraints on / under							
site							
Highways access and	Α	ccess directly onto	Hagley Road. This would	however			
transportation		equire the removal o					
Impact on the wider	Т	his is a relatively sm	nall parcel of land and the	refore there			
road network	W	ould be limited impa	act				
Other Economic	Ν	one known					
			Social				
Access time by walking (except Primary schoor residential services in a Policy HOU2.	İs: wal	king only) to key	GP/Health Centre/Walk in Centre	Within 15 mins following any viable mitigation			
Primary School		15 mins following viable mitigation	Strategic Centre/Employment Area	Within 30 mins following any viable mitigation			
Secondary School		Within 20 mins owing any viable mitigation	Centre/Foodstore	Within 15 mins to viable mit			
Any character constrait on density	nts	Stream and wood	land along the southern be	oundary which is a	also a SLINC		
Connections to local cy	/cle	None known					
route networks							
Public Open Space None							
		None					
Sports Pitches							
Other Social None known							
Opportunities							
Opportunities No opportunities identified							
Sustainability Appraisal							
Sustainability	ustainability Not assessed						
Appraisal Conclusion							
Conclusion							

Conclusion

This is a Green Belt, greenfield parcel within an Area of High Historic Landscape Value. A wooded headwater stream to the River Stour runs along the southern boundary and has SLINC status. There are well-developed boundary hedgerow and an All Inclusive TPO covers trees within the parcel.

The Green Belt and Landscape Sensitivity Assessment rates Green Belt harm as 'Low to Moderate' largely based upon the existence of existing residential development on either side of the parcel. However, landscape sensitivity is rated Moderate to High, it acknowledges that the A456 forms a strong barrier feature and states that the irregular field pattern and frequent of occurrence of natural features of the parcel as a whole means that the area 'reads' as part of the wider open rural landscape.

This site has a frontage to Hagley Road (A456). The site helps to break-up the visual appearance of residential development along the southern side of this road. This site an area of woodland between the roundabout to the east and Hagely Park Road prevent the development of a continuous row of ribbon of development.

The site is unsuitable for residential or industrial development.

Site Known as	Land South	h of l	Hayley Gr	een		
Site Address	Land South of Hayley Green, Halesowen					
Ward	Hayley Green Cradley South		Green Ref	Belt Parcel	B71A/A	
Site Area (ha)	64					
Site Reference	SA-0246-DUD					
		Back	ground/Cont	ext		
Current uses Surrounding land	for recreational partial fronting Manor V the main channed the site and thre	In the main, the parcel comprises agricultural land. Some limited horse grazing for recreational purposes takes place on fields to the west of Uffmoor Lane fronting Manor Way. Several headwaters of the River Stour run through the site, the main channel running in a west to east direction through the northern part of the site and three others flowing into it				
uses		s to the	e east, open fi	elds and Uffmod	existing housing to the or wood to the south and	
		C	Constraints			
Gateway Constraints of submitted site)	(where affecting	part	Name / Deta	ils	Amount covered (ha's)	
SSSI/SAC/SINC			N/A			
Ancient Woodland / Ve	teran Trees		Uffmoor Woo	nd	0.8	
Ancient Woodiand / Ve	sterair rices		Omnoor woo	,u	0.0	
			Woodland to Waugh Drive		0.5	
Local Nature Reserve			N/A			
Flood Risk Zone 3			N/A			
Registered Park & Gar			N/A			
Scheduled Ancient Mo			N/A			
Operational Burial Gro	und		N/A			
Common Land	O D . II . II III		N/A			
Existing Policy Designations Green Belt and Lan	Mineral Safegua Area of High His SLINC – 'Stour V	Green Belt –'Uffmoor' – whole site Mineral Safeguarding Area – whole site Area of High Historic Landscape Value SLINC – 'Stour Valley' covers a significant part of the parcel				
Criteria	Assessment					
Green Belt Harm (B71As1) Majority of parcel	Very High	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation south from Hasbury and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Halesowen and Birmingham. The A456 provides a strong and distinct boundary to the north of most of the area, so extending development beyond this would constitute a weakening of the Green Belt boundary. There are small areas of urban character development to the south of the A456 at Hayley Green, to the west of the sub-parcel, but these are relatively well contained by tree cover and so do not lessen to any significant degree the harm that would result from release of adjacent land within the sub-parcel. The sub-parcel makes a strong contribution to preventing				
Green Belt Harm (B71As2) Western section	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation south from Hasbury and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the					

	neighbouring towns of Halesowen a							
	adjacent to development, this area has a strong belt of tree							
		cover and a watercourse creating separation; however, constrained woodland to the south will limit harm to the wider						
	Green Belt	m milit riai i i to trie widel						
Landscape	Moderate to The landscape is considered to have moderate-high overall							
Sensitivity (BL18s1)	High sensitivity to residential development as the majority of the							
	criteria have moderate sensitivity with higher ratings for							
		landscape pattern and time depth, natural character and poor						
		relationship with the settlement edge. The landscape is considered to have a high overall sensitivity to employment						
	development. Large scale developm							
	mark a step change to the scale of e							
	development to the north in Hasbury	and would have a poor						
	relationship with it due to the A456 N							
	strong barrier feature. The irregular to							
	of occurrence of natural features me as part of the wider open rural lands							
Detailed assessme	nt against environmental, economic and social							
Criteria	Assessment	Rating						
- Critoria	Environmental	raung						
Greenfield /	Greenfield							
Previously								
Developed Land								
Topography	Rolling landform incised by the headwaters of the Rive	er Stour.						
Agricultural Land	Grade 3							
Quality DEFRA info								
Tree Preservation	Two areas of Ancient Woodland:							
Orders / Mature	Small section of Uffmoor Wood along part of the southern							
Trees of Value on	boundary							
site or significantly	A small woodland to the south of houses in Waugh Dr	ive						
affecting boundaries	All Inclusive TPO covering a large wedge of land know	vn as Hayloy						
	Green Hospital, Hagley Road	vii as riayley						
	All Inclusive TPO – small area off Uffmoor Lane							
Biodiversity or	Stour Valley SLINC covers a significant part of this pa	rcel and is						
Geodiversity on site	associated with the headwaters of the River Stour							
or significantly								
affecting boundaries Heritage Assets on	Area of High Historic Landscape Value							
site or significantly	The majority of the site is covered with ridge and furro	w						
affecting boundaries	and turio	••						
Visual Amenity and	An attractive area of open countryside mainly compris							
Character of the	agricultural fields surrounded by mature hedges, areas of							
Area	woodland and interspersed by watercourses							
Flood risk, drainage and ground water	Site is not within a Flood Zone							
and ground water	Significant risk- high (1/30), medium (1/100) and low (1/1000)- of						
	surface water flooding throughout central region of site							
	situated along existing water courses. There are also smaller clusters of high surface water flooding risk, such as in the south							
Cround	east of the site, south of Uffmoor Farm. None known							
Ground Contamination	NOTE KHOWH							
Ground stability	The northern part of the site is within a Coal Authority	Low Risk						
,	Area							

Air Quality impact of None known							
Adjoining uses Noise impact of	The northern section of						
adjoining uses Mineral Extraction	No mineral extraction or	mineral resource constrai	nts based on				
and Mineral		Plan Policy MIN2(Minerals	Safeguarding)				
Resource Areas	(using 250m site assess						
Mineral Infrastructure and Brickworks	No mineral infrastructure	e constraints					
Waste Infrastructure		constraints regarding exis the Draft Black Country Pl					
Other Environmental	None known						
		conomic					
Availability of utilities – electricity, gas, water, sewage treatment							
Infrastructure constraints on / under site	Uffmoor Lane	etts Drive, Hayley Green F ions masts at Uffmoor Far					
	Lane Three definitive footp and HLS0183	eaths cross the site HLS01	73, HLS0181				
Highways access and transportation	Access likely to be ga	ained via Manor Way (A45	56)				
Impact on the wider road network	None known						
Other Economic	None known						
		Social					
(except Primary school	Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOLI2 Within 10 mins following Viable mitigation						
Primary School	Over 15 mins Strategic Within 30 mins f						
Secondary School	Within 20 mins						
Any character constraints Incised Stream Channels on density Ancient Woodland Mature Hedgerow							
Connections to local cycle None route networks							
Public Open Space No loss of public open space							
Loss of Playing Field / Not a playing field Sports Pitches							
Other Social	None	n a rtuniti a a					
Opportunities	Opportunities No opportunities identified						
Sustainability Appraisal							
Sustainability	Not assessed	Anny Applaida					
Appraisal Conclusion	C	onclusion					
Oditionaliti							

This is a parcel of Green Belt Land that is within an Area of High Historic Landscape Value. It is mainly in agricultural use, with some limited horse grazing. There is a frequent occurrence of valued natural features including substantial hawthorn hedges with mature hedgerow trees, heavily wooded headwaters of the River Stour and two areas of Ancient Woodland. The 'Stour Valley' SLINC covers a significant part of the parcel

The Green Belt and Landscape Sensitivity Assessment rates harm to the eastern section of the Green Belt within this site as 'Very High'. It states that it makes a strong contribution to preventing sprawl of the West Midlands conurbation south from Hasbury and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Halesowen and Birmingham. The A456 provides a strong and distinct boundary to the north of most of the area, so extending development beyond this would constitute a weakening of the Green Belt boundary. Harm to the western section is classed as 'High' as it is close to some small areas of urban development to the south of the A456 at Hayley Green. Such areas are however considered to be relatively well contained by tree cover and so do not lessen to any significant degree the harm that would result from release of this adjacent land.

This site and other land within Dudley MBC located to the south of Manor Way (A456) retains a stronger relationship with the wider countryside than with the urban area, aided by the role of the A456 as a strong boundary feature. The development of this site would effectively facilitate the expansion of the West Midlands conurbation by 'leapfrogging' over this strong southern boundary. To allow development on this site, which effectively is open countryside, would be contrary to Green Belt policy as it would encourage urban sprawl and encroachment into the wider countryside resulting in a weaker Green Belt boundary.

The site plays an intrinsic visual role as a foreground to the nearby hills within north Worcestershire. It is sensitive in historical landscape terms having AHHTV status and containing ridge and furrow which provide a historical link to medieval land use and open field cultivation in the area. The site also contains, and is adjacent to, areas of Ancient Woodland and there is a large area covered by an All Inclusive Tree Preservation Orders in the western part of the site. The Green Belt and Landscape Sensitivity Assessment rates landscape sensitivity as 'Moderate to High' noting that large scale development in this area would mark a step change to the scale of existing residential development to the north in Hasbury and would have a poor relationship with it due to the A456 Manor Way which forms a strong barrier feature. The irregular field pattern and frequent of occurrence of natural features means that the area 'reads' as part of the wider open rural landscape. It goes on to note however that there are anomalies to the overall landscape sensitivity rating, remarking that sensitivity increases with distance from the A456 and the lack of audible disturbance from this busy road, resulting in a 'High' sensitivity to development.

On the basis of the above, the parcel is not suitable for residential or industrial purposes.

Site Known as	Land Adias	ont to	Liffmaa	r Wood		
	Land Adjac					
Site Address	Land to the Ea		noor Wood,	Halesowen		
Ward	Hayley Green a Cradley South	and	Green Be	It Parcel Ref		B71A/B
Site Area (ha)	19.64					
Site Reference	SA-0247-DUD	7-DUD				
	E	Backgro	und/Conte	xt		
Current uses Surrounding land	Agricultural fields demarcated by well-developed hedgerow that contain individual mature trees. A linear section of Ancient Woodland associated with Uffmoor Wood runs within of the western boundary. Breach Dingle, which is an area of Ancient Woodland and the associated headwater of the River Stour runs along the eastern boundary. Part of a pond is in the extreme south eastern corner of the parcel Agricultural field to the north. One of the headwaters to the River Stour which				nd associated with n Dingle, which is r of the River Stour extreme south	
uses	has wooded banks classed as Ancient Woodland forms the eastern boundary. Part Ancient Woodland 'Uffmoor Wood' part agriculture to the southern boundary. Uffmoor Wood abuts the whole of the western boundary					
	, soundary. Only		straints	noic of the wes	CITI D	odilidal y
Gateway Constraints (where affecting part Name / Details Amount covered (ha's)						ount covered (ha's)
of submitted site)	N/A					
SSSI/SAC/SINC Ancient Woodland / Ve	storon Troop		<u>/A</u> reach Dingle		1.2	
Ancient Woodiand / Ve	eleran rrees		ffmoor Wood		0.2	
Local Nature Reserve			/A	•	0.2	
Flood Risk Zone 3		N	/A			
Registered Park & Gar			/A			
Scheduled Ancient Mo			/A			
Operational Burial Gro	und		/A			
Common Land	Cross Dalth		/A			
Existing Policy Designations	Green Belt – wh Mineral Safegua SLINC - Stour V Area of High His	rding Are alley runr toric Land	ning through discape Value	the eastern sec	tion	
Green Belt and Lan Criteria	Assessment		THAIIICCA			
Green Belt Harm (B71As1)	Very High	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation south from Hasbury and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Halesowen and Birmingham. The A456 provides a strong and distinct boundary to the north of most of the area, so extending development beyond this would constitute a weakening of the Green Belt boundary. There are small areas of urban character development to the south of the A456 at Hayley Green, to the west of the subparcel, but these are relatively well contained by tree cover and so do not lessen to any significant degree the harm that would result from release of adjacent land within the subparcel.				
Landscape Sensitivity	Moderate to High					erate-high overall ne majority of the

(BL18s1)	criteria have moderate sensitivity with higher ratings for landscape pattern and time depth, natural character and poor relationship with the settlement edge. The landscape is considered to have a high overall sensitivity to employment development. Large scale development in this area would mark a step change to the scale of existing residential development to the north in Hasbury and would have a poor relationship with it due to the A456 Manor Way which forms a strong barrier feature. The irregular field pattern and frequent of occurrence of natural features means that the area 'reads' as part of the wider open rural landscape. Sensitivity increases with distance from the A456 and the lack of audible disturbance from this busy road, resulting in a high sensitivity to development.					
	nt against environmental, economic and social criteria	1				
Criteria	Assessment	Rating				
	Environmental					
Greenfield / Previously Developed Land	Agriculture, greenfield					
Topography	The land falls from the south northwards. The area is elevated with respect to Halesowen Town Centre which is to the north of the site and as the site slopes towards it, it is readily visible					
Agricultural Land Quality DEFRA info	Grade 3					
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site	Two areas of Ancient Woodland: Uffmoor Wood – a strip of woodland within the western boundary which forms part of the larger area of Uffmoor Wood Breach Dingle – wooded banks of a headwater to the River Stour There are also numerous mature trees within hedgerows SLINC – Stour Valley running through the eastern section					
or significantly affecting boundaries Heritage Assets on	Area of High Historic Landscape Value. The majority of the					
site or significantly affecting boundaries	parcel contains evidence of Ridge and Furrow					
Visual amenity and Character of the Area	This is an attractive area of agricultural land bounded by woodland with a wooded stream running along the eastern boundary. It has an extremely rural feel.					
Flood risk, drainage and ground water	Site is not within a Flood Zone High (1/30), medium (1/100) and low (1/1000) risk of surface water flooding on the sites eastern (River Stour) and western (existing water course) boundaries.					
Ground	None known					
Contamination	No. 2012 Octobrilla District					
Ground stability Air Quality impact of adjoining uses	Not within a Coal Mining Risk Area None known					
Noise impact of adjoining uses	None known					
Mineral Extraction and Mineral Resource Areas Mineral Infrastructure	No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2(Minerals Safeguarding) (using 250m site assessment agreed buffer) No mineral infrastructure constraints					
	1					

and Brickworks

Waste Infrastructure	infrastru	No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites)				
Other Environmental	None kr					
			conomic			
Availability of utilities – electricity, gas, water, streatment		No limitations k viability	known/negligible impact or	n development		
Infrastructure constrair under site (electric cab stations, water/sewage gas pipes, pylons, culv rights of way)	les/sub- pipes,	HLS0187 and of Open headwate boundary. Ass in the south ea	Two definitive footpaths cross the site HLS0186 and HLS0187 and cross centrally within the site Open headwater stream of River Stour along eastern boundary. Associated culvert crosses under farm track in the south eastern corner of the site			
Highways access and transportation		Landlocked site. The only access possible to avoid loss of Ancient Woodland or cutting across lots of fields would be to improve the existing farm track through Breach Farm to Bromsgrove Road (B4551) which is within Bromsgrove District Council.				
Impact on the wider roanetwork Other Economic (speci		This is a large parcel of land. The impact upon Bromsgrove road and junctions associated with it could be significant None known				
Other Economic (speci	Social					
(except Primary school	Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOLI2 GP/Health Centre/Walk in Centre any viable mitigation					
Primary School	followi	Within 15 mins following any viable mitigation Strategic Centre/Employment Area Within 30 mins follow any viable mitigation				
Secondary School		mins following able mitigation	Centre/Foodstore	Within 15 mins any viable m		
Any character constraints on density	a head and is	dwater stream of	tining two areas of Ancien the River Stour. The paressowen from where it visuen countryside.	cel is elevated		
Connections to local cycle route networks	None					
Public Open Space Loss of Playing Field / Sports Pitches	None None					
Other Social	None					
0	Opportunities					
Opportunities No opportunities identified						
Sustainability Appraisal Sustainability Appraisal Appraisal Conclusion						
	Conclusion					
comprising agricultural by well-developed hed	This is a sensitive area of Green Belt land within an Area of High Historic Landscape Value mostly comprising agricultural fields, the majority of which contain evidence of ridge and furrow, demarcated by well-developed hedgerow that contain individual mature trees. A linear section of Ancient Woodland, associated with the large Ancient Woodland known as Uffmoor Wood, runs within of the					

western boundary. Breach Dingle, which is also an area of Ancient Woodland, and the associated headwater of the River Stour runs along the eastern boundary.

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

This site and other land within Dudley MBC located to the south of Manor Way (A456) retains a stronger relationship with the wider countryside than with the urban area, aided by the role of the A456 as a strong boundary feature. The development of this site would effectively facilitate the expansion of the West Midlands conurbation by 'leapfrogging' over this strong southern boundary. To allow development on this site, which effectively is open countryside, would be contrary to Green Belt policy as it would encourage urban sprawl and encroachment into the wider countryside resulting in a weaker Green Belt boundary.

The site plays an intrinsic visual role as a foreground to the nearby hills within north Worcestershire. It is sensitive in historical landscape terms having AHHTV status and containing areas of ridge and furrow which provide a historical link to medieval land use and open field cultivation in the area. The site also contains, and is adjacent to, areas of Ancient Woodland. The Green Belt and Landscape Sensitivity Assessment rates landscape sensitivity as 'Moderate to High' noting that large scale development in this area would mark a step change to the scale of existing residential development to the north in Hasbury and would have a poor relationship with it due to the A456 Manor Way which forms a strong barrier feature. The irregular field pattern and frequent of occurrence of natural features means that the area 'reads' as part of the wider open rural landscape. It goes on to note however that there are anomalies to the overall landscape sensitivity rating, remarking that sensitivity increases with distance from the A456 and the lack of audible disturbance from this busy road, resulting in a 'High' sensitivity to development.

Not suitable for residential or employment purposes.

Kingswinford North and Wall Heath

Site Known as	Land adjac	ent I	Holbe	ache House		
Site Address	Land adjacent	Land adjacent to Holbeache House Care Home, Wolverhampton Road, Kingswinford, DY6 7DA				
Ward	Kingswinford N Heath			Call for Site Ref	209	
Site Area (ha)	1.7				<u> </u>	
Site Reference	SA-0033-DUD					
	E	Backg	round/	Context		
Current uses	Open field with an equestrian use and associated structures. The site is surrounded by well-developed hedgerow containing many trees.					
Surrounding land uses	Residential area to the west on opposite site of Wolverhampton Road, agricultural land to the south. Woodland and Holbeache House Care Home to the east and entrance lodge and woodland associated with Holbeache House Care Home with the Riverside Care Centre beyond to the north.			the House Care Home to d with Holbeache House		
		C	onstrai	nts		
Gateway Constraints of submitted site)	(where affecting	part	Name	/ Details	Amount covered (ha's)	
SSSI/SAC/SINC			N/A			
Ancient Woodland / Ve	teran Trees		N/A			
Local Nature Reserve			N/A			
Flood Risk Zone 3			flood z	area of site contains one 3	0.02	
Registered Park & Gar			N/A			
Scheduled Ancient Mo Operational Burial Gro			N/A N/A			
Common Land	una		N/A			
Existing Policy	Mineral Safegua	rdina A		nole site)	<u> </u>	
Designations	Green Belt (who					
2 00.9.10.10	Area of High His			e Value		
				Lane' (whole site)		
		stern b	oundari	es abut the listed curti	lage of Holbeache House	
	Grade II Listed.					
Green Belt and Lan				nent		
Criteria	Assessment	Ratii				
Green Belt Harm (B45As1)	Moderate	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Kingswinford, a district centre of Dudley, and to preventing encroachment on the countryside. However the fields within the sub-parcel are sufficiently contained by urban development to the east and west, and by a tree-lined watercourse and the South Staffordshire Railway Walk to the north, for release of the parcel to be possible without affecting the integrity of the wider green belt. The watercourse and Railway Walk already form the Green Belt boundary to the east and west, so release of the land would simplify this boundary.				
Landscape Sensitivity (BL13s2)	Low to Moderate	north disus	ern bou ed railw	ne north of Holbeache ndary along the Holbea ay is considered to ha residential developme	ve a low-moderate	

sensitivities associated with time-depth, natural and built character.						
	nt against environmental, economic and social criteria	1				
Criteria	Assessment	Rating				
	Environmental					
Greenfield /	Greenfield land					
Previously						
Developed Land						
Topography	Flat grazing land for horses					
Agricultural Land	Grade 2					
Quality using						
Magicmap						
Landscape post-						
1988 map						
Tree Preservation	Significant number of boundary trees.					
Orders / Mature						
Trees of Value on	Tree survey required					
site or significantly						
affecting boundaries	The whole site is a CLINC					
Biodiversity or	The whole site is a SLINC					
Geodiversity on site or significantly						
affecting boundaries						
Heritage Assets on	Area of High Historic Landscape Value.					
site or significantly	The site is located adjacent to the Grade II Listed Holbeache					
affecting boundaries	House. The setting of which is an important consideration					
Visual amenity and	Site located adjacent to the Grade II Listed Holbeache House					
Character of the	Site located adjacent to the Grade II Listed Floibeache Flouse					
Area						
Flood risk, drainage	Flood Zone 2 and 3a to the north of the site with part of these					
and ground water	flood zones encroaching over the site's boundary.					
.	,					
	No risk of surface water flooding within the site.					
Ground	No issues identified					
Contamination						
Ground stability	No issues identified as in Low Risk area.					
Air Quality impact of	None identified					
adjoining uses						
Noise impact of	No issues identified					
adjoining uses						
Mineral Extraction	No mineral extraction or mineral resource constraints based on					
and Mineral	the draft Black Country Plan Policy MIN2(Minerals					
Resource Areas	Safeguarding) (using 250m site assessment agreed buffer)					
Mineral Infrastructure	No mineral infrastructure constraints					
and Brickworks	No mode infractivativa constraints as and the second second					
Waste Infrastructure	No waste infrastructure constraints regarding existing waste					
	infrastructure based on the Draft Black Country Plan Policy W2					
Other Environmental	(Waste Sites).					
Other Environmental						
Availability of utilities	Economic No limitations / negligible impact on development viability					
Availability of utilities	No limitations / negligible impact on development viability					
- electricity, gas,						
water, sewage treatment						
Infrastructure	No issues identified					
constraints on /	THE ISSUED INCITATION					
under site						
	1					

	1				
Highways access	The site has direct road frontage to Wolverhampton Road				
and transportation		however it is elevated from the road. Holbeache Lane is for			
		off to vehicles travelling ea	stwards from		
	the site.				
Impact on the wider		Access onto a Classified Road (A449) which should reduce			
road network	impact				
Other Economic	None				
		Social			
Access time by walking					
	ls: walking only) to key	GP/Health	Within 15 min	ns following	
residential services in	accordance with BCP	Centre/Walk in Centre	any viable	mitigation	
Policy HOU2.					
	Within 15 mins	Strategic	Within 20 mii	ns following	
Primary School	following any viable	Centre/Employment	any viable		
	mitigation	Area	,		
	Within 20 mins		Within 10 min	oo following	
Secondary School	following any viable	Centre/Foodstore	Within 10 min any viable		
	mitigation		arry viable	imiligation	
Any character	Site located adjacent to	the Grade II Listed Holbea	ache House. Loc	ated within	
constraints on	green belt and Historic L				
density					
Connections to local	No existing cycle-route h	nowever Holbeache Lane	could be used		
cycle route networks	for cycling.				
Public Open Space	No loss of public open s	pace			
Loss of Playing Field	Not a playing field				
/ Sports Pitches					
Other Social	None				
<u>Opportunities</u>					
Opportunities	No opportunities identifie				
	Sustainability Appraisal				
Sustainability		tive impacts for SA objecti			
Appraisal Conclusion	and positive impacts for	SA objectives 9, 10, 13 ar	nd 14.		
	Conclusion				

Conclusion

The whole of the site is within the Green Belt and is a designated SLINC. It is Grade 2 agricultural land surrounded by mature trees along the boundaries.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt as 'Moderate' however it acknowledges that the sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Kingswinford and to preventing encroachment on the countryside.

Landscape sensitivity is rated 'Low to Moderate' however, the parcel is located within an Area of High Historic Landscape Value. The curtilage of the adjacent Grade II Listed Building, Holbeache House, wraps around the northern and eastern boundaries of the site making it very sensitive to development in terms of the setting of this Listed Building.

The site has a direct road frontage to Wolverhampton Road but no direct entrance from it. In addition, in the main, the site occupies an elevated position with respect to the road and may require the removal of a number of trees, section of hedgerow to create satisfactory access. Holbeache Lane is narrow, gated to vehicles and retains a rural character.

Not suitable for residential or employment purposes.

Site Known as	Balfour Road					
Site Address	Land off Balfour Roa	and off Balfour Road, Kingswinford				
Ward	Kingswinford North & Wall Heath	&	Call for Site Ref	232		
Site Area (ha)	0.75					
Site Reference	SA-0047-DUD					
	Backg	grou	nd/Context			
Current uses	Open space / amenity la	and				
Surrounding land uses	Residential to the North	Residential to the North, East and Southeast of the Site. Industrial uses (Dawley Brook Trading Estate) to the West / South West adjoining the boundary of the				
	C	ons	traints			
Gateway Constraints of submitted site)	s (where affecting part	Na	me / Details	Amount co	overed (ha's)	
SSSI/SAC/SINC		N/A				
Ancient Woodland / V	eteran Trees	N/A				
Local Nature Reserve		N/A				
Flood Risk Zone 3		N/A				
Registered Park & Ga	rden	N/A				
Scheduled Ancient Me		N/A				
Operational Burial Gro		N/A				
Common Land	Jana	N/A				
Existing Policy Design	Regeneration Local Archaed Adjacent to Da	Corri ologic awley	idor 10 cal Priority Area (southern v Brook Trading Estate	most section)	
Green Belt and La	ndscape Sensitivity A	sse	ssment			
Criteria	Assessment		Rating			
Green Belt Harm			Not in the Green Belt			
Landscape Sensitivity						
		enta	l, economic and socia	l criteria		
Criteria	Assessment				Rating	
	En	viro	nmental			
Greenfield /	Green open space reta	ained	during development of he	ousing		
Previously	estate in 1960's/1970s	S .				
Developed Land						
Topography	Land is of a uniform le	vel a	cross the whole site.			
Agricultural Land Quality using	None					
Magicmap						
Landscape post-						
1988 map						
Tree Preservation	No TPO's on site. Line	of n	on-mature trees Along fro	ntage to		
Orders / Mature			ire planting on western bo			
Trees of Value on			o industrial uses to the we			
site or significantly	survey required.					
affecting boundaries						
Biodiversity or			considerable number of tr	ees.		
Geodiversity on site	Potential for bats. Eco	logica	al survey required.			

or significantly					
affecting boundaries	0. 0	A	·'1 A		
Heritage Assets on		is an Archaeological Prior			
site or significantly		er Kingswinford Railway H	HER ref		
affecting boundaries	7382A.				
		Mineral Railway HER ref 7	7662 also		
	crossed the southern see	ction.			
\(\text{\text{\$\cdot\}}\)					
Visual amenity and		reen space at entrance to	residential		
Character of the	area.				
Area					
Flood risk, drainage	South of site is within Flo	ood Zone 2- may impact c	apacity		
and ground water					
	Apart from a negligible area of north eastern boundary that has a				
	low risk of surface water	flooding (1/1000) the site	is not		
	vulnerable to surface wa	ter flooding.			
Ground	No known issues. Althou	igh site lies directly adjace	ent to industrial		
Contamination	uses.				
Ground stability	No known issues - Coal	Authority Low Risk Area			
Air Quality impact of		est by established industri	ial units.		
adjoining uses		,			
Noise impact of	Site is bounded to the wo	est by established industri	ial units		
adjoining uses		Site is bounded to the west by established industrial units (Dawley Brook Trading Estate) – a lot of units with historic			
adjoining dood	permissions and unrestricted hours of operation				
Mineral Extraction		mineral resource constrai	ints based on		
and Mineral		Plan Policy MIN2 (Minerals			
Resource Areas		Om site assessment agree			
Mineral Infrastructure	No mineral infrastructure		od bullet)		
and Brickworks		CONSTIANTS			
Waste Infrastructure	No wasto infrastructure	constraints regarding exist	ting waste		
vvaste iiiiastiucture		he Draft Black Country Pla			
		THE DIAIT BLACK COUNTRY PR	an Policy WZ		
Other Environmental	(Waste Sites)				
Other Environmental	None known				
A - 11-1-120 - 6 (220)		conomic	1 - L 104		
Availability of utilities	No limitations / negligible	e impact on development v	viability		
- electricity, gas,					
water, sewage					
treatment					
Infrastructure	None apparent				
constraints on /					
under site					
Highways access	Access from main road	Balfour Road, already in p	olace.		
and transportation		o			
Impact on the wider	Halikah, dua ta amali aiza af sita				
I paol on the widel	Unlikely due to small size	e of site			
road network	Unlikely due to small size	e of site			
road network Other Economic	•	e of site			
road network Other Economic	None				
Other Economic	None	e of site Social			
Other Economic Access time by walking	None g or public transport	Social	West		
Other Economic Access time by walking (except Primary school	None g or public transport ls: walking only) to key	Social GP/Health	Within 15 mir	•	
Other Economic Access time by walking (except Primary school residential services in a	None g or public transport ls: walking only) to key	Social	Within 15 mir any viable	•	
Other Economic Access time by walking (except Primary school	None g or public transport ls: walking only) to key accordance with BCP	Social GP/Health Centre/Walk in Centre		•	
Other Economic Access time by walking (except Primary school residential services in a Policy HOU2.	None g or public transport ls: walking only) to key accordance with BCP Within 10 mins	GP/Health Centre/Walk in Centre Strategic	any viable	mitigation	
Other Economic Access time by walking (except Primary school residential services in a	None g or public transport ls: walking only) to key accordance with BCP	Social GP/Health Centre/Walk in Centre		mitigation and the state of the	

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following any viable mitigation		
Any character constraints on density	Narrow, irregularly shaped, in places very short in depth				
Connections to local cycle route networks	None				
Public Open Space	Amenity Greenspace known as 'Almond Road Open Space' The site was audited as part of the Open Space Review (2019) and found to be of 'Higher Quality and Lower Value'. Although there are other areas of Amenity Greenspace within 400m walking distance of this site, this elongated site is useful for walkers and, as a higher quality site, represents one of the best areas of Amenity Greenspace in the borough.				
Loss of Playing Field / Sports Pitches	Not marked out as a playing field.				
Other Social	None				
		ortunities			
Opportunities	No opportunities identifie	ed			
		bility Appraisal			
Sustainability Appraisal Conclusion	The site has a negative impacts for SA objective	impact for SA objective 7 s s 9, 10, 12, 13 and 14.	and positive		
Conclusion					

Conclusion

This site is an area of Amenity Greenspace that forms an attractive area of amenity land for the adjacent residents. It comprises mown grass with numerous trees and contains a path between Balfour Road and Ashdale Close.

A belt of mature trees separates this site from the adjacent Dawley Brook Trading estate to the west. Most of the estate appears to have been built in the 1960's and does not have many (if any) restrictive planning conditions. The area should therefore be retained as it acts as a buffer between the trading estate and the residential estate.

The site is narrow and elongated and has very little depth to achieve a significant amount of residential development on site. The large tree buffer along the boundary would need to be retained to help mitigate against outlook towards the industrial area, further reducing the land available for development.

The site was audited as part of the Open Space Review (2019) and found to be of 'Higher Quality and Lower Value'. Although there are other areas of Amenity Greenspace within 400m walking distance of this site, this elongated site is useful for walkers and, as a higher quality site represents one of the best areas of Amenity Greenspace in the borough. The value of the site could be increased by investment in facilities.

The site also acts as a valuable green corridor that is separated from King George VI Park by a row of houses in Almond Road. These two sites could be linked via a cycleway to provide an off-road route between Stallings Lane and High Street, Kingswinford.

Not suitable for residential or employment purposes.

Site Known as	Land North o	f Hol	beache Lane		
Site Address			e Lane, Kingswinford		
Ward	Kingswinford Nort		Call for Site Ref	330	<u> </u>
vvaru	Wall Heath Call for Site Ref			330	J
Site Area (ha)	27.5				
Site Reference	SA-0114-DUD				
	Background/Context				
Current uses	Two large agricultural fields located north of Holbeache Lane, surrounded by well-developed hedgerow				
Surrounding land					north, scrap yard to the
uses	Listed Building) to t			. Hol	beache House (Grade 11
		Cor	straints		
Gateway Constraint of submitted site)	s (where affecting p		lame / Details		Amount covered (ha's)
SSSI/SAC/SINC			I/A		
Ancient Woodland / V			I/A		
Local Nature Reserve	9		I/A /ery small north western		0.14
Flood Risk Zolle 3			corner of the site in flood		0.14
			Cones 2 and 3		
Registered Park & Ga	arden		J/A		
Scheduled Ancient M			I/A		
Operational Burial Gr		N	I/A		
Common Land		١	I/A		
Existing Policy	Green Belt	•			
Designations	Mineral Safeguardir				
	Area of High Histori				
					north eastern boundary
			along southern, eastern	and	western boundaries
Green Belt and La					
Criteria		Rating			
Green Belt Harm			o-parcel makes a strong		
(B45As1)					ation at Kingswinford, a
					venting encroachment on
					within the sub-parcel are elopment to the east and
			nd by a tree-lined water		
			Ishire Railway Walk to the		
			o be possible without af		
					and Railway Walk already
		_	e Green Belt boundary t		
			of the land would simpl		
Landscape					Lane, particularly on the
Sensitivity			n boundary along the Ho		
(BL13s2)			railway is considered to		
			ity to residential develor ities associated with tim		
		charact		e-ue	יףנוו, וומנעומו מווע טעוונ
Detailed assessme			tal, economic and so	ncia	l criteria
Criteria	Assessment		iai, occitornio and se	Joid	Rating
Ontena	ASSESSINGIIL	Envir	onmontal		INatilig
	Environmental				

Greenfield /	Greenfield land	
Previously	Greenward land	
Developed Land		
Topography	Sloping land to the north east	
Agricultural Land	Western section - Grade 2. Eastern section – no agricultural	
Quality using	classification provided	
DEFRA data	oldosinodilori provided	
Tree Preservation	None but a significant amount of boundary trees	
Orders / Mature	Thomas but a digrimount amount of boundary troop	
Trees of Value on		
site or significantly		
affecting		
boundaries		
Biodiversity or	The northern and north-western boundaries have SLINC	
Geodiversity on site	designation.	
or significantly		
affecting		
boundaries		
Heritage Assets on	Area of High Historic Landscape Value.	
site or significantly	Grade II Listed Holbeache House and its curtilage is directly to the	
affecting	west of the site.	
boundaries		
Visual amenity and	Loss of outlook from adjacent care home (Holbeache House).	
Character of the	Loss of open fields	
Area		
Flood risk, drainage	Flood Zone 2 and 3a intersect the site in the north westerly corner	
and ground water	(area closest to the water course)	
	Medium (1/100) and low (1/1000) risk of surface water flooding in	
	the north westerly corner of the site.	
Ground	None known	
Contamination	D. IA II II I DI IA	
Ground stability	Coal Authority Low Risk Area.	
Air Quality impact	Metal recycling site to the east of the site and a large industrial	
of adjoining uses	area off Ham Lane and Oak Lane	
Noise impact of	Metal recycling site to the east of the site and a large industrial	
adjoining uses	area off Ham Lane and Oak Lane	
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)	
Resource Areas	(using 250m site assessment agreed buffer)	
Mineral	No mineral infrastructure constraints	
Infrastructure and Brickworks		
Waste	Within 250m of a permitted waste site: R Davies Metals & Sons	
Infrastructure	Ltd - metal recycling site (MRS) (east of site).	
Other	None	
Environmental	NOTIC	
	Economic	
Availability of	No limitations / negligible impact on development viability	
utilities – electricity,	Two initiations / negligible impact on development viability	
gas, water, sewage		
treatment		
Infrastructure	The safety zones of two High Pressure Gas Pipelines run through	
constraints on /	the site and cross just north of the site. One pipeline and its	
under site	associated safety zones runs through the centre of the site and	
	the other runs along the former railway line to the north.	
I limburgue es com	,	
Highways access	Holbeache Lane is for pedestrians only, gated off to vehicles.	
and transportation	Access possible off Ham Lane/Oak Lane	

Impact on the wider	Large volume of traffic introduced on to Ham Lane and Oak Lane					
road network	that are predominantly us	hat are predominantly used by commercial vehicles				
Other Economic	None					
Social						
	ng or public transport ols: walking only) to key accordance with BCP	GP/Health Centre/Walk in Centre	Over 15 mins t viable mi	•		
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 20 mir any viable			
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 10 mir any viable			
Any character constraints on density Site is located adjacent to the Grade II Listed Holbeache House. Numerous trees along site boundaries and woodland to south of the site.						
Connections to local cycle route networks	used by cyclists. There is boundary of the site access	No existing cycle connection however Holbeache Lane can be used by cyclists. There is a byway running along the eastern boundary of the site accessed off Holbeache Lane that runs to the former railway line known as the Kingswinford Railway Walk				
Public Open Space	No loss of public open spa	ace				
Loss of Playing Field / Sports Pitches	Not a playing field					
Other Social	None					
		ortunities				
Opportunities No opportunities identified						
		bility Appraisal				
Sustainability Appraisal Conclusion	The site has some negative 8 and 14 and positive imp a major positive impact fo	acts for SA objectives 9, 1				
	Conclusion					

This site is predominantly used for agricultural purposes. The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt as 'Moderate' however it acknowledges that the sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Kingswinford and to preventing encroachment on the countryside.

Landscape sensitivity is rated 'Low to Moderate' however, the parcel is located within an Area of High Historic Landscape Value. The curtilage of the adjacent Grade II Listed Building, Holbeache House, runs along the western boundary of the site making it very sensitive to development in terms of the setting of this Listed Building.

Metal recycling premises and other industrial uses to the east of the site. Potential for noise and air quality issues. One High Pressure Gas pipeline runs through the site and another to the north of the site, with the safety zones within the site.

Access onto Ham lane and Oak Lane would introduce residential traffic onto these roads that are predominantly used by commercial uses

Not suitable for residential or employment purposes.

Site Known as	Land to the	e rear (of Maidensbridge I	Primary School		
Site Address	Land to the we	Land to the west of the A449 and north of Maidensbridge Primary School, Kingswinford				
Ward	Kingswinford N Wall Heath		Green Belt Parcel Ref	B45A		
Site Area (ha)	4					
Site Reference	SA-0152-DUD	-A				
		Backgro	und/Context			
Current uses	marks the bounda west, central strip Care Centre to the	ary with So of scrubla e west.	he site is formed by Holbea outh Staffordshire. Primary and and Holbeache House	school playing field to Care Home and Riverside		
Surrounding land uses	Residential to the and fields to the e		d west, fields to the north be	eyond Holbeache Brook		
		Con	straints			
Gateway Constrain of submitted site)	ts (where affecting		lame / Details	Amount covered (ha's)		
SSSI/SAC/SINC			I/A			
Ancient Woodland / Y			I/A			
Local Nature Reserv	e		I/A			
Flood Risk Zone 3		Centre of site contains Clood Zone 3	1.57			
Registered Park & G			I/A			
Scheduled Ancient N			I/A			
Operational Burial G	round		I/A			
Common Land			I/A			
Existing Policy Designations	Mineral Safeguard SLINC 'Holbeachd and central curtila SLINC 'Round Hill Area of High Histo Grade II Listed Bu	Green Belt – whole site Mineral Safeguarding Area SLINC 'Holbeache Brook Valley' - majority of site (except school playing field and central curtilage of Holbeache House SLINC 'Round Hill, Holbeache Lane' – to south of Holbeache House Area of High Historic Landscape Value – Land east of Wolverhampton Road Grade II Listed Building – Holbeache House				
Green Belt and La						
Green Belt Harm (B45As1)	Assessment Moderate	Rating The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Kingswinford, a district centre of Dudley, and to preventing encroachment on the countryside. However the fields within the sub-parcel are sufficiently contained by urban development to the east and west, and by a tree-lined watercourse and the South Staffordshire Railway Walk to the north, for release of the parcel to be possible without affecting the integrity of the wider Green Belt. The watercourse and Railway Walk already form the Green Belt boundary to the east and west, so release of the land would simplify this boundary.				
Green Belt Harm (B45As2)	Moderate to High	The sub sprawl of district of the cour with the	p-parcel makes a strong corporate when the West Midlands conurbentre of Dudley, and to prentryside. The Holbeache Osriver corridor and the Railwonsistent boundary with the	ntribution to preventing pation at Kingswinford, a venting encroachment on siers SLINC aligns closely way Walk, which would		

	east and west, so release of this would constitute higher harm than the remainder of the sub-parcel. In addition, release of Maidensbridge Primary School playing fields would also result in higher harm, as although this land is not SLINC designated it forms part of a consistent belt of open land surrounding the River Penk's floodplain that forms the Green Belt edge to adjacent housing. Centre of site – Gateway Constraint Flood Zone 3				
Landscape	Low	The landscape is considered to have low sensitive	vity to		
Sensitivity (BL13s1) Western section		residential development as the majority of the cri moderate or low and no criteria override that judg			
Landscape Sensitivity (BL13s2) Land east of Wolverhampton Road	Low to Moderate	The area to the north of Holbeache Lane, particular northern boundary along the Holbeache Brook a disused railway is considered to have a low-mod sensitivity to residential development due to add sensitivities associated with time-depth, natural a character.	nd the lerate itional		
		onmental, economic and social criteria			
Criteria	Assessment		Rating		
		Environmental			
Greenfield / Previously Developed Land	the eastern part of				
Topography	Holbeache Brook. houses and school	ite that drops slightly northwards towards the The land is set at a lower level to the adjacent building.			
Agricultural Land Quality using DEFRA data	Grade 2				
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or	the eastern section One All Inclusive (known as Winter H Road).	long northern boundary and particularly within n. Order associated with The Mill House (also House, Riverside Care Centre, Wolverhampton e Brook Valley' - majority of site (except school			
Geodiversity on site or significantly affecting boundaries	Round Hill, Holbe	entral curtilage of Holbeache House. SLINC ache Lane' – to south of Holbeache House.			
Heritage Assets on site or significantly affecting boundaries	of an old mansion	Grade II Listed and its Listed Curtilage remains associated with the Gunpowder Plot oric Landscape Value 'Oak Farm Wedge			
boundaries	Landscape Herita	ge Area' to west of Wolverhampton Road			
	Brook/Wolverhampton Road HER ref 7031 Holbeache Brook HER ref 15498.				
Visual amenity and Character of the Area	Loss of outlook				
Flood risk, drainage and ground water	to the east of the	ng the northern boundary of the site and the land primary school playing fields is at risk of surface 30, 1/100, 1/1000).			

	The whole of the central s	section of the site is within	Flood Zones 2			
	and 3.					
Ground	None known					
Contamination						
Ground stability	Coal Authority Low Risk A	Area.				
Air Quality impact	None known					
of adjoining uses						
Noise impact of	None known	None known				
adjoining uses	No selection (see Conse					
Mineral Extraction and Mineral		lo mineral extraction or mineral resource constraints based on ne draft Black Country Plan Policy MIN2 (Minerals Safeguarding)				
Resource Areas	(using 250m site assessm		Saleguarding)			
Mineral	No mineral infrastructure					
Infrastructure and		Constraints				
Brickworks						
Waste	No waste infrastructure co	onstraints regarding existin	ng waste			
Infrastructure		e Draft Black Country Plar				
	(Waste Sites).					
Other	None					
Environmental						
A 11 1 114 2		conomic	1 1114			
Availability of	No limitations / negligible	impact on development via	ability			
utilities – electricity,						
gas, water, sewage treatment						
Infrastructure	None known	None known				
constraints on /	THORIC KHOWII	TYONE KNOWN				
under site						
Highways access	Access off Wolverhampto	n Road and potentially Be	achcroft Road			
and transportation	adjacent to the primary so	chool.				
Impact on the wider	None envisaged					
road network						
Other Economic	None					
A (2 1 11 11 11 11 11 11 11 11 11 11 11 11		Social				
	ng or public transport	CD/Haalth	Over 15 mine	following ony		
	ols: walking only) to key accordance with BCP	GP/Health Centre/Walk in Centre	Over 15 mins viable mi			
Policy HOU2.	l accordance with BCF	Certife/ Walk in Certife	Viable III	ligation		
1 0110) 11002.	Within 15 mins	Strategic	14//11 00 1			
Primary School	following any viable	Centre/Employment	Within 20 mi			
,	mitigation	Area	any viable	mitigation		
	Within 20 mins		Mille in 40 mi	a a fallaccia a		
Secondary School	following any viable	Centre/Foodstore	Within 10 mil			
	mitigation		arry viable	miligation		
Any character		undary - the whole of the	central section o	f the site is		
constraints on	within Flood Zones 2 and					
density	Grade II Listed Holbeache	e House				
Connections	School Playing Fields					
Connections to	None known					
local cycle route networks						
Public Open Space	No loss of public open spa	ace				
Loss of Playing		vith Maidensbridge Primary	/ school			
Field / Sports	., 5		- -			
Pitches						
Other Social	None					
Opportunities						

Opportunities	No opportunities identified				
Sustainability Appraisal					
Sustainability	Hard constraint - not assessed.				
Appraisal					
Conclusion					

Conclusion

This is a Green Belt site at the northern edge of the borough boundary. Whilst the Green Belt and Landscape Sensitivity Assessment rates harm to the green Belt as generally 'Moderate' and landscape sensitivity as 'Low to Moderate' there are numerous constraints to prevent the site being suitable for development:

Firstly, Holbeache Brook runs along the northern boundary of this thin area of land which is prone to surface water flooding and there is a band of land throughout the site which is within Flood Zone 3 which is an absolute constraint.

Secondly, land to the east of Wolverhampton Road is designated an Area of High Historic Landscape Value and contains the Grade II Listed Holbeache House and its curtilage.

Thirdly, the remainder of the site to the west contains a school playing field which is sustainably located adjacent to the school. Its loss therefore could not be supported.

Not suitable for residential or industrial purposes.

Site Known as	Lanc	l adjacent to	Oak Lane			
Site Address	Land r	Land north of Oak Lane, Kingswinford				
Ward	Kingsv Wall H	Swinford North & Green Belt Parcel Ref B45A				
Site Area (ha)	27.95					
Site Reference	SA-01	52-DUD-B				
		Backgr	ound/Context			
Current uses		n western sectior eam close to nort	n, some woodland, mineral ex hern boundary	traction. Wetland, ponds		
Surrounding land uses		and to the north, s and agriculture to	sewage works and industry to the west	the east, industry to the		
			nstraints			
Gateway Constraints (where affecting part of submitted site) Amoun				Amount covered (ha's)		
SSSI/SAC/SINC			Oak Farm	5.81		
Ancient Woodland / Ve	teran Tr	ees	N/A			
Local Nature Reserve			N/A			
Flood Risk Zone 3			Large portion of site covered by Flood Zone 3	5.81		
Registered Park & Gar	den		N/A			
Scheduled Ancient Mo			N/A			
Operational Burial Gro	und		N/A			
Common Land			N/A			
Existing Policy Designa		SINC – Oak Fai	storic Landscape Value m			
Green Belt and Lan			sessment	15.4		
Criteria	Asses	sment		Rating		
Creen Belt Harm Landscape Sensitivity Hard Constraint While site is a SINC and a large portion of the site is Flood Zone 3						
	Conclusion					
Whole site is a SINC, significant proportion is within Flood Zone 3. Gateway constraints. No further assessment required						

Kingswinford South

Site Known as	Kingswinford Y	ou ⁻	th Centre			
Site Address	Kingswinford Youth	Kingswinford Youth Centre, High Street, Kingswinford, DY6 8AP				
Ward	Kingswinford South		Call for Site Ref	237		
Site Area (ha)	4.68	4.68				
Site Reference	SA-0052-DUD	SA-0052-DUD				
	Background/Context					
Current uses	t uses Public Amenity space / recreation space					
Surrounding land uses			e – some community facil	ities to the no	rth of the	
	С	ons	traints			
Gateway Constraints of submitted site)	(where affecting part	Naı	ne / Details	Amount co	vered (ha's)	
SSSI/SAC/SINC		N/A				
Ancient Woodland / Ve	eteran Trees	N/A				
Local Nature Reserve	Morali 11000	N/A				
Flood Risk Zone 3		N/A				
Registered Park & Gar	den .	N/A				
Scheduled Ancient Mo		N/A				
Operational Burial Gro						
Common Land	unu	N/A				
Existing Policy	Greenfields Road Open Space – Outdoor Sports Facility					
Designations	Mineral Safeguarding		ace – Odidooi Opoits i ac	inty		
Designations	SLINC	\i Ca				
Green Belt and Lan	dscape Sensitivity A	222	semont			
Criteria	Assessment		Rating			
Green Belt Harm	Assessificit		Rating			
Green Beit Hairii						
Landecano			Not in the Green Belt			
Landscape Sensitivity						
•	nt against anvivanne			l ouitouio		
		enta	, economic and socia	Criteria	D = 1:	
Criteria	Assessment		<u> </u>		Rating	
		viro	nmental			
Greenfield/Previously	Greenfield					
Developed Land						
Topography	Majority of land is unifor	orm le	evels.			
Agricultural Land	Not agricultural land					
Quality using						
<u>Magicmap</u>						
Landscape post-						
1988 map						
Tree Preservation			dary of site. Significant a			
Orders / Mature	•	astei	n boundary covered with	mature		
Trees of Value on	trees					
site or significantly						
affecting boundaries						
Biodiversity or		area	covering approximately 1	ha of the		
Geodiversity on site	site.					

: : f: t					
or significantly affecting boundaries	RAD Dr	iority Dond within SLIN	C at southern end of the	cito	
Heritage Assets on			e north (Youth centre) H		
site or significantly	15367.	O .	c north (Todin contic) in	LICICI	
affecting boundaries					
Visual amenity and	Reside	nts surrounding the site	would lose their open a	spect	
Character of the					
Area					
Flood risk, drainage	The site	e is not within a Flood 2	Zone.		
and ground water					
	There is	s a risk of surface wate	r flooding around the site	es western	
		boundary with this being low risk (1/1000) in the most part.			
			h risk (1/100 -1/30) of su		
			the existing water cours	e and	
		ool also in the west of			
			ers of medium/low risk su		
			t these are not of a signif		
Ground			known as Bradley Hall S	and Pits.	
Contamination Ground stability		•	tential for contamination		
Ground stability	Coal Al	uthority Low Risk Area.			
	Former	filled sand nits Fill un	known therefore potentia	al stability	
	issues	imod dana pito. Till un	MIOWIT MOTOROTO POROTIME	a stability	
Air Quality impact of	Mainly residential uses surrounding site and some community				
adjoining uses	facilities to the north – no nearby detrimental uses				
Noise impact of	Mainly residential uses surrounding site and some community				
adjoining uses	facilities to the north – no nearby detrimental uses				
Mineral Extraction	No mineral extraction or mineral resource constraints based on				
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals				
Resource Areas			e assessment agreed bu	ıffer)	
Mineral Infrastructure	No min	eral infrastructure cons	traints		
and Brickworks	.				
Waste Infrastructure			aints regarding existing v		
			aft Black Country Plan P	olicy vv2	
Other Environmental	(Waste None k				
Other Environmental	INOTIC K	Econor	mic		
Availability of utilities –			ible impact on developme	ent	
electricity, gas, water,		viability	ισιο πηρασί στι αθνεισριτι	CIIL	
sewage treatment		viability			
Infrastructure constrain	its on /	None known			
under site	- *				
Highways access and		Likely access from ma	ain road (High Street) fro	m the	
transportation		North. Unlikely to cause issues.			
Impact on the wider roa	ad	None foreseen		<u> </u>	
network					
Other Economic		None known			
		Socia			
Access time by walking			GP/Health		10 mins
			Centre/Walk in	_	any viable
services in accordance	with BC	P Policy HOU2.	Centre		gation
Drimon, Cohool	Within	15 mins following any	Strategic		20 mins
Primary School		riable mitigation	Centre/Employment Area		g any viable
			Alta		gation
•	Within	20 mins following any	0		10 mins
Secondary School		riable mitigation	Centre/Foodstore		any viable
				rniti	gation

Any character	Significant amount of southern portion and eastern boundary cove	red with
constraints on	mature trees	
density		
Connections to local	None	
cycle route networks		
Public Open Space	Loss of public open space.	
	The Open Space Review (2019) notes that the Community	
	Forum Area in which this site is located	
	Kingswinford North and Wall Heath, Kingswinford South and	
	Wordsley has a below quantity standard of public open space.	
Loss of Playing Field	This is a publicly accessible area for outdoor sports. It is only	
/ Sports Pitches	one of two such publicly accessible areas within this part of the	
	borough. The Open Space Review (2019) notes that	
	Community Forum Area 4 Kingswinford North and Wall Heath,	
	Kingswinford South, Wordsley in which this site is located, has a	
	below quantity standard of playable space such as this.	
	Loss of playing fields.	
Other Social	None known	
	Opportunities	
Opportunities	No opportunities identified	
	Sustainability Appraisal	
Sustainability	The site has some negative impacts for SA objectives 4, 7 and 8	
Appraisal Conclusion	and positive impacts for SA objectives 9, 12, 13 and 14 and a	
	major positive impact for SA objective 10.	
	O - m a lavada m	

Conclusion

This is a publicly accessible outdoor sports facility that contains sports pitches and a community centre. It is also used informally as an area of open space. The youth centre has been vacant for a number of years. The site is located within a Community Forum Area that, according to the Open Space Review (2019) has a below quantity standard of both open space and playable space such as this.

The southern part of the site has SLINC status and contains numerous trees and a BAP pond. In ecology terms therefore it would be difficult to mitigate for such loss for that part of the site.

The loss of this site for residential development would remove an outdoor sports facility to the detriment of the local community. Not suitable for residential or industrial purposes.

Site Known as	The Knoll Oper	n Spa	ice			
Site Address	The Knoll, Kingswinf	ford, D	Y6 8JX			
Ward	Kingswinford South	(Green Space Ref		437	
Site Area (ha)	1.89	1.89				
Site Reference	SA-0195-DUD					
	Backg	ground	/Context			
Current uses	Natural, Semi-natural Greenspace. Largely wooded with some patches of open grassland. Has lots of informal paths running through it					
Surrounding land uses	Primarily residential					
	C	Constra	ints			
Gateway Constraints of submitted site)	(where affecting part	Name	e / Details	Am	ount co	overed (ha's)
SSSI/SAC/SINC		N/A				
Ancient Woodland / Ve	eteran Trees	N/A				
Local Nature Reserve	ACIAIT TTCCS	N/A				
Flood Risk Zone 3		N/A				
Registered Park & Gar	den .	N/A				
Scheduled Ancient Monument						
	Operational Burial Ground					
Common Land	ound N/A N/A					
Existing Policy	MIN1 - Mineral safegua		area			
Designations	SLINC 'Land off Stand			the site		
	dscape Sensitivity A			ino ono		
Criteria	Assessment		Rating			
Green Belt Harm	ASSESSIIIEIIL		Nating			
Green Beit Hann						
Landagana		I	Not in the Green Belt			
Landscape Sensitivity						
	⊔ nt against environme	ontal 4	soonomic and soo	ial arit	torio	
	_	entai, e	economic and soc	iai Ciii	leria	Dating
Criteria	Assessment					Rating
0 (11/2)		vironn	nentai			
Greenfield/Previously Developed Land	Open space					
Topography	The site rises from the the level of Portway Cl			sition at	oove	
Topography				sition at	oove	
Topography Agricultural Land	the level of Portway Cl			sition at	oove	
Topography	the level of Portway Cl			sition at	oove	
Topography Agricultural Land Quality using	the level of Portway Cl			sition al	oove	
Topography Agricultural Land Quality using Magicmap	the level of Portway Cl			sition at	oove	
Topography Agricultural Land Quality using Magicmap Landscape post-	the level of Portway Cl	lose and	d Standhills Rd.			
Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map	the level of Portway Cl Not agricultural land	lose and	d Standhills Rd.			
Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation	the level of Portway Cl Not agricultural land Most of the site is cover	lose and	d Standhills Rd.			
Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature	the level of Portway Cl Not agricultural land Most of the site is cover	lose and	d Standhills Rd.			
Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	the level of Portway CI Not agricultural land Most of the site is coverequired.	ered by	d Standhills Rd.			
Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or	the level of Portway Cl Not agricultural land Most of the site is cover	ered by	d Standhills Rd.			
Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site	the level of Portway CI Not agricultural land Most of the site is coverequired.	ered by	d Standhills Rd.			
Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or	the level of Portway CI Not agricultural land Most of the site is coverequired.	ered by	d Standhills Rd.			

Heritage Assets on	None					
site or significantly	INOTIC					
affecting boundaries						
Visual amenity and	Duo to	the elevated location	of the site it is likely there	could bo		
Character of the			ghbouring dwellings on Th			
Area			as many trees as possibl			
Alea			tect amenity of neighbour			
Flood risk, drainage		e is not within a flood a		5.		
and ground water	THE SILE	2 15 110t Willilli a 1100u 2	zone.			
and ground water	Lowley	val of curface water flo	and rick with a 1/1000 rick	to small-		
		ow level of surface water flood risk with a 1/1000 risk to small-cale areas of the north, central and south of site.				
Ground	None					
Contamination	INOTIC					
Ground stability	Coal A	uthority Low Risk Area	1			
Air Quality impact of	None	attionty Low Plot / lice	•			
adjoining uses	INOTIC					
Noise impact of	None					
adjoining uses	INOTIC					
Mineral Extraction	\\/ithin	250m of Ketley Ouarn	/ Mineral Extraction site, a	a former		
and Mineral		ay pit(closed)	, willeral Extraction site, a	a lollilei		
Resource Areas	DITOR CI	ay pit(Glosea)				
Mineral Infrastructure	Within '	250m of Ketley Quarry	/ Mineral Extraction site, a	a former		
and Brickworks		ay pit(closed)	, willierar Extraolion site, t	2 10111101		
Waste Infrastructure		Within 250m of former Ketley Quarry inert Recycling Facility and				
vvaoto ililiadi. dotaro	landfill, closed in 2018.					
landing of 3334 in 2375.						
Other Environmental	None k	nown				
Guier Environmental	11011011	Econo	mic			
Availability of utilities –			gible impact on developm	ent		
electricity, gas, water,		viability	gible impact on developin	One		
sewage treatment		Viability				
Infrastructure constrain	its on /	Numerous desire line	es cross the site			
under site	110 0117	Trainiorodo doono inic				
Highways access and		Access potentially of	f Portway Close however	Portway		
transportation		Close is extremely narrow				
Impact on the wider roa	ad		to the size of the site			
network		9				
Other Economic		None known				
		Soci	ial			
Access time by walking	or publ			Within	10 mins	
Primary schools: walki			GP/Health	following	any viable	
services in accordance	with BC	P Policy HOU2.	Centre/Walk in Centre	miti	gation	
	\//ithi	n 10 mins following	Strategic	Within	20 mins	
Primary School		viable mitigation	Centre/Employment	following	any viable	
	arry	viable miligation	Area	miti	gation	
	NACCO I	- 00 main - fall		Within	15 mins	
Secondary School		n 20 mins following	Centre/Foodstore		any viable	
·	any	viable mitigation			gation	
Any character	The site	e is set at a higher leve	el to surrounding properti		<u> </u>	
constraints on		a SLINC.	s. to carrounding proporti	23oaj	J. 11, J. 1110	
density	55 10 0					
Connections to local	None k	nown				
cycle route networks						
Public Open Space	Natural	, Semi-Natural Greens	space known as 'The kno	II Open		
	Space'	,		1 -		
	•	s than 400m from the	nearest area of the same	typology		
			ever, it is within Commur			
-				-		

	Area 4 – Kingswinford North and Wall Heath, Kingswinford South, Wordsley (Open Space Review 2019) where there is a below standard quantity of public open space.					
Loss of Playing Field / Sports Pitches	None					
Other Social	None known					
	Opportunities					
Opportunities	No opportunities identified					
	Sustainability Appraisal					
Sustainability Appraisal Conclusion	Hard constraints - not assessed.					
Conclusion						

This is an area of Natural and Semi Natural Greenspace that is located within a Community Forum Area that has a below quantity standard of open space.

It is a SLINC site that is mostly wooded with a mix of mature and semi-mature trees and grassland. This has the potential to significantly reduce the developable area.

Access to the site is poor and may be difficult to overcome without the possible use of land to the side of No. 62 The Portway to widen Portway Close which is particularly narrow.

Not suitable for residential or industrial purposes.

Lye and Stourbridge North

Site Known as	Bott Lane					
Site Address	Land at Bott Lane, Lye					
Ward	Lye and Stourbridge North	Call for Site Ref	534			
Site Area (ha)	2.13	2.13				
Site Reference	SA-0227-DUD	SA-0227-DUD				
	Backgro	ound/Context				
Current uses	Pegasus Grab Hire – aggr	egate recycling				
Surrounding land uses	Vanguard Foundry plus inc north, vacant land to the ea in cutting to the south and	dustrial units and open lar ast with mostly housing b	eyond in Engine I			
	Co	nstraints				
				rered (ha's)		
submitted site) SSSI/SAC/SINC		N/A				
Ancient Woodland / \	/otoran Troos	N/A				
Local Nature Reserve						
Flood Risk Zone 3						
Registered Park & Ga	ardon	N/A N/A				
Scheduled Ancient M		N/A				
Operational Burial Gr		N/A				
Common Land	ouna	N/A				
Existing Policy	Minoral Cofoguarding Ara	•				
Designations	Mineral Safeguarding Area Mixed Use Redevelopment Area (H13.26) Regeneration Corridor 13 It forms part of larger SHLAA site Ref 29 'West of Engine Lane, north of railway, Lye'					
Green Belt and La	ndscape Sensitivity Ass	sessment				
Criteria	Assessment	Rating				
Green Belt Harm Landscape Sensitivity		Not in the Green Be	lt			
	ent against environment	tal, economic and so	cial criteria			
Criteria	Assessment	iai, economic and soc	Jiai Cilicila	Rating		
Cilleila		ronmental		Rating		
Greenfield /	Recycling plant	roninentai				
Previously Developed Land						
Topography	The site rises towards the centre. Earth bund protects houses to the east of the site. A great deal of material is stored on the site due to the nature of the aggregate recycling use					
Agricultural Land Quality using Magicmap Landscape post- 1988 map	Not agricultural					

Tree Preservation	None				
Orders / Mature	Notice				
Trees of Value on					
site or significantly					
affecting boundaries					
Biodiversity or	None				
Geodiversity on site	None				
or significantly					
affecting boundaries					
Heritage Assets on	None				
site or significantly	TYONG				
affecting boundaries					
Visual amenity and	Recycling plant				
Character of the					
Area					
Flood risk, drainage	Site is not within a Flood Zone.				
and ground water					
g. c a.v.a.	Small Clusters of high risk (1/30) surface water flooding around				
	the centre and east of site. Larger clusters of medium (1/100) and				
	low (1/1000) risk in the south, east and central regions of the site.				
Ground	There is a landfill site directly to the north of the site and the site is				
Contamination	being used for aggregate recycling.				
	There is great potential for contamination				
Ground stability	Within Coal Authority High Risk Area				
Air Quality impact of	Foundry directly to the north				
adjoining uses					
Noise impact of	Foundry to the north, train line in cutting to the south and				
adjoining uses	electricity distribution centre to the west – all have the potential to				
	create noise and disturbance				
Mineral Extraction	No mineral extraction or mineral resource constraints based on				
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)				
Resource Areas	(using 250m site assessment agreed buffer)				
Mineral Infrastructure	No mineral infrastructure constraints				
and Brickworks					
Waste Infrastructure	Site itself is Pegasus Grab Hire Site with planning permission for				
	aggregates recycling granted in 2018. Site is also within 250m of				
	Pegasus Skip Hire site a small Waste Treatment Station which				
	includes on-site recycling of inert waste.				
Other Environmental	None				
	Economic				
Availability of utilities	Definitive footpath runs along the northern boundary of the site				
electricity, gas,	forming a continuation of Bott Lane.				
water, sewage					
treatment	Name Income				
Infrastructure	None known				
constraints on /					
under site					
Highways access	Access onto Bott Lane however the footpaths in Bott Lane should				
and transportation	be increased in width				
Impact on the wider	If developed for housing in association with the adjacent foundry				
road network	site, all traffic will either use the junctions with Dudley Road				
	(A4036) or Stourbridge Road (A458). Works to these junctions				
	may be required				
Other Economic	None known				
Social					
Access time by walking or public transport GP/Health Over 15 mins following any					
(except Primary schoo	ls: walking only) to key Centre/Walk in Centre viable mit	igation			

residential services in accordance with BCP Policy HOU2.							
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area Within 30 mins following any viable mitigation					
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 15 mins following any viable mitigation				
Any character constraints on density	constraints on						
Connections to local cycle route networks	None known						
Public Open Space		Development for residential purposes would improve the amenity of residents in Engine Lane. The continuation of the current use					
Loss of Playing Field / Sports Pitches	None						
Other Social	None						
	Op	portunities					
Opportunities This is a sustainable residential site close to the centre of Lye and its railway station which has a travel time of less than 30 minutes to Birmingham. Also, there are regular bus stops nearby to Merry Hill and Dudley via Dudley Road and Stourbridge via Stourbridge Road. As the site forms part of a larger SHLAA site, its development for housing in association with land to the north is considered to be the best opportunity for the site.							
	Sustaina	ability Appraisal					
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 5, 7 and 11						
Conclusion							

This is a very sustainable site that is close to the centre of Lye and Lye railway station. Buses also regularly operate to nearby Merry Hill and Stourbridge. As this site forms part of a larger SHLAA site and that there are other SHLAA sites within close proximity it is preferable that the site is used for housing purposes. If the current use for aggregate recycling remained, it has the potential to create noise, dust and disturbance to any new residential properties. Housing led regeneration is key to improving Lye and therefore a residential use is considered to be preferable.

Netherton, Woodside and St. Andrews

Site Known as	Magpie Close						
Site Address	Magpie Close, Dudley						
Ward	Netherton, Woodside St Andrews	e and	Green Space Ref	390			
Site Area (ha)	0.41						
Site Reference	SA-0191-DUD						
	Backg	round/C	ontext				
Current uses	Amenity Greenspace, I	neavily tre	ed.				
Surrounding land uses	Residential to north, ea	st and so	outh, supermarket to w	vest (on oppo	osite side of		
	С	onstrain	ts				
Gateway Constraints of submitted site)	(where affecting part	Name /	Details	Amount co	overed (ha's)		
SSSI/SAC/SINC		N/A					
Ancient Woodland / Ve	eteran Trees	N/A					
Local Nature Reserve		N/A					
Flood Risk Zone 3		N/A					
Registered Park & Gar		N/A					
Scheduled Ancient Mo		N/A					
Operational Burial Gro	und	N/A					
Common Land		N/A					
Existing Policy	MIN1 - Mineral safegua	arding are	ea				
Designations							
	dscape Sensitivity A						
Criteria	Assessment	Ra	ting				
Green Belt Harm							
1		No	t in the Green Belt				
Landscape							
Sensitivity	⊔ nt against environme	ntal aa	onomic and social	oritorio			
Criteria		intai, ec	onomic and Social	Criteria	Doting		
Criteria	Assessment	drama.	m4-a1		Rating		
One and als!/Decoders	1	<u>vironme</u>	ntai				
Greenfield/Previously	Amenity Greenspace						
Developed Land Topography	Parts of site are very st	toon as th	o land gonorally ricos	towards			
городгарту							
	the A459 and especially towards Cole Street from the adjacent residential development						
Agricultural Land	Not agricultural land						
Quality using	Two agriculturar land						
Magicmap							
Landscape post-							
1988 map							
Tree Preservation	No TPOs, however, the	site incl	udes a number of mat	ure trees			
Orders / Mature	which are prominent from A459 corridor. The trees protect the						
Trees of Value on	residents from A459/Co						
	and may assist in capturing particulates thereby improving air						
site or significantly affecting boundaries	and may assist in captu quality at this busy jund		iculates thereby impro	oving air			

Biodiversity or Geodiversity on site or significantly	None within site. There is a c SLINC	None within site. There is a canal 170m to the north that is a SLINC					
affecting boundaries Heritage Assets on site or significantly affecting boundaries	None apparent	one apparent					
Visual amenity and Character of the Area	overlooking/overbearing deve of the site	ss of green space/trees when seen from wider area including					
Flood risk, drainage and ground water	The site is not within a flood z Low level of surface water flo scale areas of the north, cent	od risk with a 1/1000 ris	k to small-				
Ground Contamination	None known						
Ground stability	Coal Authority Low Risk Area						
Air Quality impact of adjoining uses	The site is adjacent to a busy traffic		queuing				
Noise impact of adjoining uses	The site is adjacent to a busy traffic						
Mineral Extraction and Mineral Resource Areas	the draft Black Country Plan I	No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals					
Mineral Infrastructure and Brickworks		Safeguarding) (using 250m site assessment agreed buffer). No mineral infrastructure constraints					
Waste Infrastructure	No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites).						
Other Environmental	None known						
A 11 1 1112 A 211121	Econo						
Availability of utilities – electricity, gas, water, sewage treatment		•	•				
Infrastructure constraints on / under site	A public rights of way cuts Halesowen Road and Mag		n				
Highways access and transportation	to be located as far from the conflict. Or access and particle development along Magpi should front Halesowen R	The site is close to a busy road junction. Access may have to be located as far from the junction as possible to prevent conflict. Or access and parking could be to the rear of development along Magpie Close however development should front Halesowen Road					
Impact on the wider road network	None envisaged due to the	e size of the site					
Other Economic	None known						
A	Soci						
Primary schools: walki	g or public transport (excepting only) to key residential with BCP Policy HOU2.	GP/Health Centre/Walk in Centre		nins following e mitigation			
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area Within 20 mins following any viable mitigation					
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore		nins following e mitigation			

Any character	y character The majority of the site is covered with trees, the remainder is grassland.					
constraints on	The site slopes steeply in places from the A459 and Cole Street down towards					
density	the adjacent housing.					
	The site has limited depth meaning that frontage development is likely with					
	houses facing the busy road junction. There may be noise and air	quality				
	issues.					
	The site is an awkward shape in places to develop comprehensive	ly.				
Connections to local	Cycle path to canal to north but accessed via busy road junction					
cycle route networks	(0.4400)					
Public Open Space	Amenity Greenspace (0.4180ha) known as 'Magpie Close Flats'.					
	Assessed as 'Lower Quality Lower Value' within the Open Space Review (2019)					
	The site is located within Community Forum Area 6 - Netherton,					
	Woodside and St Andrews, Quarry Bank and Dudley Wood.					
	This area has above the quantity standards of playable space					
	and public open space (Open Space Review 2019).					
	It is acknowledged that there are three other Amenity					
	Greenspace within 400m of the site. Two (Bowling Green Road					
	and Netherton Green Nursing Home are on opposite (west) side					
	of A459 which provides a significant amount of segregation. The					
	Netherton Green Nursing Home has not been audited and					
	appears as private space in relation to the nursing home and fenced off). The other Amenity Greenspace is Worcester Road					
	which has not been audited.					
Loss of Playing Field	None					
/ Sports Pitches						
Other Social	None known					
	Opportunities					
Opportunities	No opportunities identified					
	Sustainability Appraisal					
Sustainability	The site has a negative impact for SA objective 7 positive					
Appraisal Conclusion	impacts for SA objectives 9, 10, 12, 13 and 14.					
Conclusion						

Conclusion

This is an Area of Amenity Greenspace which has been identified as 'Lower Quality and Lower Value' in the Open Space Review (2019) and is acknowledged to be within an area where there are other areas of the same typology nearby. However, this site serves another important role in that it acts as a buffer between the busy road junction of Halesowen Road and Cole Street which are set at a higher level to the adjacent residential development to the east. If this area were to be cleared of trees, motorists would overlook the adjacent houses which are at a much lower level and the existing residents would be more exposed to road noise and traffic fumes. If the site were to be developed for housing, due to the elevated nature of the site it would be difficult to prevent overlooking and for the new development not to look overbearing with respect to existing houses.

The restricted width of the site and limited options for new access points would likely result in new development facing the road junction and thereby exposing the new residents to elevated noise levels and air pollution.

Not suitable for residential or industrial purposes.

Site Known as	Brooksbank Dr	ive					
Site Address	Brooksbank Drive, Cradley Heath						
Ward	Netherton, Woodside and St Andrews Green Space Ref 405				405		
Site Area (ha)	0.78						
Site Reference	SA-0192-DUD						
	Back	ground/0	Context				
Current uses	Heavily treed area of N	latural and	d Semi-Natural Greer	nspac	е		
Surrounding land uses	Housing to the north, the boundary marks the boundary						
4666		Constrair					
Gateway Constraints of submitted site) SSSI/SAC/SINC	(where affecting part	Name /	Details	Am	ount covered (ha's	;)	
Ancient Woodland / Ve	eteran Trees	N/A					
Local Nature Reserve	Morali 11000	N/A					
Flood Risk Zone 3		N/A					
Registered Park & Gar	den	N/A					
Scheduled Ancient Mo	nument	N/A					
Operational Burial Gro	und	N/A					
Common Land		N/A					
Existing Policy	Mineral Safeguarding A						
Designations	Regeneration Corridor	13					
	dscape Sensitivity A						
Criteria	Assessment	Rat	ting				
Green Belt Harm Landscape		No	ot in the Green Belt				
Sensitivity							
Detailed assessme	nt against environme	ental, eco	onomic and social	l crit	<u>eria</u>		
Criteria	Assessment				Rating		
Environmental							
Greenfield/Previously Developed Land	Open space						
Topography	The site rises from the highway and occupies a position above the level of Brooksbank Drive and Gawne Lane						
Agricultural Land	Not agricultural land						
Quality using							
Magicmap							
Landscape post-							
1988 map							
Tree Preservation Orders / Mature Trees of Value on site or significantly	The majority of the site owned	is covere	d by trees. No TPO's	s - Co	ouncil		
affecting boundaries Biodiversity or	No specific designation	n but potei	ntial for nesting birds	and a	a		
Geodiversity on site or significantly affecting boundaries	possibly for bats	, ,	3				

Heritage Assets on site or significantly	None					
affecting boundaries						
Visual amenity and	The houses in Brooksbank D	rive face the trees on the	site. If			
Character of the	the site were to be developed		g housing			
Area	and possibly views of the ind					
Flood risk, drainage	The site is not within a flood a	zone.				
and ground water						
	Low level of surface water flo		to small-			
01	scale areas of the north, cent					
Ground Contamination	Potential ground contamination	on from landfill.				
Ground stability	Coal Authority Low Risk Area	Potential stability issues	from			
Ground Stability	landfill.	a. I otoritiai otability 100000	110111			
Air Quality impact of	The site is adjacent to industr	rial units to the south				
adjoining uses	,					
Noise impact of	The site is adjacent to industr	rial units to the south and i	it fronts			
adjoining uses	onto the heavily trafficked Ga	awne Lane				
Mineral Extraction	No mineral extraction or mine		ased on			
and Mineral	the draft Black Country Plan					
Resource Areas	Safeguarding) (using 250m s		ffer)			
Mineral Infrastructure	No mineral infrastructure con	straints				
and Brickworks	No consta information at the same	tuninta un annalia a maintin a co				
Waste Infrastructure	No waste infrastructure const infrastructure based on the D					
	(Waste Sites).	rait Black Country Plan Po	JIICY VVZ			
Other Environmental	None known					
Other Environmental	Econ	omic				
Availability of utilities –			ahility			
electricity, gas, water,	140 mmadone / nogligible	impact on actorophicit vi	ability			
sewage treatment						
Infrastructure	One public right of way cre	osses the site				
constraints on / under						
site		in site fronting Brooksbank				
Highways access and	Access off Brooksbank Dr	rive would seem the most	suitable			
transportation						
Impact on the wider	None envisaged due to th	e size of the site				
road network Other Economic	None known					
Other Economic	Soc	vial				
Access time by walking	g or public transport (except	lai				
	ng only) to key residential	GP/Health		mins following		
	with BCP Policy HOU2.	Centre/Walk in Centre	any vial	ole mitigation		
		Strategic	\\/\(\frac{1}{2}\rm \\ \frac{1}{2}\rm \\ \frac{1}\rm \\ \frac{1}{2}\rm \\ \frac{1}\rm \\ \frac{1}\rm \\ \frac{1}\rm \\ \frac{1}\rm \\ \fra	maine fellessine		
Primary School	Within 10 mins following	Centre/Employment		mins following ole mitigation		
	any viable mitigation	Area	arry viai	ole miligation		
	Within 20 mins following Control/Foodstone Within 15 mins fo					
Secondary School	mins following					
,	School any viable mitigation Centre/Foodstore any viable mitigation					
Any character	Trees					
constraints on	Topography					
density	Noise/air quality – A459					
	Shape of site					
Connections to local	None known					
cycle route networks						
Public Open Space	Natural, Semi-Natural Greens					
	Open Space' If this were dev	veloped there would be a l	ack of			

	coverage for this typology as the nearest area of Natural and Semi Natural Greenspace is beyond the expected walking distance for this size of site.					
Loss of Playing Field	None					
/ Sports Pitches						
Other Social	None known					
	Opportunities					
Opportunities	Opportunities No opportunities identified					
Sustainability Appraisal						
Sustainability	The site has no overwhelming negative impacts and positive					
Appraisal Conclusion	impacts for SA objectives 9, 10, 12, 13 and 14.					
Conclusion						

Conclusion

This is an area of Natural and Semi Natural Greenspace which was once a former landfill site. It is mounded and is set at a higher level to houses in Brooksbank Drive. It is heavily wooded and forms a buffer between the residential estate and industrial buildings to the south. If developed, there would be a loss of coverage for residents in terms of this typology of open space as the nearest other areas are beyond the expected walking distance for this size of site. The site also forms part of a green corridor being in close proximity to the Mousesweet Brook on the opposite side of Gawne Lane.

Not suitable for residential or employment purposes.

Site Known as	Halesowen Road	O b	pen Space		
Site Address	Halesowen Road, Cradley Heath				
Ward	Netherton, Woodside and St Andrews		Call for Site Ref	409	
Site Area (ha)	1.3				
Site Reference	SA-0193-DUD				
	Back	grou	ınd/Context		
Current uses	The main section off Hall mostly mown grass	lesov	ven Road is woodland whil	st the norther	n area is
Surrounding land uses		oppo	Basin and Dudley Canal to site side of Halesowen Ro		
	(Cons	straints		
Gateway Constraint of submitted site)	s (where affecting part	Naı	me / Details	Amount cov	ered (ha's)
SSSI/SAC/SINC		N/A			
Ancient Woodland / V		N/A			
Local Nature Reserve	9	N/A			
Flood Risk Zone 3		N/A			
Registered Park & Ga		N/A			
Scheduled Ancient M		N/A			
Operational Burial Gr	ound	N/A			
Common Land Existing Policy	Linear Open Space – v	N/A			
Designations	SLINC – known as Duc Mineral Safeguarding A Archaeological Priority Adjacent to an Area of boundary	dley l Area Area High	No. 2 Canal – whole site – whole site a – eastern section a Historic Townscape Value	e – adjacent e	astern
	ndscape Sensitivity A				
Green Belt Harm Landscape	Assessment	Ra	Not in the Green Belt		
Sensitivity					
Detailed assessme	ent against environme	enta	l, economic and social	criteria	
Criteria	Assessment				Rating
	En	viro	nmental		
Greenfield / Previously	Greenfield site				
Developed Land Topography	The frentess class Us	loco	von Pood is set at a bishe	r loval to the	
	The frontage along Halesowen Road is set at a higher level to the remainder of the site				
Agricultural Land Quality DEFRA info	Not agricultural land				
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The section of the site fronting Halesowen Road is heavily wooded, some of which was planted as part of the Black Country Urban Forest initiative. Tree survey required				

Biodiversity or	The whole section site is identified as a SLINC 'Dudley No 2	
	1	
Geodiversity on site	Canal	
or significantly		
affecting boundaries	A Provide to A to a CIPAL IPACA Paragraph A Provide to A	
Heritage Assets on	Adjacent to an Area of High Historic Townscape Value adjacent to	
site or significantly	the eastern boundary.	
affecting boundaries	Local Archaeological Priority Area associated with Dudley No. 2	
	Canal.	
	The site fronting Halesowen Road contained the former	
	Withymoor Goods Station part of the Withymoor Branch Railway.	
	The northern section was associated with Withymoor Works HER	
	refs 5868A, 12020 and 7290	
Visual Amenity and	The canal basin contains residential moorings. Development	
Character of the	would remove the current tranquil woodland setting. The part of	
Area	the site fronting Halesowen Road is set at a higher level than the	
	canal and therefore potential privacy issues for moorings.	
Flood risk, drainage	Site is not within a Flood Zone.	
and ground water		
	Medium (1/100) and low (1/1000) risk of surface water flooding	
	around the centre of site	
Ground	The area of the site fronting Halesowen Road contained the	
Contamination	former Withymoor Goods Station part of the Withymoor Branch	
	Railway. The northern section was associated with Withymoor	
	Works and coal shafts are noted in this area. Potential for ground	
	contamination	
Ground stability	The majority of the site is located within a Coal Authority	
	Development Low Risk Area. However, two patches within the	
	northern section are identified as High Risk Areas.	
Air Quality impact of	None known	
adjoining uses		
Noise impact of	There is existing industry to the north and west of the site	
adjoining uses	·	
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2(Minerals Safeguarding)	
Resource Areas	(using 250m site assessment agreed buffer)	
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	Within 250 m of H W Stockley and Sons, a material recycling	
	facility for steel and plastic drums.	
	·	
Other Environmental	None known	
	Economic	
Availability of utilities	No limitations known / negligible impact on development viability	
- electricity, gas,		
water, sewage		
treatment		
Infrastructure	A definitive footpath (DUD201N) runs through the northern part of	
constraints on /	the site between Halesowen Road and Northfield Road	
under site		
Highways access	Access off Halesowen Road appears acceptable. Access off	
and transportation	Northfield Road would be difficult to provide as visibility is poor	
מווע וומווסטיומווטוו	due to canal bridge	
Impact on the wider	None known	
Impact on the wider road network	INOTE ATTOWN	
Other Economic	None known	
Other Louisinic	Social	
	Juliai	

Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.		GP/Health Centre/Walk in Centre	Within 10 mins following any viable mitigation				
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 mins following any viable mitigation				
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following any viable mitigation				
Any character constraints on density		Wooded bank leading down from Halesowen Road to canal moorings. The eastern section is narrow and is sandwiched between industrial development and the adjacent to the canal					
Connections to local cycle route networks		Dudley Canal towpath readily accessible via Halesowen Road					
Public Open Space	An area of Natural and Semi Natural Greenspace known as Halesowen Road Open Space. It is located within Community Forum Area 6 - Netherton, Woodside and S t Andrews, Quarry Bank and Dudley Wood that falls above the quantity standards of playable space and public open space (Open Space Review 2019). However, the site forms part of a valuable green corridor formed by the Dudley Canal linking to the site to the larger Bumble Hole further north						
Loss of Playing Field / Sports Pitches	None						
Other Social	Other Social None known						
		portunities					
Opportunities	No opportunities identifie						
<u> </u>		ability Appraisal					
Sustainability Appraisal Conclusion	Sustainability The site has some negative impacts for SA objectives 5 and 7 and positive impacts for SA objectives 9, 10, 12, 13 and 14.						
Conclusion							

Conclusion

The whole site is an area of Natural and Semi Natural Greenspace that is located within an area of Linear Open Space and forms part of the Dudley Canal green corridor which widens at this point. The northern part of the site is an attractive, functional area of open space readily used by residents and the southern section that is heavily wooded. The whole site has SLINC status and is adjacent to an Area of High Historic Townscape Value.

Not suitable for residential or industrial purposes.

Site Address Fullwood Crescent, Dudley, DY2 0SQ	Site Known as	Fullwood Cresce	nt Open Space						
Site Area (ha) Site Area (ha) Site Reference SA-0196-DUD Background/Context Current uses Elongated parcel of Public Open Space that slopes steeply down from Fulwood Crescent. Mixture of mown grass, scrub and trees. Well defined paths run thought the site Surrounding land uses Constraints Residential SSI/SAC/SINC Ancient Woodland / Veteran Trees N/A Ancient Woodland / Veteran Trees N/A Registered Park & Garden N/A Scheduled Ancient Monument N/A Operational Burial Ground Common Land Sristing Policy Designations Regeneration Corridor 11a Green Belt Harm Landscape Sensitivity Beriand Assessment Criteria Assessment Rating Greenfield / Previously Developed Land Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site or significantly affecting boundaries Not provision in the Black Country Urban Forest initiative Not personal to the Black Country Urban Forest initiative None recorded although the site is in close proximity to Fens Pool	Site Address	Fullwood Crescent, Du	Fullwood Crescent, Dudley, DY2 0SQ						
Site Reference SA-0196-DUD Current uses	Ward								
Current uses Elongated parcel of Public Open Space that slopes steeply down from Fulwood Crescent. Mixture of mown grass, scrub and trees. Well defined paths run thought the site Surrounding land uses Constraints Cateway Constraints (where affecting part of submitted site) SSSI/SAC/SINC Ancient Woodland / Veteran Trees Local Nature Reserve N/A Local Nature Reserve N/A Scheduled Ancient Monument N/A Operational Burial Ground Common Land Circen Belt and Landscape Sensitivity Assessment Criteria Assessment Rating Greenfield / Previously Detailed assessment against environmental, economic and social criteria Criteria Assessment Environmental Greenfield / Previously Developed Land Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Not agricultural land Quality DEFRA info Trees have been planted on the site as part of the Black Country Urban Forest initiative Wone recorded although the site is in close proximity to Fens Pool	Site Area (ha)	0.9							
Elongated parcel of Public Open Space that slopes steeply down from Fulwood Crescent. Mixture of mown grass, scrub and trees. Well defined paths run thought the site Surrounding land uses Constraints Constraint	Site Reference	SA-0196-DUD							
Crescent. Mixture of mown grass, scrub and trees. Well defined paths run thought the site Surrounding land uses		Backgro	ound/Context						
Constraints Gateway Constraints (where affecting part of submitted site) SSSI/SAC/SINC Ancient Woodland / Veteran Trees N/A Ancient Woodland / Veteran Trees N/A Registered Park & Garden N/A Common Land Cornon Land Pesignations Regeneration Corridor 11a Green Belt and Landscape Sensitivity Assessment Criteria Assessment Green Belt Harm Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Greenfield / Previously Developed Land Greenfield Greenfield Greenfield Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or None recorded although the site is in close proximity to Fens Pool	Current uses	Crescent. Mixture of mown	Crescent. Mixture of mown grass, scrub and trees. Well defined paths run						
Saleway Constraints (where affecting part of submitted site) SSSI/SAC/SINC		Residential							
SSISAC/SINC SSISAC/SINC SSISAC/SINC SSISAC/SINC N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Flood Risk Zone 3 N/A Registered Park & Garden N/A Scheduled Ancient Monument N/A Operational Burial Ground N/A Common Land Common Land Versiting Policy Designations Regeneration Corridor 11a Green Belt and Landscape Sensitivity Assessment Criteria Assessment Rating Green Belt Harm Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Criteria Assessment Environmental Greenfield / Previously Developed Land Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Not agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or None recorded although the site is in close proximity to Fens Pool		Co	nstraints						
SSSI/SAC/SINC Ancient Woodland / Veteran Trees N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Flood Risk Zone 3 Registered Park & Garden N/A Scheduled Ancient Monument N/A Operational Burial Ground N/A Common Land Existing Policy Designations Regeneration Corridor 11a Green Belt and Landscape Sensitivity Assessment Criteria Assessment Rating Freen Belt Harm Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Criteria Assessment Finvironmental Greenfield / Previously Developed Land Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Not agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or None recorded although the site is in close proximity to Fens Pool		s (where affecting part of	Name / Details	Amount cov	ered (ha's)				
Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Flood Risk Zone 3 Registered Park & Garden N/A Scheduled Ancient Monument N/A Operational Burial Ground N/A Common Land N/A Existing Policy Designations Archaeological priority Area (northern part) Regeneration Corridor 11a Green Belt and Landscape Sensitivity Assessment Criteria Assessment Rating Green Belt Harm Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Criteria Assessment Environmental Greenfield / Previously Developed Land Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or None recorded although the site is in close proximity to Fens Pool			N/A						
Local Nature Reserve		otoran Troos							
Registered Park & Garden N/A Scheduled Ancient Monument N/A N/A									
Registered Park & Garden		:							
Scheduled Ancient Monument N/A Operational Burial Ground N/A Common Land Existing Policy Designations Archaeological priority Area (northern part) Regeneration Corridor 11a Green Belt and Landscape Sensitivity Assessment Criteria Assessment Rating Green Belt Harm Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Criteria Assessment Environmental Greenfield / Previously Developed Land Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or None recorded although the site is in close proximity to Fens Pool		urden							
Operational Burial Ground N/A									
Common Land Existing Policy Designations Mineral Safeguard Area Archaeological priority Area (northern part) Regeneration Corridor 11a Green Belt and Landscape Sensitivity Assessment Criteria Assessment Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Criteria Assessment Environmental Greenfield / Previously Developed Land Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or None recorded although the site is in close proximity to Fens Pool									
Existing Policy Designations Mineral Safeguard Area Archaeological priority Area (northern part) Regeneration Corridor 11a Green Belt and Landscape Sensitivity Assessment Criteria Assessment Creen Belt Harm Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Criteria Assessment Environmental Greenfield / Previously Developed Land Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Mineral Safeguard Area (northern part) Regeneration Corridor 11a Regeneration (northern part) Regeneration (Provident Sensitivity Assessment Rating Rating Rating Fenvironmental Rating Rating Rorenfield Previously Developed Land Nore recorded although the site are covered in trees. Trees have been planted on the site as part of the Black Country Urban Forest initiative Biodiversity or None recorded although the site is in close proximity to Fens Pool		Julia							
Archaeological priority Area (northern part) Regeneration Corridor 11a Green Belt and Landscape Sensitivity Assessment Green Belt Harm Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Greenfield / Serenfield / Previously Developed Land Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Assessment Rating Rating Rating Previously Particularly steep From Fullwood Crescent. Levels also difficult at site entrances with highway. Not agricultural land No TPOs, but parts of site are covered in trees. Trees have been planted on the site as part of the Black Country Urban Forest initiative Biodiversity or None recorded although the site is in close proximity to Fens Pool		Mineral Safeguard Area	19/73						
Regeneration Corridor 11a Green Belt and Landscape Sensitivity Assessment Green Belt Harm Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Greenfield / Previously Developed Land Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Not agricultural land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or signifficantly affecting boundaries Biodiversity or None recorded although the site is in close proximity to Fens Pool			ea (northern part)						
Green Belt and Landscape Sensitivity Assessment Green Belt Harm Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Greenfield / Previously Developed Land Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or None recorded although the site is in close proximity to Fens Pool	_ 00.ga								
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Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Not in the Green Belt Rating Rating Fratiqual seconomic and social criteria Rating Favoromental Greenfield / Previously Developed Land Crescenfield Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Not agricultural land Ovality DEFRA info Tree Preservation Orders / Mature Trees have been planted on the site as part of the Black Country Urban Forest initiative Biodiversity or None recorded although the site is in close proximity to Fens Pool									
Landscape Sensitivity Detailed assessment against environmental, economic and social criteria Criteria Assessment Environmental Greenfield / Previously Developed Land Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or None recorded although the site is in close proximity to Fens Pool									
Detailed assessment against environmental, economic and social criteria Criteria Assessment Environmental Greenfield / Previously Developed Land Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or None recorded although the site is in close proximity to Fens Pool			Not in the One on Delt						
Criteria Assessment Assessment Assessment Assessment Assessment Environmental	Landscape	7	Not in the Green Belt						
Criteria Assessment Environmental Greenfield / Previously Developed Land Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or None recorded although the site is in close proximity to Fens Pool	Sensitivity								
Greenfield / Previously Developed Land Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or More recorded although the site is in close proximity to Fens Pool	Detailed assessme	ent against environment	tal, economic and social	l criteria					
Greenfield / Previously Developed Land Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Greenfield Greenfield Greenfield Birchied Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Not agricultural land No TPOs, but parts of site are covered in trees. Trees have been planted on the site as part of the Black Country Urban Forest initiative None recorded although the site is in close proximity to Fens Pool	Criteria	Assessment			Rating				
Previously Developed Land Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or None recorded although the site is in close proximity to Fens Pool		Envi	ronmental						
Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or No recorded although the site is in close proximity to Fens Pool	Greenfield /	Greenfield							
Topography Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Levels falls across site. Particularly steep From Fullwood Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway. Not agricultural land Not agricultural land Via parts of site are covered in trees. Trees have been planted on the site as part of the Black Country Urban Forest initiative None recorded although the site is in close proximity to Fens Pool	Previously								
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Agricultural Land Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Not agricultural land Not agricultural land Not agricultural land Not agricultural land Not agricultural land Not agricultural land Not agricultural land Not agricultural land Not agricultural land Visuality No TPOs, but parts of site are covered in trees. Trees have been planted on the site as part of the Black Country Urban Forest initiative	Topography	Levels falls across site. Particularly steep From Fullwood							
Quality DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or No TPOs, but parts of site are covered in trees. Trees have been planted on the site as part of the Black Country Urban Forest initiative None recorded although the site is in close proximity to Fens Pool		Crescent down towards Malvern Crescent. Levels also difficult at site entrances with highway.							
DEFRA info Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or No TPOs, but parts of site are covered in trees. Trees have been planted on the site as part of the Black Country Urban Forest initiative Volume 1 No TPOs, but parts of site are covered in trees. Trees have been planted on the site as part of the Black Country Urban Forest initiative None recorded although the site is in close proximity to Fens Pool		Not agricultural land							
Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Trees have been planted on the site as part of the Black Country Urban Forest initiative Urban Forest initiative None recorded although the site is in close proximity to Fens Pool	DEFRA info								
Trees of Value on site or significantly affecting boundaries Biodiversity or None recorded although the site is in close proximity to Fens Pool	Tree Preservation								
site or significantly affecting boundaries Biodiversity or None recorded although the site is in close proximity to Fens Pool									
affecting boundaries Biodiversity or None recorded although the site is in close proximity to Fens Pool		Urban Forest initiative							
	affecting boundaries								
				to Fens Pool					

or significantly							
affecting boundaries							
Heritage Assets on	Archelogical Priority Are	a northern section associa	ated with fomer				
site or significantly	Woodside Colliery (HER						
affecting boundaries	The birthplace of Duncar						
		the eastern boundary (HER ref 15307)					
Visual Amenity and		a of open space offering op					
Character of the		roperties. It was set out a	s open space as				
Area	part of the original housi						
Flood risk, drainage	Site is not within a Flood	l Zone.					
and ground water							
		100) and low (1/1000) risk					
		et of the site, situated main					
Ground		ects the site from north to satisfied associated with a colliery.					
Contamination	contamination.	associated with a collery.	roteritiai ioi				
Ground stability		s a Coal Authority Low Ris	sk area. The				
Ordana stability		igh Risk and appears to be					
	shafts.	ign ration and appears to b	o rolatoa to				
Air Quality impact of	None known						
adjoining uses							
Noise impact of	None known						
adjoining uses							
Mineral Extraction		mineral resource constrai					
and Mineral		Plan Policy MIN2(Minerals	Safeguarding)				
Resource Areas	(using 250m site assess						
Mineral Infrastructure	No mineral infrastructure	e constraints					
and Brickworks	Marilia OCO (11 1 (D. III HAM (1D. III O))						
Waste Infrastructure Other Environmental	, , , ,						
Other Environmental	None known	conomic					
Availability of utilities	•	egligible impact on develo	nment viahility				
- electricity, gas,	No miniculorio knowity ik	egiigible iiripaet eri aevele	princine viability				
water, sewage							
treatment							
Infrastructure	Electricity sub-station wi	thin site towards northern	section				
constraints on /	One definitive Public Rig	ht of Way (DUD0141) run	s north-south				
under site		venue road with Cochran					
		om Fullwood Crescent that	t links to the				
	right of way						
Highways access	Topography makes acce		5 "				
and transportation		ed by buses to Stourbridg					
		Hall Hospital. Service runs					
		Sunday service. Will be weetro stop at Pedmore Road					
Impact on the wider	None known	silo siop at reulliole Roat	J.				
road network	I NOTIC KITOWIT						
Other Economic	None known						
Social							
Access time by walking	or public transport						
(except Primary schools: walking only) to key GP/Health Within 10 mins following							
residential services in accordance with BCP Centre/Walk in Centre viable mitigation							
Policy HOU2.							
	Within 10 mins	Strategic	Within 20 mins f	ollowing on			
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 mins f				

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following an viable mitigation					
Any character constraints on density	Topography Linear nature of site Trees Mining Legacy Public Right of Way							
Connections to local cycle route networks		Cycle Network runs alon	g Dudley Canal					
Public Open Space	This elongated site forms a valuable Green Corridor for walkers. The site is located within Netherton, Woodside and St Andrews, Quarry Bank and Dudley Wood Community Forum Area 6 (Open Space Review 2019) that has above the quantity standards of playable space and public open space. However, there is no Amenity Greenspace within 400m of the site. There is a Community Park (Woodside Park) directly to the north and Natural Semi Natural Greenspace (Fens Pool) to the west, although they are segregated by A461.							
Loss of Playing Field / Sports Pitches	None							
Other Social	S106 monies have been negotiated in relation to the Cochrane Road residential development (P20/0001) directly to the south of the site. The monies are for the upgrade of public right of way which runs through the site. This is to enable an improved pedestrian link to Woodside Park to the north of the site.							
		portunities						
Opportunities								
	Sustainability Appraisal							
Sustainability Appraisal Conclusion		tive impacts for SA object SA objectives 9, 10, 12, 1						
Conclusion								

Conclusion

This is an elongated area of open space (classed as a Green Corridor within the Open Space Review 2019) that provides a valuable pedestrian link from Woodside Park southwards.

A bench located off Fullwood Crescent offers wide, panoramic views eastwards.

There is one public right of way running north-south through the site and another path joining it from the west.

In terms of topography it would be very challenging to develop. Capacity would be further reduced by the linear nature of the site, an abundance of trees and mineshafts (northern section).

Not suitable for residential or industrial purposes.

Site Known as	Waverley Stree	t O	pen Space		
Site Address	Waverley Street Ope	n Sp	pace, Dudley		
Ward	Netherton, Woodside and St Andrews	Э	Green Space Parcel Ref	503	
Site Area (ha)	0.8				
Site Reference	SA-0200-DUD				
	Back	grou	nd/Context		
Current uses Surrounding land	line of trees to the northe One goalpost within the	ern b site -			•
uses	south with industry beyo		,		
		ons	traints		
Gateway Constraint of submitted site)	s (where affecting part	Nar	ne / Details	Amount cov	ered (ha's)
SSSI/SAC/SINC		N/A			
Ancient Woodland / V		N/A			
Local Nature Reserve	}	N/A			
Flood Risk Zone 3		N/A			
Registered Park & Ga		N/A			
Scheduled Ancient M		N/A			
Operational Burial Gro	ound	N/A			
Common Land	1	N/A			
Existing Policy Designations	Municipal Cemetery	(11a uarry High	Bank/Netherton) Historic Designed Landsca	ape Value – Di	udley
	ndscape Sensitivity A		ssment		
Criteria	Assessment Ratio	ng			
Green Belt Harm Landscape Sensitivity			Not in the Green Belt		
	ent against environme	ental	, economic and social	criteria	
Criteria	Assessment		,		Rating
01100110		viro	nmental		· · · · · · · · · · · · · · · · · · ·
Greenfield / Previously Developed Land	Greenfield Amenity Gr				
Topography	Relatively flat				
Agricultural Land	Not agricultural land				
Quality DEFRA info					
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Belt of trees along western boundary. Line of trees along part of northern boundary. Trees in highway along Clee Road. Tree survey required.				
Biodiversity or Geodiversity on site	Adjoins cemetery. Ecological assessment required.				

or significantly affecting boundaries							
Heritage Assets on site or significantly	Dudley Canal Tunnel (lo runs diagonally under th	en in Britain)					
affecting boundaries	E ((1))						
Visual Amenity and Character of the		open area of land associa	ted with the				
Area	adjacent Municipal Cem	etery.					
Flood risk, drainage	Site is not within a Flood	1 7one					
and ground water	One is not within a riooc	Zone.					
and ground mater	Low risk (1/1000) of surf	ace water flooding in the	north western				
Ground	Historic plan shows mos						
Contamination		ne site was used for allotm	nents.				
Ground stability	Coal Authority High Risk						
		nel runs under site. Depth					
Air Quality impact of		ds Way – however existing	g housing close				
adjoining uses	to road						
Noise impact of		ds Way – however existing	g housing close				
adjoining uses	to road	and a new large state of the	Sata bass I				
Mineral Extraction and Mineral		mineral resource constrait Plan Policy MIN2(Minerals					
Resource Areas	(using 250m site assess		σ σ,				
Mineral Infrastructure and Brickworks	No mineral infrastructure	e constraints					
Waste Infrastructure	within 250m of the Trans	sit Centre 'car breaker', a s	small vehicle				
	salvage facility and ABH metals a small Metal Recycling Site.						
Other Environmental	None known						
	E	conomic					
Availability of utilities	No limitations known / n	egligible impact on develo	pment viability				
electricity, gas,							
water, sewage							
treatment							
Infrastructure	Dudley (no.1) Canal tun						
constraints on /	Hard surfaced cycle path	h (lit) runs along eastern b	oundary				
under site							
Highways access and transportation	No difficulties envisaged	I. Access off Clee Road.					
Impact on the wider	None known						
road network							
Other Economic	None known						
		Social					
Access time by walking			Within 10 mins f				
(except Primary schoo		GP/Health	viable mit	igation			
residential services in a	accordance with BCP	Centre/Walk in Centre					
Policy HOU2.							
Dulma am. Oct oct	Within 15 mins Strategic Within 30 mins following any						
Primary School	Tollowing any viable Centre/Employment viable mitigation						
	mitigation	Area					
	Within 20 mins		Within 10 mins t	following any			
Secondary School	Tollowing any viable Centre/Foodstore viable mitigation						
	mitigation						
Any character	Trees						
constraints on	Cycle path						
density							
							

Connections to local	A cycleway runs though site that links southwards to the Dudley						
cycle route networks	canal and northwards along the Stourbridge Road towards Dudley						
	Town Centre.						
Public Open Space	Amenity Greenspace (0.83ha) known as Waverley Street Open						
	Space. Identified as 'Lower quality Lower Value within the Open						
	Space Review 2019						
	The site is located within Netherton, Woodside and St Andrews,						
	Quarry Bank and Dudley Wood Community Forum Area 6 (Open						
	Space Review 2019) that has above the quantity standards of						
	playable space and public open space.						
	However, there is no other Amenity Greenspace within 400m of the site. The loss of site would therefore lead to a deficiency						
	within an area of dense terrace and Council housing.						
	There is an area of Natural Semi Natural Greenspace to the south						
	(Park Head Locks) however, Duncan Edwards Way causes						
	significant segregation issues.						
Loss of Playing Field	Ordnance Survey plans indicates the site as a playing field. A site						
/ Sports Pitches	visit indicated the existence of a 6/7 a side pitch and one goal post						
	in position. The other has been pushed over and grass mowed						
	round it.						
	Chart Francis de la consultad it managed to be						
	Sport England would need to be consulted if proposed to be removed.						
Other Social	None known						
Otrici Godiai	Opportunities						
Opportunities No opportunities dentified							
Sustainability Appraisal							
Sustainability	The site has some negative impacts for SA objectives 7 and 11						
Appraisal Conclusion	and positive impacts for SA objectives 9, 10, 12, 13 and 14.						
	· · · · · · · · · · · · · · · · · · ·						
Conclusion							

Conclusion

This is an area of grassland with boundary trees. It contains a sports pitch and is adjacent to a large cemetery.

The is an area of Amenity Greenspace that provides a valuable are of open space that also facilitates a pleasant link for walkers/cyclists and forms part of a valuable green corridor.

The Community Forum Area (6) in which the site is located, has a general surplus of open space. However, if this site were to be developed there would be gap in Amenity Greenspace coverage in this area as there are no other sites of this typology within walking distance. There would also be a loss of a sports pitch if the site were to be developed.

The site contains a cycleway that links southwards to Parkhead Locks area of Natural and Semi Natural Greenspace and the Dudley Canal and also links northwards along the Stourbridge Road towards Dudley Town Centre.

Not suitable for residential or industrial purposes.

Norton

Site Known as	Norton Roa	ad					
Site Address	Rear of Old Fa	Rear of Old Farm, Norton Road, Stourbridge					
Ward	Norton	orton Call for Site Ref 45					
Site Area (ha)	1.19						
Site Reference	SA-0009-DUD						
		Back	ground/Context				
Current uses Surrounding land	Mature hedgerow	to nor	thern and eastern bou	ındaries.	the Norton Road frontage. Ponds exist on the site ndary. Norton Road forms		
uses					south west of the site		
		(Constraints				
Gateway Constrain of submitted site)	ts (where affecting	part	Name / Details		Amount covered (ha's)		
SSSI/SAC/SINC			N/A				
Ancient Woodland /	Veteran Trees		N/A				
Local Nature Reserv			N/A				
Flood Risk Zone 3			N/A				
Registered Park & G							
Scheduled Ancient N			N/A				
Operational Burial G			N/A				
Common Land			N/A				
Existing Policy	Green Belt						
Designations	Mineral Safeguardir	ng Are	a				
	SLINC- hedgerow b						
	Area of High Histori	c Land	dscape Value				
Green Belt and La	andscape Sensiti	vity A	Assessment				
Criteria	Assessment	Rati	ng				
Green Belt Harm	Very High	The	sub-parcel makes a st	rong con	tribution to preventing		
(B60As1)			wl of the West Midland				
					and a moderate contribution		
		to ma	aintaining the separati	on of the	neighbouring towns of		
					intervening settlements).		
					up to a ridge, creating a		
					the urban edge and the		
					ncontained land in this sub-		
			el would weaken the s				
			aining areas of country riset settlement of Wes		ween the urban edge and		
Landscape	Moderate						
Sensitivity	Woderate	Moderate The landscape is considered to have moderate overall sensitivity to residential development due to its varied scale,					
(BL15s1)	rolling landform and mature woodland and boundary trees. The						
rural character is disrupted by the presence of busy trunk roads							
on the boundaries of the area.							
Detailed assessment against environmental, economic and social criteria							
Criteria Assessment Rating							
,,,,,,,,,		Fr	vironmental				
Environmental							

Greenfield /	Greenfield in the Green Belt	
	Greenileid in the Green Beit	
Previously		
Developed Land	Land data allighth in a grath angle diseation	
Topography	Land rises slightly in a north easterly direction	
Agricultural Land	Grade 1	
Quality using		
Magicmap		
Landscape post-		
1988 map		
Tree Preservation	Five separate TPO trees. Four on the Norton Road frontage and	
Orders / Mature	one on the eastern boundary. There are also other boundary trees	
Trees of Value on	within the SLINC and some adjacent to the pond near to the	
site or	dwelling.	
significantly		
affecting		
boundaries		
Biodiversity or	Hedgerow to Norton Road, to the north, west and south all have	
Geodiversity on	SLINC status known as 'Farmland South of Racecourse Lane'	
site or		
significantly	The two ponds on the site were present in the late 1800's	
affecting		
boundaries		
Heritage Assets	Area of High Historic Landscape Value	
on site or	Old Farm and Hoggs Barn – adjacent to the site – a small	
significantly	farmstead the latter was an outbuilding converted to residential.	
affecting	Both marked on the Ordnance Survey First Edition HER ref 15521	
boundaries		
Visual amenity	Visually the site forms part of the wider area of adjacent open	
and Character of	countryside to the north and east.	
the Area		
Flood risk,	The site is not within a Flood Zone.	
drainage and		
ground water	There is a risk (1/30, 1/100 and 1/1000) of surface water flooding in	
	the west and north of the site which could reduce capacity.	
Ground	No issues identified	
Contamination		
Ground stability	Not within a Coal Authority Risk Area	
Air Quality impact	None envisaged	
of adjoining uses		
Noise impact of	None envisaged	
adjoining uses		
Mineral Extraction	No mineral extraction or mineral resource constraints based on the	
and Mineral	draft Black Country Plan Policy MIN2(Minerals Safeguarding) (using	
Resource Areas	250m site assessment agreed buffer)	
Mineral	No mineral infrastructure constraints	
Infrastructure and		
Brickworks		
Waste	No waste infrastructure constraints regarding existing waste	
Infrastructure	infrastructure based on the Draft Black Country Plan Policy W2	
	(Waste Sites)	
Other	None known	
Environmental		
A 11 - 111 - 1	Economic	
Availability of	No limitations / negligible impact on development viability	
utilities –		
electricity, gas,		
water, sewage		
treatment		

Infrastructure constraints on / under site	Outer zone of a HP Transco gas pipeline runs diagonally through the southern section of the site							
Highways access and transportation	A tre	ccess would be new access ha ees and a secti	as potent	tial to adverse	ly affec	t the fro	ontage TPO	
Impact on the wider road network		None envisaged						
Other Economic	N	one						
				Social				
Access time by wall (except Primary sch residential services Policy HOU2.	ool	s: walking only) to key	GP/ Centre/W	Health alk in C	entre		following any hitigation
Primary School							Within 30 mins viable m	s following any hitigation
Secondary School	I	following an	Within 25 mins following any viable mitigation Centre/Foodstore			Over 15 mins following any viable mitigation		
Housing Density Location – BCP Policy HOU2		Very High Density (min 100 dph)	Density (min Density (40-50 dph)				X	
Any character constraints on density	SI	our frontage TF _INC's - all bou wo ponds.		and one TPO				
Connections to local cycle route networks	Bı	idleway nearby	y in Cou	nty Lane whicl	n leads	throug	n to Pedmore.	
Public Open Space		o loss of public		ace				
Loss of Playing Field / Sports Pitches	Not a playing field							
Other Social								
Opportunities								
Opportunities No opportunities identified Sustainability Appraisal								
Sustainability	Τŀ	ne site has som				iective	3 2 6 7 12	
Appraisal Conclusion	Appraisal 13 and 14 and positive impacts for SA objectives 9 and a major							
				Conclusion				

This site is located within the Green Belt. The boundary hedgerows contain numerous trees and have SLINC status. Some trees have TPO protection. Grade 1 Agricultural Land Classification. This is therefore a sensitive site.

The adjacent buildings – Old Farm, Norton Road and Hoggs Barn, 100 County Lane (former barn converted to residential) formerly comprised a farmstead and are both marked on the first edition Ordnance Survey. They are both referenced within the Historic Environment Record (reference 15521) and are identified as heritage assets. Both are located within the Green Belt.

The Green Belt boundary is strong at this point, marked as it is, by the route of the former Roman Road (County Lane) which also marks the borough boundary. The Green Belt and Landscape Sensitivity Assessment rates potential harm from release from the Green Belt as 'Very High.' It notes that the subparcel, in which the site is set, makes a strong contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Kidderminster (via intervening settlements). The land within the sub-parcel rises up to a ridge, creating a strong sense of separation between the urban edge and the open countryside. Any release of uncontained land in this sub-parcel would weaken the surrounding Green Belt land by containing areas of countryside between the urban edge and the inset settlement of West Hagley.

The site is located within an Area of High Historic Landscape Value. The Green Belt and Landscape Sensitivity Assessment considers the landscape to have 'Moderate' overall sensitivity to residential development due to its varied scale, rolling landform and mature woodland and boundary trees. The rural character is disrupted by the presence of busy trunk roads on the boundaries of the area.

To amend the Green Belt boundary at this point, by taking this land out of the Green Belt, would create a weaker Green Belt boundary than currently exist. Harm to the Green Belt from release is rated as 'Very High'

On the basis of the above, the site is unsuitable for release for residential development. It would also be unsuitable for industrial purposes.

Site Known as	Land South	n of	Racecourse Lane				
Site Address	Land South of	Race	course Lane, Stourbridge)			
Ward	Norton	Norton Call for Site Ref 114					
Site Area (ha)	38						
Site Reference	SA-0018-DUD-	-A					
			ground/Context				
Current uses	Stourbridge Golf	Cours	se				
Surrounding land uses	Residential to the	e north	h, east, south-east and wes n boundary on the opposite				
		C	Constraints				
Any character constraints on density	numerous trees		siated landscaped, undulatii	ng g	olf course containing		
Gateway Constraints of submitted site)	(where affecting	part	Name / Details		Amount covered (ha's)		
SSSI/SAC/SINC			Pedmore common		18.0		
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Flood Risk Zone 3			N/A				
Registered Park & Gar	Garden N/A						
Scheduled Ancient Mo	nument		N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Existing Policy	Green Belt – wh						
Designations	Mineral Safegua						
			mon (western section)				
			Golf Course (eastern section	٦)			
Cross Dalf and Lan			andscape Value				
Green Belt and Lan							
Criteria	Assessment	Rati					
Green Belt Harm	Moderate to		sub-parcel makes a strong				
(B61As1)	High		wl of the West Midlands con				
Central section			rbs of Stourbridge and prev				
			tryside. Although bordered strong spatial openness, co				
			lings and a farmstead, with				
			te separation from the urba	•	•		
					the wider countryside, so it		
					native Green Belt boundary		
					e wider Green Belt, but this		
			netheless a sizeable area t				
					e would be little justification		
	in retaining the Green Belt status of the western part of the golf						
	course as it would be entirely contained by the urban area, but						
	a SINC designation constraint precludes any development on						
	it.						
(B62As1)	Moderate		sub-parcel makes a modera				
Eastern section			wl of the West Midlands cor				
			oachment on the countrysic				
			n-south boundary consisten				
		to the	e south would represent a l	mite	ed weakening of Green Belt		

		into grity in tarma of impact on the adiacent galf on	uraa araa (in				
		integrity in terms of impact on the adjacent golf countries.					
(B62As2) Built elements – clubhouse, car park and dwelling	Low to Moderate	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside. The sub-parcel is adjacent to the urban edge and is free of urbanising uses in Green Belt terms, but the existing development nonetheless has a distinction from the adjacent golf course land without built development. The release of land within this sub-parcel would not weaken the resulting Green Belt boundary or the integrity of surrounding Green Belt land.					
Landscape Sensitivity (BL15s1) The eastern section.	Moderate	The landscape is considered to have moderate ov sensitivity to residential development due to its var rolling landform and mature woodland and boundarural character is disrupted by the presence of bus	ried scale, ary trees. The				
SINC not assessed		roads on the boundaries of the area.	y trurik				
Detailed assessmen	nt against envir	onmental, economic and social criteria					
Criteria	Assessment		Rating				
		Environmental					
Greenfield / Previously Developed Land	Greenfield. Gre	en Belt					
Topography	Undulating						
Agricultural Land Quality DEFRA info	No classification	- golf course					
Tree Preservation	Woodland Order ref 112/W1 Lea Vale Road within north part of						
Orders / Mature	site						
Trees of Value on	Linear All Inclusive Order 112/A8 south of Lea Vale Road						
site or significantly affecting boundaries	Some possible in Heavily treed site	ndividual veteran trees e					
Biodiversity or Geodiversity on site or significantly affecting boundaries	SINC – western	half of site – "Pedmore Common" Remnant Heath half of site "Stourbridge Golf Course"					
Heritage Assets on	Area of High His	toric Landscape Value					
site or significantly affecting boundaries	'Racecourse Lar site The western sec	ne Ridge and Furrow' centrally located within the ction of the site was once the venue of					
Flood viels dueine es	'Stourbridge Rad						
Flood risk, drainage and ground water	Site is not within	a Flood Zone. (1/30) and medium (1/100) risk of surface water					
	flooding, mainly	located in the centre (around the existing water					
		e east of the site. Low risk (1/1000) in larger all and eastern regions of site.					
Ground	None known	a. a.i.a dadioiii rogiono di dito.					
Contamination	No. 101 C	A district District					
Ground stability		Authority at Risk Area					
Air Quality impact of adjoining uses	None known						
Noise impact of adjoining uses	None known						
Mineral Extraction		action or mineral resource constraints based on					
and Mineral		Country Plan Policy MIN2(Minerals Safeguarding)					
Resource Areas		assessment agreed buffer)					
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints						

Waste Infrastructure No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2								
	(Waste	Sites).						
Other Environmental	None kr	nown						
			conomic					
Availability of utilities –			known/negligible impact or	n development				
electricity, gas, water, streatment		viability						
Infrastructure constrain	its on /	Two footpaths						
under site			station adjacent to Links C					
			ane on the southern bound st fronting Worcester Lane	,				
Highways access and		Existing access	s to clubhouse off Worces	ter Lane could				
transportation		be utilised. Acc	cess onto Racecourse Lar	ne would require				
			eration as it is a fast movin					
Impact on the wider roa	ad		nction improvements likely					
network			long Worcester Lane and	Racecourse				
		Lane.						
Other Economic		None known						
			Social					
Access time by walking (except Primary school residential services in a Policy HOU2.	ls: walkin	g only) to key	GP/Health Centre/Walk in Centre	Within 10 mins f viable miti				
Primary School	followi	hin 10 mins ing any viable nitigation	Strategic Centre/Employment Area	Within 30 mins following any viable mitigation				
Secondary School	With	hin 20 mins ing any viable nitigation	Centre/Foodstore	Within 10 mins following any viable mitigation				
Connections to local cy route networks	/cle	None						
Impact on visual amen	ity of		ve golf course next to gard					
adjacent land users, in		Residential dev	velopment would lead to the	ne loss of the				
existing residents		open area	·					
Public Open Space		Not open space	e					
Loss of Playing Field / Pitches	Sports	None						
Other Social	Other Social Loss of Golf Course which is a formal recreation facility							
Opportunities								
Opportunities No opportunities identified								
Sustainability Appraisal								
Sustainability Appraisal Conclusion The site had negative impacts for SA objectives 1, 2, 3 and 6.								
	Conclusion							

This site comprises a golf course and club house which is, in the main, bounded by housing. The western section has SINC status and eastern half is a SLINC. The course is heavily treed with some group and individual TPO's and possibly some veteran trees. The site is therefore sensitive in terms of ecology and trees.

The Green Belt and Landscape Sensitivity Assessment rates potential harm from development to the Green Belt as 'moderate to high' for the central section which makes a strong contribution to preventing sprawl of the West Midlands conurbation south from the suburbs of Stourbridge and preventing encroachment on the countryside. The eastern section (which is surrounded by housing is judged to

make a 'Moderate' contribution to preventing sprawl and preventing encroachment on the countryside. The western SINC was not assessed as it is a Hard Constraint.

The landscape is considered to have 'Moderate' overall sensitivity to residential development due to its varied scale, rolling landform and mature woodland and boundary trees. The site is located within an Area of High Historic Landscape Value.

On the basis of the above, the site is unsuitable for release for residential development. It would also be unsuitable for industrial purposes.

Site Known as	Land South	n of	Racecourse Lane		
Site Address	Land South of	Race	course Lane, Stourbridge		
Ward	Norton	C	Call for Site Ref	114	
Site Area (ha)	167				
Site Reference	SA-0018-DUD-	В			
	I	Back	ground/Context		
Current uses	trees. The fronta	age to ise an		Racecourse Farm,	
Surrounding land uses	part of the northe and Ounty John railway line in cu	Golf course to the north beyond Racecourse Lane. Residential development to part of the northern and eastern boundaries associated with Quarry Park Road and Ounty John Lane. The remainder of the eastern boundary is formed by a railway line in cutting. Agricultural land/woodland to the south and County Lane with the settlement of Iverley beyond to the south west.			
Constraints					
Any character constraints on density (list)	Quite undulating with some steep slopes in places. Field boundaries with numerous trees.			Field boundaries with	
Gateway Constraints	(where affecting	part	Name / Details	Amount covered (ha's)	
of submitted site) SSSI/SAC/SINC			N/A		
Ancient Woodland / Ve	storan Troos		N/A		
Local Nature Reserve	sterair rices		N/A		
Flood Risk Zone 3			N/A		
Registered Park & Gar	den		N/A		
Scheduled Ancient Mo			N/A		
Operational Burial Gro	und		N/A		
Common Land			N/A		
Existing Policy Designations	hedgerow and se Area of High His	ind So everal toric L Priority	outh of Racecourse Lane' rela fields .andscape Value Area – linear strip along sou		
Green Belt and Lan					
Criteria	Assessment	Rati			
Green Belt Harm (B60As1) Central and southern part	Very High	spray encro to ma Stoui The I stron open parce conta the ir	aintaining the separation of the rbridge and Kidderminster (violand within the sub-parcel rise ag sense of separation between countryside. Any release of lewell would weaken the surrouncaining areas of countryside betweet settlement of West Hagle	rbation and preventing and a moderate contribution be neighbouring towns of a intervening settlements). The sup to a ridge, creating a sen the urban edge and the uncontained land in this sub ding Green Belt land by setween the urban edge and	
Green Belt Harm (B61As1) Fields fronting Racecourse Lane	Moderate to High	sprav subu	sub-parcel makes a strong co wl of the West Midlands conu rbs of Stourbridge and preven tryside. Although bordered by	rbation south from the nting encroachment on the	

		has strong spatial openness, containing only a few dwellings and a farmstead, with largely wooded be create separation from the urban edges. High grou south creates some distinction from the wider cour would be possible to create an alternative Green E that would not significantly affect the wider Green I is nonetheless a sizeable area that lacks urban inf the parcel to be released there would be little justif retaining the Green Belt status of the western part	oundaries to und to the ntryside, so it selt boundary Belt, but this luence. Were ication in
		course as it would be entirely contained by the urb a SINC designation constraint precludes any deve it.	
Landscape Sensitivity (BL15s1)	Moderate	The landscape is considered to have moderate over sensitivity to residential development due to its var rolling landform and mature woodland and boundarural character is disrupted by the presence of bus on the boundaries of the area.	ried scale, ry trees. The
		onmental, economic and social criteria	
Criteria	Assessment		Rating
0 5 11 /		Environmental	
Greenfield / Previously Developed Land	Majority agricultu	ure greenfield	
Topography	from Racecourse	Steep in places especially rising southwards e Lane and rising eastwards close to Norton Road	
Agricultural Land Quality using Magicmap Landscape post- 1988	Mostly a mixture	e of Grade 1 and 3a and 3b	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Woodland Order Ounty John Woo	cent to Old Farm Norton Road rs adjacent to eastern boundary associated with od and land directly to the south. trees mostly in hedgerow. May be veteran.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	the site	od (SINC) abuts part of the eastern boundary of (SLINC) abuts part of the eastern boundary of the	
Heritage Assets on site or significantly affecting boundaries	Area of High His Racecourse Lan Centrally located ref 10598 Pre-historic - Ce HER ref 7659. A other finds to so site Anglo Saxon - G Elongated D sha earthwork HER Roman Road rui Droitwich to Gre	nning along south western boundary running from ensforge HER ref 4851	
Visual amenity and character of the area Flood risk, drainage	Limited. Very fe Site is not in a F	w adjacent residential properties	
and ground water	Negligible cluste	or of high (1/30) and medium (1/100) risk of soding in the north west of site opposite Fairways	

	Avenue	Low risk (1/100	0) of surface water flooding	na more	
		nt in west of the		ig more	
Ground	None kr				
Contamination					
Ground stability		Not within Coal Authority Risk Area			
Air Quality impact of	None kr	None known			
adjoining uses	Th	The eastern section is adjacent to the railway cutting.			
Noise impact of adjoining uses					
Mineral Extraction			ns the western boundary mineral resource constra		
and Mineral			Plan Policy MIN2 (Mineral		
Resource Areas			ment agreed buffer)	o careguaramg,	
Mineral Infrastructure		eral infrastructure			
and Brickworks					
Waste Infrastructure	infrastru	cture based on t	constraints regarding exis the Draft Black Country Pl		
Other Environmental	(Waste		at within the cite		
Other Environmental	Dieeain	g birds on red lis	conomic		
Availability of utilities –	No lim		egligible impact on develo	nment viability	
electricity, gas, water, sewage treatment	NO IIII	itations known/n	egligible impact on develo	prinerit viability	
Infrastructure	HP Tra	ansco gas pipelii	ne runs diagonally across	the south	
constraints on / under	wester	western part of the site			
site		<u> </u>			
	Severa	Several definitive footpaths and bridleways run through the site.			
Highways access and transportation	and Ra	Large site. Access could be achieved off Norton Road (A451) and Racecourse Lane			
Impact on the wider road network	Very la	arge site likely to	require junction and road	improvements.	
Other Economic	None	known			
			Social		
Access time by walking (except Primary school residential services in a Policy HOU2.	s: walkin	g only) to key	GP/Health Centre/Walk in Centre	Within 10 mins t viable mit	
	With	nin 10 mins	Strategic	Within 30 mins f	following any
Primary School		ng any viable	Centre/Employment	viable mit	
	n	nitigation	Area	Viable IIII	- gation
		nin 20 mins		Within 10 mins t	following any
Secondary School		ng any viable	Centre/Foodstore	viable mit	
	n	nitigation			
Connections to local cy	/cle		ns from Ounty John Lane		
route networks		•	ounty Lane and southwar	ds to land in	
D. L.E. O O		north Worceste		2	
Public Open Space			n space although the area	is heavily used	
Loss of Playing Field / Sports None					
Pitches					
Other Social		The North Wor	cestershire Path – a long	distance	
recreational walking route follows footpath along part of					
		the southern be	oundary of the site		
Opportunities					
Opportunities	No oppo	ortunities identifie			
Sustainability Appraisal					

Sustainability	The site had negative impacts for SA objectives 1, 2, 3 and 6.	
Appraisal Conclusion	, , , ,	

Conclusion

This is a large rural area of high-grade, agricultural land within the Green Belt. The land rises considerably from Racecourse Lane southwards, from Norton Road eastwards and from the railway cutting in an easterly direction such that any development would be very prominent. The eastern section is readily visible from the Clent Hills and Wychbury Hill – a Scheduled Ancient Monument.

The site is characterised by well-defined hedgerow that have SINC status. Large, prominent trees, possibly some veteran, are interspersed throughout the hedgerow. There are also several fields that are identified as part of the SLINC. Breeding birds on red list have been observed within parts of the site.

The area is entirely within an Area of High Historic Landscape Value. There are numerous archaeological features and finds across the site including centrally located cropmarks and ditch lines, a potential ploughed area of earthworks, and a section of a Roman Road that runs along south western boundary (Droitwich to Greensforge) that is designated an Archaeological Priority Area

In terms of harm to the Green Belt, the Green Belt and Landscape Sensitivity Assessment notes that the area makes a strong contribution to preventing sprawl from the suburbs of Stourbridge and in preventing encroachment on the countryside. The study splits the site into two main parcels:

The section fronting Racecourse Lane where harm is rated as 'Moderate to High' noting that although bordered by Stourbridge on two sides it has strong spatial openness, containing only a few isolated dwellings and a farmstead and creates separation from the urban edges. Harm to the central and southern section is rated as 'Very High' noting that this land rises up to a ridge, creating a strong sense of separation between the urban edge and the open countryside.

Landscape sensitivity is rated a 'Moderate'. Noting that the land rises up to a ridge, creating a strong sense of separation between the urban edge and the open countryside. Concluding that any release of uncontained land in this sub-parcel would weaken the surrounding Green Belt land. The presence of Norton Road and Racecourse Lane have influenced the rating of this site as the Assessment notes that the rural character is disrupted by the presence of busy trunk roads on the boundaries of the area. However, sensitivity certainly increases with distance from these roads as the site, as a whole, has a very peaceful and tranquil setting.

On the basis of the above the site is not suitable for residential or industrial development.

Site Known as	Land East	of O	unty John Lane)		
Site Address	Land East of C	unty .	John Lane, Norton			
Ward	Norton	(Call for Site Ref 137			
Site Area (ha)	1.37	.37				
Site Reference	SA-0019-DUD	SA-0019-DUD				
	E	Backg	ground/Context			
Current uses Surrounding land	Agriculture	Agriculture Housing to north, agriculture to east and south. Slip of land with pumping				
uses	station to the wes		mure to east and south	. Onp or	land with pum	iping
			onstraints			
Gateway Constraint of submitted site)	ts (where affecting	part	Name / Details		Amount cov	ered (ha's)
SSSI/SAC/SINC			N/A			
Ancient Woodland / \	/eteran Trees		N/A			
Local Nature Reserve	Э		N/A			
Flood Risk Zone 3			N/A			
Registered Park & G	arden		N/A			
Scheduled Ancient M	lonument		N/A			
Operational Burial Gr	ound		N/A			
Common Land			N/A			
Existing Policy	Green Belt (whole s	site)				
Designations	Mineral Safeguardir	ng Are	a (whole site)			
			dscape Value (whole si			
			f Racecourse Lane' (he	dgerow	along western	boundary)
Green Belt and La	ndscape Sensiti	vity A	Assessment			
Criteria	Assessment	Rati	ng			
Green Belt Harm (B60As2)	High	spray encre contr town settle distir expa this v	sub-parcel makes a structure with the West Midlands of the West Midlands of the countribution to maintaining the sof Stourbridge and Killements). In the area idention between settlements of the could be less than for the settlement of the could be less than for the could structure would be less than for the contraction would structure.	s conurb ryside, a he sepa ddermin entified the ent and c cute harr he rest c	ation and prevent a moderate ration of the nester (via intervenere is a weak countryside, son to the wider of the sub-parce	enting eighbouring eighbouring ening er o whilst Green Belt el.
Landscape Sensitivity (BL15s1)	Moderate The landscape is considered to have moderate overall sensitivity to residential development due to its varied scale, rolling landform and mature woodland and boundary trees. The rural character is disrupted by the presence of busy trunk roads on the boundaries of the area.					
		ronme	ental, economic and	l socia	criteria	
Criteria	Assessment					Rating
		En	vironmental			
Greenfield / Previously	Greenfield site					
Developed Land						
	Slight slope south a	ind ea	stwards			
Agricultural Land Quality using	Grade 3a					

	T	
Magicmap		
Landscape post-		
1988 map		
Tree Preservation	No TPO's. Some small trees in adjacent site to the west, nothing	
Orders / Mature	appears to be significant	
Trees of Value on		
site or		
significantly		
affecting		
boundaries		
Biodiversity or	SLINC 'Farmland south of Racecourse Lane' -hedgerow along the	
Geodiversity on	western boundary	
site or	1.0010111 2001.1441.1	
significantly		
affecting		
boundaries		
	Within an Area of High Historic Landscape Value	
Heritage Assets	Within an Area of High Historic Landscape value	
on site or		
significantly		
affecting		
boundaries		
Visual amenity	Large detached properties with short rear gardens and limited	
and Character of	boundary treatment in Ounty John Lane overlook the open land. If	
the Area	developed it would be visually prominent and detrimental to the open	
	countryside and when viewed from nearby right of way.	
Flood risk,	The site is not within a Flood Zone.	
drainage and		
ground water	There is no known risk of surface water flooding on this site.	
Ground	No issues identified	
Contamination		
Ground stability	None known. Not within Coal Mining Development Risk Area.	
Air Quality impact	None envisaged	
of adjoining uses	Trong dividaged	
Noise impact of	None envisaged	
adjoining uses	None envisaged	
Mineral Extraction	No mineral extraction or mineral resource constraints based on the	
and Mineral	draft Black Country Plan Policy MIN2(Minerals Safeguarding) (using	
Resource Areas	250m site assessment agreed buffer)	
Mineral	No mineral infrastructure constraints	
Infrastructure and		
Brickworks		
Waste	No waste infrastructure constraints regarding existing waste	
Infrastructure	infrastructure based on the Draft Black Country Plan Policy W2	
	(Waste Sites).	
Other	None known	
Environmental		
	Economic	
Availability of	No limitations / negligible impact on development viability	
utilities –	The initiation of negligible impact on acrolopment viability	
electricity, gas,		
water, sewage		
treatment	No. 1915, 1915 Boundary of the Life Control of the	
Infrastructure	None within site. Pumping station and public footpath to west of the	
constraints on /	site.	
under site		
Highways access	No direct vehicular access available. Ounty John Lane would need to	
and transportation	be extended	

Impact on the	O	unty John Lane links to Ra	acecourse Lane. The jund	ction with	
wider road	Ra	Racecourse Lane has poor visibility looking east along Racecourse			
network	La	Lane due to a narrow cutting. Traffic at high speed and volume along			
	Ra	Racecourse Lane.			
Other Economic	No	one			
			Social		
Access time by wal					
	(except Primary schools: walking only) to key GP/Health Over 15 mins folk				
	in a	accordance with BCP	Centre/Walk in Centre	viable miti	gation
Policy HOU2.			_		
Primary School		Over 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 mins any viable m	
Secondary Schoo	y School Over 20 mins following any viable mitigation Centre/Foodstore Over 15 mins following viable mitig				
Any character			ed to be extended. This pa		
constraints on	ar	ny field boundaries to the e	east and south and therefo	ore if developed in	isolation it
density			ınded by agricultural land.	Nearby housing	is low
0		ensity.	- 4	alas Haalas	
Connections to		idleway to west of the lan	d that leads through to lve	eriey, Hagiey	
local cycle route networks	aı	ia Peamore.			
Public Open	Nic	o loss of public open spac	Δ		
Space	140	o loss of public open spac	·C		
Loss of Playing	No	ot a playing field			
Field / Sports					
Pitches					
Other Social	No	one known			
		Орр	ortunities		
Opportunities	No	o opportunities identified			
			bility Appraisal		
Sustainability			impacts for SA objectives	s 2, 12 and 14	
Appraisal	ar	nd positive impacts for SA	objectives 10.		
Conclusion					
		Conclusion			

Conclusion

This parcel of land is located within a large rural part of the Green Belt to the south of existing built development in Stourbridge that is of a high-grade in terms of its agricultural classification. The general area is characterised by well-defined hedgerow that have SLINC status.

This 'call for sites' area relates to part of a much larger field and therefore only the northern and western boundaries are marked by hedgerow (the western boundary has SLINC status). The eastern and southern boundaries do not exist on the ground.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt from release as 'High' acknowledging that the parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Kidderminster.

The landscape is considered to have 'Moderate' overall sensitivity to residential development due to its location within an area characterised by varied scale, rolling landform and mature woodland and boundary trees

The site is located within an Area of High Historic Landscape Value and occupies a prominent location with respect to land to the east such that any development would be very visually prominent. It has no obvious eastern and southern boundaries as it forms part of a larger agricultural field. If developed in isolation therefore, it would project into the agricultural land which would be visually detrimental.

Furthermore, there is a ridgeline of development within Ounty John Lane and Quarry Park Road running east-west which marks the boundary between the built-up area and agricultural land within the Green Belt. If developed, this parcel of land would break through this existing boundary creating an isolated patch of development that would provide a weak boundary to the Green Belt where currently it is strong.

Taking the matters above into consideration the site is not suitable for release for housing or industry.

Site Known as	Three Field	ls			
Site Address	Three Fields, D	Three Fields, Dunsley Road, Norton, DY8 3LR			
Ward	Norton	Green Belt Parcel B59A			
Site Area (ha)	4.5				
Site Reference	SA-0076-DUD				
		Back	ground/Context		
Current uses	borough boundary	/ .			ern boundary also marks the
Surrounding land uses					ea of Natural and Semi uth and agriculture to the
Constraints					
Gateway Constraints of submitted site)	s (where affecting	part	Name / Details		Amount covered (ha's)
SSSI/SAC/SINC	N/A				
Ancient Woodland / V			N/A		
Local Nature Reserve	N/A				
Flood Risk Zone 3			N/A		
Registered Park & Ga			N/A		
Scheduled Ancient Me			N/A		
Operational Burial Gro	ound		N/A		
Common Land	10 5 "		N/A		
Existing Policy Designations	Green Belt Mineral Safegua	ırding			
Green Belt and La					
Criteria	Assessment	Rati			tuib estima ta mune catina
Green Belt Harm (B59As1) Moderate to High The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation to the east of the suburbs of Stourbridge, and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of Stourbridge and Kidderminster (via intervening settlements). The sub-parcel is adjacent to the urban edge but has no containment by urbanising uses. To the south of Westwood Avenue the urban edge is bound by the well-treed hedgerow along Roman Road, at the centre of the sub-parcel is elevated ground which forms a well-defined boundary feature in its own right, and to the north it is mostly tree covered forming part of a belt of woodland that extends into South Staffordshire. Release of this narrow strip of land would cause little harm in terms of settlement separation, but it would constitute urban sprawl and countryside encroachment. Landscape Sensitivity (SL1s1) Moderate The landscape is considered to have a moderate overall sensitivity to residential development, as the majority of the criteria score moderate and no criteria overrides that judgement.					
	ent against envi	ronme	ental, economic and	d socia	
Criteria	Assessment				Rating
	Environmental				

Greenfield /	Greenfield	
Previously	Creamold	
Developed Land		
Topography	This site rises from Dunsley Road and forms part of a ridgeline	
Topography	that runs approximately north-south through this site and	
	onwards to the wooded grounds of Ridgewood School to the	
	, and the second	
A ami acultura del a and	north and beyond Grade 4	
Agricultural Land	Grade 4	
Quality using DEFRA		
data		
Tree Preservation	No TPO designation	
Orders / Mature	Mature trees along the western boundary	
Trees of Value on	,	
site or significantly		
affecting boundaries		
Biodiversity or	No designations. The hedgerow throughout the site however is	
Geodiversity on site	well-developed. Ecological survey required.	
or significantly	Work dovoloped. Ecological early required.	
affecting boundaries		
Heritage Assets on	No designations. However, a former Roman Road runs in close	
site or significantly	proximity in a north-south alignment to the west of the parcel	
affecting boundaries	and therefore there is the possibility of finds across the site	
Visual amenity and	Loss of open view for adjoining residents. Loss of views form	
Character of the	the site to the Shropshire Hills and Clent.	
Area	Site is elevated – impact on open countryside to the west.	
Flood risk, drainage	Not within Flood Zones 2 & 3	
and ground water	No issues associated with surface water flooding	
Ground	None known	
Contamination		
Ground stability	Not within a Coal Authority Risk Area	
Air Quality impact of	None known	
adjoining uses		
Noise impact of	None known	
adjoining uses		
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals	
Resource Areas	Safeguarding) (using 250m site assessment agreed buffer)	
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks	140 millorar mirastractare constraints	
Waste Infrastructure	No waste infrastructure constraints regarding existing waste	
vvasio iiiiiasiiuoluie	infrastructure based on the Draft Black Country Plan Policy W2	
	(Waste Sites)	
Other Environmental		
Other Environmental	None	
Assettate The set of the	Economic	
Availability of utilities	No limitations/negligible impact on development viability	
electricity, gas,		
water, sewage		
treatment		
Infrastructure	There are no definitive footpaths through the site although there	
constraints on /	are numerous desire lines as the site is heavily used by walkers.	
under site	The middle and outer zones of a high-pressure gas pipeline run	
	through the extreme south western corner of the site.	
Highways access	Most obvious access point would be Dunsley Road, although	
and transportation	some engineering works will be required to provide access due	
	to the topography.	
1		

		<u> </u>				
Other potential access is Drakes Hill Close, but less desirable as						
	it is an estate road.					
	Other access points likely to cross third part land.					
	Footway would need to be extended along Dunsley Road. 30 mph zone would need to be extended.					
			on Dudlov (vio			
		k Avenue (No 7 – Wollasto				
Inchest on the window		unction station) every 20 r				
Impact on the wider road network	bought forward, but in its	eact if other sites in Stourb	ridge are			
Other Economic	None known	sell is utilikely.				
Other Economic	TVOTIC KHOWIT	Social				
Access time by walking	g or public transport	Jocial				
	ls: walking only) to key	GP/Health	Over 15 mins	following any		
residential services in		Centre/Walk in Centre		nitigation		
Policy HOU2.	accordance with Ber	Schille, Walk in Schille	VIGOR II	inigation		
1 0110 110 02.		Strategic				
Primary School	Over 15 mins following	Centre/Employment		s following any		
	any viable mitigation	Area	viable m	nitigation		
	Within 25 mins					
Secondary School	following any viable	Centre/Foodstore		s following any		
Secondary School	mitigation	Certife/i oddstore	viable m	nitigation		
	9					
Any character		from Dunsley Road and for		ninent		
constraints on	ridgeline feature. Potent	tial overlooking to housing	to the east			
density Connections to lead	None					
Connections to local	None					
Cycle route networks	Area of Amenity Croops	nace known as 'Duneley F	-ioldo'			
Public Open Space		pace known as 'Dunsley F Higher Quality Higher Val				
		119). As such it is consider				
		within the borough offerin				
		surrounding communities				
		her area of Amenity Greei				
		e from the site are the gras				
		are transected by drivewa				
		e Open Space Review, the				
		y of open space provided				
		free to roam and have pa				
	views.	·				
	The parcel is located wit	hin Community Forum 7 -	- Norton,			
	Pedmore, and Stourbridge	ge East, Wollaston and St	ourbridge			
		above quantity standard o				
		parcel were to be develop				
		this typology for the majo				
		st and for housing to the r	orth of			
	Dunsley Road.					
Loss of Playing Field	None					
/ Sports Pitches	Nana ku					
Other Social	None known					
Opportunition	No apportunition identific	nd .				
Opportunities	No opportunities identifie	t u				
Sustainability	Not assessed.					
Appraisal Conclusion	1101 0000000.					
	Co	onclusion				

This is an area of Amenity Greenspace known as 'Dunsley Fields' located within the Green Belt. It occupies an evaluated, ridgeline location, that offers panoramic views of the surrounding countryside and urban area. The site comprises an area of grassland with hedgerow marking the boundaries and crossing the site to create 'three fields' – the other name it is sometimes known by. There is a path through the centre of the site and around the perimeter. Dog bins are provided adjoining the access points. The Open Space Review (2019) identifies the site as being of 'Higher Quality/Higher Value. These are considered to be the best open spaces within the borough offering the greatest value and quality for the surrounding communities.

The only other area of Amenity Greenspace within a 400m walking distance from the site are the grassed verges at Westwood Avenue that are transected by driveways. Although not audited as part of the Open Space Review, these verges could not offer the quality of open space afforded by Dunsley Fields where people are free to roam and enjoy panoramic views.

The parcel is located within Community Forum 7 – Norton, Pedmore, and Stourbridge East, Wollaston and Stourbridge Town where there is an above quantity standard of public open space however if this parcel were to be developed there would be a lack of coverage of this typology for the majority of the housing estate to the east and for housing to the north of Dunsley Road.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt if this parcel were to be released as 'Moderate to High' The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation to the east of the suburbs of Stourbridge, and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of Stourbridge and Kidderminster (via intervening settlements). The sub-parcel is adjacent to the urban edge but has no containment by urbanising uses. Landscape sensitivity is rated 'Moderate'

Not suitable for residential or industrial purposes.

Site Known as	Clent View	Roa	d		
Site Address	Clent View Roa	Clent View Road, Stourbridge			
Ward	Norton		Call for Site Ref	280	
Site Area (ha)	4.02				
Site Reference	SA-0105-DUD				
	В	Backg	round/Context		
Current uses Surrounding land uses	Roman Road (Sar The western boun	Grazing land understood to be horse grazing Roman Road (Sandy Lane) forms the eastern boundary with residential beyond. The western boundary forms the borough boundary. Large agricultural building and converted farm buildings to south, generally open grazing land to west and wooded area to north			ural building
		C	onstraints		
Gateway Constraints of submitted site)	s (where affecting	part	Name / Details	Amount co	overed (ha's)
SSSI/SAC/SINC			N/A		
Ancient Woodland / V	eteran Trees		N/A		
Local Nature Reserve			N/A		
Flood Risk Zone 3			N/A		
Registered Park & Ga			N/A		
Scheduled Ancient Mo			N/A		
Operational Burial Gro	ound		N/A		
Common Land			N/A		
Existing Policy	Green Belt				
Designations	Within a Mineral	Safeg	uarding Area		
Green Belt and Lai	ndscape Sensitiv	vity A	ssessment		
Criteria	Assessment	Ratii	ng		
Green Belt Harm (B59As1)	Moderate to High	•			
Landscape Sensitivity (SL1s1)	Moderate	sensi	andscape is considered to ha tivity to residential developmonial ia score moderate and no crit	ent, as the maj	jority of the
(=/			ement.		
Detailed assessme	ent against envir		ental, economic and soci	al criteria	
Criteria	Assessment				Rating
		Ги	vironmental		

Greenfield /	Fields	
Previously	1 iolus	
Developed Land		
Topography	Slightly undulating	
Agricultural Land	It would appear to be Grade 4 although not all of the site is	
Quality using	indicated on the map provided by DEFRA	
DEFRA information		
Tree Preservation	No TPO however there are several trees along the eastern	
Orders / Mature	boundary and at the extreme southern end. Tree survey	
Trees of Value on	required.	
site or significantly		
affecting boundaries		
Biodiversity or	Generally grazing land. None known.	
Geodiversity on site or significantly		
affecting boundaries		
Heritage Assets on	In close proximity to the western boundary running north-south is	
site or significantly	the line of a Roman Road and Sandy Lane forms the eastern	
affecting boundaries	boundary which is also a former Roman Road. High possibility	
and an ing soundance	of Roman finds.	
Flood risk, drainage	The site is not within a Flood Zone.	
and ground water		
	Negligible risk of surface water flooding with just one small	
	cluster of low risk (1/1000).	
Ground	No issues identified	
Contamination		
Ground stability	None known. Not within Coal Mining Development Risk Area.	
Air Quality impact of	None envisaged	
adjoining uses Noise impact of	None envisement	
adjoining uses	None envisaged	
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals	
Resource Areas	Safeguarding) (using 250m site assessment agreed buffer)	
Mineral	No mineral infrastructure constraints	
Infrastructure and		
Brickworks		
Waste Infrastructure	No waste infrastructure constraints regarding existing waste	
	infrastructure based on the Draft Black Country Plan Policy W2	
0.1 5	(Waste Sites).	
Other Environmental	None known	
Aveilability of Circ	Economic	
Availability of utilities	No limitations / negligible impact on development viability	
– electricity, gas, water, sewage		
treatment		
Infrastructure	High Pressure Gas line runs along Sandy Lane. The outer	
constraints on /	safety zone covers the majority of the site. Residential	
under site	development may not be advised against however this should be	
	checked with Cadent.	
Highwaya access	Accord to the porthern part of the site would have to be exacted	
Highways access and transportation	Access to the northern part of the site would have to be created off Westwood Avenue. Access to the south Client View Road to	
สาน แสกรษยกสแบก	The Broadway. Access likely to need to cross gas pipeline.	
Impact on the wider	It depends upon whether this site is developed in isolation from	
road network	the adjacent site in South Staffordshire.	
Other Economic	None	
	Social	
	000.00	

Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.		GP/Health Centre/Walk in Centre	Over 15 mins following any viable mitigation		
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 mins following any viable mitigation		
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Over 15 mins following any viable mitigation		
Any character Green Belt. Existing housing in Clent View Road are mainly bungalows. The constraints on density				alows. The	
Connections to local cycle route networks	None however Sandy Lane could be used by mountain bikes				
Impact on visual amenity of adjacent land users, including existing residents		be readily visible from exi wever, Sandy Lane acts a			
Public Open Space	No loss of public open s	pace			
Loss of Playing Field / Sports Pitches	Not a playing field				
Other Social	None known				
Opportunities					
Opportunities None					
Sustainability Appraisal					
Sustainability Appraisal Conclusion	The site has some nega and positive impacts for	tive impacts for SA objecti SA objectives 10.	ives 2 and 7		
Conclusion					

Conclusion

The western boundary of the submitted site follows the borough boundary with South Staffordshire at the northern end and then expands to form a cross boundary 'call for sites' submission. The land within Dudley MBC is long and narrow.

The Green Belt and Landscape Sensitivity Assessment considers the landscape to have a 'Moderate' overall sensitivity to residential development, as the majority of the criteria score moderate and no criteria overrides that judgement. It rates harm to the Green Belt from release as 'Moderate to High' noting that the sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation to the east of the suburbs of Stourbridge, and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of Stourbridge and Kidderminster (via intervening settlements). It goes on to say that the area, to the south of Westwood Avenue has an urban edge that is bounded by the well-treed hedgerow along Roman Road. Indeed, Sandy Lane acts as a strong defensible boundary to the Green Belt at this point.

If development were to be allowed on this site it would effectively allow the conurbation to expand into open countryside. Furthermore, the borough boundary cuts though the centre of the grazed fields and the consequent new boundary to the built-up area would be very weak. This makes this site a poor choice for the receipt of new development.

There is a high-pressure gas pipeline running north south along the Roman Road, the zone of influence of which effectively covers the majority of the site. This creates a physical constraint.

Not suitable for release for housing or industry

Site Known as	Roman Roa	ad				
Site Address	Land off Roman Road, Stourbridge					
Ward	Norton Green Belt Parcel Ref B59A					
Site Area (ha)	2.1					
Site Reference	SA-0126-DUD					
		Back	ground/Context			
Current uses	Overgrown vege	tation				
Surrounding land uses	"Three Fields" (a the north, also so	lso kr ome re	own as Dunsley Fields) ame	man Ro	oad used a	is a walkway
			g in Romany Way beyond. The western boundary forn			
			Constraints			
Gateway Constraint	ts (where affectin	g par	t Name / Details	4	Amount co	overed (ha's)
of submitted site)			NI/A			
SSSI/SAC/SINC Ancient Woodland / \	/otoron Tropo		N/A			
			N/A			
Local Nature Reserve	2		N/A			
Flood Risk Zone 3	ardon		N/A N/A			
Registered Park & Ga Scheduled Ancient M						
Operational Burial Gr						
Common Land	ouriu		N/A N/A			
	Croop Bolt		IN/A			
Existing Policy	Green Belt Mineral Safeguarding Area					
Designations Cross Bolt and Lo						
Green Belt and La						
Criteria	Assessment	Rati			· · · · · · · · · · · · · · · · · · ·	
Green Belt Harm (B59As1) Landscape Sensitivity (SL1s1)	Moderate to High Moderate	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation to the east of the suburbs of Stourbridge, and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of Stourbridge and Kidderminster (via intervening settlements). The sub-parcel is adjacent to the urban edge but has no containment by urbanising uses. To the south of Westwood Avenue the urban edge is bound by the well-treed hedgerow along Roman Road, at the centre of the sub-parcel is elevated ground which forms a well-defined boundary feature in its own right, and to the north it is mostly tree covered forming part of a belt of woodland that extends into South Staffordshire. Release of this narrow strip of land would cause little harm in terms of settlement separation, but it would constitute urban sprawl and countryside encroachment. The landscape is considered to have a moderate overall sensitivity to residential development, as the majority of the criteria score moderate and no criteria overrides that				
,	ent against ony	judge	ement. nental, economic and so			
Criteria	Assessment	11 0111	nemai, economic and sc	Julai C	iileiia	Rating
Cilleria	ASSESSITIETIT		nviranmental			Raung
Greenfield / Previously Developed Land	Greenfield in the		nvironmental n Belt			

Topography	Slightly sloping from the so	outh upwards to the north	and west	
Agricultural Land	Grade 4	•		
Quality using				
DEFRA information				
Tree Preservation	None, but a woodland abu	its the western boundary a	and there are	
Orders / Mature	a significant number of hed			
Trees of Value on				
site or significantly				
affecting				
boundaries				
Biodiversity or	None although an ecologic	d as the site is		
Geodiversity on site	unmanaged.			
or significantly	3			
affecting				
boundaries				
Heritage Assets on	None			
site or significantly				
affecting				
boundaries				
Flood risk, drainage	The site is not within a Flo	od Zone.		
and ground water				
	There is no known risk of s	surface water flooding witl	nin this site	
Ground	No issues identified			
Contamination				
Ground stability	Not within Coal Mining Dev	velopment Risk Area.		
Air Quality impact	None envisaged			
of adjoining uses	N			
Noise impact of	None envisaged			
adjoining uses Mineral Extraction	No mineral extraction or mineral resource constraints based on			
and Mineral	the draft Black Country Plan Policy MIN2(Minerals Safeguarding)			
Resource Areas	(using 250m site assessm		balegualulig)	
Mineral	No mineral infrastructure of			
Infrastructure and		onstraints		
Brickworks				
Waste	No waste infrastructure co	nstraints regarding existin	ng waste	
Infrastructure	No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2			
	(Waste Sites)			
Other				
Environmental				
		onomic		
Availability of utilities		ible impact on developme	nt viability	
electricity, gas, water	,			
sewage treatment				
Infrastructure		pipe runs diagonally throu	gh the site	
constraints on / unde	r			
site				
Highways access and Access would need to be formed onto either Romany Way or				
transportation Westwood Avenue but would need to cross Roman Road		man Road		
which is a walkway for pedestrians				
Impact on the wider None envisaged road network				
Other Economic None				
Social				
Access time by walking	ng or public transport	Journal		
	ols: walking only) to key	GP/Health	Over 15 mins following any	
	accordance with BCP	Centre/Walk in Centre	viable mitigation	
Policy HOU2.		20 S, Train in Contro		
. 55, 110021				

Primary School	Over 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 mins following any viable mitigation		
Secondary School	Within 25 mins following any viable mitigation	Centre/Foodstore	Within 15 mins following any viable mitigation		
Any character constraints on density					
Connections to local cycle route networks	Roman Road could be used by cyclists				
Impact on visual amenity of adjacent land users, including existing residents	Potential loss of outlook for adjacent dwellings				
Public Open Space	Area of Natural and Semi Natural Greenspace known as 'Romany Way' not publicly accessible				
Loss of Playing Field / Sports Pitches	Not a playing field				
Other Social	None				
Opportunities					
Opportunities No opportunities identified					
Sustainability Appraisal					
Sustainability	The site has some negative impacts for SA objectives 7 and				
Appraisal Conclusion	positive impacts for SA objectives 13 and 15 and a major positive impact for SA objective 10.				
Conclusion					

Conclusion

The western boundary of the site follows the borough boundary with South Staffordshire. It is classed as an area of Natural and Semi Natural Greenspace although it is not publicly accessible.

The Green Belt and Landscape Sensitivity Assessment considers the landscape to have a 'Moderate' overall sensitivity to residential development, as the majority of the criteria score moderate and no criteria overrides that judgement. It rates harm to the Green Belt from release as 'Moderate to High' noting that the sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation to the east of the suburbs of Stourbridge, and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of Stourbridge and Kidderminster (via intervening settlements). It goes on to say that the area, has an urban edge that is bounded by the well-treed hedgerow along Roman Road. Indeed, it acts as a strong defensible boundary to the Green Belt at this point.

It is accepted that part of the northern boundary is bounded by some residential development and that a woodland abuts its western boundary. However, it is considered that if development were to be allowed on this site it would effectively allow the conurbation to expand into open countryside as it would weaken the current strong boundary of the Roman Road which stretches southwards.

A high-pressure gas main cuts diagonally through the site which would affect the layout and the density of the site would be reduced as there is likely to be an undevelopable area.

Not suitable for release for housing or employment development.

Site Known as	Land West o	of Ou	unty John Lane)		
Site Address	Land West of Ounty John Lane, Norton					
Ward	Norton	Norton Call for Site Ref 339				
Site Area (ha)	0.74	0.74				
Site Reference	SA-0141-DUD					
	Е	Backg	round/Context			
Current uses Surrounding land		ricultu	oundary trees ral fields with the exce	eption of a	a residential	curtilage to
uses	the northern bound		onstraints			
Ostavis Osmatusia	to furbane affection				A 4	
Gateway Constrain of submitted site)	ts (wnere affecting	part	Name / Details		Amount co	overed (ha's)
SSSI/SAC/SINC			N/A			
Ancient Woodland / \			N/A			
Local Nature Reserve	е		N/A			
Flood Risk Zone 3			N/A			
Registered Park & G Scheduled Ancient M			N/A			
			N/A N/A			
Operational Burial Gommon Land	Touria		N/A			
	Groop Bolt (whole s	ito)	I IV/A			
	Green Belt (whole site)					
	Mineral Safeguarding Area (whole site) SLINC – 'Farmland south of Racecourse Lane' (whole site)					
	Area of High Historic			(WHOIC 3I	(0)	
Green Belt and La						
Criteria	Assessment	Rati				
Green Belt Harm	Very High		sub-parcel makes a st	rona cont	tribution to pr	reventina
(B60As1)	, g		vI of the West Midland			
()			pachment on the coun			
			ibution to maintaining			
			s of Stourbridge and K			
		settle	ements). The land with	in the su	b-parcel rises	s up to a
		ridge	, creating a strong ser	nse of sep	paration betw	veen the
			n edge and the open c			
			ntained land in this su			
			unding green belt land			
			tryside between the ur	rban edge	e and the ins	et settlement
Landacana	Modorata		est Hagley.	ad to barr	o moderate :	word!
Landscape Sensitivity	Moderate		andscape is considere			
(BL15s1)	sensitivity to residential development due to its varied scale, rolling landform and mature woodland and boundary trees.					
(DE 1031)		The rural character is disrupted by the presence of busy trunk				
			s on the boundaries of			or buoy trum
Detailed assessment against environmental, economic and social criteria						
	Assessment		,			Rating
J. HOTIU		Fn	vironmental			
Greenfield /	Greenfield site		· ii Jiiii Oiitai			
Previously	C. COI MOIG ONG					
Developed Land						
	Relatively flat					

Agricultural Land	Majority is Grade 3a some 3b	
Quality using		
Magicmap		
Landscape post-		
1988 map		
Tree Preservation	All-inclusive Order Reference 665/A1.	
	All-inclusive Order Reference 605/A1.	
Orders / Mature		
Trees of Value on	Trees concentrated around the boundaries, but the depth of trees	
site or	appear to be wide. Tree survey needed.	
significantly		
affecting		
boundaries		
Biodiversity or	Whole site is a SLINC	
Geodiversity on		
site or		
significantly		
affecting		
boundaries		
Heritage Assets	Within an Area of High Historic Landscape Value	
on site or		
significantly		
affecting		
boundaries		
Flood risk,	The site is not within a Flood Zone.	
drainage and	THE SILE IS THE WILLIAM AT 1884 ZONE.	
ground water	There is no known rick of surface water fleeding on this site	
_	There is no known risk of surface water flooding on this site. No issues identified	
Ground	No issues identified	
Contamination	N. I. N. C. INC. B. I. C. B. I.	
Ground stability	None known. Not within Coal Mining Development Risk Area	
Air Quality impact	None envisaged	
of adjoining uses		
Noise impact of	None envisaged	
adjoining uses		
Mineral Extraction	No mineral extraction or mineral resource constraints based on the	
and Mineral	draft Black Country Plan Policy MIN2 (Minerals Safeguarding)	
Resource Areas	(using 250m site assessment agreed buffer)	
Mineral	No mineral infrastructure constraints	
Infrastructure and	The filling at thin addition of the filling	
Brickworks		
	No woote infrastructure constraints regarding evicting wasts	
Waste	No waste infrastructure constraints regarding existing waste	
Infrastructure	infrastructure based on the Draft Black Country Plan Policy W2	
	(Waste Sites).	
Other	None known	
Environmental		
	Economic	
Availability of	No limitations / negligible impact on development viability	
utilities –		
electricity, gas,		
water, sewage		
treatment		
	None	
Infrastructure	None	
constraints on /		
under site		
Highways access	Ounty John Lane would need to be extended to the site.	
and transportation		
and transportation		

Impact on the	Ounty John Lane links to R	acecourse Lane. The iun	ction with		
wider road	Racecourse Lane has poor				
network	Lane due to a narrow cuttin				
	along Racecourse Lane.	0 1			
Other Economic	None				
		Social			
Access time by wall	king or public transport				
				following any	
	in accordance with BCP	Centre/Walk in Centre	viable mi		
Policy HOU2.					
Primary School	Over 15 mins following	Strategic Centre/Employment	Within 30 mir		
	any viable mitigation	Area	any viable mitigation		
Secondary School	Over 20 mins following	Centre/Foodstore	Over 15 mins f		
·	any viable mitigation		viable mitigation		
Any character	Any character No formal vehicular access to the site only farm track. Ounty John Lane would				
constraints on	need to be extended	•	•		
density	density				
Connections to	Bridleway adjacent to the site				
local cycle route					
networks					
Impact on visual	Only one adjacent property however the site is situated in a				
amenity of	prominent location and if developed would be visually detrimental to				
adjacent land	the open countryside and when viewed from adjacent rights of way				
users, including					
existing residents Public Open	No loca of public open appea				
Space	No loss of public open space				
Loss of Playing	Not a playing field				
Field / Sports					
Pitches					
Other Social	None known				
Opportunities					
Opportunities No opportunities identified.					
0 () 1 1 1111		bility Appraisal			
Sustainability	Hard constraint - not asses	sed.			
Appraisal					
Conclusion					
Conclusion					

Conclusion

The site represents an isolated parcel of land that projects into the Green Belt. It is covered by a woodland TPO and the whole site is a SLINC. The site occupies a prominent location along a ridgeline within an Area of High Historic Landscape Value and is readily visible from land to the east in particular. The site is therefore sensitive in terms of ecology, trees, and in landscape terms.

The Green Belt and Landscape Sensitivity Assessment notes that the area makes a strong contribution to preventing sprawl from the suburbs of Stourbridge and in preventing encroachment on the countryside. It rates harm to the release of Green Belt in this parcel as 'Very High' noting that this land rises up to a ridge, creating a strong sense of separation between the urban edge and the open countryside.

Landscape sensitivity is rated a 'Moderate'. Noting that the land rises up to a ridge, creating a strong sense of separation between the urban edge and the open countryside. Concluding that any release of uncontained land in this sub-parcel would weaken the surrounding Green Belt land.

The development of this site would represent encr	oachment into the	Green Belt at this	s point as it would
be surrounded on three sides by agricultural land.	Release from the	Green Belt would	create a weak
defensible boundary.			

Not suitable for release for housing or industry.

Site Known as	Wes	West of Norton Road					
Site Address	Land	Land west of Norton Road, Norton					
Ward	Norto	Norton Green Belt Parcel Ref B60					
Site Area (ha)	5.8						
Site Reference	SA-0	145-DUD					
		Backg	round/Context				
Current uses			is woodland (Norton Covert).				
Surrounding land uses		y directly to nort I to south, housi	h. Heavily trafficked A451 forn ng to west.	ns eastern boundary,			
		Co	onstraints				
Gateway Constraint of submitted site)	s (where	affecting part	Name / Details	Amount covered (ha's)			
SSSI/SAC/SINC			Norton Covert N/A	5.8			
Ancient Woodland / V							
Local Nature Reserve			N/A				
Flood Risk Zone 3			N/A				
Registered Park & Ga			N/A				
Scheduled Ancient M			N/A				
Operational Burial Gre	ound		N/A				
Common Land			N/A				
Existing Policy Design		Geological & V Environmental	istoric Landscape Value Voodland SINC – Norton Cove Constraint no further consider				
Green Belt and La		-					
Green Belt Harm	Assessm	ient	R	Rating			
(B60)		Who	le site is a SINC - Hard Consti	raint			
Conclusion							
Not suitable for allocation as it is a geological and woodland SINC.							
Not suitable for residential or industry.							

Site Known as	Woodland	ad	jacent to Ridgewoo	od High School			
Site Address	Woodland ad Stourbridge	Woodland adjacent to Ridgewood High School, Park Road West, Stourbridge					
Ward	Norton	Norton Green Belt Parcel Ref B59A					
Site Area (ha)	4.0						
Site Reference	SA-0177-DUI	D					
			ground/Context				
Current uses Surrounding land	playground that is curtilage of Ridge site forms a ridge boundary forms the of the woodland. A public house to	also wood runni ne boo	orth, some housing and Rid	k all forming part of the of the school suggests the vest direction. The western nire that contains the majority			
uses			o the east, Dunsley Road to s" beyond and the larger par	the south with the area tof the woodland to the west.			
		C	Constraints				
Gateway Constrain of submitted site)	ts (where affecting	part	Name / Details	Amount covered (ha's)			
SSSI/SAC/SINC			N/A				
Ancient Woodland / \	Veteran Trees		N/A				
Local Nature Reserve			N/A				
Flood Risk Zone 3	<u> </u>		N/A				
Registered Park & G	arden		N/A				
Scheduled Ancient M			N/A				
Operational Burial G			N/A				
Common Land			N/A				
Existing Policy Designations	Green Belt SLINC "Ridgev Mineral Safegu		School" (all but thin northerr g Area	end of the site)			
Green Belt and La	andscape Sensiti	vity A	Assessment				
Criteria	Assessme nt	Rat					
Green Belt Harm (B59As1)	Moderate to High	sprasubilities subject the state of the stat	countryside, and a moderate separation of Stourbridge ar rvening settlements). The suan edge but has no containm south of Westwood Avenue well-treed hedgerow along Faub-parcel is elevated groundary feature in its own right covered forming part of a be South Staffordshire. Releas	nurbation to the east of the preventing encroachment on a contribution to maintaining and Kidderminster (via ab-parcel is adjacent to the nent by urbanising uses. To the urban edge is bound by Roman Road, at the centre of d which forms a well-defined and to the north it is mostly selt of woodland that extends e of this narrow strip of land of settlement separation, but and countryside less harm associated with The Foresters Arms pub at el, but this is too small to			

Landscape Sensitivity (SL1s1)	sensitivity to residential development, as the majority of the criteria score moderate and no criteria overrides that judgement.					
Detailed assessme	<u>nt against envir</u>	onmental, economic and social criteria				
Criteria	Assessment		Rating			
		Environmental				
Greenfield / Previously Developed Land	Greenfield					
Topography		site forming part of a ridgeline that runs in an th direction. Very prominent site when viewed				
Agricultural Land Quality using Magicmap Landscape post- 1988 map	Not agricultural					
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None but the wh	ole site is a woodland. Tree survey required				
Biodiversity or Geodiversity on site or significantly affecting boundaries		e site is a SLINC known as "Ridgewood School"				
Heritage Assets on site or significantly affecting boundaries	None					
Flood risk, drainage and ground water	The site is not w	thin a Flood Zone.				
	boundaries	n risk of surface water flooding within the site's				
Ground Contamination		t of the site to rear of public house appears to vel pit. Potential contamination.				
Ground stability		Mining Development Risk Area.				
Air Quality impact of adjoining uses	None envisaged					
Noise impact of adjoining uses	Adjacent to a pri	mary and secondary school				
Mineral Extraction and Mineral Resource Areas	the draft Black C	ction or mineral resource constraints based on ountry Plan Policy MIN2 (Minerals sing 250m site assessment agreed buffer)				
Mineral Infrastructure and Brickworks	No mineral infras	structure constraints				
Waste Infrastructure	infrastructure bas (Waste Sites)	ructure constraints regarding existing waste sed on the Draft Black Country Plan Policy W2				
Other Environmental	None known	Faamamia				
Avoilability oftiliti	No limitations	Economic pagligible impact on development visibility				
Availability of utilities – electricity, gas, water, sewage treatment	No limitations /	negligible impact on development viability				
Infrastructure constraints on / under site	None					

Highways access and	Existing vehicular access off Dunsley Road that leads to the						
transportation	overspill car park						
Impact on the wider road network	None envisaged	None envisaged					
Other Economic	None		_				
Other Economic		0!-!					
A		Social					
	Access time by walking or public transport (except Primary schools: walking only) to key GP/Health Over 15 mins following any						
residential services in a		GP/Health					
Policy HOU2.		Centre/Walk in Centre	viable m	itigation			
	Over 15 mins	Strategic	Within 30 mi	ns following			
Primary School	following any viable	Centre/Employment	any viable				
	mitigation	Area		g			
	Within 15 mins		Over 15 mins	following any			
Secondary School	following any viable	Centre/Foodstore	viable m				
	mitigation		VIGDIO III	lligation			
Any character	Woodland						
constraints on density							
Connections to local	None						
cycle route networks							
Impact on visual	Loss of woodland						
amenity of adjacent							
land users, including							
existing residents	<u> </u>						
Public Open Space	No loss of public open						
Loss of Playing Field /		nnis courts and a hardsurf	faced				
Sports Pitches	playground marked out	t for activities					
Other Social	None	. 141					
		ortunities					
Opportunities	No opportunities identifie						
		bility Appraisal					
Sustainability	Hard Constraint - not ass	sessed					
Appraisal Conclusion							
	0-	naluaian					

Conclusion

The site forms part of the curtilage of Ridgewood High School, the western boundary of the site follows the borough boundary with South Staffordshire. It is a prominent site occupying a ridgeline position running in an almost north-south direction. It is predominantly woodland however of the site contains some tennis courts and a parking area. The woodland visually encloses these activities. The Green Belt and Landscape Sensitivity Assessment considers the landscape to have a 'Moderate' overall sensitivity to residential development, as the majority of the criteria score moderate and no criteria overrides that judgement. It rates harm to the Green Belt from release as 'Moderate to High' noting that the sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation. It goes on to say that the area is mostly tree covered forming part of a belt of woodland that extends into South Staffordshire.

If development were to be supported, it would remove an area of SLINC woodland and also compromise the existence of the larger area of woodland within South Staffordshire as it forms an integral part to it. The site occupies a ridgeline location and therefore any development would be exposed and prominent.

Not suitable for Residential or Industry.

Site Known as	Ounty John	Ounty John Wood					
Site Address	Ounty John Wo	Ounty John Wood, Ounty John Lane, Pedmore					
Ward	Norton	Norton Green Belt Parcel Ref B61					
Site Area (ha)	1.8						
Site Reference	SA-0249-DUD						
	E	3ack(ground/Context				
Current uses			with three dwellings to the riginally associated with the				
Surrounding land uses	Housing to the ea	st, op	en fields to the west and so	uth.			
		C	Constraints				
Gateway Constraint	s (where affecting	part	Name / Details		Amount covered (ha's)		
of submitted site) SSSI/SAC/SINC			Ounty John Wood		1.2		
Ancient Woodland / V	Atoran Troca		Ounty John Wood N/A		1.4		
Local Nature Reserve			N/A				
Flood Risk Zone 3	;		N/A				
Registered Park & Ga	ordon		N/A				
			N/A				
Scheduled Ancient M Operational Burial Gre			N/A				
	ouna		N/A				
Common Land	Cross Dolt		IN/A				
Existing Policy	Green Belt	منائم م					
Designations	Mineral Safegu						
	SINC	iistoric	: Landscape Value				
Green Belt and La		vitv /	Assassment				
Criteria	Assessment						
01110110		Rati			ibution to proventing		
Green Belt Harm	Moderate to		sub-parcel makes a strong				
(B61As1)	High		wl of the West Midlands cou urbs of Stourbridge and prev				
			ntryside. Although bordered				
			s strong spatial openness,				
			llings and a farmstead, with				
			eate separation from the ur				
			south creates some distincti				
			ntryside, so it would be poss				
			en Belt boundary that would				
			er Green Belt, but this is nor		-		
			s urban influence. Were the				
			ld be little justification in reta				
		the western part of the golf course as it would be entirely					
		contained by the urban area, but a SINC designation					
		constraint precludes any development on it. There are					
		several dwellings on the eastern edge of the parcel along					
			ty John Lane that relate mo				
			to the wider countryside. T				
			out significant harm to Gree				
			cent woodland block formin				
			constitutes too small an area	a to ic	dentify as a distinct		
		release scenario.					

Landscape	Moderate The landscape is considered to have moderate	ovorall					
Landscape Sensitivity	Moderate The landscape is considered to have moderate of sensitivity to residential development due to its visual sensitivity.						
(BL15s1)	rolling landform and mature woodland and boundary trees.						
(DE1031)	The rural character is disrupted by the presence						
	roads on the boundaries of the area.	or budy truink					
Detailed assessmen	nt against environmental, economic and social criteria						
Criteria	Assessment	Rating					
Officia	Environmental	Rating					
Greenfield /	Greenfield						
Previously	Greenicia						
Developed Land							
Topography	Land rises up from Racecourse Lane. It occupies a slope						
	between Ounty John Lane at a higher level and the fields to the						
	west						
Agricultural Land	Not agricultural						
Quality using	ŭ						
Magicmap							
Landscape post-							
1988 map							
Tree Preservation	Woodland Order covers the majority of the site and has the						
Orders / Mature	same boundary as the SINC						
Trees of Value on							
site or significantly							
affecting boundaries							
Biodiversity or	SINC – Ounty John Wood						
Geodiversity on site							
or significantly affecting boundaries							
Heritage Assets on	Within an Area of High Historic Landscape Value						
site or significantly	Quarry Cottage – simple 19thcentury cottage HER ref 10122						
affecting boundaries	Taking contage completion and contage the tree to the						
Flood risk, drainage	Not within Flood Zones 2 or 3						
and ground water							
	Not liable to surface water flooding						
Ground	There appears to have been a quarry on part of the site.						
Contamination	Potential for ground contamination.						
Ground stability	Former quarry in places. Potential for land stability issues						
Air Quality impact of	None known						
adjoining uses	M I						
Noise impact of	None known						
adjoining uses Mineral Extraction	No mineral extraction or mineral resource constraints based on						
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals						
Resource Areas	Safeguarding) (using 250m site assessment agreed buffer)						
Mineral	No mineral infrastructure constraints						
Infrastructure and	Tto minoral inflactactato concludinto						
Brickworks							
Waste Infrastructure	No waste infrastructure constraints regarding existing waste						
	infrastructure based on the Draft Black Country Plan Policy W2						
	(Waste Sites)						
Other Environmental	None known						
Availability of utilities –	No limitations / negligible impact on development viability						
electricity, gas, water,							
sewage treatment							
Infrastructure	None known						
constraints on / under							
site							

Highways access and transportation	Long narrow site with frontage to Ounty John Lane					
Impact on the wider	Junction of Ounty John Lane and Racecourse Lane requires					
road network		improvement. Poor visibility looking eastwards created by rock				
	outcrop		,			
Other Economic	None known					
		Social				
Access time by walking	or public transport					
(except Primary school		GP/Health	Over 15 mins	following any		
residential services in a		Centre/Walk in Centre	viable mi			
Policy HOU2.				. J		
-	Over 15 mine fellowing	Strategic	Within 20 min	no following		
Primary School	Over 15 mins following	Centre/Employment	Within 30 min			
·	any viable mitigation	Area	any viable	mitigation		
	Within 15 mins					
Secondary School	following any viable	Centre/Foodstore	Over 15 mins			
, , , , , , , , , , , , , , , , , , , ,	mitigation		viable mi	itigation		
Any character	Narrow elongated site					
constraints on density	Site slopes away from	Ounty John Road				
	Prominent, exposed sit					
Connections to local	None known					
cycle route networks						
Impact on visual	Loss of prominent TPC) trees				
amenity of adjacent	·					
land users, including						
existing residents						
Public Open Space	None					
Loss of Playing Field /	None					
Sports Pitches						
Other Social						
		ortunities				
Opportunities	No opportunities identifie					
		bility Appraisal				
Sustainability	Not assessed					
Appraisal Conclusion						
Conclusion						

Conclusion

This is a prominent area of mainly woodland that in places is steeply sloping. The woodland has got SINC and TPO status. There appears to have been a quarry on the site and the houses within it are likely have been originally occupied by workers associated with the quarry.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt from release as 'Moderate' noting that the sub parcel in which the area is located, makes a strong contribution to preventing sprawl of the West Midlands conurbation south from the suburbs of Stourbridge, and preventing encroachment on the countryside

In terms of landscape sensitivity, the parcel is located within an Area of High Historic Landscape Value. It is rated 'Moderate' to residential development due to the varied scale, rolling landform and mature woodland and boundary trees of the immediate area.

Given the SINC and TPO status of the majority of the site and its exposed nature, the site is not considered suitable for release for residential or industrial purposes.

Pedmore and Stourbridge East

Site Known as	Bromwich	Lane					
Site Address	Land off Bror	nwich Lan	e, Pedmore, Stourbridge	Э			
Ward	Pedmore and Stourbridge E	Call for Site Ret 1103					
Site Area (ha)	4.2						
Site Reference	SA-0016-DU	SA-0016-DUD					
		Backgro	und/Context				
Current uses	Horse grazing						
Surrounding land uses		east and w	est. Agricultural land to so	outh.			
		Con	straints				
Gateway Constrair of submitted site)	nts (where affectin	ng part N	ame / Details	Amount covered (ha's)			
SSSI/SAC/SINC		N	/A				
Ancient Woodland /	Veteran Trees		/A				
Local Nature Reserv			/A				
Flood Risk Zone 3			/A				
Registered Park & C	arden		/A				
Scheduled Ancient I			/A				
Operational Burial G			/A				
Common Land	round		/A				
Existing Policy	Green Belt (whole						
Designations			ape Value (whole site)				
Doolghadionio	Mineral Safeguard						
			rich Lane frontage which w	raps slightly round the			
	southern boundar		ion zano nomago milon n	rape enginity rearia ine			
Green Belt and L			essment				
Criteria	Assessment	Rating					
Green Belt Harm	Very High		parcel makes a strong conf	tribution to preventing			
(B60As1)	very riigii		the West Midlands conurb				
(000/31)				nd a moderate contribution			
			ning the separation of the				
			ge and Kidderminster (via				
			within the sub-parcel rises				
			nse of separation between				
				contained land in this sub-			
			uld weaken the surroundir				
		containing areas of countryside between the urban edge and					
		the inset settlement of West Hagley.					
Landscape	Moderate to		w stretch of open landsca				
Sensitivity	High	and West	Hagley has a moderate-h	igh sensitivity to residential			
(BL15s2)	(BL15s2) development due to its additional role in providing a perceived						
Detailed assess:	ant against see		een settlements.	al aritaria			
		rironment	al, economic and soci				
Criteria	Criteria Assessment Rating						
Environmental							

Greenfield /	Greenfield in the Green Belt	
Previously	Greenword in the Green Bolt	
Developed Land		
Topography	Slight rise from Bromwich Lane	
Agricultural Land	Grade 1	
Quality using	Sidde 1	
Magicmap		
Landscape post-		
1988 map		
Tree Preservation	Group Order along Bromwich Lane frontage boundary and slightly	
Orders / Mature	along southern boundary. Other boundary trees particularly along	
Trees of Value on	southern boundary require survey.	
site or	Southern boundary require survey.	
significantly		
affecting		
boundaries		
Biodiversity or	Boundaries are well defined by hedgerow and trees.	
Geodiversity on	boundaries are well defined by fledgerow and frees.	
site or		
significantly		
affecting		
boundaries		
Heritage Assets	Area of High Historic Landscape Value	
on site or	7 Tiod of Flight Hotorio Editaboapo Valuo	
significantly		
affecting		
boundaries		
Visual Amenity	Neighbours backing onto the site will lose outlook. Site forms part	
and Character of	of an open wedge of land	
the Area	and the state of t	
Flood risk,	The site is not within a Flood Zone.	
drainage and		
ground water	Some medium (1/100) and low risk (1/1000) of surface water	
Ĭ	flooding in the west of the site, unlikely to significantly reduce	
	capacity	
Ground	No issues identified	
Contamination		
Ground stability	No Coal Authority designation	
Air Quality impact	None envisaged	
of adjoining uses		
Noise impact of	None envisaged	
adjoining uses		
Mineral Extraction	No mineral extraction or mineral resource constraints based on the	
and Mineral	draft Black Country Plan Policy MIN2 (Minerals Safeguarding)	
Resource Areas	(using 250m site assessment agreed buffer)	
Mineral	No mineral infrastructure constraints	
Infrastructure and		
Brickworks		
Waste	No waste infrastructure constraints regarding existing waste	
Infrastructure	infrastructure based on the Draft Black Country Plan Policy W2	
Othor	(Waste Sites).	
Other	None known	
Environmental	Facusie:	
Assatialation of	Economic	
Availability of	No limitations / negligible impact on development viability	
utilities –		
electricity, gas,		

	ı						
water, sewage							
treatment							
Infrastructure	No	No issues identified					
constraints on /							
under site							
Highways access			TPO along frontage trees	therefore may			
and transportation		difficult to widen road/pro	ovide safe access				
Impact on the	No	one envisaged					
wider road							
network							
Other Economic	No	one known					
			Social				
Access time by wal	kinc	or public transport					
		s: walking only) to key	GP/Health	Over 15 mins	following any		
		accordance with BCP	Centre/Walk in Centre	viable m			
Policy HOU2.					J		
·		Within 10 mins	Strategic	Mitheir 20 mg	in a fall accions		
Primary School		following any viable	Centre/Employment	Within 30 m			
		mitigation	Area	any viable	mitigation		
	Within 20 mins						
Secondary Schoo	\/\/ithin 15 mi				ins following		
Secondary School	1	mitigation	Centre/Foodstore	any viable	mitigation		
Any character	Br	omwich Lane is very narr	ow along the frontage.				
constraints on							
density							
Connections to	No	one					
local cycle route							
networks							
Public Open	No	o loss of public open spac	e				
Space							
Loss of Playing	No	ot a playing field					
Field / Sports							
Pitches							
Other Social	No	one known					
	Opportunities						
Opportunities	No	o opportunities identified					
		Sustaina	bility Appraisal				
Sustainability	Th		impacts for SA objectives	s 2, 4, 6 and			
Appraisal	7 and positive impacts for SA objectives 10.						
Conclusion		, ,	•				
		<u></u>	nclusion				
		Co	netusion				

Large field in the Green Belt used for horse grazing. The site is within an Area of High Historic Landscape Value and it is Grade 1 agricultural land.

The Green Belt and Landscape Sensitivity Assessment rates harm as 'very high'. The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside. Any release of uncontained land in this sub-parcel would weaken the surrounding green belt land.

Landscape sensitivity is rated as 'Moderate to High' noting that the site is located within a narrow stretch of open countryside between Stourbridge and West Hagley that provides a perceived gap between settlements.

The site has a long access frontage to Bromwich Lane however it is very narrow at this point. Frontage trees also have TPO status. Vehicular access therefore may be difficult.

Site is unsuitable for allocation for housing and its sensitive location means that it is not suitable for industrial development.

Site Known as	Land at W	orces	ter Lane				
Site Address	Land between) Worce	ster Lane and railway cut	ting, Stourb	ridge		
Ward	Pedmore and Stourbridge E	Pedmore and Stourbridge East Call for Site Ref 114					
Site Area (ha)	10.0	10.0					
Site Reference	SA-0018-DUD	D-C					
Background/Context							
Current uses	Trehern's Farm		ds plus buildings fronting W				
Surrounding land uses			griculture to the east, housin opposite side of railway cutti		h and		
		Co	nstraints				
Any character constraints on density	Mature boundary h	nedgero	w and trees				
Gateway Constraint of submitted site)	s (where affecting		Name / Details	Amount co	overed (ha's)		
SSSI/SAC/SINC	/atauan Tuana		N/A N/A				
Ancient Woodland / V			N/A N/A				
Flood Risk Zone 3	;		N/A N/A				
Registered Park & Ga	arden		√A √A				
Scheduled Ancient M			√/A √/A				
Operational Burial Gr			√/. √A				
Common Land	ouria .		V/A				
Existing Policy	Green Belt		V/ C				
Designations	Area of High Histor	ric Land	scape Value				
· ·			Racecourse Lane' -two hed	ges running	perpendicular		
			ng the western boundary				
Green Belt and La	ndscape Sensitiv	vity As	sessment				
Criteria	Assessment	Rating					
Green Belt Harm	Very High		o-parcel makes a strong con				
(B60As1)			of the West Midlands conurb				
			chment on the countryside, a				
			taining the separation of the				
			ridge and Kidderminster (via ad within the sub-parcel rises				
			sense of separation betweer				
			ountryside. Any release of ur				
			would weaken the surrounding				
			ing areas of countryside bet				
			et settlement of West Hagley		Ŭ		
Landscape	Moderate						
Sensitivity		sensitivity to residential development due to its varied scale,					
(BL15s1)		rolling landform and mature woodland and boundary trees. The					
			aracter is disrupted by the p		usy trunk		
Omit a mi -	A	roads c	on the boundaries of the area	l	Detima		
Criteria	Assessment	_			Rating		
One sufficient	Onential	Env	ronmental				
Greenfield /	Greenfield						
Previously Developed Land							
Developed Lattu							

Topography	Reasona	bly flat			
Agricultural Land		section Grade 1, southern section Grade 3a			
Quality using					
Magicmap					
Landscape post-					
1988 map Tree Preservation	None kee	awn Roundary troop			
Orders / Mature	INOTIE KITC	wn. Boundary trees			
Trees of Value on					
site or significantly					
affecting					
boundaries					
Biodiversity or		armland South of Racecourse Lane' -two hedges running			
Geodiversity on site		cular to Worcester Lane and along the western boundary –			
or significantly	railway cu	utting SLINC			
affecting boundaries					
Heritage Assets on	Area of H	igh Historic Landscape Value			
site or significantly		Farm HER ref 15514			
affecting					
boundaries					
Visual amenity and	Negligible				
character of the					
area	The election	The state of the s			
Flood risk, drainage and ground water	i ne site i	The site is not within a Flood Zone.			
and ground water	High (1/3	0) and medium (1/100) surface water flood risk running			
		est in the centre of the site (north of Trehern's Farm).			
		usters of low risk (1/1000) in the centre and southern half			
	of the site				
Ground	None kno	own			
Contamination	NI-1 202	Ocal Authority at Dial Association			
Ground stability		n Coal Authority at Risk Area			
Air Quality impact of adjoining uses	None kno	DWII			
Noise impact of	The east	ern section is adjacent to the railway cutting.			
adjoining uses	1110 00010	outling.			
3 3333	Norton R	oad (A451) forms the western boundary of the site			
Mineral Extraction	No miner	al extraction or mineral resource constraints based on the			
and Mineral		k Country Plan Policy MIN2 (Minerals Safeguarding)			
Resource Areas		Om site assessment agreed buffer).			
Mineral	No miner	al infrastructure constraints			
Infrastructure and Brickworks					
Waste	No waste	infrastructure constraints based on the draft Black			
Infrastructure		Plan Policy 2 (Waste Sites).			
Other	None kno				
Environmental					
Economic					
Availability of utilities –		No limitation known/negligible impact on development			
electricity, gas, water, sewage		viability			
treatment		One feetneth directly to the month of the month of the			
Infrastructure constraints on / under site		One footpath directly to the north of the parcel STR0076. There is a footbridge over the railway cutting			
		, ,			
Highways access and	d	Access should be acceptable onto Worcester Lane			
transportation	·ood	Ouito a large parcel impetion impresses and arright to			
Impact on the wider r	oad	Quite a large parcel, junction improvements might be			
HELWOIK		required within the vicinity			

Other Economic		recreational wa	cestershire Path – a long o alking route follows footpat			
		the southern bo	oundary of the site			
	Social					
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.		GP/Health Centre/Walk in Centre	Within 10 mins following any viable mitigation			
Primary School	follow	thin 10 mins ving any viable mitigation	Strategic Centre/Employment Area	Within 30 mins following a viable mitigation		
Secondary School Within following		thin 20 mins ving any viable mitigation	Centre/Foodstore	Within 10 mins following any viable mitigation		
Connections to local cy route networks	/cle	None				
Public Open Space		No loss of oper	n space			
Loss of Playing Field / Pitches	Sports	Loss of school	I playing fields in southern part of site			
Other Social		None				
			portunities			
Opportunities	No oppor	tunities identified	d			
Sustainability Appraisal						
			ve impacts for SA objective			
Appraisal positive impacts for SA objectives 9 and 14 and a major positive impact for SA objective 10.						
Conclusion						

The northern section of the site is Grade 1 and the southern section is Grade 3a agricultural land all within an Area of High Historic Landscape Value.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt as 'very high' if this site were to be released. The sub-parcel makes a strong contribution to preventing sprawl of the west Midlands conurbation. The borough boundary runs along the southern boundary of the site which forms a narrow wedge of land/physical break between the south western edge of the West Midlands conurbation and the northern extremity of Hagley in North Worcestershire. If the area were to be developed the settlements of Stourbridge and Hagley would coalesce.

The landscape is considered to have 'Moderate' overall sensitivity to residential development. The rural character is disrupted by the presence of busy trunk roads on the boundaries of the area.

The southern end of the site contains sports pitches associated with a local school. These would be removed if the site were to be developed.

In view of the above, this site is not suitable for release from the Green Belt and is not suitable for development for residential or industrial purposes.

Site Known as	Land off F	Pedmo	re Lane			
Site Address	Land south of	f Pedmor	e Lane, Pedmore, Stourbr	idge		
Ward	Pedmore and Stourbridge E		Call for Site Ref	203		
Site Area (ha)	19.8					
Site Reference	SA-0031-DUI	D				
		Backgro	ound/Context			
Current uses Surrounding land uses	A mixture of grassland and horse grazing Housing to the north and west on the opposite side of Pedmore Lane. Wychbury Hill and open countryside to the east. Open fields to the south. Pedmore Hall is excluded from the site but occupies a central location between the two parcels of land which comprise this submission					
	Constraints					
Gateway Constrain of submitted site)	ts (where affectin	ng part	Name / Details	Amount covered (ha's)		
SSSI/SAC/SINC			V/A			
Ancient Woodland / \			N/A			
Local Nature Reserv	е		N/A			
Flood Risk Zone 3			V/A			
Registered Park & G			Outside the site but nearby			
Scheduled Ancient N			Outside the site but in close proximity			
Operational Burial G	round		N/A			
Common Land			V/A			
3 7	Green Belt					
	Area of High Histo					
			all is a Mineral Safeguarding Igerow which forms the north			
Green Belt and La						
	Assessment	Rating				
	Very High		normal makes a strong centr	bution to proventing		
(B65As1)		The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation to the south of the Pedmore suburb and to preventing encroachment onto the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Halesowen. The sub-parcel is adjacent to the urban edge, and the elevated land at Wychbury Hill creates a strong sense of distinction between this sub-parcel and the urbanised area to the north. The release of uncontained land in this sub-parcel would result in a significant expansion of the urban edge and would weaken the integrity of surrounding green belt land. While the alternative parcel edge would benefit from the clear boundary provided by woodland blocks to the south, the release would also increase the containment of the remaining open land between Stourbridge and Hagley. It should be noted that the small area of housing opposite Chalfont Place makes a weaker contribution to green belt purposes, however the area is too limited to be identified as a separate sub-parcel.				
Landscape Sensitivity (BL16s1)	High	to reside	scape is considered to have initial development due to the eatures, settlement setting a	distinctive landform,		

Detailed assessment against environmental, economic and social criteria					
Criteria	Assessment	Rating			
Oritoria	Environmental	rtating			
Greenfield /	Greenfield in the Green Belt				
Previously					
Developed Land					
Topography	Area to the north of Pedmore Hall rises towards Wychbury Hill quite				
	steeply in places				
Agricultural Land	Majority Grade 3a and some Grade 3B				
Quality using					
Magicmap					
Landscape post-					
1988 map	No. 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1				
Tree Preservation	None, however, there are numerous roadside and field boundary				
Orders / Mature	trees plus some clumps and large individual specimens.				
Trees of Value on site or					
significantly					
affecting					
boundaries					
Biodiversity or	SLINC "Pedmore Lane" which forms the northern boundary of the				
Geodiversity on	site. Pond within central part of the site.				
site or	'				
significantly					
affecting					
boundaries					
Heritage Assets	Within an Area of High Historic Landscape Value 'Pedmore and				
on site or	Foxcote Landscape Heritage Area'				
significantly					
affecting	The site is in close proximity to Wychbury Hill Scheduled Ancient				
boundaries	Monument and Grade 1 Hagley Hall Registered Park and Garden.				
Visual amenity and Character of	Very prominent site. Neighbours facing the site would lose the open aspect.				
the Area	aspect.				
the Allea	Concerns also that the site is readily visible from Wychbury Hill				
	Scheduled Ancient Monument.				
Flood risk,	The site is not within a Flood Zone.				
drainage and					
ground water	Small cluster of low surface water flood risk (1/1000) area within the				
	centre of the northern parcel of land, negligible impact on site				
	capacity				
Ground	No issues identified				
Contamination	The lend to the newhort Deduces Hellis a Coul A (Love Long)				
Ground stability	The land to the north of Pedmore Hall is a Coal Authority Low Risk				
Air Quality impact	Area None envisaged				
Air Quality impact of adjoining uses	None envisaged				
Noise impact of	None envisaged				
adjoining uses	Tronc chrisaged				
Mineral Extraction	No mineral extraction or mineral resource constraints based on the				
and Mineral	draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using				
Resource Areas	250m site assessment agreed buffer)				
Mineral	No mineral infrastructure constraints				
Infrastructure and					
Brickworks					
Waste	No waste infrastructure constraints regarding existing waste				
Infrastructure	infrastructure based on the Draft Black Country Plan Policy W2				
	(Waste Sites)				

Other Environmental	None known					
Environmental	Economic					
Availability of utilities – electricity, gas, water, sewage treatment	No	No limitations / negligible impact on development viability				
Infrastructure constraints on / under site	Or Hi		te from Pedmore Lane up	to Wychbury		
Highways access and transportation	Ha Ro im	all Lane however is narrow pad has very poor visibility provement works would b		with Hagley ction		
Impact on the wider road network	re	adily gain access to the H	ieved the southern part of agley Road A491	the site could		
Other Economic	No	one known				
			Social			
(except Primary sch	Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2 Over 15 mins followed by the contress of the					
Primary School	Within 10 mins		Strategic Centre/Employment Area	Within 30 mins following any viable mitigation		
Secondary Schoo	I	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 15 mins following any viable mitigation		
Any character constraints on density	ma Th wh Th foo Ca Gu Th pa	There is very limited development on the eastern side of Pedmore Lane which marks the boundary of the Green Belt. The site contains a large complex of buildings known as Pedmore Hall Farm which appear to be unused The northern part of the site rises steeply from Pedmore Lane and effectively forms a flank of the adjacent Wychbury Hill (partly within Bromsgrove District Council) which contains Wychbury Ring a Scheduled Iron Age hillfort . The eastern side of the hill (within Bromsgrove District Council)), forms part of the Grade 1 Hagley Hall Registered Park and Garden The southern part of the site on either side of Pedmore Hall has more of a feel of parkland associated with the house.				
Connections to local cycle route networks		one				
Public Open Space	No	No loss of public open space				
Loss of Playing Field / Sports Pitches	Not a playing field					
Other Social	Other Social None					
Opportunities	Opportunities No opportunities identified					
Opportunities	140		bility Appraisal			
Sustainability Appraisal Conclusion	an	e site has some negative	impacts for SA objectives objectives 9 and14 and a			

Conclusion

The whole site is situated on the flanks of Wychbury Hill. It is within the Green Belt, is predominantly greenfield and is located within a Landscape Heritage Area. Pedmore Road currently provides a defensible boundary to the Green Belt. The northern part of the site contains large, former farm buildings however the land rises particularly from Pedmore Lane and the site would be visually prominent if developed. The site is also within close proximity to a Scheduled Ancient Monument and a Grade 1 Historic Park.

The Green Belt and Landscape Sensitivity Assessment states that there would be 'very high' harm to the Green Belt if this area were to be released as it makes a strong contribution to preventing sprawl of the West Midlands conurbation to the south of the Pedmore suburb and prevents encroachment onto the countryside. The sub-parcel is adjacent to the urban edge, and the elevated land at Wychbury Hill creates a strong sense of distinction between this sub-parcel and the urbanised area to the north. The release of uncontained land in this sub-parcel would result in a significant expansion of the urban edge and would weaken the integrity of surrounding green belt land. In landscape terms, it is rated as high overall sensitivity to residential development due to the distinctive landform, historic features, settlement setting and visual character of the area.

Access to Pedmore Lane is likely to be achievable however Pedmore Hall Lane is narrow and its junction with Hagley Road has poor visibility

Site is unsuitable for allocation for housing and its sensitive location means that it is not suitable for industrial development.

Site Known as	Pedmore Hall	La	ane			
Site Address	Pedmore Hall Lan	e, S	Stourbridge			
Ward	Pedmore and Stourbridge East		Green Belt Parcel Ref	B64A		
Site Area (ha)	32.0					
Site Reference	SA-0095-DUD	SA-0095-DUD				
	Bac	kgr	ound/Context			
Current uses	This site comprises the northern flanks of Wychbury Hill. It is used for sheep grazing and hay production. The site also includes Pedmore Hall and some larger buildings to the north. The southern wooded part of the site is a Scheduled Ancient Monument 'Wychbury Camp'					
Surrounding land uses	woodland. Directly so	The majority of the site is surrounded by fields used for agriculture and woodland. Directly south of the site is the larger part of Wychbury Camp Scheduled Ancient Monument.				
		Со	nstraints			
Gateway Constrain of submitted site)	ts (where affecting pa		Name / Details	Amount covered (ha's)		
SSSI/SAC/SINC			Wychbury Hill	0.18		
Ancient Woodland / \	/eteran Trees		N/A			
Local Nature Reserv			N/A			
Flood Risk Zone 3			N/A			
Registered Park & G	arden		N/A			
Scheduled Ancient M	lonument		Wychbury Hill Fort	2.5		
Operational Burial G	round		N/A			
Common Land			N/A			
Designations	Mineral Safeguarding A 'Wychbury Camp' -part SINC – 'Wychbury Hill' SLINC - Pedmore Lane SLINC - The southern p'Wychbury Hill Fort'	Green Belt Mineral Safeguarding Area (majority of site) Scheduled Ancient Monument – Mychbury Camp' -part of the SAM at the summit SINC – 'Wychbury Hill' small section of hedgerow SLINC - Pedmore Lane SLINC - The southern part of the site towards the summit of Wychbury Hill – Mychbury Hill Fort' Irea of High Historic Landscape Value – whole site				
Green Belt and La	indscape Sensitivity	As	sessment			
		ing				
Green Belt Harm (B65As1)	spra Ped cour sepa Hale the disti the wou wou Whi bour	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation to the south of the Pedmore suburb and to preventing encroachment onto the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Halesowen. The sub-parcel is adjacent to the urban edge, and the elevated land at Wychbury Hill creates a strong sense of distinction between this sub-parcel and the urbanised area to the north. The release of uncontained land in this sub-parcel would result in a significant expansion of the urban edge and would weaken the integrity of surrounding Green Belt land. While the alternative parcel edge would benefit from the clear boundary provided by woodland blocks to the south, the release would also increase the containment of the remaining open land between Stourbridge and Hagley.				

Landscape	High The landscape is considered to have a high overall	sensitivity			
Sensitivity	to residential development due to the distinctive land				
(BL16s1)	historic features, settlement setting and visual chara				
(22:00:)	area.				
Detailed assessr	nent against environmental, economic and social criteria				
Criteria	Assessment	Rating			
01100110	Environmental	11000119			
Greenfield /	Majority Greenfield				
Previously	inaging crossmou				
Developed Land					
Topography	Very steep in places. Forms part of Wychbury Hill				
Agricultural Land	Majority Grade 3b, some Grade 3a, 4 and 5				
Quality using					
<u>Magicmap</u>					
Landscape post-					
1988 map					
Tree Preservation	None although there are areas of woodland and some large				
Orders / Mature	individual trees				
Trees of Value on					
site or					
significantly affecting					
boundaries					
Biodiversity or	Small section of site is "Wychbury Hill" SINC - hedgerow				
Geodiversity on	oman section of site is wyonbary rim onvo meagerow				
site or	The southern part of the site towards the summit of Wychbury Hill –				
significantly	"Wychbury Hill Fort" SLINC				
affecting					
boundaries	Northern section of the site "Pedmore Lane" SLINC				
Heritage Assets	"Wychbury Camp" - Scheduled Ancient Monument (SAM) - southern				
on site or	section				
significantly	Area of High Historic Landscape Value				
affecting boundaries	Pedmore Hall, stables and coach house HER ref 15378				
boundaries	Ridge and furrow evident within numerous fields to the north of the SAM				
	- SAIVI				
Visual amenity	A very sensitive area of agricultural land that is highly visible from				
and Character of	surrounding areas given its topography, with a SAM at the summit of				
the Area	the hill				
Flood risk,	The site is not within a Flood Zone.				
drainage and					
ground water	Small cluster of high (1/30), medium (1/100) and low (1/1000) surface				
0	water flood risk situated around the existing pond.				
Ground Contamination	None known				
Ground stability	The northern part of the site is located within a Coal Authority				
Stourid Stability	Development Low Risk Area				
Air Quality impact	None envisaged				
of adjoining uses					
Noise impact of	None envisaged				
adjoining uses					
Mineral Extraction	No mineral extraction or mineral resource constraint based on the				
and Mineral	draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using				
Resource Areas	250m site assessment agreed buffer)				
Mineral	No mineral infrastructure constraint				
Infrastructure and					
Brickworks					

Waste Infrastructure	inf		straints regarding existing Draft Black Country Plan			
Other	_	one				
Environmental						
A 11 1 1114			onomic			
Availability of utilities – electricity, gas, water, sewage treatment	No	o limitation known/negligit	ole impact on developmen	t viability		
Infrastructure constraints on / under site	th		he site. One from Pedmor d another from the summ STR0139.			
Highways access and transportation	the re	e feel of country lanes wit quired to widen road and		t tree loss		
Impact on the wider road network	Ac	djacent country lanes wou	essure on nearby road jun ld receive more traffic	nctions.		
Other Economic	No	one known	0 11			
A accept time a bus well	die -		Social			
(except Primary sch	Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2. Over 15 mins fo Centre/Walk in Centre					
Primary School	Within 10 mins following any viable mitigation Strategic Centre/Employment Area Within 30 mins any viable mi					
Secondary School	I	Within 20 mins following any viable mitigation	Centre/Foodstore		Within 15 mins following any viable mitigation	
Any character constraints on density	he Th wi So	The site contains Pedmore Hall and its associated coach houses considered heritage assets, with an avenue of lime trees leading from Pedmore Hall Lan The site forms the northern flank of Wychbury Hill, the southern part of which within Bromsgrove District Council. The summit contains Wychbury Camp a Scheduled Iron Age hillfort. The eastern side of the hill (within Bromsgrove District Council)), forms part of the Grade 1 Hagley Hall Registered Park and the side of the hill (within Bromsgrove District Council)).				
Connections to local cycle route networks	No	one				
Public Open Space	No	one				
Loss of Playing Field / Sports Pitches	None					
Other Social	A section of The Monarch's Way Long Distance Footpath runs through the site been Pedmore Lane and Wychbury Hill					
Opportunities						
Opportunities No opportunities identified.						
Overtain all III			bility Appraisal			
Sustainability Appraisal Conclusion	Ha	ard constraint - not assess	6ea.			
2 31101431011	<u> </u>	Со	nclusion			

This parcel is very prominent site within the Green Belt that forms the northern flanks of Wychbury Hill. This parcel contains part of the Wychbury Camp Hill Fort Scheduled Ancient Monument. It contains numerous fields which contain ridge and furrow field marks. Pedmore Hall, stables and coach house are identified as heritage assets. There is a small SINC (hedgerow) and a larger area of SLINC (the wooded summit) within the site. There are numerous trees/areas of small woodland within the parcel.

The Green Belt and Landscape Sensitivity Assessment rates potential harm to the Green Belt as 'Very High' noting that the sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation to the south of the Pedmore suburb and to preventing encroachment onto the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Halesowen. The sub-parcel is adjacent to the urban edge, and the elevated land at Wychbury Hill creates a strong sense of distinction between this sub-parcel and the urbanised area to the north. The release of uncontained land in this sub-parcel would result in a significant expansion of the urban edge and would weaken the integrity of surrounding Green Belt land.

The landscape is considered to have a 'High' overall sensitivity to residential development due to the distinctive landform, historic features, settlement setting and visual character of the area.

The parcel is unsuitable for release for housing or industrial purposes.

Site Known as	Dobbins Oak Ro	ad				
Site Address	Dobbins Oak Road, Stourbridge					
Ward	Pedmore and Stourbri East	dge Green Space Ref		10		
Site Area (ha)	1.16					
Site Reference	SA-0173-DUD					
	Background/Context					
Current uses	This site is the amenity storey flats constructed	area d durin f trees	surrounding Dobbins Oa g the 1960's. It is mostly /woodland are along the	grassed with	scattered	
Surrounding land uses	Housing to the north a	nd wes	st. Woodland (SLINC) di opposite side of Pedmor			
		Const	·			
Gateway Constraints of submitted site)	s (where affecting part	Nam	e / Details	Amount cov	ered (ha's)	
SSSI/SAC/SINC		N/A				
Ancient Woodland / V	eteran Trees	N/A				
Local Nature Reserve		N/A				
Flood Risk Zone 3		N/A				
Registered Park & Ga	ırden	N/A				
Scheduled Ancient Mo	onument	N/A				
Operational Burial Gro	ound	N/A				
Common Land		N/A				
Existing Policy	MIN1 - Mineral safegua	arding	area			
Designations	SLINC – Pedmore Lan					
Green Belt and La	ndscape Sensitivity A	sses	sment			
Criteria	Assessment		Rating			
Green Belt Harm			· •			
Landscape	_		Not in the Green Belt			
Sensitivity						
•	ent against environme	ental	economic and social	criteria		
Criteria	Assessment			3 34	Rating	
- Ornona		viron	mental		rtuting	
Greenfield/Previously		VIII () I	montai			
Developed Land	21001111010					
Topography	The site rises from Gar	uden F	Road			
Agricultural Land	Not agricultural land					
Quality using	The state of the s	riot agricultural latiu				
Magicmap						
Landscape post-						
1988 map						
Tree Preservation	No TPO's. There are a significant number of trees within the area					
Orders / Mature	defined as a SLINC. A survey is required to ascertain if they are					
Trees of Value on	veteran trees. Also, some individual trees within the site that					
site or significantly	require consideration.					
affecting boundaries						
Biodiversity or Geodiversity on site	Part of the site is a SLI along the southern and		t does however form a lir ern boundaries.	near feature		

	1						
or significantly							
affecting boundaries Heritage Assets on	Southern boundary abuts an	Area of High Historic Lan	decano				
site or significantly	Value	Area or High Historic Lan	uscape				
affecting boundaries	Value	Value					
Flood risk, drainage	The site is not within a flood a	zone					
and ground water	The site is not within a nood 2	The site is not within a nood zone.					
and ground water	Low level of surface water flo	ood risk with a 1/1000 risk	to small-				
		cale areas of the north, central and south of site.					
Ground	None known						
Contamination							
Ground stability	Coal Authority Low Risk Area	a. Potential shallow worki	ngs and				
	stability issues.		Ü				
Air Quality impact of	None						
adjoining uses							
Noise impact of	None						
adjoining uses							
Mineral Extraction	No mineral extraction or mine						
and Mineral	draft Black Country Plan Poli		ıarding)				
Resource Areas	(using 250m site assessment	<u> </u>					
Mineral Infrastructure	No mineral infrastructure con	straints					
and Brickworks							
Waste Infrastructure	No waste infrastructure const						
	infrastructure based on the D	raft Black Country Plan P	olicy VV2				
(Waste Sites)							
Other Environmental	None known Econe	omio					
Availability of utilities			hilita r				
Availability of utilities - electricity, gas, water,		ipact on development viai	Ollity				
sewage treatment							
Infrastructure	None known						
constraints on / under							
site							
Highways access and	Access onto Dobbins Oak F	Road or Gauden Road.					
transportation							
Impact on the wider	None envisaged						
road network							
Other Economic	None known						
	Soc	ial					
	ng or public transport (except	GP/Health	Within 10 m	ins following			
	ing only) to key residential	Centre/Walk in Centre		mitigation			
services in accordance	e with BCP Policy HOU2.	Ctrotogio	,				
Primary School	Within 10 mins following any	Strategic Centre/Employment		ins following			
Filliary School	viable mitigation	Area	any viable	mitigation			
		Alca					
	Within 20 mins following any	0 . /5	Within 15 m	ins following			
Secondary School	viable mitigation	Centre/Foodstore		mitigation			
Any character The belt of trees along the southern boundary with Pedmore Lane and part of							
constraints on	the eastern boundary are within 'Pedmore Lane' SLINC. The existence of the						
density	flats is also a constraint to development unless demolished.						
Connections to local							
cycle route networks	16						
Impact on visual	If removed it would take away	y the amenity space for th	e residents				
amenity of adjacent	of the adjacent flats						
land users, including existing residents							
eviourià residelles	1						

Public Open Space	Amenity Greenspace Amenity Greenspace known as 'Dobbins Oak Flats' It surrounds the adjacent apartments and provides an area of amenity for those residents. It is unlikely to be used by the wider public. Nevertheless, if this area were to be lost as part of a wider redevelopment scheme there would be a lack of coverage of this typology within this area.			
Loss of Playing Field	None			
/ Sports Pitches				
Other Social	None known			
	Opportunities			
Opportunities	No opportunities identified			
	Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has some positive impacts for SA objectives 9 and 14.			
Conclusion				

The site provides amenity greenspace for the residents of the flatted development. If the Amenity Greenspace is removed the residents would lose their valuable amenity area. The southern and eastern sections of the site contain mature trees and the long hedgerow along Pedmore Lane has SLINC designation. The site is adjacent to the Green Belt and an Area of High historic Landscape Value to the south and east and therefore the site is sensitive in landscape terms.

Not suitable for development for residential or industrial purposes.

Site Known as	Land West	of Ch	errington Garden	S		
Site Address	Land West of C	Land West of Cherrington Gardens, Stourbridge				
Ward	Pedmore and Stourbridge East		Green Belt Parcel Ref		B65	
Site Area (ha)	20.0					
Site Reference	SA-0250-DUD					
	В	ackgro	und/Context			
Current uses Surrounding land	Agricultural	e grazina	g field to the north, housin	a to	the east fiel	ds to the
uses			armland to the west beyor			
		Con	straints			
Gateway Constraints of submitted site)	s (where affecting	part N	lame / Details		Amount cov	ered (ha's)
SSSI/SAC/SINC		N	I/A			
Ancient Woodland / V	eteran Trees		I/A			
Local Nature Reserve			I/A			
Flood Risk Zone 3			I/A			
Registered Park & Ga	rden		I/A			
Scheduled Ancient Mo			I/A			
Operational Burial Gro			I/A			
Common Land	Juliu		I/A			
Existing Policy	Green Belt – whole		I/A			
Designations	Area of High Histor		scano Valuo			
Designations	Mineral Safeguardi					
Green Belt and Lai						
Criteria	Assessment	Rating				
Green Belt Harm (B60As1)	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Kidderminster (via intervening settlements). The land within the sub-parcel rises up to a ridge, creating a strong sense of separation between the urban edge and the open countryside. Any release of uncontained land in this sub parcel would weaken the surrounding Green Belt land by containing areas of countryside between the urban edge and the inset settlement of West Hagley.					
Landscape Sensitivity (BL15s2)	Moderate to High The narrow stretch of open landscape between Stourbridge and West Hagley has a moderate-high sensitivity to residential development due to its additional role in providing a perceived gap between settlements.					
	ent against enviro	onment	al, economic and soc	ial	criteria	
Criteria	Assessment					Rating
		Envir	onmental			
Greenfield / Previously Developed Land	Greenfield					
Topography	Relatively level					

Agricultural Land Quality using Magicmap Landscape post- 1988 map	Northern section Grade 1, southern section Grade 3a			
Tree Preservation		d Order on trees along the northern field boundary close to		
Orders / Mature	Bromwich	Lane.		
Trees of Value on	Maathiba	dam. and badraness trace		
site or significantly	IVIOSTIY DO	undary and hedgerow trees		
affecting boundaries				
Biodiversity or	None kno	wn		
Geodiversity on site	I NOTIC KITC	WII		
or significantly				
affecting				
boundaries				
Heritage Assets on	Area of H	igh Historic Landscape Value		
site or significantly	Central fie	eld – post medieval finds HER ref 7090		
affecting				
boundaries				
Visual amenity and		edge of land between Bromwich Lane and the outskirts of		
character of the		Worcestershire. The site is visible from nearby Wychbury		
area		duled Ancient Monument.		
Flood risk, drainage and ground water	Site is no	t within a Flood Zone		
and ground water	Cluster of	high (1/30) medium (1/100) and low (1/1000) risk of		
	Cluster of high (1/30) medium (1/100) and low (1/1000) risk of surface water flooding in the west of the site, adjacent to Worcester			
	Lane.	· ·		
Ground	None known			
Contamination				
Ground stability	Not within	Coal Authority Development Risk Area		
Air Quality impact	None kno	wn		
of adjoining uses				
Noise impact of	None kno	wn		
adjoining uses Mineral Extraction	No minor	al extraction or mineral resource constraints based on the		
and Mineral		k Country Plan Policy MIN2 (Minerals Safeguarding)		
Resource Areas		Om site assessment agreed buffer).		
Mineral		al infrastructure constraints		
Infrastructure and	110 11111011	a imadi adara donaranta		
Brickworks				
Waste	No waste	infrastructure constraints regarding existing waste		
Infrastructure		ture based on the Draft Black Country Plan Policy W2		
	(Waste S	,		
Other	None kno	wn		
Environmental	Environmental			
Assettative of ever		Economic		
Availability of utilities		No limitations known/negligible impact on development		
electricity, gas, water, sewage		liability		
treatment Infrastructure constra	inte on /	Two footpaths cross the site - one between Worcester		
under site	iii ito UII /	Lane and Bromwich Lane STR0143 and the other leads		
under site		from Worcester Lane south eastwards towards Hagley		
		STR0144		
Highways access and	d	Access could be created onto Worcester Lane		
transportation				

Impact on the wider road		None envisage	d		
network		Nana andaana			
Other Economic		None envisage			
			Social		
Access time by walking			OD/U10	Marilla do sala	6.11.
(except Primary school residential services in a			GP/Health Centre/Walk in Centre	Within 10 mins	
Policy HOU2.	iccordani	ce with BCP	Centre/Walk in Centre	any viable m	illigation
Folicy Flooz.	\/\/itl	nin 10 mins	Strategic		
Primary School		ing any viable	Centre/Employment	Within 30 mins	
Trimary Contool		nitigation	Area	any viable m	itigation
		nin 20 mins	1 11 0 01		
Secondary School		ing any viable	Centre/Foodstore	Within 10 mins	
Secondary School		nitigation	Certife/1 oodstore	any viable m	itigation
Any character			ow wedge of agricultural G		
constraints on density			stern edge of the West Mic		
			orthern extremity of Hagley	/ in North	
	vvorce	estershire.			
	The si	to is visually proj	minent from nearby Wychl	oury Hill	
		luled Ancient Mo		July I IIII	
Connections to local	None				
cycle route networks	110.10				
Public Open Space	None				
Loss of Playing Field /	None				
Sports Pitches					
Other Social	None	known			
			ortunities		
Opportunities	Opportunities No opportunities identified				
	Sustainability Appraisal				
Sustainability	Hard constraint - not assessed				
Appraisal Conclusion					
Conclusion					

Conclusion

The northern section is Grade 1 and the southern section Grade 3a agricultural land within an Area of High Historic Landscape Value. It is visually prominent from Wychbury Hill (Scheduled Ancient Monument).

The Green Belt and Landscape Sensitivity Assessment indicates potential harm to the Green Belt as 'Very High.' The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside. The borough boundary runs along the southern boundary of the site. It forms a narrow wedge of farmland that forms a physical break between the south-western edge of the West Midlands conurbation and the northern extremity of Hagley in North Worcestershire. If the area were to be developed, the settlements of Stourbridge and Hagley would almost coalesce. The new boundary to the Green Belt would be very weak.

This narrow stretch of open landscape between Stourbridge and West Hagley has a 'Moderate-High' sensitivity to residential development due to its additional role in providing a perceived gap between settlements.

In view of the above, the parcel of land is not suitable for release from the Green Belt and is not suitable for development for residential or industrial purposes.

Site Known as	Land So	uth of D	obbins Oak Roa	ad		
Site Address	Land South	Land South of Dobbins Oak Road, Pedmore				
Ward	Pedmore ar Stourbridge	-	Green Belt Parcel	Ref	B64A	
Site Area (ha)	6.5					
Site Reference	SA-0251-DI	JD				
		Backgr	ound/Context			
Current uses	Agricultural					
Surrounding land uses	Housing to th		other side of Dobbins Ond on the opposite side			
uses	and west and		nstraints	or r earn	ore Lane	
Gateway Constrain	nts (whore affect		Name / Details	ΙΛ	mount covered (ha's)	
of submitted site)	ints (where affect			^	mount covered (na s)	
SSSI/SAC/SINC			N/A			
Ancient Woodland /			N/A			
Local Nature Reser	ve		N/A			
Flood Risk Zone 3			N/A			
Registered Park & 0			N/A			
Scheduled Ancient			N/A			
Operational Burial (Ground		N/A			
Common Land	0 5 1		N/A			
Existing Policy	Green Belt	ud!				
Designations	Mineral Safegua		(Ancient Woodland) alo	og port o	f north wootorn	
	boundary (not w		(Ancient Woodiand) aloi	ig part o	i north western	
			rectly to southern bound	dary (not	within site)	
	Area of High His			adiy (ilot	Within Oito)	
Green Belt and L						
Criteria	Assessment	Rating				
Green Belt Harm	High		parcel makes a strong co	ontributio	on to preventing sprawl	
(B65As2)	i ligii		st Midlands conurbation			
(2007.02)			nd to preventing encroad			
			te contribution to mainta			
			ring towns of Stourbridg			
			d development would co			
			It boundary, which is we			
			west and follows a cons		•	
			only a gentle slope and			
			dmore Lane and associ			
		strong containment by trees to the west, so harm to the wider				
Londocana	High		It would be limited.	01/0 0 h!	ah ayarall aanaitii iiti t	
Landscape Sensitivity	High	The landscape is considered to have a high overall sensitivity to				
(BL16s1)	residential development due to the distinctive landform, historic features, settlement setting and visual character of the area.					
,	mont ogginet er					
		ivii oriirier	ntal, economic and s	ocial Cl		
Criteria	Assessment	F	van mantal		Rating	
One and the Life	0	Env	ronmental			
Greenfield /	Greenfield					
Previously						
Developed Land Topography	Slonge gontly to	warde the h	OUEGE			
ropograpny	Slopes gently to	warus ine i	IUU383			

A minultural Land	Grade 3	
Agricultural Land	Grade 3	
Quality using		
DEFRA		
information		
Tree Preservation	None. However, the north eastern boundary of the site abuts	
Orders / Mature	Hodgehole Dingle SINC Ancient Woodland	
Trees of Value on		
site or		
significantly		
affecting		
boundaries		
Biodiversity or	Pedmore Lane SLINC directly to southern boundary (not within site)	
Geodiversity on	Hodgehole Dingle SINC (Ancient Woodland) along part of north	
site or	western boundary (not within site)	
significantly		
affecting		
boundaries	Association described and the second of the	
Heritage Assets	Area of High Historic Landscape Value	
on site or	Various finds within field dating from Pre-historic through to Roman	
significantly		
affecting		
boundaries	0	
Visual amenity	Greenfield	
and Character of		
the Area	Oite is not within a Flood Zone	
Flood risk,	Site is not within a Flood Zone.	
drainage and	Concil alternations of law (4/4000) attributes the design flored wints to the month of	
ground water	Small clusters of low (1/1000) surface water flood risk to the north of the site.	
Ground	None known	
Contamination	Notice Known	
Ground stability	Coal Authority Low Risk Area	
Air Quality impact	None known	
of adjoining uses	None Mowii	
Noise impact of	None known	
adjoining uses	Tions and mi	
Mineral Extraction	No mineral extraction or mineral resource constraints based on the	
and Mineral	draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using	
Resource Areas	250m site assessment agreed buffer)	
Mineral	No mineral infrastructure constraints	
Infrastructure and		
Brickworks		
Waste	No waste infrastructure constraints regarding existing waste	
Infrastructure	infrastructure based on the Draft Black Country Plan Policy W2	
	(Waste Sites)	
Other	None known	
Environmental		
	Economic	
Availability of	No limitations known/negligible impact on development viability	
utilities –	,	
electricity, gas,		
water, sewage		
treatment		
Infrastructure	A definitive footpath runs along the eastern boundary of the site	
constraints on /	STR0126	
under site		
L	I	

Highways access					
and transportation		Pedmore Lane has no footpaths at this point and has a rural feel. The hedgerows along Pedmore Lane have SLINC status.			
Impact on the			ould place large volumes of		
wider road	Do	obbins Oak Road and the	wider estate.		
network					
Other Economic	No	one known			
			Social		
Access time by wal					
		s: walking only) to key	GP/Health	Over 15 mins fo	
residential services Policy HOU2.	in a	accordance with BCP	Centre/Walk in Centre	viable mitiç	gation
Primary School		Within 10 mins following any viable	Strategic Centre/Employment	Within 30 mins	
		mitigation	Area	arry viable in	iligation
Secondary School Within 20 mins following any viable mitigation		Centre/Foodstore	Within 15 mins following any viable mitigation		
Any character	O	ne large agricultural field :	surrounded by well-develo	ped hedgerow an	d with
constraints on		woodland to the north eastern and south western boundaries. The site slopes			
density		ently towards the houses i sible from the residential a	n Dobbins Oak Road and area.	would therefore b	e highly
Connections to		one			
local cycle route					
networks					
Public Open	No	one			
Space					
Loss of Playing	No	one			
Field / Sports					
Pitches					
Other Social	No	one			
			ortunities		
Opportunities		No opportunities identifie			
	Sustainability Appraisal				
Sustainability Hard constraint - not assessed					
Appraisal Conclusion	on				
Canalysian					

Conclusion

This parcel of Grade 3 agricultural land is located within the Green Belt and an Area of High Historic Landscape Value. There is an area of Ancient Woodland (SINC) along the north-eastern boundary and another area of woodland (SLINC) along the south western boundary. The site rises gently from Dobbins Oak Road and is visible from the eastern flanks of Wychbury Hill and from housing to the north.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt from release from the Green Belt as 'High' noting that the sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment on the countryside. It also makes a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Halesowen. It considers that development on this site would constitute a weakening of the Green Belt boundary.

Dobbins Oak Road currently forms a strong defensible boundary to the Green Belt. If this site were to be released the site would protrude southwards into open countryside. The Green Belt and Landscape Sensitivity Assessment rates landscape sensitivity 'High' due to the distinctive landform, historic features, settlement setting and visual character of the area.

On the basis of the above, the site is unsuitable for release for housing or industrial purposes.

		C 10/	10. 1 1 4		
Site Known as	Land rear	of Woo	dfield Avenue		
Site Address	Land rear of	Land rear of Woodfield Avenue, Stourbridge			
Ward	Pedmore and Stourbridge I	-	Green Belt Parcel Ref	B65	
Site Area (ha)	14.0				
Site Reference	SA-0253-DU	D			
		Backgro	und/Context		
Current uses	Part woodland, Hodgehole Ding		tural. A watercourse runs n	orthwards through	
Surrounding land uses		north and pa	art of the west, open country boundary	side to east and south.	
			straints		
Gateway Constrair	nts (where affection	ng part N	ame / Details	Amount covered (ha's)	
of submitted site)			5: .		
SSSI/SAC/SINC	· -		odgehole Dingle	1.15	
Ancient Woodland /	Veteran Trees		odgehole Dingle	0.78	
			odge Hill Coppice	0.34	
Local Nature Reserv	/e		/A		
Flood Risk Zone 3			/A		
Registered Park & C			/A		
Scheduled Ancient I			/A		
Operational Burial G	round		/A		
Common Land			/A		
Existing Policy	Green Belt - who				
Designations			pe Value '– whole site		
	Mineral Safeguar				
	Two Areas of And				
			and running diagonally through	gh the site associated	
		gehole Ding	le		
		ill Coppice			
			unning diagonally associated	d with the watercourse	
	and Ancient wood				
			runs directly behind houses	s in Woodfield Avenue	
Green Belt and L			essment		
Criteria	Assessment	Rating			
Green Belt Harm	Very High		parcel makes a strong contri		
(B65As1)			the West Midlands conurbat		
			suburb and to preventing er		
		countryside, and a moderate contribution to maintaining the			
		separation of the neighbouring towns of Stourbridge and			
		Halesowen. The sub-parcel is adjacent to the urban edge, and			
		the elevated land at Wychbury Hill creates a strong sense of			
			between this sub-parcel an		
		the north. The release of uncontained land in this sub-parcel			
			ult in a significant expansior		
			aken the integrity of surroun		
			alternative parcel edge wou		
			provided by woodland block		
		release would also increase the containment of the remaining			

		en land between Stourbridge and Hagley. It shou			
		that the small area of housing opposite Chalfont Place makes			
		veaker contribution to Green Belt purposes, howe			
Londono		ea is too limited to be identified as a separate sub			
Landscape Sensitivity		e landscape is considered to have a high overall			
(BL16s1)		residential development due to the distinctive land storic features, settlement setting and visual chara			
(DL1051)	are	-	icter of the		
Detailed assessr		nmental, economic and social criteria			
Criteria	Assessment		Rating		
0.110.110	7.00000	Environmental	110.0119		
Greenfield /	Greenfield				
Previously					
Developed Land					
Topography	Steep ridgeling above	housing in Woodfield Avenue			
Agricultural Land	Grade 3	¥			
Quality using					
DEFRA					
information					
Tree Preservation	None. Although a sig	nificant amount of the site is wooded.			
Orders / Mature	Two sections of Ancie				
Trees of Value on	Hodgehole Dingle				
site or	Hodge Hill Coppice				
significantly					
affecting					
boundaries					
Biodiversity or		IC towards southern part of the site			
Geodiversity on		LINC runs directly behind houses in Woodfield			
site or	Avenue				
significantly					
affecting					
boundaries	T				
Heritage Assets		s within an Area of High Historic Landscape			
on site or	value Pedmore and I	Foxcote Landscape Heritage Area'			
significantly affecting	A number of pre-historic and Roman finds within fields				
boundaries	A number of pre-filsto	nc and Roman inus within neids			
Visual amenity	This is a ridualine site	occupying a much higher level to houses in			
and Character of		otentially overbearing/privacy issues for			
the Area	adjacent houses.	otoritianly eversearing/privacy leaded for			
		exposed site that can be extensively seen from			
	open land to the south				
Flood risk,	Site is not within a Flo				
drainage and					
ground water	High (1/30), medium (1/100) and low (1/1000) surface water flood risk			
	located around the ex	isting water course 'Hodgehole Dingle' in the			
	west of the site, south	of the existing Wychbury Medical Centre.			
Ground	None known				
Contamination					
Ground stability	Coal Authority Low Ri	sk Area			
Air Quality impact	None known				
of adjoining uses	Maria				
Noise impact of	None known				
Adjoining uses	No mineral autoration	or minoral recourses constraints have describe			
Mineral Extraction and Mineral		or mineral resource constraints based on the			
		an Policy MIN2 (Minerals Safeguarding) (using			
Resource Areas	250m site assessmen	ı ayıeeu bullei)			

Mineral Infrastructure and Brickworks	No mir	neral infrastructure co	onstraints			
Waste Infrastructure	No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites)					
Other		known				
Environmental		P.	an amia			
Availability of	Λ dofir	_	conomic	north wootorn		
Availability of utilities – electricity, gas, water, sewage treatment	bound	A definitive right of way runs along the majority of the north western boundary. Another runs along a significant length of the south western boundary				
Infrastructure constraints on / under site			djacent to Wychbury Medionss of trees within Hodgeho			
	remov access	al of trees through Hos onto Pedmore Lane	of the site would either re odgehole Dingle SINC or b which has no footpaths	y forming an		
Highways access and transportation		onal traffic onto estate to the east of the site	e roads within Wollescote	and country		
Impact on the	None					
wider road						
network	Λ -l - f :	aiti aa mimba afaa aa aa aa				
Other Economic A definitive right of way runs along the majority of the north western boundary. Another runs along a significant length of the south western boundary						
			Social			
(except Primary sch	Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Centre/Walk in Centre Viable mitigation					
Primary School	fo	Within 10 mins ollowing any viable mitigation	Strategic Centre/Employment Area	Within 30 mins any viable m		
Secondary Schoo	l fo	Within 20 mins ollowing any viable mitigation	Centre/Foodstore	Within 15 mins any viable m	0	
Any character		y wooded, linear shar				
constraints on density		of Ancient woodland,	SINC and SLINC			
Connections to local cycle route networks	None None					
Public Open			ural and Semi Natural Gre			
Space	the site. The woodland area running to rear of houses known as Hodgehole Coppice (rear of Woodfield Avenue) and Hodgehole Dingle running diagonally through the site associated with the watercourse and Ancient Woodland of Hodgehole Dingle					
Loss of Playing Field / Sports Pitches	lying None					
Other Social	None					
	Opportunities					
Opportunities	N	lo opportunities identi				
Sustainability Appraisal						

Sustainability	Hard constraint - not assessed.	
- Guotain abinty	Tiara concuant. Tiet accepted.	
Appraisal Conclusion		
Appraidal Contradicti		

Conclusion

This is a linear parcel of Green Belt land within an Area of High Historic Landscape Value. It is a particularly sensitive parcel in terms of woodland, containing two patches of Ancient Woodland, a SINC, SLINC and other large areas of woodland.

There are two areas of Natural and Semi Natural Greenspace within the site. The woodland area running to rear of houses known as Hodgehole Coppice (rear of Woodfield Avenue) and Hodgehole Dingle running diagonally through the site associated with the watercourse and Ancient Woodland of Hodgehole Dingle. The parcel is well used by walkers.

The Green Belt and Landscape Sensitivity Assessment rates harm to the potential release of this parcel as 'Very High'. The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation to the south of the Pedmore suburb and to preventing encroachment onto the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Halesowen.

Landscape sensitivity is rated as 'High' due to the distinctive landform, historic features, settlement setting and visual character of the area.

Access to the southern part of the site would either require the removal of trees through Hodgehole Dingle SINC or by forming an access onto Pedmore Lane which has no footpaths

Not suitable for residential or employment development.

Quarry Bank and Dudley Wood

Site Known as	Playing Field of	f Cradley Road			
Site Address	Playing field off Cradley Road, Netherton				
Ward	Quarry Bank and Dudley Wood Call for Site Ref 228				
Site Area (ha)	1.74				
Site Reference	SA-0043-DUD				
	Backg	round/Context			
Current uses	Mown grassed area ide posts or pitches marked	ntified as playing field on dout.	OS base. No peri	manent goal	
Surrounding land uses	Dudley No. 2 canal to nesidential to south and	orth and garden/building s west.	supply firm to nort	h east,	
	Co	onstraints			
Gateway Constraints of submitted site)	(where affecting part	Name / Details	Amount co	vered (ha's)	
SSSI/SAC/SINC		N/A			
Ancient Woodland / Ve	teran Trees	N/A			
Local Nature Reserve		N/A			
Flood Risk Zone 3		N/A			
Registered Park & Gar	den	N/A			
Scheduled Ancient Mo		N/A			
Operational Burial Gro		N/A			
Common Land	una	N/A			
Existing Policy	Linear Open Space "O				
Designations (list)	Linear Open Space "Quarry Bank/Netherton" Mineral Safeguarding Area				
Designations (not)	Archaeological Priority Area (Northern Section)				
	Outdoor Sports Facility known as 'Primrose Hill Playing Field'				
Green Belt and Lan	dscape Sensitivity A		yg		
Criteria	Assessment	Rating			
	ASSESSITIETIL	Rating			
Green Belt Harm		Not in the Cross De	.14		
Landscape		Not in the Green Be	eit		
Sensitivity					
Detailed assessmen	nt against environme	ntal, economic and so	ocial criteria		
Criteria	Assessment			Rating	
		rironmental			
Greenfield/Previously	Greenfield				
Developed Land	- : : : : • : • :				
Topography	Relatively flat with emb	ankment approximately 4	m high up to		
	canal along northern section which will reduce site capacity. Site set considerably higher than residential properties to the south.				
	, ,	north is set at a higher lev			
Agricultural Land	Not agricultural land		2		
Quality using	Not agricultural failu				
Magicmap					
Landscape post-					
1988 map					
Tree Preservation	No TPO's hut numerou	s trees along the north-ea	stern southern		
Orders / Mature		No TPO's but numerous trees along the north-eastern, southern, and western boundaries and at the entrance to Cradley Road.			
5.3010 / Illataio	S a Hootoili boallaallo	c and at the orthaneo to o	. aaio ji toda.		

Trees of Value on		
site or significantly		
affecting boundaries		
Biodiversity or	Mown grassland with boundary trees.	
Geodiversity on site	Adjacent to Dudley No 2 Canal SLINC along northern boundary	
or significantly	rajacont to Bualcy tto E canal CENTO along notation boundary	
affecting boundaries		
Heritage Assets on	The northern boundary of the site is adjacent to an Area of High	
site or significantly	Historic Townscape Value associated with the adjacent canal	
affecting boundaries		
	The northern part of the site is a Local Archaeological Priority	
	Area associated with the adjacent canal.	
	Pit noted on site associated with Stoney Lane, Saltwells Colliery	
	SMR ref 7914 To the parth is the Cradley Bood, Saltwalls Conel Boois SMR ref	
	To the north is the Cradley Road, Saltwells Canal Basin SMR ref 2730	
	2130	
	There appears to have once been a canal basin on part of the	
	site SMR ref 15006	
Visual Amenity and	Impact of residential on the existing businesses requires	
Character of the	consideration.	
Area		
	The existing residential development to the south is at a much	
	lower level therefore there is potential for overlooking and loss of	
Floridation and	privacy.	
Flood risk, drainage	The site is not within a Flood Zone.	
and ground water	Dials of auritage water fleeding to the east of the site. The majority	
	Risk of surface water flooding to the east of the site. The majority of this is low risk (1/1000), with some smaller clusters of medium	
	risk (1/100).	
Ground	Part of former colliery. Potential for ground contamination	
Contamination	. arran arman arman, r aran man ran graan a aan man man ar	
Ground stability	Majority of the site is Development Low Risk	
	However, there is a central area which is High Risk which	
	appears to relate to the historic colliery pit	
Air Quality impact of	None known	
adjoining uses		
Noise impact of	There are general industrial premises on the opposite side of the	
adjoining uses	canal to the north and north west. There is a builder's yard	
	abutting the site to the north west. Noise audible from northern section of site	
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals	
Resource Areas	Safeguarding) (using 250m site assessment agreed buffer)	
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints regarding existing waste	
	infrastructure based on the Draft Black Country Plan Policy W2	
	(Waste Sites)	
Other Environmental	None known	
A 11 1 100 2 1000	Economic	
Availability of utilities –	No limitations / negligible impact on development viability	
electricity, gas, water,		
sewage treatment	A definitive right of wear runs porth each to couth week across	
Infrastructure constraints on / under	A definitive right of way runs north-east to south west across the site linking Cradley Road with Golden Hillock Road	
site	The site infining oracies road with colden Hillock Road	
Onto .		

Highways access and Highway safety concerns.						
transportation	The only vehicular acc	The only vehicular access point would be onto Credley Reed				
		The only vehicular access point would be onto Cradley Road which is used by grounds maintenance vehicles. It would be				
		ng supply firm access whi				
		where visibility is poor tra				
		rance and Cradley Road is	s very steep			
	at that point					
Impact on the wider	No significant vehicula	r impact				
road network						
Other Economic	None					
	S	ocial				
Access time by walking	g or public transport					
(except Primary school	s: walking only) to key	GP/Health	Within 15 mi	ns following		
residential services in a	accordance with BCP	Centre/Walk in Centre	any viable	mitigation		
Policy HOU2.						
_	Mithin 45 mine fellowing	Strategic	\A/;4b;m_00_ma;	na fallaudaa		
Primary School	Within 15 mins following	Centre/Employment	Within 20 mins following any viable mitigation			
·	any viable mitigation	Area				
Casandan, Cabaal	Within 20 mins following	Contro/Foodatara	Within 10 mins following			
Secondary School	any viable mitigation	Centre/Foodstore	any viable	mitigation		
Any character	Flat grassed site. Howeve					
constraints on	boundary which would red	uire a setback for canal s	tability. Reside	ential		
density	dwellings directly to the so	outh are set at a much low	er level which r	may affect		
	the layout			-		
Connections to local	None although the site ha	s direct access to a towpa	th			
cycle route networks	_	•				
Public Open Space	Classed as an Outdoor Sp	oorts Facility – Primrose H	ill Playing			
	Field. The pitch is unmark	ked, and the site is used b	y dog			
	walkers.		,			
Loss of Playing Field	One football pitch clearly v	isible on aerial photograp	hs and it is			
/ Sports Pitches	annotated as a playing fie					
	However, no pitch is mark					
Other Social	Canal towpath runs along					
	to consider safety and good design principles.					
Opportunities						
Opportunities No opportunities identified						
Sustainability Appraisal						
Sustainability						
Appraisal Conclusion						
Appraisal Conclusion						
Conclusion						

This is a grassed area of land which is identified as an Outdoor Sports Facility despite having no sports pitches marked out. It is publicly accessible and is used informally by walkers. It may well be used for informal ball games, but this activity was not observed at the time of the site visit. The site is located within Community Forum 6 'Netherton, Woodside and St Andrews, Quarry Bank and Dudley Wood' where there is an above quantity standard of playable space. However, the development of this site would result in the loss of a sports facility.

The site is set at a lower level to the adjacent canal which is classed as an Area of High Historic Townscape Value and the boundaries are heavily wooded.

Access onto Cradley Road is poor due to visibility issues associated with the adjacent canal bridge.

Not suitable for residential or employment development.

Site Known as	Bristol Road O	pen	Space			
Site Address	Bristol Road, Dudley	Bristol Road, Dudley				
Ward	Quarry Bank and Dudley Wood		Green Space Ref		342	
Site Area (ha)	0.84					
Site Reference	SA-0188-DUD					
Background/Context						
Current uses	Amenity Greenspace	Amenity Greenspace				
Surrounding land uses		est, e	east and north west. Sch	ool p	laying fiel	ld to north
	C	ons	straints			
Gateway Constraints of submitted site)	(where affecting part	Naı	me / Details	Aı	mount co	overed (ha's)
SSSI/SAC/SINC		N/A	1			
Ancient Woodland / Ve	eteran Trees	N/A	1			
Local Nature Reserve		N/A	1			
Flood Risk Zone 3		N/A	1			
Registered Park & Gar	rden		1			
Scheduled Ancient Mo		N/A				
Operational Burial Gro	und N/A					
Common Land		N/A				
Existing Policy Designations	MIN1 - Mineral Safegu	ardin	g Area			
	dscape Sensitivity A	sse				
Criteria	Assessment		Rating			
Green Belt Harm			Not in the Green Belt			
Landscape			Not in the Oreen Beit			
Sensitivity				_		
	nt against environme	enta	l, economic and socia	al cr	iteria	
Criteria	Assessment					Rating
		viro	nmental			
Greenfield/Previously Developed Land	Amenity Greenspace					
Topography	Around half of site not suitable for development due to topography.					
Agricultural Land Quality using	Not agricultural					
Magicmap						
Landscape post-						
1988 map						
Tree Preservation	None but there are a considerable number of mature and					
Orders / Mature	attractive trees on the site					
Trees of Value on						
site or significantly						
affecting boundaries						
Biodiversity or	None although the site is within 45m of the Mousesweet Brook					
Geodiversity on site	LV II OLINO D (//	_	Valley SLINC. Potential for bats.			

or cignificantly						
or significantly affecting boundaries						
Heritage Assets on	Coal mine recorded – Pit 25 l	HER ref 7920				
site or significantly						
affecting boundaries						
Visual Amenity and	Loss of views from residentia					
Character of the	separation to existing neighbo	ours coverage is further r	educed.			
Area						
	The rear of 5 Greenbank Gar					
	House face the trees on the s					
	would be facing housing and premises beyond. Could impa					
	62 High Street.	act visual afficility of prop	erties 50-			
Flood risk, drainage	The site is not within a flood z	zone.				
and ground water						
	Low level of surface water flo	od risk with a 1/1000 risk	to small-			
	scale areas of the north, cent					
Ground	Former site of a coal pit there	fore potential for ground				
Contamination	contamination	Dist A	1			
Ground stability	In the main Coal Authority Lo					
	High Risk areas associated was part of the site. Potential for					
	issues	Silallow Workings and Sta	Dility			
Air Quality impact of	None					
adjoining uses	110110					
Noise impact of	None					
adjoining uses						
Mineral Extraction	No mineral extraction or mine		based on			
and Mineral	the draft Black Country Plan I		······			
Resource Areas Mineral Infrastructure	Safeguarding) (using 250m s No mineral infrastructure con-		ulier)			
and Brickworks	No mineral infrastructure con	Straints				
Waste Infrastructure	No waste infrastructure const	raints regarding existing	waste			
	infrastructure based on the D					
	(Waste Sites)					
Other Environmental	None known					
	Econo					
Availability of utilities	No limitations / negligible imp	act on development viabi	ility			
- electricity, gas,						
water, sewage treatment						
Infrastructure	Paths cross the site but, they	are not Public Rights of	Wav			
constraints on /		are mer i diane i ngine e.				
under site						
Highways access	Access onto Bristol Road					
and transportation						
Impact on the wider	None envisaged due to the size of the site					
road network Other Economic						
Outer Economic	Soc	ial				
Access time by walking	g or public transport (except					
		GP/Health		mins following		
Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.						
Strategic				mine following		
Primary School	any viable mitigation	Centre/Employment		mins following ole mitigation		
	_any nable imagaden	Area	arry vide	magaaon		

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 15 mins following any viable mitigation		
Any character constraints on density	There are a significant number of trees on the site. Mining legacy. Topography – the western part of the site is significantly higher than Bristol Road and the land rises southwards towards the houses set at a higher level in Newark Road				
Connections to local cycle route networks	None				
Public Open Space	Amenity Greenspace known a located within Community Fo Andrews, Quarry Bank and D quantity standards of playable (Open Space Review 2019). There are three other areas of walking distance: Norwich Road (not audited) - much smaller and is dominate around 20% of the area. Molineux Road (not audited) commercial premises within the Bowling Green Road - is on the and is up hill from the site. It is adjoining main road and is low	rum 6: Netherton, Woods budley Wood that has abo e space and public open of Amenity Greenspace w across a road from the s ed by a MUGA which cov - smaller and disjointed w he centre he extreme edge of the 4 s dominated by noise fro	side and St ove the space within 400m ite and is vers with		
Loss of Playing Field / Sports Pitches	None				
Other Social	None known	···itio o			
Opportunities					
Opportunities No opportunities identified Sustainability Appraisal					
Custoinability			10 and		
Sustainability Appraisal Conclusion	The site has some negative in positive impacts for SA object		ız anu		
	Conclu	usion			

This is an attractive area of Amenity Greenspace. The topography of this site is challenging. It is the site of a former coal pit, containing areas of Coal Mining High Risk related to two mineshafts located on the western elevated part of the site. There is significant tree cover on the site. The site is in close proximity to the Mousesweet Brook SLINC and acts as a green corridor between the brook, via residential gardens and the school playing fields to the north. Footpaths cross the site which provide offroad routes to school between houses to the south and Netherbrook Primary School to the north of the site.

In terms of the Open Space Review (2019) this site was identified as Lower quality, lower value' however, it is argued that this is a valuable and attractive area of Amenity Greenspace. It is not only part of a green corridor leading northwards from Mousesweet Brook but also serves as open space for residents of the housing to the south of the site which is much more built up and lacking open space. It is also observed that functionally, this area of Amenity Greenspace serves a different function to those nearby.

Not suitable for residential or employment development.

St. James's

Site Known as	Milking Bank	North				
Site Address	Land between Milk	ing Bank and Himley Road, D	Dudley			
Ward	St. James's	Green Belt Parcel Ref B4	7A			
Site Area (ha)	10.4	0.4				
Site Reference	SA-0116-DUD					
	Back	kground/Context				
Current uses Surrounding land uses	wooded areas. Spiplay area. Open space to the	ommunity Park (southern section orts pitches adjacent to the prima south and residential to the east	ary school and a children's			
		sidential to the north.				
Constraints						
Gateway Constraints of submitted site) SSSI/SAC/SINC Ancient Woodland / Ve Local Nature Reserve Flood Risk Zone 3 Registered Park & Gard Scheduled Ancient Mor Operational Burial Grou Common Land Existing Policy Designations Green Belt and Land Criteria Green Belt Harm (B47As1)	den nument und Green Belt Community Park (la Mineral Safeguardi	N/A	the urban edge and is and west by housing in arcel would result in a to the south and would			
Landscape Sensitivity (BL11s1) Detailed assessment Criteria Greenfield / Previously Developed Land	Assessment	not weaken the integrity of surbelt terms. The landscape is considered to sensitivity to residential develor importance as public open spaconurbation, natural character surrounding settlement setting lower landscape sensitivities. nental, economic and social invironmental reen Belt	o have moderate overall opment due to its ace within the urban and contribution to the , which override other			
Topography	Site gradually rises	Site gradually rises in a northerly direction				

Agricultural Land	Not agricultural					
Quality using	riot agricultural					
Magicmap Landscape						
post-1988 map						
Tree Preservation	Areas of woodland on	the site. Tree survey requi	red.			
Orders / Mature Trees						
of Value on site or						
significantly affecting						
boundaries						
Biodiversity or		there are areas of trees wi				
Geodiversity on site or		ry of the site abuts Milking				
significantly affecting	which is a BAP Pond t	that also has SLINC status				
boundaries						
Heritage Assets on	None					
site or significantly						
affecting boundaries						
Visual Amenity and	Loss of woodland, ope	en space and a Community	/ Park			
Character of the Area						
Flood risk, drainage	The site is not within a	a Flood Zone.				
and ground water	Olambica and a second of the	a alka harra a dala atau d				
		e site have a risk of surface				
		risk is to the south and wes				
Ground Contamination		tential for ground contamin	ation			
Ground stability		Within a Coal Authority High Risk Area. Former landfill site potential stability issues.				
Air Quality impact of						
Air Quality impact of adjoining uses	None envisaged	None envisaged				
Noise impact of	None	None				
adjoining uses	None					
Mineral Extraction and	No mineral extraction	or mineral resource constr	aints hased on			
Mineral Resource		y Plan Policy MIN2 (Minera				
Areas		250m site assessment agre				
Mineral Infrastructure	No mineral infrastructu					
and Brickworks						
Waste Infrastructure	No waste infrastructur	e constraints regarding exi	sting waste			
		n the Draft Black Country F				
	(Waste Sites)	•	•			
Other Environmental	None					
	E	conomic				
Availability of utilities -	No limitations / neg	ligible impact on developm	nent viability			
electricity, gas, water,						
sewage treatment						
Infrastructure constraint	s Several definitive r	ights of way cross the site				
on / under site						
Highways access and	Formal access poir	nts identified into the site.	Access can be			
transportation	achieved at various					
Impact on the wider roa		n existing network due to th	e size of the			
network site						
Other Economic None						
Social						
Access time by walking	or public transport					
(except Primary schools: walking only) to key GP/Health Within 10 mins follow						
residential services in accordance with BCP						
Policy HOU2.						
Policy HOUZ.						
·	Within 10 mins	Strategic	Within 20 mir	ns following		
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area	Within 20 mir any viable i			

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Over 15 mins viable mi	
Any character	None			
constraints on density				
Connections to local cycle route networks	None			
Public Open Space	Loss of Public Open Space/Community Park/children's play area			
Loss of Playing Field / Sports Pitches	Aerial photographs indicate that there have been football pitches marked out on the grassed area adjacent to the primary school although they do not appear to be there now			
Other Social	None			
	Орр	ortunities		
Opportunities	No opportunities identif	fied.		
Sustainability Appraisal				
Sustainability	Hard Constraint - not a	ssessed		
Appraisal Conclusion				
Ourskering				

Conclusion

This is an extremely valuable area of open space which, in the main, is a Community Park. It provides a meaningful area of open space for the residents of the surrounding estates. It has an elongated north/south footprint and links with other areas of open space to the north and south – thus facilitating an almost continuous off-road link between The Broadway (A459) to the north and Fens Pool to the south. This open area of land also creates a valuable green link through the urban area.

There appear to have been football pitches marked out in the recent past on the area adjacent to the primary school and there is a children's play area. These would potentially be lost if the site were to be developed.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt as 'Very Low' if this site were to be released. It notes that it makes a weak contribution to all green belt purposes. It is adjacent to the urban edge and is contained to the north, east, and west by housing in Dudley. Release of this sub-parcel would result in a simplified green belt boundary to the south and would not weaken the integrity of surrounding areas in green belt terms.

Landscape sensitivity is rated as 'Moderate' to residential development due to its importance as public open space within the urban conurbation, natural character and contribution to the surrounding settlement setting, which override other lower landscape sensitivities.

The value of this parcel for open space prevents it being suitable for release for housing. In addition, it's location, adjacent to housing, makes it especially sensitive to industrial development. The parcel forms part of a valuable green corridor that links south towards Barrow Hill and then north-eastwards towards open countryside.

Site Known as	Milking Bank	So	outh			
Site Address	Land to the North of Himley Road, Dudley					
Ward	St James's	(Green Belt Parcel Ref	B4	8A	
Site Area (ha)	10.0					
Site Reference	SA-0117-DUD					
	В	ack	ground/Context			
Current uses			n space and wooded areas			
Surrounding land uses			ntial to the north, residentia ow Hill Local Nature Reser			
		(Constraints			
Gateway Constraint of submitted site)	s (where affecting p	art	Name / Details		Amount co	vered (ha's)
SSSI/SAC/SINC			N/A			
Ancient Woodland / V	eteran Trees		N/A			
Local Nature Reserve)		N/A			
Flood Risk Zone 3			N/A			
Registered Park & Ga	arden		N/A			
Scheduled Ancient Monument			N/A			
Operational Burial Gre	ound		N/A			
Common Land			N/A			
Existing Policy	Green Belt		•			
Designations	BAP Pond (Biodi	vers	sity Action Plan) known as	Milki	ing Bank Poo	l
	Part SLINC know	n a	s Milking Bank Pool		_	
	Local Nature Res	serv	e (small section in south w	este	rn corner) wh	ich is a
			ack Country Geopark			
		toric	: Landscape Value –' (sma	ll se	ction in south	western
	corner)					
	Community Park					
Green Belt and La	ndscape Sensitivi	ty A	Assessment			
Criteria	Assessment		ting			
Green Belt Harm	Low	The	e sub-parcel makes a mod	erate	e contribution	to preventing
(B48As1)			awl of the West Midlands			
			croachment on the country			
			irely contained by urban se		•	
			row section on the western			
			easing this sub-parcel wou			
			wider green belt and woul			
			t boundary, defined by the			
			NC. Releasing this sub-pare ntainment of sub-parcel B4			
		the latter remaining within the Green Belt, but this would not increase harm to green belt purposes.				
Landscape Sensitivity	Moderate					
(BL11s1)	moderate	sensitivity to residential development due to its importance as				
- /		public open space within the urban conurbation, natural				
	character and contribution to the surrounding settlement					
setting, which override other lower landscape sensitivities.						
Detailed assessme	Detailed assessment against environmental, economic and social criteria					
Criteria	Assessment					Rating
		Er	nvironmental			
		Liivii Oliilielitai				

Greenfield / Previously	Areas of woodland, green space, watercourses and a large	
Developed Land	pond.	
Topography	Site gradually rises in a northerly direction	
Agricultural Land	Not agricultural	
Quality using		
Magicmap Landscape post-1988 map		
Tree Preservation	Significant amount of woodland on the site	
Orders / Mature Trees		
of Value on site or		
significantly affecting		
boundaries		
Biodiversity or	Part of the site is SLINC – associated with Milking Bank Pool	
Geodiversity on site or	which is also a BAP Pond	
significantly affecting boundaries		
Heritage Assets on	Area of High Historic Landscape Value – 'Barrow Hill	
site or significantly	Landscape Heritage Area' (small section in south western	
affecting boundaries	corner)	
Ŭ		
	Local Nature Reserve (small section in south western corner)	
	which is a Geosite within the Black Country Geopark	
	Could wastern be under more to the line of the former lives	
	South western boundary marks the line of the former Hunts Mill-Dibdale Branch Railway HER ref 7393	
Visual Amenity and	Loss of woodland, open space and a community park	
Character of the Area	part	
Flood risk, drainage	The site is not within a Flood Zone, but a significant risk of	
and ground water	surface water flooding throughout the centre of the site, mainly	
	situated around the existing pond/pool	
Ground Contamination	Former landfill site. Potential for ground contamination	
Ground stability	Coal Authority High Risk Area. Former landfill site. Potential stability issues.	
Air Quality impact of	None envisaged	
adjoining uses	Tions on tionged	
Noise impact of	None envisaged	
adjoining uses		
Mineral Extraction and	No mineral extraction or mineral resource constraints based on	
Mineral Resource	the draft Black Country Plan Policy MIN2 (Minerals	
Areas	Safeguarding) (using 250m site assessment agreed buffer)	
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints regarding existing waste	
	infrastructure based on the Draft Black Country Plan Policy W2	
Other Facility of the	(Waste Sites)	
Other Environmental	None	
Availability of utilities	Economic No limitations / negligible impact on development viability	
Availability of utilities – electricity, gas, water,	No limitations / negligible impact on development viability	
sewage treatment		
Infrastructure constraints	Telefonica mast within the eastern section of the site	
on / under site		
Highways access and	Site is mainly woodland. Trees would have to be removed	
transportation	to allow vehicular access. Access could be linked to the	
	existing traffic Island.	
Impact on the wider road	Increased traffic	
network		

Other Economic		None			
Social					
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in Centre	Within 10 mins following any viable mitigation	
Primary School		nin 10 mins following ny viable mitigation	Strategic Centre/Employment Area		s following any hitigation
Secondary School		nin 20 mins following ny viable mitigation	Centre/Foodstore		following any litigation
Any character constraints on density	, , , , , , , , , , , , , , , , , , , ,				
Connections to local cycle route networks	_	lone			
Public Open Space	L	oss of Public Open S	pace that is part of a Com	munity Park	
Loss of Playing Field Sports Pitches	/ N	No loss of playing field			
Other Social	١	lone			
		Ор	portunities		
Opportunities	١	No opportunities identi	fied		
Sustainability Appraisal					
Sustainability Appraisal Conclusion		Hard Constraint - not a	assessed		
Conclusion					

This site is within the Green Belt and forms part of a Community Park. It links to open land both north and south thus facilitating an almost continuous off-road link between The Broadway (A459) to the north and Fens Pool to the south. This open area of land also creates a valuable green link through the urban area.

The site is heavily wooded site and contains a large, centrally located pond which has SLINC status and is also a UK Biodiversity Action Plan pond (BAP) which are recognised as being the most threatened and requiring conservation.

The south western section of the site is within an Area of High Historic Landscape Value and a Local Nature Reserve that is a Geosite within the Black Country Geopark.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt as 'Low' if it were to be released from the Green Belt. It considers that it makes a moderate contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment on the countryside. The landscape is considered to have 'Moderate' overall sensitivity to residential development due to its importance as public open space within the urban conurbation, natural character and contribution to the surrounding settlement setting, which override other lower landscape sensitivities.

The value of this site for open space prevents it being suitable for release for housing. In addition, it's location, adjacent to housing, makes it especially sensitive to industrial development. The parcel forms part of a valuable green corridor that links south towards Barrow Hill and then north-eastwards towards open countryside.

Site Known as	Shavers End O	pen Space				
Site Address	Shavers End Open S	Shavers End Open Space, Burton Road, Dudley DY1 3DE				
Ward	St. James's	St. James's Green Space Ref 61				
Site Area (ha)	4.0					
Site Reference	SA-0181-DUD					
	Backg	round/Context				
Current uses	Amenity Open Space					
Surrounding land uses	Mostly residential, some commercial uses including pizza delivery and fencing company.					
	Constraints					
Gateway Constraints (where affecting part of submitted site) Name / Details Amount covered (h						
SSSI/SAC/SINC		N/A				
Ancient Woodland / Ve	eteran Trees	N/A				
Local Nature Reserve		N/A				
Flood Risk Zone 3		N/A				
Registered Park & Gar	den	N/A				
Scheduled Ancient Mo	nument	N/A				
Operational Burial Gro	und	N/A				
Common Land		N/A				
Existing Policy	MIN1 - Mineral Safegu	arding Area				
Designations						
	dscape Sensitivity A	ssessment				
Criteria	Assessment	Rating				
Green Belt Harm		Not in the Green Belt				
Landscape Sensitivity		Not in the Green Bent				
Detailed assessmen	nt against environme	ental, economic and social	criteria			
Criteria	Assessment		Rating			
	Env	vironmental				
Greenfield/Previously Developed Land	Majority Greenfield					
Topography	Topography on a signification capacity and/or affect a	ficant part of the site would reduced into site.	ce			
Agricultural Land	Not agricultural land					
Quality using						
Magicmap						
Landscape post-						
1988 map						
Tree Preservation	Trees within site that re	estrict capacity. Trees not subje	ct of a			
Orders / Mature	TPO. TPO within rear garden of 29 Dibdale Road.					
Trees of Value on						
site or significantly						
affecting boundaries						
Biodiversity or	No designations.					
Geodiversity on site						
or significantly affecting boundaries						
anecing boundaries						

Heritage Assets on site or significantly affecting boundaries	Possible Archaeological remains in south west of site – former mill HER ref 2743.					
Visual Amenity and Character of the Area	Loss of views over gree	Loss of views over greenspace from residential properties				
Flood risk, drainage	The site is not within a	flood zone.				
and ground water						
	scale areas of the north	ater flood risk with a 1/1000 h, central and south of site.	risk to small-			
Ground Contamination	Two small sections of I	andfill on the site				
Ground stability	The majority of the site	is within a Coal Authority H	ligh Risk Δrea			
Air Quality impact of	None	is within a Goal Admonty 11	igii Nisk Alca			
adjoining uses	None					
Noise impact of	None					
adjoining uses						
Mineral Extraction	No mineral extraction of	or mineral resource constrain	nts based on			
and Mineral	,	Plan Policy MIN2 (Minerals				
Resource Areas		50m site assessment agree	d buffer)			
Mineral Infrastructure and Brickworks	No mineral infrastructu					
Waste Infrastructure	No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites)					
Other Environmental						
		Economic				
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability					
Infrastructure	One Public Right of Wa	ay crosses the site diagonal	ly and then			
constraints on /		n boundary. There is also a				
under site	way along the eastern	boundary				
Highways access		t to achieve as part of the fro				
and transportation		int permission to develop the	e frontage.			
Impact on the wider road network	None envisaged					
Other Economic	None known					
		Social				
(except Primary school	Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Reliev HOLI2 Within 10 mins following in Centre any viable mitigation					
Primary School	Within 10 mins following any viable mitigation Strategic Centre/Employment Area Within 20 mins following any viable mitigation					
Secondary School	Within 20 mins following any viable mitigation Within 15 mins following any viable mitigation Within 15 mins following any viable mitigation					
Any character	Topography – the site	rises steeply southwards fro	m Dibdale Road	b		
constraints on density	Trees – cover a signific	cant part of the site				
Connections to local	None					
cycle route networks		(0)	0			
Public Open Space	Amenity Greenspace k	nown as 'Shavers End Ope	n Space			

	Within Castle and Priory, St James's and St Thomas's Community Forum Area 3 that is above the quantity standards of playable space and public open space (Open Space Review 2019). However, the general area is not well served by Amenity Greenspace within only one such area within a 400m walking distance 'Asbourne Nursing Home' but this appears to relate to a nursing home and may not be public. The loss of this area of Amenity Greenspace would also lead to gap in coverage for the residential area to the south of the site. Part of the site has been released for housing. This relates to a small section by Dibdale Road. This would not affect the usability of the remaining area of Amenity Greenspace.					
Loss of Playing Field	None					
/ Sports Pitches	110110					
Other Social	None					
	Opportunities					
Opportunities	No opportunities identified.					
	Sustainability Appraisal					
Sustainability	The site has some positive impacts for SA objectives 10, 12 and					
Appraisal Conclusion	14.					
	Canalusian					

Conclusion

This is an area of Amenity Greenspace. The topography of the majority of the site is very challenging and may make development very difficult.

The site contains a significant number of trees.

Whilst the Community Forum Area (3) in which the site is located has an above quantity of open space according to the Open Space Review (2019), it is noted that there would be gap in Amenity Greenspace coverage of useable open space if the site were to be released. The nearest alternative site within 400m appears to be privately owned land around a nursing home. The site is also adjacent to a large tower block on St James Terrace where there is limited open space, this area is therefore likely to be valuable to those residents in particular.

An extant permission exists for residential development on the northern part of the site however, in the main, the site should be retained as a useable area of Amenity Greenspace.

Not suitable for residential or industrial purposes.

Site Known as	Greystone Stree	t Open Space				
Site Address		reystone Street, Dudley, DY1 1SH				
Ward	St. James's	Green Space Ref	541			
Site Area (ha)	0.44					
Site Area (iia)	U.44					
Site Reference	SA-0202-DUD					
	Back	ground/Context				
Current uses	Amenity Greenspace.	Amenity Greenspace. Grassed area containing trees.				
Surrounding land uses	Residential to north an	Residential to north and west. Retail to east. Commercial uses to the south.				
Constraints						
Gateway Constraints (where affecting part of submitted site) Name / Details Amount covered			ered (ha's)			
SSSI/SAC/SINC		N/A				
Ancient Woodland / V	eteran Trees	N/A				
Local Nature Reserve		N/A				
Flood Risk Zone 3		N/A				
Registered Park & Ga		N/A				
Scheduled Ancient Mo	nt Monument N/A					
Operational Burial Gro	ound	N/A				
Common Land		N/A				
Existing Policy	Mineral Safeguarding A					
Designations	Regeneration Corridor 11a (all) Archaeological Priority Area (eastern section to front of Nos. 30-40 Greystone Street) Boundary of Dudley Town Centre – (all except land to rear of No.1 to Regent					
	House, Greystone Pas		10 Crovetone	Stroot)		
Croon Bolt and La		stern section to front of Nos. 30	5-40 Greystone	e Street)		
	ndscape Sensitivity A					
Criteria	Assessment Ratio	ng				
Creen Belt Harm Landscape Sensitivity		Not in the Green Belt				
•	nt against environme	ental, economic and social	criteria			
Criteria	Assessment	intai, economic and social	Critcria	Rating		
Citteria		vironmental		Rating		
Greenfield / Previously Developed Land						
Topography	Site levels at western end of site would significantly reduce capacity, less steep at eastern end. Retaining structure to High Street.					
Agricultural Land Quality DEFRA info	Not agricultural land					
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries		Trees (Mature) within site, many deemed to be protected as majority within conservation area				

Biodiversity or Geodiversity on site or significantly affecting boundaries							
Heritage Assets on site or significantly affecting boundaries	Conservation Area and occupies a key gatewa Conservation Area with	Eastern part of the site is within the Dudley Town Centre Conservation Area and an Archaeological Priority Area. The site occupies a key gateway position to the town centre Conservation Area with views towards Top Church.					
Visual Amenity and Character of the Area	are also very prominer approach.						
Flood risk, drainage and ground water		Not in a Flood Zone. No risk of surface water flooding					
Ground Contamination	Previous uses unclear, housing with possibly s	, appears to be a mixture of some commercial activity	of high-density				
Ground stability	High Risk Mining. Pote	ential stability issues					
Air Quality impact of adjoining uses	Nothing apparent.						
Noise impact of adjoining uses	restaurants and takeav Street, although other	Adjoins supermarket car park at eastern boundary with restaurants and takeaways close by on opposite side of High Street, although other dwellings already nearby.					
Mineral Extraction and Mineral Resource Areas	No mineral extraction of the draft Black Country Safeguarding) (using 2						
Mineral Infrastructure and Brickworks		No mineral infrastructure constraints					
Waste Infrastructure	No waste infrastructure infrastructure based or (Waste Sites)						
Other Environmental	Unclear how site could site.	effectively be developed	due to depth of				
		conomic					
Availability of utilities – electricity, gas, water, sewage treatment	No limitations known/n	egligible impact on develo	opment viability				
Infrastructure constraints on / under site	One undefined path ru to Greystone Passage	ns through the site from N DUD0451.	lo. 1 High street				
Highways access and transportation							
Impact on the wider road network	None known		•				
Other Economic	None known						
		Social					
Access time by walking (except Primary school residential services in Policy HOU2.	ls: walking only) to key	GP/Health Centre/Walk in Centre	Within 10 mins f viable miti				
	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area	Within 20 mins following any viable mitigation				

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following any viable mitigation					
Any character	Topography							
constraints on	Linear nature of site							
density	Trees							
	Mining Legacy							
	Public Right of Way							
Connections to local	There is a cycleway from King Street to the Flood Street area.							
cycle route networks								
Public Open Space	Amenity Greenspace kn	Amenity Greenspace known as Greystone Street Open Space.						
	Within Castle and Priory, St James's and St Thomas's Community Forum Area 3 that has above the quantity standards of playable space and public open space (Open Space Review 2019). There are seven other Amenity Greenspaces within 400m walking distance of the site. Of these: Three are segregated by wide roads: Inhedge Gardens, Rear of Claughton Centre Blowers Green Road Cemetery). The others are: Charlotte Street, Dudley Leisure Centre Green space around the building (which is due to close and it is unclear what is planned for the wider site), Oxford Street (limited space around houses) Ashenhurst Road Open Space.							
Loss of Playing Field	None							
/ Sports Pitches								
Other Social	None known	. 101						
		portunities						
Opportunities	No opportunities identifie							
0		ability Appraisal						
Sustainability Appraisal Conclusion		tive impacts for SA object SA objectives 10, 14 and						
7 Appraisar Correlation								
Conclusion								

Conclusion

The site is attractive and has a long frontage which is located within the boundary of Dudley Town Centre. It slopes upwards from High Street (A4101) with houses set back from this busy road in Greystone Passage and Greystone Street. The site forms an important part as a key gateway into Dudley Town Centre. The northern section is also located within Dudley Town Centre Conservation Area. If removed and replaced by development, it is considered that this would be visually detrimental.

In terms of the Open Space Review (2019) the site was identified as 'Lower Quality, Lower Value' however this is to be expected given the topography of the site which, in the main, renders it less useable for recreational purposes. Its presence as an undeveloped, managed, area of open green space in such a key location however is considered to be invaluable

Whilst the Community Forum Area in which the site is located has a surplus of open space, some nearby areas of Amenity Greenspaces are separated by wide roads, some are earmarked for development. A Town Centre arguably needs more greenspace to break up the density of the built environment and to provide open space for residents of flatted development which may not have dedicated amenity space.

Not suitable for residential or industrial purposes.

St. Thomas's

Site Known as	Alton	Alton Grove Open Space						
Site Address	Alton G	Alton Grove, Dudley, DY2 7JU						
Ward	St. Tho	t. Thomas's Green Space Ref 565						
Site Area (ha)	0.32	32						
Site Reference	SA-020	A-0204-DUD						
		В	ackg	round	/Context			
Current uses	Natural	and Semi	Natur	al Gree	nspace			
Surrounding land					outh. There is a		onvonioneo c	toro to the
_					outh. There is a	aiso a c	onvenience s	tore to the
uses		aveyard to	_		1			Lv
Housing Density	Very		Hig				ate Density	X
Location – Draft Plan	High		De	nsity		(40-50	dph)	
Policy (x)	Density		(mi	in 50				
	(min		dpl	h,				
	Ì00			x 100				
	dph)		dpl	h)				
Constraints								
Any character constrai	nte on	Trees						
	1113 011		: aita li	mita aa	nooit:			
density		Shape of						
					hbours will redu	uce cap	acity (snort re	ear gardens to
		houses ir						
Gateway Constraints of submitted site)	(where a	ffecting p	oart	Name .	/ Details		Amount cov	vered (ha's)
SSSI/SAC/SINC				N/A				
Ancient Woodland / Ve	teran Tre	es		N/A				
Local Nature Reserve	torair rro			N/A				
Flood Risk Zone 3				N/A				
	مامام			N/A				
Registered Park & Gar								
Scheduled Ancient Mo				N/A				
Operational Burial Gro	und			N/A				
Common Land				N/A				
Existing Policy Designation	ations	Mineral S	Safegu	ıarding	Area			
		Regenera						
					t John's Church	h and its	s curtilage – a	Grade II
					also within an			
		Value	3				5	
Green Belt and Lan	dscane		itv 🗛	SSASSI	nent			
Criteria								
	Assess	oilielit	Rati	iiig				
Green Belt Harm								
	Not in the Green Belt							
Landscape	NOT III THE GREET DEIL							
Sensitivity								
Detailed assessmen	nt agains	st enviro	nmei	ntal, e	conomic and	social	criteria	
Criteria	Assess			., ,				Rating
Untona	A3303	, mont	Env	/ironm	ental			rating
Greenfield /	Greenfie	eld						
Previously	0.551110							
Developed Land								
	Sito in fo	airly loyal a	althau	ah falla	away tawarda	ita cost	orn odgo	
Topography	Site is la	anny nevel a	ailiiluu	yıı ıalıs	away towards	แร ซสริโต	em euge.	

A sui sultinual I anad	Natassi.						
Agricultural Land	Not agric	cultural land					
Quality							
DEFRA info	No TDO	- T tt		Tara			
Tree Preservation			e, trees around edge of site	. Tree			
Orders / Mature	survey re	equired.					
Trees of Value on							
site or significantly							
affecting boundaries							
Biodiversity or	_	nation. However,	large mammals are known	to present in			
Geodiversity on site	area.						
or significantly			and former cemetery. Ecol	ogical survey			
affecting boundaries	required						
Heritage Assets on	Area of I	High Historic Land	scape Value close to the w	estern			
site or significantly	boundar						
affecting boundaries	St John's	s Church and its c	urtilage – a Grade II listed t	ouilding close			
	to weste	rn boundary					
Visual Amenity and	Loss of v	views to adjoining	dwellings. Urbanising impa	ct to			
Character of the Area			a wider area of undevelope				
Flood risk, drainage		Flood Zone	•				
and ground water							
9 11 1	Low risk	of surface water f	looding in the south easterr	ı 'arm' of the			
Ground	site, remaining area of site has no surface water flood risk. Unlikely given previous use which may have been associated with						
Contamination	the nearby church or a school						
Ground stability	Coal Authority High Risk Area						
Air Quality impact of		Unlikely given adjoining land uses					
adjoining uses	Ormitory	Offlikely given adjoining land uses					
Noise impact of	Part of s	Part of site adjoins service yard to a TESCO Express.					
adjoining uses	Fait of site adjoins service yard to a TESCO Express.						
Mineral Extraction	No mine	No mineral extraction or mineral resource constraints based on					
and Mineral			an Policy MIN2 (Minerals Sa				
Resource Areas		50m site assessme		aleguarung)			
Mineral Infrastructure		eral infrastructure o					
and Brickworks	INO MINE	erai inirastructure t	constraints				
Waste Infrastructure	No wast	o infractructuro co	nstraints regarding existing	wacto			
waste illiastructure			Braft Black Country Plan F				
			Blatt Black Country Flam	-Olicy VVZ			
Other Environmental	(Waste S						
Other Environmental	None kn		nomic				
Avoilability oftilitia =				volonmant			
Availability of utilities –			wn/negligible impact on de	veiopment			
electricity, gas, water,	sewage	viability					
treatment	4	Nie de Corre	madha had bifa an a d	46 2			
Infrastructure constrair	its on /	ino aetinitive toot	paths but informal paths cr	uss the site.			
under site							
Highways access and		Access is only vi	able from Alton Grove, how	ever, there is			
transportation			e the access would not be				
F			means access without third				
		is not possible.	3 2.30000 Milliout IIII	۵ انگار دیدیم			
Bus service runs close by but infrequent.							
Impact on the wider roa							
network							
Other Economic None known							
			ocial				
Access time by walking	or public						
(except Primary school			GP/Health Centre/Walk	Within 10 mi	ns following		
residential services in a			in Centre	any viable			
Policy HOU2.		5 5 51	5511115	arry viable	gallon		
1 only 11002.							

Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area	Within 20 mins following any viable mitigation				
Secondary School	Within 25 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following any viable mitigation				
Connections to local cycle route networks	None						
Public Open Space	Natural and Semi Natural Open Space. The site is we St Thomas's Community F standards of playable space Review 2019). It adjoins a larger area of Natural and Semi Street. If this site is removed there available Natural and Semi the site						
Loss of Playing Field / Sports Pitches	None						
Other Social	None known						
	Opportunities						
Opportunities	No opportunities identifie						
		lity Appraisal					
Sustainability Appraisal Conclusion	The site has some negati and positive impacts for S	ve impacts for SA objective SA objective 30 and 9.	es 7 and 11				
	Conclusion						

This is an area of Natural and Semi Natural Greenspace that is located to the rear of houses in Watsons Green Road/Alton Grove. Directly to the north of the site is an inaccessible area of open space and to the west is a cemetery which is within the curtilage of St Johns Church, a Grade II Listed Building, that is also within an Area of High Historic Townscape Value.

Whilst the Community Forum Area has a surplus of open space, this is the only area of publicly accessible Natural and Semi Natural Greenspace within 280m (the buffer distance for this size of Natural and Semi Natural Greenspace). The adjoining site has no apparent public access. If this site were to be removed there would therefore be a lack of Natural and Semi Natural Greenspace for a considerable number of residents who live in the Kates Hill area.

Furthermore, vehicular access to the land is unlikely to be possible without third party land.

Not suitable for residential or industrial purposes.

Site Known as	Dawson Brothers Timber						
Site Address	Daw	Dawson Brothers Timberyard, Blowers Green Crescent, Dudley					
Ward	St. T	homas's	С	Call for Site Ref	506		
Site Area (ha)	0.97	0.97					
Site Reference	SA-0	SA-0222-DUD					
		Ва	ck	ground/Context			
Current uses	Indust	rial					
Surrounding land uses				ecycling depot to the east, tial/undeveloped land to the		s Way to the	
			C	Constraints			
Gateway Constraints (where affecting part of submitted site) Name / Details Amount covered (ha's)						overed (ha's)	
SSSI/SAC/SINC				N/A			
Ancient Woodland / Ve	teran Tı	rees		N/A			
Local Nature Reserve				N/A			
Flood Risk Zone 3				N/A			
Registered Park & Gar	den			N/A			
Scheduled Ancient Mo							
Operational Burial Gro	und			N/A			
Common Land	N/A						
Existing Policy Designa		Regenerati	on (uarding Area Corridor 11a			
Green Belt and Lan			<u>y A</u>	ssessment			
Criteria	Asses	ssment		Rating			
Green Belt Harm Landscape				Not in the Green B	selt		
Sensitivity							
Detailed assessmer	nt agai	nst environ	ıme	ental, economic and so	ocial criteria		
Criteria	Asses	ssment				Rating	
			En	vironmental			
Greenfield/Previously Developed Land	Occup	ied industrial	site	е			
Topography		astern part of ng centre an		e site slopes steeply toward tree lined	ds the adjacent		
Agricultural Land		ricultural land					
Quality using							
Madicman							
<u>Magicmap</u>							
Landscape post-							
Landscape post- 1988 map	None	but there is a	cia	mificant holt of troop along	the		
Landscape post- 1988 map Tree Preservation				nificant belt of trees along	the		
Landscape post- 1988 map Tree Preservation Orders / Mature		but there is a n/south-easte			the		
Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on	easter	n/south-easte	ern	boundary.			
Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly	easter No rele	n/south-easte	ern				
Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No rele	n/south-easte evant trees / d.	ern neg	boundary. gligible impact on site capa	acity Tree Survey		
Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or	No relensede	n/south-easte evant trees / d. known. Most	ern neg	boundary. gligible impact on site capa nardstanding/buildings how	acity Tree Survey		
Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No relensede	n/south-easte evant trees / d.	ern neg	boundary. gligible impact on site capa nardstanding/buildings how	acity Tree Survey		

Heritage Assets on site or significantly	None					
affecting boundaries						
Flood risk, drainage and ground water	The site is not within a Floor					
	Negligible impact of surface boundaries.	's				
Ground Contamination	None known but as the site	is industrial use it is likely				
Ground stability	Coal Authority High Risk Are present on the County Series					
Air Quality impact of adjoining uses	Recycling centre adjacent to any air quality issues. The Edwards Way (A461) which carriageway.					
Noise impact of adjoining uses	Recycling centre adjacent to the site. Unknown if this generates noise disturbance. The southern boundary is close to Duncan Edwards Way (A461) which is a heavily trafficked dual carriageway.					
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer)					
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints					
Waste Infrastructure	Within 250m of X2 non-hazardous waste transfer sites, 'Blowers Green Recycling Depot' a DMBC main transfer point for kerbside collected recyclable waste and 'Paint 360 Ltd' a small waste paint recycling facility. Also, with 250m of 'ABH Metals' a small Metal Recycling site and 'Envirosol Waste Transfer Station, a hazardous waste transfer facility with treatment.					
Other Environmental	None known					
Availability of utilities		nomic				
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible in	pact on development viability				
Infrastructure constraints on / under site	None known					
Impact on the wider road network	None envisaged.					
Public Open Space	None					
Loss of Playing Field / Sports Pitches	None					
Other Economic	None	cial				
Access time by walking	or public transport (except		With	in 15 mins		
Primary schools: walking	ng only) to key residential with BCP Policy HOU2.	GP/Health Centre/Walk in Centre	followin	ng any viable itigation		
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area	followir	in 20 mins ng any viable itigation		
Secondary School	Within 20 mins following any viable mitigation	Within 20 mins following Centre/Foodstore Within 15 mins following any viable				

Any character The eastern/south-eastern boundaries slope down steeply towards the recycling						
constraints on	depot such that the site is approximately 7m higher. The slope cor					
density	significant number of trees that are very prominent when viewed from	om Blowers				
	Green Road.					
Connections to local	Nearby Stourbridge Road and Wellington Road form part of					
cycle route networks	National Cycle Route NCN81					
Impact on visual	None envisaged. Housing development should be an					
amenity of adjacent	improvement on the commercial use of the site					
land users, including						
existing residents						
Highways access	Access is via Blowers Green Crescent which is a narrow road					
and transportation	and has narrow footpaths with on-street parking. Highway					
	engineer view is that this is not acceptable					
Public Open Space	None					
Loss of Playing Field	None					
/ Sports Pitches						
Other Social	None known					
Opportunities						
Opportunities	Opportunity to bring to a productive use a site that has remained vi	acant for				
	several years.					
	Sustainability Appraisal					
Sustainability	The site has some negative impacts for SA objectives 7, 11 and					
Appraisal Conclusion	13 and positive impacts for SA objectives 10 and 14.					
Conclusion						

This is an industrial site that is close to housing. It is known to be contaminated but it is understood that some remediation works have taken place. The stability of the site requires further investigation as mine shafts are indicated on historic maps of the site.

There is a recycling centre adjacent to the site to the east. It is unknown if this generates noise disturbance. The southern boundary is also close to Duncan Edwards Way (A461) which is a heavily trafficked dual carriageway.

The current access to the site is substandard and it may be very difficult to achieve a satisfactory access.

Not suitable for redevelopment for residential purposes mainly due to poor access which may be extremely difficult to resolve and also adjacent recycling plant.

Sedgley

Gorge Road				
Land to the rear of 3	30, Gorge Road, Sedg	ley, DY3	3 1LA	
Sedgley	Call for Site Ref	113		
0.37				
SA-0001-DUD				
Bac	kground/Context			
and equipment with a is in residential and a	building at the front of the horilary office use.	ne site, n	o. 30 Gorge Road, which	
The site forms the current limit of a ribbon of residential development on the southern side of Gorge Road, with Council allotments adjoining immediately to the east. Otherwise, the surrounding area is largely in residential use. The site is bounded on its eastern and southern sides by overgrown hedgerows supplemented by occasional more substantial trees and open land beyond.				
	Constraints			
s (where affecting par	rt Name / Details		Amount covered (ha's)	
	N/A			
eteran Trees	I .			
!	I .			
Flood Risk Zone 3 Registered Park & Garden				
	I .			
	I .			
ridor for bats		ction of	0.13	
Part greenbelt – southern section Locally listed building fronting site TPO – 457/A1 various (all-inclusive order) Bat Migration Corridor – whole site Dark Corridor for Bats – southern section of site SLINC 'Turls Hill' wraps round the southern part of the site				
Low	The sub-parcel makes a moderate contribution to maintaining the separation of the neighbouring towns of Dudley and Wolverhampton, and a moderate contribution to preventing encroachment on the countryside. However due to the significant containment of the land by surrounding housing development, this sub-parcel has lost its connection to the wider countryside designated as green belt. The sub-parcel also hosts urbanising uses due to housing development along Turls Hill Road. Releasing land within this sub-parcel, whether as a whole or just the constrained areas, would not weaken the integrity of			
	Land to the rear of 3 Sedgley 0.37 SA-0001-DUD Bac Contractors yard with and equipment with a is in residential and ar The site forms the cur southern side of Gorg the east. Otherwise, the bounded on its easter supplemented by occases (where affecting paragraphs of the paragraphs	Sedgley Call for Site Ref 0.37 SA-0001-DUD Background/Context Contractors yard with associated parking and and equipment with a building at the front of the is in residential and ancillary office use. The site forms the current limit of a ribbon of resouthern side of Gorge Road, with Council allithe east. Otherwise, the surrounding area is lest bounded on its eastern and southern sides by supplemented by occasional more substantial set of the constraints Set (where affecting part Name / Details N/A N/A N/A N/A Inden N/A Inden	Sedgley Call for Site Ref 113 0.37 SA-0001-DUD Background/Context Contractors yard with associated parking and storage and equipment with a building at the front of the site, n is in residential and ancillary office use. The site forms the current limit of a ribbon of residentia southern side of Gorge Road, with Council allotments at the east. Otherwise, the surrounding area is largely in bounded on its eastern and southern sides by overgrous supplemented by occasional more substantial trees and Constraints Se (where affecting part NAM Details N/A N/A N/A N/A N/A N/A N/A Inden N/A N/A Part greenbelt — southern section Locally listed building fronting site TPO — 457/A1 various (all-inclusive order) Bat Migration Corridor — whole site Dark Corridor for Bats — southern section of site SLINC 'Turls Hill' wraps round the southern part of the Mineral Safeguarding Area Indecape Sensitivity Assessment Assessment Rating The sub-parcel makes a modera maintaining the separation of the Dudley and Wolverhampton, and to preventing encroachment on the due to the significant containment surrounding housing development its connection to the wider count green belt. The sub-parcel, whet	

		and release of the area as a whole would sim Green Belt boundary.		
Landscape Sensitivity (BL9s1)	Moderate to High	The landscape is considered to have moderal overall sensitivity to residential development the high sensitivity of settlement setting, visual prominence, natural heritage, landscape pattedepth.	as a result of al	
Detailed assessmen	nt against environ	mental, economic and social criteria		
Criteria	Assessment	,	Rating	
		Environmental	J	
Greenfield /		ed Land as contractor's yard with associated		
Previously		e of commercial vehicles and equipment with		
Developed Land		nt of the site, no. 30 Gorge Road, which is in		
Topography	Slopes down toward	ds the rear of the site		
Agricultural Land	Not agricultural land			
Quality using				
Magicmap				
Landscape post-				
1988 map				
Tree Preservation		site, with the exception of the southern		
Orders / Mature		by an All-Inclusive Order.		
Trees of Value on	Two separate TPO	trees along south eastern boundary.		
site or significantly				
affecting boundaries	The site is become	Lhootha Torda I III OLINO (Ota at Lacal		
Biodiversity or		by the Turls Hill SLINC (Site of Local		
Geodiversity on site or significantly	Importance for Natu	are Conservation).		
affecting boundaries	The whole of the cu	The whole of the curtilage of 30 Gorge road is within the Bat		
anoding boundarios		The rear section within the Green Belt is		
	also a Dark corridor for bats			
Heritage Assets on	No. 30 Gorge Road	on frontage is a locally listed building dating		
site or significantly		Century, but with some later somewhat		
affecting boundaries	unsympathetic addi			
		ic Landscape Value – 'Turls Hill Landscape		
March Associations I		uthern part of the site		
Visual Amenity and	residential area	n-conforming commercial use from a		
Character of the Area	residential area			
Flood risk, drainage	Not in flood zone s	light risk of surface water flooding to		
and ground water		te but this is negligible.		
Ground		Application: Contractors Yard. Potential		
Contamination		s on Site: Tarmac contractors yard, materials		
		/ Additional Comments: The site lies in a		
	radon affected area			
Ground stability	Within low risk area	for coal mining		
Air Quality impact of	None envisaged			
adjoining uses				
Noise impact of	None			
adjoining uses	No minoral autor (C			
Mineral Extraction		on or mineral resource constraints based on		
and Mineral Resource Areas	the draft Black Country Plan Policy MIN2 (Minerals			
Mineral Infrastructure	Safeguarding) (using 250m site assessment agreed buffer) No mineral infrastructure constraints			
and Brickworks	140 milierai iliirasiit	onstraints		

Waste Infrastructure No waste infrastructure constraints regarding existing waste					
	infrastructure based on the Draft Black Country Plan Policy W2				
Other Environmental	(Waste Sites) None				
Other Environmental	I .	conomic			
Availability of utilities -		ole impact on developmen	t viability		
electricity, gas, water,		ne impact on developmen	t viability		
sewage treatment					
Infrastructure	No issues identified	No issues identified			
constraints on / under					
site					
Highways access and		to provide service delivery			
transportation		noeuvre at the rear of the			
Impact on the wider		a commercial use in a re			
road network		of accommodating 7 addition	onal		
Other Economic	residential units				
Other Economic	None	Casial			
Access time by wellkin		Social	Within 10 mi	na fallowing	
(Avcent Primary school	Access time by walking or public transport (except Primary schools: walking only) to key GP/Health Within 10 mins following any viable mitigation				
	(except Primary schools: walking only) to key residential services in accordance with BCP GP/Health Centre/Walk in Centre				
Policy HOU2.	accordance with bot	Ochtre/ Walk in Ochtre			
	Within 15 mins following	Strategic Within 20 L		ns following	
Primary School	any viable mitigation	Centre/Employment	any viable		
	arry viable magazieri	Area	arry viable		
	Within 20 mins following	_	Within 15 mi	ns following	
Secondary School	any viable mitigation	Centre/Foodstore	any viable		
			,		
Any character		ting the site is a locally list			
constraints on		ith some later somewhat u	ınsympathetic a	dditions to	
density	the rear.				
Connections to local	None				
cycle route networks	No loss of public open o	200			
Public Open Space Loss of Playing Field	No loss of public open s Not a playing field	pace			
/ Sports Pitches	Not a playing field				
Other Social	None				
Other Coolar	Opportunities Opportunities				
Opportunities No opportunities identified.					
Sustainability Appraisal					
Sustainability					
Appraisal Conclusion	positive impacts for SA	objectives 9 and 10.			
	Conclusion				

No 30 Gorge Road comprises a contractor's yard with associated parking and storage of commercial vehicles and equipment. The house itself is a Locally Listed building which appears to be used for residential and ancillary office use. Only the rear section of the site is located within the Green Belt and is relevant for consideration.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt as 'Low'. It notes that the sub-parcel makes a moderate contribution to maintaining the separation of the neighbouring towns of Dudley and Wolverhampton, and a moderate contribution to preventing encroachment on the countryside. It considers that the sub parcel in which this site is set, has lost its connection to the wider countryside designated as Green Belt. However, landscape sensitivity is rated 'Moderate to High' as a result of the high sensitivity of settlement setting, visual prominence and landscape pattern.

Only a small section at the rear of this site is within the Green Belt. Indeed, Outline planning permission (P18/1524) was granted on 7th December 2018 for the residential development for 8 dwellings (outline). This was considered to be acceptable as it would lead to the cessation of the non-conforming contractor's yard. This was considered to be exceptional circumstances which allowed permission within the Green Belt.

The site however is not suitable for release from the Green Belt. To remove this section from the Green Belt would be inappropriate as it would jut out creating a weak boundary. Housing can be located within the Green Belt. It will require careful design. The site already contains development however, as the site is within a Bat Corridor and a Dark Corridor for bats, lighting will have to be carefully considered.

Site Known as	Bilston Street	Whites Drive		
Site Address	Land adjoining Bilston Street and Whites Drive, Dudley			
Ward	Sedgley	Call for Site Ref 175		
Site Area (ha)	2.5			
Site Reference	SA-0026-DUD			
	Bacl	kground/Context		
Current uses Surrounding land	Frontage properties to Gorge Road comprise a mix of residential, a former horticultural nursery and a haulage yard. To the rear are open fields with horse grazing and associated structures. Numerous trees associated with the former nursey site and along the field boundaries. Residential area to the west and north, allotments and woodland to east and fields			
uses	to south.	west and north, allottile	ilis aliu	woodiand to east and neids
		Constraints		
Gateway Constraints	(where affecting part	Name / Details		Amount covered (ha's)
of submitted site)		N/A		
SSSI/SAC/SINC Ancient Woodland / Vo	otoron Tropo	N/A N/A		
Local Nature Reserve		N/A		
Flood Risk Zone 3		N/A		
Registered Park & Garden Scheduled Ancient Monument		N/A N/A		
		N/A		
Common Land	Operational Burial Ground			
Dark Corridor/ Bat Mig	N/A X		2.5	
Existing Policy Designations Green Belt and Lar	curtilages to Gorge Mineral Safeguardir Area of High Histori to Gorge Road SLINC – Turls Hill (i curtilages to Gorge Bat Migration Corrid	SLINC – Turls Hill (majority of the site with the exception of the frontage curtilages to Gorge Road) Bat Migration Corridor – whole site Dark corridor for bats – all but northern section		
Criteria	Assessment	Rating		
Green Belt Harm (B39As1)	Low	The sub-parcel makes a moderate contribution to maintaining the separation of the neighbouring towns of Dudley and Wolverhampton, and a moderate contribution to preventing encroachment on the countryside. However due to the significant containment of the land by surrounding housing development, this sub-parcel has losits connection to the wider countryside designated as green belt. The sub-parcel also hosts urbanising uses due to housing development along Turls Hill Road. Releasing land within this sub-parcel, whether as a whole or just the constrained areas, would not weaken the integrity of surrounding green belt land due to its lack of connectivity, and release of the area as a whole would simplify the Green Belt boundary.		
Landscape Sensitivity (BL9s1)	Moderate to High	The landscape is consi overall sensitivity to res the high sensitivity of s	sidential	development as a result of

	prominence, natural heritage, landscape pattern and timedepth.	
	Conclusion	
Bat Migration Corridor and Dark Corridor cover the whole of the Green Belt parcel and thus it is considered a gateway constraint in terms of consideration for development. Not suitable for residential or industry.		

Site Known as	Land at Alder C	oppice			
Site Address	Land at Alder Coppice, Sedgley				
Ward	Sedgley	Green Belt Parcel Ref	B34		
Site Area (ha)	8.67				
Site Reference	SA-0124-DUD				
	Back	ground/Context			
Current uses	Completely wooded. F Greenspace	Publicly accessible area of N	atural and Semi-Natural		
Surrounding land		n, east and south. Penn Bro			
uses		and this is also the borough Constraints	boundary		
Gateway Constrains	Gateway Constraints (where affecting part Name / Details Amount covered (ha's)				
of submitted site)	is (where uncoming part	Name / Betans	Amount covered (nd 5)		
SSSI/SAC/SINC		Alder Coppice	8.67		
Ancient Woodland / Veteran Trees		Alder Coppice	6.7		
Local Nature Reserve		N/A			
Flood Risk Zone 3		N/A			
Registered Park & Garden		N/A			
Scheduled Ancient M	lonument	N/A			
Operational Burial Gr	ound	N/A			
Common Land					
Existing Policy Designations	Green Belt Ancient Woodland – Alder Coppice significant area SINC – Alder Coppice – entire site Mineral Safeguarding Area Area of High Historic Landscape Value				
Green Belt and La	indscape Sensitivity	Assessment			
Criteria	Assessment	Rating			
Green Belt Harm (B34)	Green Belt Harm (B34) Hard Constraint due to SINC				
Conclusion					
The majority of the site is Ancient Woodland and the whole site is a SINC. Hard constraints. No further assessment required.					

Site Known as	Rear of Beaco	on Centre for the Bli	nd	
Site Address	Land to rear of Beacon Centre for the Blind, Wolverhampton Road, Sedgley, DY3 1RA			
Ward	Sedgley	Green Belt Parcel Ref	B36A	
Site Area (ha)	5.8			
Site Reference	SA-0125-DUD			
	Bac	kground/Context		
Current uses Surrounding land uses		to the north-east, east and so the north and wooded area to boundary. Constraints		
Gatoway Constrain	ts (where affecting par		Amount co	vered (ha's)
of submitted site)	is (where affecting par	Name / Details	Amount co	vereu (iia s)
SSSI/SAC/SINC		N/A		
Ancient Woodland / \		N/A		
Local Nature Reserve	е	N/A		
Flood Risk Zone 3		N/A		
Registered Park & G		N/A		
Scheduled Ancient M		N/A		
Operational Burial G	round	N/A		
Common Land	1	N/A		
Existing Policy Designations	Green Belt Area of High Historic Landscape Value Mineral Safeguarding Area			
Green Belt and La	ndscape Sensitivity			
Criteria	Assessment	Rating		
Green Belt Harm (B36As1)	High	The sub-parcel makes a stror sprawl of the West Midlands the suburbs of Wolverhampto encroachment on the country contribution to maintaining the neighbouring towns of Dudley sub-parcel has a strong relatic countryside to the west, and of high ground linking visually Beacon to break up the urbar on the eastern edge of the su with less harm but is too smarelease scenario.	conurbation at Secon, and to preven raide, and a mode e separation of the and Wolverham onship with further Park Hill is a prore to the ridge at Second form. The block ab-parcel could be all to identify as a	edgley and ting erate ne npton. The er open minent area sedgley a of houses e released distinct
Landscape Sensitivity (BL7s2)	Moderate	The area is considered to have sensitivity to residential devel time-depth it contains develop the landscape character (the School and Beacon Centre for	opment as althou oment which detr Colton Hills Secon or the Blind).	ugh it has acts from
		mental, economic and so	cial criteria	
Criteria	Assessment	· · · · · · · · · · · · · · · · · · ·		Rating
Greenfield / Previously Developed Land	Greenfield	<u>Environmental</u>		
Topography	The site slopes down	towards the north and west.		

Agricultural Land	Grade 3	
Quality using	Grade 3	
DEFRA data		
Tree Preservation	No Tree Preservation Orders some trees within hedgerows.	
Orders / Mature	Woodland order directly adjoining the site to the west. This would	
Trees of Value on	reduce capacity on the western boundary, likely to require a tree	
site or significantly	survey.	
affecting boundaries		
Biodiversity or	None known although the site is in close provimity to a Bot	
_	None known although the site is in close proximity to a Bat	
Geodiversity on site	Migration Corridor and is adjacent to a large area of woodland. Ecological Survey required.	
or significantly affecting	Ecological Survey required.	
boundaries		
	Area of High Historia Landscana Value	
Heritage Assets on	Area of High Historic Landscape Value Flint finds in northern section of the site.	
site or significantly	Fillit linds in northern section of the site.	
affecting		
boundaries	Pasidontial development would everlock properties on Charles	
Visual Amenity and Character of the	Residential development would overlook properties on Charles Hayward Drive and possibly those bordering the site on the	
Area	Northway. Dwellings on Wolverhampton Road The site is not within a Flood Zone. Negligible risk of surface.	
Flood risk, drainage	The site is not within a Flood Zone. Negligible risk of surface water flooding within the site	
and ground water Ground		
	Greenfield site with no previous development – no known	
Contamination	contamination issues.	
Ground stability	No known issues and in low risk coal mining area.	
Air Quality impact	None known	
of adjoining uses	Maria	
Noise impact of	None known	
adjoining uses		
Mineral Extraction	No mineral extraction or mineral resource constraints based on	
and Mineral	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding)	
Resource Areas	(using 250m site assessment agreed buffer)	
Mineral	No mineral infrastructure constraints	
Infrastructure and		
Brickworks		
Waste	No waste infrastructure constraints regarding existing waste	
Infrastructure	infrastructure based on the Draft Black Country Plan Policy W2	
0.1	(Waste Sites)	
Other	None	
Environmental		
	Economic	
Availability of	No limitations / negligible impact on development viability	
utilities – electricity,		
gas, water, sewage		
treatment		
Infrastructure	Electricity pylon in south western part of the site would have some	
constraints on /	capacity limitations. Lines run diagonally across the lower part of	
under site	the site.	
	A public right of way runs from Northway northwards through the	
	site	
	Gas Governor just outside site adjacent No 371 Northway where	
	there is a potential access point	
Highways access	Two gaps along the Northway where there is potential to provide	
and transportation	vehicular access – The existing one used for access is likely to	

	cause highway safety issu	ies as it is sited on the bro	w of the hill		
	cause highway safety issues as it is sited on the brow of the hill, within 30m of the bend of the Northway.				
Impact on the wider	The Northway serves a large residential area and is a well-used				
road network	and maintained highway.				
	would have a significant in				
	site were to be developed				
Other Economic	None				
		Social			
Access time by walking	ng or public transport		Within 10 mi	ns following	
	ols: walking only) to key	GP/Health	any viable		
	accordance with BCP	Centre/Walk in Centre	,	J	
Policy HOU2.					
	Within 15 mins	Strategic	Within 30 mi	no following	
Primary School	following any viable	Centre/Employment	any viable		
	mitigation	Area	arry viable	miligation	
	Within 25 mins				
Secondary School	following any viable	Centre/Foodstore	Within 10 mi		
	mitigation		any viable	mitigation	
Any character	Well-developed boundary	and some internal hedger	row Majority of	western	
constraints on	boundary abuts woodland				
density	part of the site and lines run diagonally across the southern part of the site.				
Connections to	None				
local cycle route					
networks					
Public Open Space	No loss of public open spa	ace			
Loss of Playing	Not a playing field				
Field / Sports					
Pitches					
Other Social	None				
<u>Opportunities</u>					
Opportunities	Opportunities No opportunities identified.				
Sustainability Appraisal					
Sustainability	Hard Constraint - not a	ssessed			
Appraisal Conclusion					

Conclusion

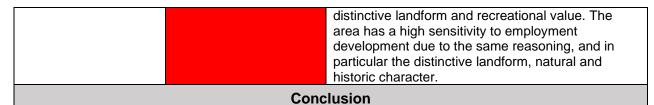
This is a prominent area of high ground situated within the Green Belt and an Area of High Historic Landscape Value. This site is located at the extreme northern edge of the borough, the northern and western boundaries sharing the boundary with Wolverhampton.

The land is in productive agricultural use and forms part of a narrow wedge of land that leads from Wolverhampton Road (A459) outwards via Penn Common to open countryside. This wedge of land also forms part of the Bat Migration Corridor. The Green Belt and Landscape Sensitivity Assessment considers that this area makes a strong contribution to preventing sprawl of the West Midlands conurbation at Sedgley and the suburbs of Wolverhampton and to preventing encroachment on the countryside. It rates landscape sensitivity as 'Moderate'

A pylon is located within the site with associated lines running diagonally across which would constrain development in that area. The site is also adjacent to a well-established wood along the majority of the western boundary and there are also hedgerow boundary trees and one row of hedgerow trees within the site leading to possible further constraints to development.

Not suitable for residential or employment development.

Site Known as	Sedgley Beacon	ı		
Site Address	Land adjacent to Wolverhampton Road, Sedgley			
Ward	Sedgley	Green Belt Parcel Ref	B38A	
Site Area (ha)	33.0			
Site Reference	SA-0161-DUD			
	Back	ground/Context		
Current uses	Sedgley Beacon Open			
Surrounding land uses	Petrol station, farm and	l residential		
		Constraints		
	s (where affecting part	Name / Details	Amount covered (ha's)	
of submitted site)		A1/A		
SSSI/SAC/SINC	Johanna Trassa	N/A		
Ancient Woodland / V		N/A		
Local Nature Reserve	;	N/A N/A		
Registered Park & Ga	ardan	N/A		
Scheduled Ancient M		N/A		
Operational Burial Ground		N/A		
Common Land		N/A		
Dark Corridor/Bat Mig	ration Corridor	X	33	
Existing Policy	Green Belt			
Designations	Mineral Safeguarding Area Area of High Historic Landscape Value			
	Archaeological Priority Area 'Roundhill Quarry' - central section SINC – 'Beacon Hill Quarry' central/north westerly section			
			with the exception of the SINC	
			Country Geopark – associated	
	with the SINC	VO Geosite Within the Black	Country Geopain associated	
	Bat Migration Corrid	or – whole site		
		ts - vast majority of the site	•	
Green Belt and La	ndscape Sensitivity /	Assessment		
Criteria	Assessment	Rating		
Green Belt Harm	Moderate		ljacent to the settlement edge	
(B38As1)		on all sides and is s	eparated from the open	
		countryside to the no		
			north on Hayward Drive.	
			ined by urban development on	
			ed sub-parcel makes a on to preventing the sprawl of	
			conurbation and to maintaining	
			e neighbouring towns of Dudley	
		·	. It also makes a moderate	
			enting encroachment on the	
		countryside due to its visual relationship with the		
		wider Green Belt land to the north and west.		
			of this parcel would not weaken	
			ther Green Belt land due to its	
Landagana Canaiticité	/ Moderate High		rest of the Green Belt.	
Landscape Sensitivity (BL8s1)	Moderate -High		erate-high sensitivity to nent as a result of natural and	
(5001)			e visual prominence of its	



Bat Migration Corridor and Dark Corridor cover the whole of the Green Belt parcel and thus it is considered a gateway constraint in terms of consideration for development. Not suitable for residential or industry.

Upper Gornal and Woodsetton

Site Address Land adjacent to Tipton Road/Setton Drive, Sedgley Ward Upper Gornal and Call for Site Ref 57			
Woodsetton Call for Site Ref 37			
Site Area (ha) 5.92			
Site Reference SA-0013-DUD			
Background/Context			
Current uses Agricultural, Farm complex (east of site). Surrounding land Residential to south and west. Countryside to north and east.			
uses Constraints			
	covered (ha's)		
of submitted site)	Covereu (IIa S)		
SSSI/SAC/SINC N/A			
Ancient Woodland / Veteran Trees N/A			
Local Nature Reserve N/A			
Flood Risk Zone 3 N/A			
Registered Park & Garden N/A			
Scheduled Ancient Monument N/A			
Operational Burial Ground N/A			
Common Land N/A			
Dark Corridor/Bat Migration Corridor X 5.92			
Existing Policy Green Belt			
Designations Mineral Safeguarding Area			
Area of High Historic Landscape Area 'Turls Hill Landscape Hei	ritage Area'		
SLINC – 'Turls Hill' – majority of the site			
Bat Migration Corridor (all but the extreme western boundary)			
Dark corridor for bats (entire site)			
Green Belt and Landscape Sensitivity Assessment			
Criteria Assessment Rating			
Green Belt Harm Low The sub-parcel makes a moderate contribution	•		
(B39As1) the separation of the neighbouring towns of Duc			
Wolverhampton, and a moderate contribution to			
encroachment on the countryside. However due			
significant containment of the land by surroundi			
development, this sub-parcel has lost its connect			
countryside designated as green belt. The sub-			
urbanising uses due to housing development al			
	Road. Releasing land within this sub-parcel, whether as a whole		
or just the constrained areas, would not weaker			
	surrounding green belt land due to its lack of connectivity, and		
boundary.	release of the area as a whole would simplify the Green Belt		
Landscape Moderate to The landscape is considered to have moderate.	high overall		
Sensitivity High Sensitivity to residential development as a result			
	sensitivity of settlement setting, visual prominence, natural		
heritage, landscape pattern and time-depth.			

Conclusion

Bat Migration Corridor and Dark Corridor cover the whole of the Green Belt parcel and thus it is considered a gateway constraint in terms of consideration for development. Not suitable for residential or industry.

Site Known as	Turls Hill R	load				
Site Address	Turls Hill Road	, Sedgl	ey, [OY3 1HG		
Ward	Upper Gornal a Woodsetton	and		Call for Site Ref	179	
Site Area (ha)	0.82					
Site Reference	SA-0028-DUD					
		Back	grou	nd/Context		
Current uses	Horse grazing	Horse grazing				
Surrounding land uses	Residential area	to the r	north	and west, open land to	south and east.	
		(Cons	traints		
Gateway Constrain of submitted site)	nts (where affectir	ng part		me / Details	Amount covered (h	ıa's)
SSSI/SAC/SINC			N/A			
Ancient Woodland /			N/A			
Local Nature Reserv	/e		N/A			
Flood Risk Zone 3	\ardan		N/A			
Registered Park & G Scheduled Ancient N			N/A			
			N/A			
Operational Burial Ground Common Land			N/A			
Dark Corridor/Bat M	igration Corridor		14//	X	0.82	
Existing Policy		listoric L	ands		andscape Heritage Area	,
Designations	Mineral Safegu				anaoapo momago / moa	•
· ·	Green Belt – T					
	SLINC – Turls					
				tern part of the site)		
	Dark corridor f					
Green Belt and La				ssment		
Criteria	Assessment	Ratin				
Green Belt Harm	Low				contribution to maintaini	ng
(B39As1)				on of the neighbouring		
					ontribution to preventing	J
				ent on the countryside.		
					by surrounding housing ost its connection to the	widor
					elt. The sub-parcel also	
					velopment along Turls H	
					ub-parcel, whether as a v	
					d not weaken the integrit	
					its lack of connectivity, a	
		release	e of t	ne area as a whole wou	lld simplify the Green Be	:lt
		bound	ary.			
Landscape	Moderate to				ve moderate-high overal	
Sensitivity	High				nt as a result of the high	I
(BL9s1)					ual prominence, natural	
				ndscape pattern and timels	іе-аертп.	
D-(M) C C ::						
					parcel and thus it is consi	
a gateway constrain	t in terms of consid	eration	ior d	evelopment. Not sultabl	e for residential or indus	ιry.

470

Site Known as	Eve Lane						
Site Address	Eve Lane, Dudley, D	Eve Lane, Dudley, DY1 3TU					
Ward	Upper Gornal and Woodsetton	Call for Site Ref	267				
Site Area (ha)	3.96						
Site Reference	SA-0078-DUD						
	Backg	round/Context					
Current uses	Tenacre' publicly acces		•				
Surrounding land uses		playing fields to the north, residerea to south and open land to the					
		onstraints					
	(where affecting part	Name / Details	Amount covered (ha's)				
of submitted site)		N1/A					
SSSI/SAC/SINC		N/A					
Ancient Woodland / Ve	eteran Trees	N/A					
Local Nature Reserve		N/A					
Flood Risk Zone 3		N/A					
Registered Park & Gar		N/A					
Scheduled Ancient Mo	nument	N/A					
Operational Burial Gro	und	N/A					
Common Land		N/A					
Dark Corridor/Bat Migra	ation Corridor	X	3.96				
Existing Policy		- (central and northern part of	site)				
Designations	Dark corridor for bats -		,				
3		andscape Value (entire site)					
	Mineral Safeguarding						
	Linear Open Space						
	SLINC - Swanbrook V	alley (entire site)					
Green Belt and Lan	dscape Sensitivity A						
Criteria	Assessment	Rating					
Green Belt Harm	2222222						
Landscape		Not in the Green Belt					
Sensitivity							
Conditing	С	onclusion					
Pot Migratian Carrida			Polt parcel and thus it is				
Bat Migration Corridor and Dark Corridor cover the whole of the Green Belt parcel and thus it is considered a gateway constraint in terms of consideration for development. Not suitable for residential or industry.							

Site Known as	Bramble Gree	n			
Site Address	Bramble Green, Du	ıdle	ey, DY1 3TR		
Ward	Upper Gornal and Woodsetton		Green Space Ref	663	
Site Area (ha)	0.77				
Site Reference	SA-0208-DUD				
	Back	gro	und/Context		
Current uses	Amenity Greenspace	- r	nown grassland		
Surrounding land uses	Residential				
	(Cor	straints		
Gateway Constraints (where affecting part	N	ame / Details	Amount cov	ered (ha's)
of submitted site)					
SSSI/SAC/SINC		N.			
Ancient Woodland / Vete	eran Trees	N.			
Local Nature Reserve		N.			
Flood Risk Zone 3		N.			
Registered Park & Gard		N.			
Scheduled Ancient Mon		N,			
Operational Burial Groun	nd	N,			
Common Land	Maria de Carta de Albarda	N.			
Existing Policy	Mineral Safeguarding				
Designations	Area of High Historic	10	wnscape value		
Green Belt and Land	scape Sensitivity A	SS	essment		
Criteria	Assessment	R	ating		
Green Belt Harm			Not in the Green Belt		
Landscape Sensitivity					
		ent	al, economic and socia	I criteria	
Criteria	Assessment				Rating
0 (11/5)		ıvir	<u>onmental</u>		
Greenfield / Previously	Greenfield				
Developed Land Topography		er le	vel than surrounding roads	but relatively	
Agricultural Land	flat Not agricultural land				
Quality	Not agricultural lariu				
DEFRA info					
Tree Preservation	None				
Orders / Mature Trees	Nono				
of Value on site or					
significantly affecting					
boundaries					
Biodiversity or	None				
Geodiversity on site or					
significantly affecting					
significantly affecting boundaries					
significantly affecting boundaries Heritage Assets on			gnated an Area of High Hist		
significantly affecting boundaries Heritage Assets on site or significantly	Townscape Value 'E	ve l	ane Greens' due to the dis	tinctive	
significantly affecting boundaries Heritage Assets on	Townscape Value 'E' greens which are cha	ve l arac	ane Greens' due to the disteristic of the 1950's estate	tinctive	
significantly affecting boundaries Heritage Assets on site or significantly	Townscape Value 'E' greens which are cha	ve l arac	ane Greens' due to the dis	tinctive	

Visual Amenity and Character of the Area	The wider estate is des Townscape Value 'Eve greens which are chara The loss of the green(s of the AHHTV.				
Flood risk, drainage and ground water	Not within a Flood Zon				
Ground Contamination	Some coal mining show	er flooding within the site wn on historic plans, but p			
Ground stability		ural prior to development in Authority High Risk Area.			
Air Quality impact of	section is a Low Risk A	\rea			
adjoining uses					
Noise impact of adjoining uses	None known				
Mineral Extraction and Mineral Resource Areas	the draft Black Country	or mineral resource constr Plan Policy MIN2 (Minera 50m site assessment agr	als		
Mineral Infrastructure and Brickworks	No mineral infrastructo		,		
Waste Infrastructure	No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites)				
Other Environmental	None known				
Availability of utilities – electricity, gas, water, sewage treatment	Ronomic No limitation known/negligible impact on development viability				
Infrastructure constraints on / under site	None known	None known			
Highways access and transportation	Estate roads are narro transport due to narrow	w. Estate is not well serve	ed by public		
Impact on the wider road network	Negligible impact in isc				
Other Economic	None known				
		Social			
Access time by walking (except Primary schools residential services in ac Policy HOU2.	: walking only) to key cordance with BCP	GP/Health Centre/Walk in Centre	Within 10 mins f viable mit		
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area		Within 20 mins following any viable mitigation	
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following any viable mitigation		
Any character constraints on density	None				
Connections to local cycle route networks	None				
Public Open Space	Within Gornal, Upper O Area 2 that has below	known as Bramble Green. Gornal and Woodsetton Country the quantity standards of public open space	playable space		

	The area is very well served by Amenity Greenspace with nine others within 400m (classed as walking distance). This is representative of the design of the estate. However, the nature of the spaces within the estate allows for parents to supervise/observe children playing from house. Having to travel to other "greens" within the estate would mean this supervision would be possible.				
Loss of Playing Field / Sports Pitches	None				
Other Social	None known				
	Opportunities				
Opportunities	No opportunities identified				
Sustainability Appraisal					
Sustainability Appraisal Conclusion	The site has some negative impact for SA objective 14 and positive impacts for SA objectives 10.				
	Conclusion				

Conclusion

This is a grassed area of Amenity Greenspace. It forms one of many such areas, indeed the estate is designated an Area of High Historic Townscape Value 'Eve Lane Greens' due to the distinctive greens which are characteristic of this 1950's estate. The loss of the green(s) would have harmful impact on character of the Area of High Historic Townscape Value.

Whilst the Community Forum Area in which the site is set has a surplus of public open space it is very useable for pastimes such as dog walking, and also for supervised children's play as the surveillance from adjacent houses is very good.

The site is not suitable for residential or industrial development.

Site Known as	Hazelwood Ro	oad			
Site Address	Hazelwood Road,	Dudle	y, DY1 3TL		
Ward	Upper Gornal and Woodsetton		Green Space Ref	664	
Site Area (ha)	0.63				
Site Reference	SA-0209-DUD				
	Back	groun	nd/Context		
Current uses A	menity Greenspace, n	nown g	rassland		
	esidential	· ·			
		Const			
Gateway Constraints (where affecting part	Nam	e / Details	Amount cov	rered (ha's)
of submitted site) SSSI/SAC/SINC		N/A			
Ancient Woodland / Vete	oran Troos	N/A			
Local Nature Reserve	eran riees	N/A			
Flood Risk Zone 3		N/A			
Registered Park & Gard	en	N/A			
Scheduled Ancient Mon		N/A			
Operational Burial Groun		N/A			
Common Land N/A					
Existing Policy Designat			g Area : Townscape Value	-	
Green Belt and Land			·		
	ssessment Rati				
Green Belt Harm					
			Not in the Green Belt		
Landscape			Not in the Green Beit		
Sensitivity					
Detailed assessment	t against environm	ental,	economic and socia	I criteria	
Criteria	Assessment				Rating
	Er	nviron	mental		
Greenfield / Previously	Greenfield				
Developed Land					
Topography		n towa	rds Blackthorne Road		
Agricultural Land	Not agricultural land				
Quality					
DEFRA info					
Tree Preservation			hich is quite small, the c	ther appears	
Orders / Mature Trees	to be showing signs	of die k	oack		
of Value on site or					
significantly affecting					
boundaries	1				
Biodivorcity or	None				the state of the s
Biodiversity on site or	None				
Geodiversity on site or	None				
Geodiversity on site or significantly affecting	None				
Geodiversity on site or significantly affecting boundaries		lesiona	ated an Area of High His	toric	
Geodiversity on site or significantly affecting	The wider estate is o		ated an Area of High His ne Greens' due to the dis		

	The loss of the green(s of the AHHTV.	s) would have harmful imp	act on character				
Visual Amenity and		signated an Area of High I	Historic				
Character of the Area		Townscape Value 'Eve Lane Greens' due to the distinctive					
		greens which are characteristic of the 1950's estate.					
		s) would have harmful imp	act on character				
	of the AHHTV.						
Flood risk, drainage	Not within a Flood Zon	e.					
and ground water	No wiels of assurfaces such	ar flooding within oite					
Ground Contamination	No risk of surface water	wn on historic plans, but p	rincipally				
Ground Containination		ural prior to development in					
Ground stability	Coal Authority Low Ri						
Air Quality impact of	None known						
adjoining uses							
Noise impact of	None known						
adjoining uses							
Mineral Extraction and		or mineral resource constr					
Mineral Resource		/ Plan Policy MIN2 (Minera					
Areas		250m site assessment agr	eea putter)				
Mineral Infrastructure and Brickworks	No mineral infrastruct	ure constraints					
Waste Infrastructure	No waste infrastructure	e constraints regarding ex	isting waste				
Wadto illinadii adtaro	No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2						
	(Waste Sites)						
Other Environmental	None known						
	E	conomic					
Availability of utilities –	No limitation known/r	negligible impact on develo	opment viability				
electricity, gas, water,							
sewage treatment							
Infrastructure	None known						
constraints on / under site							
Highways access and	Estate roads are nar	row					
transportation		ved by public transport du	e to narrow				
transportation	roads.	vod by public transport du	o to namon				
Impact on the wider	Negligible impact in i	solation.					
road network							
Other Economic	None known						
		Social					
Access time by walking		0.5 %	Within 10 mins				
(except Primary schools residential services in ac		GP/Health Centre/Walk in Centre	viable mit	igation			
Policy HOU2.	cordance with BCP	Centre/walk in Centre					
Folicy FIOU2.	Within 15 mins	Strategic					
Primary School	following any viable	Centre/Employment	Within 20 mins				
Timiary Control	mitigation	Area	viable mit	igation			
	Within 20 mins		Within 10 mins	following any			
Secondary School	following any viable	Centre/Foodstore	viable mit				
	mitigation						
Any character	None						
constraints on density	1.5110						
Connections to local	None						
cycle route networks							
Public Open Space	Amenity Greenspace k	known as East of Hazlewo	od Road				

	Within Gornal, Upper Gornal and Woodsetton Community Forum Area 2 that has below the quantity standards of playable space and above quantity standard of public open space (Open Space Review 2019). Area is very well served by Amenity Greenspace with nine others within 400m (classed as walking distance). This is representative of the design of the estate. However, the nature of the spaces within the estate allows for parents to supervise/observe children playing from house. Having to travel to other "greens" within the estate would mean this supervision would be possible.					
Loss of Playing Field / Sports Pitches	None					
Other Social	None					
	Opportunities					
Opportunities	No opportunities identified					
	Sustainability Appraisal					
Sustainability Appraisal Conclusion	The site has a positive impact for SA objectives 10.					
	Conclusion					

Conclusion

This is a grassed area of Amenity Greenspace. It forms one of many such areas, indeed the estate is designated an Area of High Historic Townscape Value 'Eve Lane Greens' due to the distinctive greens which are characteristic of this 1950's estate. The loss of the green(s) would have harmful impact on character of the Area of High Historic Townscape Value.

Whilst the Community Forum Area in which the site is set has a surplus of public open space it is very useable for pastimes such as dog walking, and also for supervised children's play as the surveillance from adjacent houses is very good.

The site is not suitable for residential or industrial development.

Site Known as	Wellesbourne D	Prive Open Space				
Site Address	Wellesbourne Drive,	Wellesbourne Drive, Coseley, WV14 9TH				
Ward	Upper Gornal and Woodsettton	Green Space Ref	721			
Site Area (ha)	0.55					
Site Reference	SA-0210-DUD					
	Backo	ground/Context				
Current uses	located on either side of					
Surrounding land uses	Shop and Sliver Jubilee	e Park to the north, resider	itial to other bound	iaries		
	C	onstraints				
	(where affecting part	Name / Details	Amount cov	ered (ha's)		
of submitted site) SSSI/SAC/SINC		NI/A				
Ancient Woodland / Ve	stavan Trans	N/A N/A				
	eteran Trees	N/A N/A				
Local Nature Reserve		N/A				
Flood Risk Zone 3	don	N/A				
Registered Park & Gar		N/A				
Operational Burial Gro	cheduled Ancient Monument					
	una	N/A N/A				
Common Land Existing Policy	Minoral Cofoguarding	•				
Designations	Mineral Safeguarding Area Adjacent to a Conservation Area – eastern boundary 'Oak Street Woodsetton Coseley Conservation Area' Silver Jubilee Community Park directly to the north			oodsetton		
Green Belt and Lan	dscape Sensitivity A					
Criteria	Assessment Ratir					
Green Belt Harm Landscape		Not in the Green Be	elt			
Sensitivity						
		ental, economic and so	ciai criteria	- ·		
Criteria	Assessment			Rating		
		vironmental				
Greenfield / Previously Developed Land	Greenfield Amenity Gre	eenspace				
Topography	Site is fairly flat/gentle	slone				
Agricultural Land Quality DEFRA info	Site is fairly flat/gentle slope. Not agricultural land					
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or	No TPOs However, landscaping (including trees dating back to the development of the site in the early 1990s is now maturing. Hedge along boundary with Oak Street. Forms part of wider network of open land/green corridor					
Geodiversity on site or significantly affecting boundaries						

I I a c'hanna A ann hanna	A 11 - 1 O - 1 - O 1 1 - O						
Heritage Assets on	Adjoins Oak Street Cons	servation Area					
site or significantly							
affecting boundaries							
Visual Amenity and		lings. Views from Chad Re					
Character of the	well maintained and attr	well maintained and attractive and forms a welcoming entrance					
Area	feature to the estate						
Flood risk, drainage	Not within a Flood Zone						
and ground water							
Server Server in server	No risk of surface water	flooding within site.					
Ground		ing and industrial history a	nnarent from				
Contamination		ry implies previous use as					
Contamination	foundry waste.	ry implies previous use as	s up including				
Ground stability		Area, including two mine	shofts within sits				
Ground Stability							
		ping shows mining and qua					
		previous use as tip, include	aing tounary				
	waste.						
Air Quality impact of	Nothing apparent						
adjoining uses							
Noise impact of	Nothing apparent						
adjoining uses							
Mineral Extraction		mineral resource constra					
and Mineral	the draft Black Country	Plan Policy MIN2 (Mineral	s Safeguarding)				
Resource Areas	(using 250m site assess		2 3,				
Mineral Infrastructure	No mineral infrastructure						
and Brickworks	The filliford little delicate of folialities						
Waste Infrastructure	No waste infrastructure constraints regarding existing waste						
Waste illiadiractare	infrastructure based on the Draft Black Country Plan Policy W2						
	(Waste Sites)						
Other Environmental							
Other Environmental							
	capacity will be low.	conomic					
A statement of the			Lancaca de Call III de				
Availability of utilities –	No limitations known	/negligible impact on deve	elopment viability				
electricity, gas, water,							
sewage treatment							
Infrastructure	None known						
constraints on / under							
site							
Highways access and	Access onto Wellesb	ourne Drive. Access from	Oak Street not				
transportation	suitable as only singl	e track. Any widening wou	uld require large				
	section of hedge to b	e removed and would har	m the character				
	of adjoining Conserv						
		ng Chad Road. Short wall	k to Birmingham				
		s to Birmingham and Meri					
Impact on the wider	Negligible impact in i		•				
road network	11-3-3-20						
Other Economic	None known						
Carior Economic	I NOTIC KNOWN	Social					
Access times because It is	y or public transport	Juliai					
Access time by walking		OD/1110	VACIALITY 40 TO 1	in II a code			
(except Primary school		GP/Health	Within 10 mins f				
residential services in a	accordance with BCP	Centre/Walk in Centre	viable miti	igation			
Policy HOU2.							
	Within 10 mins	Strategic	Within 20 mins f	following any			
Primary School	following any viable	Centre/Employment	viable mit				
	mitigation	Area	Viable IIIII	igation			
	Within 25 mins						
Secondary School	following any viable	Centre/Foodstore	Within 10 mins f	ollowing any			
Secondary School		Centre/F00dStore	viable miti	igation			
	mitigation						
-							

Any character	Trees and Hedgerow					
constraints on	Shape of site, particularly the northern section					
density	Location of existing dwellings may affect layout					
Connections to local	Shared surface cycle way to Birmingham New Road. Can be					
cycle route networks	accesses through Silver Jubilee Park.					
Public Open Space	Amenity Greenspace known as Wellesbourne Drive Open Space.					
	Within Gornal, Upper Gornal and Woodsetton Community Forum Area 2 that has above the quantity standards of public open space and below quantity standard for playable space (Open Space Review 2019).					
	Whilst outwardly the area appears to be well served by Amenity greenspace, with eight within 400m they are described as "highway verge" and as such are not useable Amenity Greenspace. These areas have not been audited. The only other AG within 400m is Vicarage Road Memorial Gardens. However, this is segregated by the Birmingham New Road and suffers from considerable traffic noise.					
	The site immediately adjoins Silver Jubilee Park which is a Community Park.					
Loss of Playing Field / Sports Pitches	Shared surface cycle way to Birmingham new Road. Can be accesses through Silver Jubilee Park.					
Other Social	Loss of views from dwellings. Views from Chad Road. Space is well maintained and attractive					
	Opportunities					
Opportunities	No opportunities identified					
	Sustainability Appraisal					
Sustainability Appraisal Conclusion	The site has some negative impact for SA objective 7 and positive impacts for SA objectives 9 and 10.					
	Conclusion					

These are two areas of attractive Amenity Greenspace on either side of Wellesbourne Drive that provide a good visual entrance to the estate.

They adjoin a park and form part of a wedge of open land at this point.

Whilst the Community Forum in which the site is located has a surplus of open space all bar one of the nearby areas of Amenity Greenspace are highway verges which offer limited leisure opportunities. However, the site is close to Silver Jubilee Community Park which has a high level of facilities.

Development at the northern end has the potential to adversely affect the setting of the adjacent Conservation Area.

However, the site is not considered to be suitable for development for housing given the constraints in terms of shape, juxtaposition with adjacent dwellings and loss of trees/hedgerow. In terms of amenity, the introduction of industrial development would not be appropriate in this locality.

Not suitable for residential or industrial purposes.

Wollaston and Stourbridge Town

Site Known as	Bowling Green F	Road					
Site Address	Land off Bowling Gree	Land off Bowling Green Road, Stourbridge					
Ward	Wollaston & Stourbridge Town	Call for Site Ref 1999					
Site Area (ha)	0.62						
Site Reference	SA-0044-DUD						
	Backg	round/Context					
Current uses	space	ol playing field). Area of Nati					
Surrounding land uses	Open land to west (being north east and south.	g development for residentia	l), existing resid	dential to			
	С	onstraints					
Gateway Constraint of submitted site)	s (where affecting part	Name / Details	Amount co	overed (ha's)			
SSSI/SAC/SINC		N/A					
Ancient Woodland / V	/eteran Trees	N/A					
Local Nature Reserve							
Flood Risk Zone 3							
Registered Park & Ga	arden	N/A N/A					
Scheduled Ancient M		N/A					
Operational Burial Ground		N/A					
Common Land		N/A					
Existing Policy	Stourbridge Area Actio	n Plan Policy – Allocated Pu	blic Open Spac	ce			
Designations	Mineral Safeguarding	ownscape Value – 'Stourbric					
Green Belt and La	ndscape Sensitivity A	ssessment					
Criteria	Assessment	Rating					
Green Belt Harm		Not in the Green Belt					
Landscape Sensitivity							
		ental, economic and soc	ial criteria				
Criteria	Assessment			Rating			
		vironmental					
Greenfield /	Greenfield						
Previously							
Developed Land	<u> </u>						
Topography	Relatively flat						
Agricultural Land	Not agricultural						
Quality using							
Magicmap							
Landscape post-							
1988 map	Table to a local field	the a fourth an account of the Control					
Tree Preservation		vith a further concentration in	South				
Orders / Mature	eastern corner.	In TDO					
Trees of Value on	Site is subject of a grou	ap 120.					

site or significantly affecting boundaries	Gro	up TPO and individ	lual trees to Lion Passage/	Uhart Straat		
anecting boundaries		pject to TPOs.	idal trees to Lion Passage/F	dibert Street		
Biodiversity or			thin site. Mitigation associa	ated with		
Geodiversity on site		adjacent residential development.				
or significantly	,					
affecting boundaries						
Heritage Assets on	Loc	ated within an Area	of High Historic Townscap	e Value		
site or significantly			ourbridge Old Quarter'			
affecting boundaries			_			
Visual Amenity and	Los	s of views from loca	al residents onto existing op	en land. Trees		
Character of the	with	nin site can be seen	over a wide area.			
Area						
Flood risk, drainage	The	e site is not within a	Flood Zone.			
and ground water	l					
			of surface water flooding w	ithin the site's		
		indaries				
Ground	No	issues identified				
Contamination Ground stability	۸ ۴۰	ormor building on th	a cita io known to have	ontained a		
Ground Stability			e site is known to have co al Authority Risk Area	mamed a		
Air Quality impact of		ar. Not within a Coa	al Authority Risk Area			
adjoining uses	INOI	ie identilied				
Noise impact of	Nο	significant issues id	lentified			
adjoining uses	110	No significant issues identified				
Mineral Extraction	No	No mineral extraction or mineral resource constraints based on				
and Mineral		the draft Black Country Plan Policy MIN2 (Minerals				
Resource Areas		Safeguarding) (using 250m site assessment agreed buffer)				
Mineral Infrastructure		No mineral infrastructure constraints				
and Brickworks						
Waste Infrastructure	No	waste infrastructure	constraints regarding exist	ing waste		
			the Draft Black Country Pl	an Policy W2		
	-	aste Sites)				
Other Environmental	Nor	ne known				
			Economic			
Availability of utilities		No limitations / ne	gligible impact on developn	nent viability		
electricity, gas, water	ı					
sewage treatment		.				
Infrastructure constra	ints	None				
on / under site						
Highways access and	1		mited due to narrow width o			
transportation		Passage and need to acquire third party land.				
		Potential alternative access through adjoining housing site.				
		However, capacity of that site would be reduced				
		significantly due to the need to provide 7.3m wide access				
Important the state of the	I		ttended length of the cul-de	-sac.		
Impact on the wider re	bad	None envisaged				
network Other Economic None						
Other Economic		110116	Coolal			
Aggaga times by well-in		ublic trops = = = t	Social			
Access time by walking (except Primary scho			GP/Health Centre/Walk	Within 15 mir	ne following	
residential services in			in Centre	any viable		
Policy HOU2.	4000	Garloc With DOI	iii Oonu e	arry viable	migation	
. 5.10, 11002.	1	Within 10 mins	Strategic	11000		
Primary School		owing any viable	Centre/Employment	Within 20 mir		
,		mitigation	Area	any viable	mitigation	

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following any viable mitigation			
Any character	Open land with protected	d mammals present				
constraints on	·	•				
density						
Connections to	Whilst no direct link, alth	ough immediate residential	streets could			
local cycle route networks	be made be suitable for	cycling to town centre or ra	ilway station.			
Public Open Space	Site is allocated as open	space within Stourbridge A	∖AP.			
Loss of Playing Field / Sports Pitches Other Social	It is an area of Natural and Semi Natural Greenspace known as Greenfields Road Primary School Playing Field. It is not publicly accessible and was not audited as part of the Open Space Review. The site is located within Community Forum 7, as identified by the Open Space Review (2019), where there is a below quantity standard provision of public open space. Previously used as school playing field. Consultation with Sport England required to ascertain their position.					
Other Social	None known	portunities				
Opportunities		th adjoining existing allocate	ad a cita. Howev	or the need		
Opportunities		ess through the adjoining sit				
	capacity. Also, it is unclear how the necessary space to mitigate against badgers is unclear.					
		ability Appraisal				
Sustainability	The site has a negative	e impact of SA objective 7 a	and positive			
Appraisal Conclusion	impacts for SA objective	es 9 and 10.				
Conclusion						

The site was not audited as part of the Open Space Review (2019) however the Review noted that Community Forum 7, in which the site is located, has a below average quantity provision of open space.

There is a group TPO covering all of the trees on the site. The site is being used for mitigation purposes with respect to the relocation of protected species from the adjacent site which is currently being developed for residential purposes.

Vehicular access via Lion Passage is restricted in width and may require third party land.

The site should be retained for open space purposes. Not suitable for development for residential or industrial purposes.

0:4-1/	Franklia Otrast				
Site Known as	Enville Street				
Site Address	Enville Street, Stourbridge				
Ward	Wollaston & Call for Site Ref 236		236		
Site Area (ha)	0.45				
Site Reference	SA-0051-DUD				
	Backg	round/Context			
Current uses	Open space/playing fie with Beauty Bank Prim Space).	ary School now signpo	osted out	side as Scot	ts Road Play
Surrounding land uses	Stourbridge children & residential developmer the north. Land to the Borough Development	nt to the east (former c south is an allocated h	ommunit	y centre). Re	sidential to
		onstraints			
Gateway Constraints of submitted site)	(where affecting part	Name / Details		Amount co	overed (ha's)
SSSI/SAC/SINC		N/A			
Ancient Woodland / Ve	eteran Trees	N/A			
Local Nature Reserve		N/A			
Flood Risk Zone 3		N/A			
Registered Park & Gar	den	N/A			
Scheduled Ancient Mo	nument	N/A			
Operational Burial Gro	und	N/A			
Common Land		N/A			
Existing Policy	Within Stourbridge Are	a Action Plan Bounda	ry – no s	pecific policy	relating to
Designations	the site		•		J
	Mineral Safeguarding A	Area			
Green Belt and Lan	dscape Sensitivity A	ssessment			
Criteria	Assessment	Rating			
Green Belt Harm	71000001110111	110.11119			
Orden Beit Hann					
Landscape		Not in the Gree	n Belt		
Sensitivity					
_	nt against environme	ental, economic and	d social	criteria	
Criteria	Assessment	,			Rating
J. 110110		vironmental			
Greenfield/Previously	Greenfield	Jimontai			
Developed Land	Croomoid				
Topography	Site relatively level				
Agricultural Land	Not agricultural land				
Quality using	inot agricultural failu				
Magicmap					
Landscape post-					
1988 map					
Tree Preservation	Trees within and aroun	d perimeter of site – n	ot protec	ted	
Orders / Mature	(Council owned) but so				
Trees of Value on	required	·		Ž	
site or significantly					
affecting boundaries					

Biodiversity or		s trees therefore potential for	or bats.		
Geodiversity on site or significantly	Ecological survey required				
affecting boundaries					
Heritage Assets on	None				
site or significantly affecting boundaries					
Visual Amenity and	Loss of greenfield site/ope	en aspect			
Character of the		•			
Area	The site is not within a Flo	ad Zana			
Flood risk, drainage and ground water	The site is not within a Fig	ou zone.			
g		surface water flooding withir	n the site's		
01	boundaries				
Ground Contamination	None known				
Ground stability	Not within a Coal Authority	/ Risk Area			
Air Quality impact of	Not within an air quality ho				
adjoining uses Noise impact of	Stourbridge Family Centre	e directly to the west			
adjoining uses	,	•			
Mineral Extraction		nineral resource constraints	based on		
and Mineral Resource Areas	the draft Black Country Pla		uffer)		
Mineral Infrastructure	Safeguarding) (using 250m site assessment agreed buffer) No mineral infrastructure constraints				
and Brickworks					
Waste Infrastructure		nstraints regarding existing			
	infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites)				
Other Environmental	None known				
		nomic			
Availability of utilities – electricity, gas,	No limitations / negligible i	mpact on development viab	ility		
water, sewage					
treatment					
Infrastructure	None known				
constraints on / under site					
Highways access	Potential for new access for	rom Scotts Road			
and transportation					
Impact on the wider road network	None envisaged as the sit	e is not large			
Other Economic	None				
A		ocial			
Access time by walking (except Primary schoo		GP/Health Centre/Walk	Within 15 n	nins following	
residential services in a		in Centre		e mitigation	
Policy HOU2.	,				
Drimon, School	Within 15 mins following	Strategic	Within 20 n	nins following	
Primary School	any viable mitigation Centre/Employment Area Area				
	1100		1100		
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore		nins following e mitigation	
	any viable militgation		arry viable	5 miligation	
Any character	Sports pitch although the	goal posts have been remov	/ed		
constraints on					
density					

Connections to local	None	
cycle route networks		
Public Open Space	The site not assessed within the Open Space Review (2019). However, it is located within Community Forum 7, as identified by the Open Space Review, where there is a below quantity standard provision for both playable space and public open space.	
	Additionally, other areas of open space identified locally are amenity areas associated with flats/apartments and would not be considered comparable to this useable area of open space. This area should therefore be retained as there would be a deficiency if removed.	
Loss of Playing Field / Sports Pitches	The site has one football pitch with goals. Junior pitch associated with Beauty Bank Primary School the building is now converted to an alternative use. Loss of sports pitch if developed	
Other Social	None known	
	Opportunities	
Opportunities	No opportunities identified	
	Sustainability Appraisal	
Sustainability	The site has some negative impact for SA objective 7 and	
Appraisal Conclusion	positive impacts for SA objectives 9 and 10.	
	Conclusion	

Conclusion

This site was formerly the playing field associated with the adjacent school. The school building has now been converted to a Family Centre. It is an attractive area of grassland bounded by trees and there are also trees within the site. Although the football pitch is not marked out, the goal posts remain. A signpost outside the site refers to it as Scott's Road Play Space.

There is a deficiency of public open space/playable space within the Community Forum area in which this site is located. The development of the site would also lead to the loss of a sports pitch.

The site should be retained as open space to prevent a deficiency in the local area.

Not suitable for residential or industrial purposes.

Site Known as	Rear of Meadowpark Road			
Site Address	Land rear of Mead	owpark Road, Wollaston		
Ward	Wollaston & Stourbridge Town	Call for Site Ref 245		
Site Area (ha)	0.54			
Site Reference	SA-0148-DUD			
	Bad	kground/Context		
Current uses Surrounding land uses	Woodland. Stourbridge Canal to open field to the west	the north, River Stour to the ea	st, housing	to the south and
		Constraints		
of submitted site)	s (where affecting par			Amount covered (ha's)
SSSI/SAC/SINC		N/A		
Ancient Woodland / V		Unknown N/A		
Registered Park & Ga Scheduled Ancient M Operational Burial Gr Common Land Existing Policy Designations	arden onument ound Green Belt SLINC 'Stour Valley' Mineral Safeguardin Area of High Historic	The eastern section where the River Stour is within Flozone 3. The majority of the located within the 20m Mai Riverbank Top Planning Zo (consultation with EA requi The whole site is within a C Rivers Trust Planning Buffe N/A N/A N/A N/A	ood Risk site is n one red) Canals and er Zone	0.2
	The whole site forms	s part of a larger area of Natura		Natural
Green Belt and La	ndscape Sensitivity	ast and west known as Meado Assessment	vv Fair	
Criteria	Assessment	Rating		
Green Belt Harm (B55As1)	Moderate	The sub-parcel makes a st preventing encroachment of moderate contribution to prevention moderate contribution west no clear distinction betwee fields in South Staffordshire to which the urban edge to beyond the parcel means the area would not have a sign of the wider Green Belt. The outbuildings within the Green corner of the sub-parcel do urbanising influence, but, a	on the count eventing sp wards from in this area a e District. Ho the south e hat an exter ificant impa e existing he en Belt in the not constitu	ryside, and a rawl of the West Stourbridge, with and the adjacent owever. the extent extends westward asion of the urban ct on the strength ouses and e south western ute a significant

	the urban edge, would mark a clear altern Belt boundary	ative Green		
Landscape Sensitivity (SL7s1)	High The landscape is considered to have high residential development, based on the corprominent and varied landform, strong set sense of scenic rural character and valued features.	mbination of tlement edge,		
Detailed assessme	nt against environmental, economic and social criteria			
Criteria	Assessment	Rating		
	Environmental			
Greenfield / Previously Developed Land	Greenfield			
Topography	Relatively flat			
Agricultural Land Quality using Magicmap Landscape post- 1988 map	Not agricultural land			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Woodland but no TPO. (Council owned) Tree survey required.			
Biodiversity or Geodiversity on site or significantly affecting boundaries	The whole area is a SLINC 'Stour Valley'			
Heritage Assets on site or significantly affecting boundaries	The northern boundary of the site abuts the "Stourbridge Sixteen Locks, Wordsley" Conservation Area			
	The site is entirely within the "River Stour Corridor West" (HLV15) Area of High Historic Landscape Value.			
Visual Amenity and Character of the Area	The loss of the woodland would have a considerable visual impact.			
Flood risk, drainage and ground water	East of the site is situated within Flood Zone 2 and 3a			
and ground water	Large proportion of the site is at risk of surface water flooding, with this risk being high (1/30) and medium (1/100) around the existing canal and aqueduct.			
Ground Contamination	None known			
Ground stability	Not within Coal Authority Risk Area.			
Air Quality impact of	None envisaged			
adjoining uses Noise impact of adjoining uses	None			
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer)			
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints			
Waste Infrastructure	No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites)			
Other Environmental	None			

Economic					
Availability of utilities –		ole impact on developmen	t viability		
electricity, gas, water,	The infinitations / Heginglote impact on development viability				
sewage treatment					
Infrastructure	No identifiable issues				
constraints on / under	140 Idonamable locace				
site					
Highways access and	None at the moment he	owever there is a cul-de-s	ac off		
transportation	Meadowpark Road tha				
Impact on the wider	None envisaged				
road network					
Other Economic	None				
		Social			
Access time by walking	or public transport				
(except Primary school	s: walking only) to key	GP/Health	Over 15 mins	following any	
residential services in a	ccordance with BCP	Centre/Walk in Centre	viable m	nitigation	
Policy HOU2.					
	Within 10 mins	Strategic	Within 20 mins	s following any	
Primary School	following any viable	Centre/Employment		nitigation	
	mitigation	Area	VIABIO II	ntigation	
	Within 20 mins		045	C. H	
Secondary School	following any viable	Centre/Foodstore		following any	
	mitigation		viable ii	nitigation	
Any character	Woodland.				
constraints on		rithin the flood plain of Rive	er Stour		
density	Narrow site	, , , , , , , , , , , , , , , , , , ,			
Connections to local	None at the moment but	the site has informal links	to the nearby		
cycle route networks	canal towpath.		,		
Public Open Space	Forms part of a corridor	of Natural and Semi Natur	ral		
	Greenspace known as "	Meadow Park Open Spac	e" that has		
		e Open Space Audit ident			
		· Value'. Higher quality sit			
		is section ids developed the	ne open space		
	would become fragment	ed			
Loss of Playing Field	Not a playing field				
/ Sports Pitches					
Other Social	None known				
On no attentities		portunities			
Opportunities	Opportunities No opportunities identified. Sustainability Appraisal				
Suctainability	Hard constraint - not ass				
Sustainability Appraisal Conclusion	maiu constraint - not ass	DESSEU			
Applaisal Coliciusion		analucian			

Conclusion

This is a narrow wedge of elongated land that is located between residential properties and the River Stour (eastern section)/Stourbridge Canal (western section). It is heavily wooded and is well used by pedestrians. It forms an integral part of a linear corridor of natural/semi natural greenspace running adjacent to the river/canal whose junction is located in the northern part of the site. The Open Space Review (2019) audited the site as being of 'Higher Quality, Lower Value' If this section were to be developed the area of open space would become fragmented on either side. Given the location of the site adjacent to the river and canal corridors this site should be retained and has great potential to be enhanced for informal recreation.

The Green Belt and Landscape Sensitivity Assessment rates harm to the green Belt as 'Moderate' It states that the sub-parcel makes a strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing sprawl of the West Midlands conurbation westwards from

Stourbridge. The site is a SLINC and the whole area is located within an Area of High Historic Landscape Value. It is therefore sensitive in terms of both landscape and nature conservation Landscape sensitivity is considered to have 'High' sensitivity to residential development, based on the combination of prominent and varied landform, strong settlement edge, sense of scenic rural character and valued natural features.

Not suitable for residential or industrial purposes.

Wordsley

Site Known as	Watery Lane	Δ				
Site Address			atery Lane, Wordsley, Stour	bridge, DY8 5SH		
	•	, VVC				
Ward	Wordsley		Call for Site Ref	169		
Site Area (ha)	0.04					
Site Reference	SA-0024-DUD-E	3				
		Back	ground/Context			
Current uses	Residential gard	en lan	d			
Surrounding land			ent to the south, residential to	the north, a steeply sloping		
uses	bank separates	the site	e from open land to the west a t. Wordsley Brook lies to the ea	nd there is an area of		
		C	Constraints			
Gateway Constraint of submitted site)	s (where affecting	part	Name / Details	Amount covered (ha's)		
SSSI/SAC/SINC			N/A			
Ancient Woodland / V	eteran Trees		N/A			
Local Nature Reserve			N/A			
Flood Risk Zone 3	-		Site almost entirely within	0.031		
THOOG THON ZONG C			Zones 2 & 3 (just a small	0.001		
			section of the northern			
			boundary is outside)			
Registered Park & Ga	arden		N/A			
Scheduled Ancient M			N/A			
Operational Burial Gr			N/A			
Common Land	Odilo		N/A	+		
Existing Policy	All Green Belt		1 W/ /**\			
Designations	Majority Flood Z	one ?	<i>ጲ</i> ፯			
Dosignations	Mineral Safegua					
			y to the rear boundary			
Green Belt and La						
Criteria	Assessment	Rati		and the Control of		
Green Belt Harm	Low		sub-parcel makes a moderate			
(B53As1)			wl of the large built-up area an			
			pachment on the countryside.			
			distinct from the surrounding u			
			theless isolated by it from the			
			ens off Blandford Drive and the			
			mmodation blocks would, as in			
			ular green belt boundaries. Th			
		extent its playing fields, have a stronger association with the				
		urban area and a clear green belt boundary could be formed,				
		but development constraints would limit the impact of any release of land in this area. Release of the valley as a whole				
		would simplify the Green Belt boundary, and development constraints would limit the physical impact of any such release.				
Landscape	Moderate to		area is characterised by exten			
Sensitivity	High		h extends into the Buckpool ar			
(BL14s1)	Tilgii	WITIUI Daet	and has a strongly natural cha	aracter which provides a		
(DL1731)						
		treed backdrop to the surrounding settlement. The landscape				

Datailed assessmen	is considered to have a moderate-high sensitivity to residential development. Detailed assessment against environmental, economic and social criteria					
Criteria	Assessment	Rating				
Cilleria	Environmental	Rating				
Greenfield/Previously	Vacant land, green belt, Garden Land					
Developed Land	Vacant land, green belt, Garden Land					
Topography	Steeply sloping bank at the rear of the site separates the site					
Topograpmy	from open land to the west. The site is otherwise relatively level					
Agricultural Land	Not agricultural land					
Quality using	3					
Magicmap						
Landscape post-						
1988 map						
Tree Preservation	Steep bank to the rear of the site is heavily populated with trees.					
Orders / Mature	Tree survey required.					
Trees of Value on						
site or significantly						
affecting boundaries Biodiversity or	SINC in close proximity to the rear of the site. Ecological survey					
Geodiversity on site	required.					
or significantly	Toquilou.					
affecting boundaries						
Heritage Assets on	None					
site or significantly						
affecting boundaries						
Visual Amenity and	Loss of side garden land. Loss of vegetation.					
Character of the						
Area						
Flood risk, drainage	Almost all of the site sits within Flood Zone 2 and 3a.					
and ground water	There is a low risk (1/1000) of surface water flooding almost					
	entirely throughout the site, this risk is higher in the eastern half					
	of the site, with there being a medium risk (1/100)					
Ground	None known					
Contamination						
Ground stability	Coal Authority Low Risk Area					
Air Quality impact of	Not within an air quality hotspot					
adjoining uses						
Noise impact of	None					
adjoining uses	New York to the first to the fi					
Mineral Extraction	No mineral extraction or mineral resource constraints based on					
and Mineral Resource Areas	the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer)					
Mineral Infrastructure	No mineral infrastructure constraints					
and Brickworks	Tro Timioral Illinadiadolaro dolibitalillo					
Waste Infrastructure	No waste infrastructure constraints regarding existing waste					
	infrastructure based on the Draft Black Country Plan Policy W2					
	(Waste Sites)					
Other Environmental	None known					
	Economic					
Availability of utilities –	No limitations / negligible impact on development viability					
electricity, gas, water,						
sewage treatment Infrastructure	No known constraints					
constraints on / under	INO KIIOWII COHSHAIIIIS					
site						
	l					

Highways access and		Watery Lane is narrow. However, it is not a through road but				
transportation		may need widening.				
Impact on the wider		None				
road network						
Other Economic		None known				
		Soci	ial			
	ing o	public transport (except only) to key residential the BCP Policy HOU2.	GP/Health Centre/Walk in Centre) mins following ble mitigation	
Primary School	Wi	thin 15 mins following any Strategic Contro/Employment Within 2) mins following ble mitigation	
Secondary School	Wi	C Antro/Foodstore) mins following ble mitigation	
Any character constraints on density		rees along front boundary. Topography – site rises steeply towards the rear – ooded banks.				
Connections to local cycle route networks	No	one				
Public Open Space	No	one				
Loss of Playing Field / Sports Pitches	No	one				
Other Social	No	one known				
		Opportu	ınities			
Opportunities	No	o opportunities identified				
	Sustainability Appraisal					
Sustainability		ard constraint - not assessed				
Appraisal Conclusion						
		0				

Conclusion

This site is an area of side garden land within the Green Belt. With the exception of a very small section of the rear boundary, the site is within Flood Zone 3 which is a Gateway Constraint.

The Green Belt and Landscape Sensitivity Assessment considers harm to the Green Belt from release from the Green Belt as 'Low' The sub-parcel makes a moderate contribution to preventing sprawl of the large built-up area and to preventing encroachment on the countryside. In terms of landscape sensitivity, the larger parcel in which the site is situated, is characterised by extensive deciduous woodland which extends into the Buckpool and Fens Pool LNR to the east and has a strongly natural character which provides a treed backdrop to the surrounding settlement. The landscape is considered to have a Moderate-High' sensitivity to residential development.

The site forms part of a wider area of Green Belt designated beyond the main boundary of the built-up area to the south. It is not considered that the exclusion of the northern extent of Watery Lane would be appropriate as it functions well and in accordance with Green Belt policy. To remove this small site from the Green Belt in isolation would be inappropriate.

A planning application was refused on 30th June 2021 for the 'Erection of 1 No. dwelling' on the land. The reasons for refusal were:

1. The proposed development would constitute inappropriate development within the Green Belt and would also harm the openness of the Green Belt and conflict with its fundamental purpose. The case submitted is not sufficient to constitute very special circumstances that clearly outweigh the harm from the proposal. Therefore, the development is contrary to the National Planning Policy Framework (2019) and Policy S23 (Green Belt) of the Dudley Borough Development Strategy (2017).

- 2. The proposed dwelling by virtue of its density, scale and excessive height would result in an incongruous, unsympathetic and overly dominant addition to the streetscene and would be detrimental to the visual amenity of the surrounding area and the setting of the designated Area of High Historic Landscape. The proposal is therefore contrary to policies ENV2 of the Black Country Core Strategy; Polices S6 (Urban Design); L1 (Housing Development, Extensions and Alteration to Existing Dwellings) and S13 (Areas of High Historic Landscape Value) of the Dudley Borough Development Strategy (2017) and guidance contained within the National Planning Policy Framework (2019).
- 3. The proposal fails to provide sufficient detail to assess the impact of the development on the ecological habitats that's surrounds the site and the possible flood risks of developing in this location. As such, the proposed development would fail to demonstrate that appropriate measures are in place to meet with The National Planning Policy Framework (2019). policies ENV1 and ENV5 of the Black Country Core Strategy (2011) and Policies S4, and S21 of the Dudley Borough Development Strategy (2017).

The Decision Notice for planning application reference P21/0706

Not suitable for residential or industrial purposes.

Site Known as		Watery Lan	е В		
Site Address		Watery Lane, V	Vordsle	ey, Stourbridge, DY8 5SH	
Ward		Wordsley		Call for Site Ref	169
Site Area (ha)		0.06			
Site Reference		SA-0024-DUD-	В		
			Backg	round/Context	
Current uses	Plant de ap P(P(su	Vacant land with evidence of building works (within the Green Belt). Outline Planning permission was previously allowed on appeal for the erection of a detached house (ref: P05/0066). A reserved matters application was subsequently approved under planning reference P07/0631. Conditions were discharged under P07/0631/C1 and then a minor amendment was granted under reference P07/0631/A1 on 26 th March 2010. Footings are evident from aerial views (visible from 2009 layer onwards) and the garage which formed part of the approval is substantially complete to the rear of the site. S.215 Notice (untidy site) served on 3rd Sept 2019.			
Surrounding land uses	Ga th	arage site to the south, residential to the north, a steeply sloping bank separates be site from open land to the west and there is an area of vacant land to the east. Fordsley Brook lies to the south and east.			
		,		onstraints	
Gateway Constra		s (where affectin	g part	Name / Details	Amount covered (ha's)
of submitted site				Buckpool and the Leys	0.005
Ancient Woodland	/ \/	eteran Trees		N/A	0.000
Local Nature Rese				N/A	
Flood Risk Zone 3				Site almost entirely within Zones 2 & 3	0.044
Registered Park &	Ga	arden		N/A	
Scheduled Ancien	t M	onument		N/A	
Operational Burial	Gr	ound		N/A	
Common Land				N/A	
Existing Policy Designations	Al Ma Mi Ar		2 & 3 ng Area c Lands	cape Value – majority of the si	te
Green Belt and					
Criteria		ssessment	Rating		
Green Belt Harm (B53As1)	Lo	The sub-parcel makes a moderate contribution to preventing sprawl of the large built-up area and to preventing encroachment on the countryside. Its wooded valley sides are very distinct from the surrounding urban area, but, are nonetheless isolated by it from the wider countryside. The two gardens off Blandford Drive and the former hospital accommodation blocks would, as individual releases result in irregular green belt boundaries. The school, and to a lesser extent its playing fields, have a stronger association with the urban area and a clear green belt boundary could be formed, but development constraints would limit the impact of any release of land in this area. Release of the valley as a whole			

		1	
		d simplify the Green Belt boundary, and develor traints would limit the physical impact of any so	
Landscape Sensitivity (BL14s1)	Moderate to High Whice east treed is co	area is characterised by extensive deciduous of extends into the Buckpool and Fens Pool LN and has a strongly natural character which produced backdrop to the surrounding settlement. The nsidered to have a moderate-high sensitivity to elopment.	voodland R to the vides a landscape
Detailed assess		nental, economic and social criteria	
Criteria	Assessment		Rating
	E	nvironmental	
Greenfield/Previ ously Developed Land	Vacant land, green belt, C		
Topography	the site is otherwise relati	arates the site from open land to the west but vely level	
Agricultural Land Quality using Magicmap Landscape post- 1988 map	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries		the site is heavily populated with trees. There nainder of the site boundaries	
Biodiversity or Geodiversity on site or significantly affecting boundaries	, ,	SINC at rear 'Buckpool and The Leys'	
Heritage Assets on site or significantly affecting boundaries	The majority of the site is Value	within an Area of High Historic Landscape	
Visual Amenity and Character of the Area	None		
Flood risk, drainage and ground water	High risk (1/30) of surface the southern boundary. M majority of the remaining	within Flood Zone 2 and 3a. e water flooding along the eastern, and part of ledium (1/100) and low risk (1/1000) for the areas of the site, with the exception of the has no known risk of surface water flooding.	
Ground Contamination	None known	· y	
Ground stability	Coal Authority Low Risk A	Area	
Air Quality impact of adjoining uses	Not within an air quality h		
Noise impact of adjoining uses	None		

Mineral Extraction and Mineral Resource Areas	dra	No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer)				
Mineral Infrastructure	No mineral infrastructure constraints					
and Brickworks						
Waste Infrastructure	inf Sit	No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites)				
Other	No	one known				
Environmental						
		Econor				
Availability of utilities – electricity, gas, water, sewage treatment	No	No limitations / negligible impact on development viability				
Infrastructure constraints on /		known constraints although the ne in front of the site	re is a culvert underneat	h Watery		
under site Highways access and transportation	Wa	Watery Lane is narrow however, it is not a through road				
Impact on the wider road network	mpact on the vider road None					
Other Economic	Nc	one known				
Cuioi Economic		Socia	al			
Primary schools: v	valk	ng or public transport (except ing only) to key residential e with BCP Policy HOU2.	GP/Health Centre/Walk in Centre	Within 1 following a mitiga	any viable	
Primary School		Within 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 2 following a mitiga	any viable	
Secondary School	ol	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 1 following a mitiga	any viable	
Any character constraints on density	constraints on outbuilding at the rear has been constructed.					
Connections to local cycle route networks	No	one				
Public Open Space	None					
Loss of Playing	None					
Field / Sports Pitches						
Other Social None known						
Opportunities						
Opportunities No opportunities identified.						
2	Sustainability Appraisal					
Sustainability Appraisal Conclusion	Ha	ard constraint - not assessed				

Conclusion

This site is an area of side garden land within the Green Belt. With the exception of a very small section of the rear boundary, the site is within Flood Zone 3 which is a Gateway Constraint.

The Green Belt and Landscape Sensitivity Assessment considers harm to the Green Belt from release from the Green Belt as 'Low' The sub-parcel makes a moderate contribution to preventing sprawl of the large built-up area and to preventing encroachment on the countryside. In terms of landscape sensitivity, the larger parcel in which the site is situated, is characterised by extensive deciduous woodland which extends into the Buckpool and Fens Pool LNR to the east and has a strongly natural character which provides a treed backdrop to the surrounding settlement. The landscape is considered to have a Moderate-High' sensitivity to residential development.

The site forms part of a wider area of Green Belt designated beyond the main boundary of the built-up area to the south. It is not considered that the exclusion of the northern extent of Watery Lane would be appropriate as it functions well and in accordance with Green Belt policy. To remove this small site from the Green Belt in isolation would be inappropriate.

Not suitable for residential or industry purpose.

Site Known as	Blandford Drive				
Site Address	East of Blandford Drive, Wordsley				
Ward	Wordsley	Green Belt Parcel Ref		B53A	
Site Area (ha)	21.0				
Site Reference	SA-0038-DUD				
		Backg	ground/Context		
Current uses	Woodland ridge in the north of the site, the Wordsley School and associated playing fields in the east, the central section contains a stream and is accessible open space while the extreme western section contains Holy Trinity Church and its associated churchyard.			a stream and is accessible	
Surrounding land uses	Mostly residentia	al .			
		С	onstraints		
Gateway Constraint	s (where affectin		Name / Details	Amount covered (ha's)	
of submitted site) SSSI/SAC/SINC			Buckpool and The Leys	8.0	
Ancient Woodland / V	/eteran Trees		N/A	0.0	
Local Nature Reserve			N/A		
Flood Risk Zone 3			Area associated with the	0.7	
11000 11101 20110 0			stream	0	
Registered Park & Ga	arden		N/A		
Scheduled Ancient M			N/A		
Operational Burial Gr			N/A		
Common Land			N/A		
Existing Policy Designations			Green Belt Mineral Safeguarding Area Area of High Historic Landscape Value – eastern section (school not included) Area of Special Townscape Value – associated with Holy Trinity Church Conservation Area – section associated with Holy Trinity Church		
Green Belt and La	_				
Green Belt Harm (B53As1)	Low	The sub-parcel makes a moderate contribution to preventing sprawl of the large built-up area and to preventing encroachment on the countryside. Its wooded valley sides are very distinct from the surrounding urban area, but, are nonetheless isolated by it from the wider countryside. The two gardens off Blandford Drive and the former hospital accommodation blocks would, as individual releases result in irregular green belt boundaries. The school, and to a lesser extent its playing fields, have a stronger association with the urban area and a clear green belt boundary could be formed, but development constraints would limit the impact of any release of land in this area. Release of the valley as a whole would simplify the Green Belt boundary, and development constraints would limit the physical impact of any such release.			
Landscape Sensitivity	Moderate to High The area is characterised by extensive deciduous woodland which extends into the Buckpool and Fens Pool LNR to the				

(BL14s1)	east and has a strongly natural character which provides a treed backdrop to the surrounding settlement. The landscape is considered to have a moderate-high sensitivity to residential development.			
	The flat areas around Wordsley School do not share the characteristics of the area overall, and so are considered to have low sensitivity to residential development.			
Detailed assessm	ent against environmental, economic and social criteria			
Criteria		Rating		
Ontona	Environmental	ramig		
Greenfield/Previous ly Developed Land	Majority greenfield			
Topography	The area around Wordsley school is generally flat. The northern end of the site forms a wooded ridge.			
Agricultural Land Quality using Magicmap Landscape post- 1988 map	Classed as Urban			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Large number of Individual TPO trees within the church grounds. Part of a large All Inclusive Order within the central section			
Biodiversity or Geodiversity on site or significantly affecting boundaries	SINC 'Buckpool and The Leys' covers a significant part of the parcel			
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value – eastern section (school not included) Area of Special Townscape Value – associated with Holy Trinity Church Conservation Area – section associated with Holy Trinity Church Holy Trinity Church Grade II listed Cenotaph Memorial adjacent to Holy Trinity Church HER ref WM1025			
Visual Amenity and Character of the Area	An attractive area of undulating land rising to a ridgeline in the north. A stream runs through the site. Grade II Listed Church, Conservation Area and burial ground SINC			
Flood risk, drainage and ground water	Flood Zones 2 and 3 in central area of site associated with the stream			
Ground Contamination Ground stability	One coal mining shaft within the site. Potential for ground contamination Coal Authority Low Risk Area with one area of High Risk in the			
Air Quality impact of adjoining uses	school grounds of the school associated with a mine shaft None known			
Noise impact of adjoining uses	None known			
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer)			

Mineral Infrastructure and Brickworks	No mineral infrastructure constr					
Waste Infrastructure	No waste infrastructure constrainfrastructure based on the Draft (Waste Sites)					
Other Environmental	None known					
Environmental	Econor	mic				
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impac	No limitations / negligible impact on development viability				
Infrastructure constraints on / under site	Several footpaths cross the site Several culvers and watercours A telecommunications mast to t	e grills along the stream	course			
Highways access and transportation	Access could be made on to Bri	<u> </u>				
Impact on the wider road network	This is a large parcel. The junc Street may need improvement	tion of Brierley Hill Road	and High			
Other Economic	None known					
A aggregation a by walki	Socia	GP/Health	Within 1	IO mino		
Primary schools: wal	ng or public transport (except king only) to key residential ce with BCP Policy HOU2.	Centre/Walk in Centre	following a mitiga	any viable ation		
Primary School	Within 15 mins following any viable mitigation					
Secondary School	Within 20 mins following any viable mitigation Centre/Foodstore Within 15 mins following any viable mitigation					
Any character constraints on density	Stream through the site Ridgeline in northern extremity					
Connections to local cycle route networks	None					
Public Open Space Area of Natural and Semi Natural Greenspace 'Ridge Hill' covers a significant section of the parcel. Located in Community Forum 4 'Kingswinford North and Wall Heath, Kingswinford South, Wordsley where there is a below quantity standard of playable space (Open Space Review 2019)						
Loss of Playing Field / Sports Pitches	The Wordsley School playing fields are located within the eastern section of the parcel. Located in Community Forum 4 'Kingswinford North and Wall Heath, Kingswinford South, Wordsley where there is a below quantity standard of playable space (Open Space Review 2019)					
Other Social						
Opportunities None identified None identified						
Sustainability Appraisal						
Sustainability Appraisal Conclusion	Hard constraint - not assessed					

Conclusion

This is a Green Belt site that forms part of an important green corridor within the urban area. A significant part of the parcel has SINC status which is a Gateway Constraint.

The eastern section of the parcel contains Holy Trinity Church that is a Grade II listed building and is within a Conservation Area and an Area of Special Townscape Value.

Trees within the eastern section are protected by an All Inclusive Order and numerous trees associated with the grounds of Holy Trinity Church have individual TPO's.

The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt if this parcel were to be released as 'Low'. It notes that it makes a moderate contribution to preventing sprawl of the large built-up area and to preventing encroachment on the countryside. Its wooded valley sides are very distinct from the surrounding urban area, but, are nonetheless isolated by it from the wider countryside.

Landscape sensitivity is rated 'Moderate to High'. The area is characterised by extensive deciduous woodland which extends into the Buckpool and Fens Pool LNR to the east and has a strongly natural character which provides a treed backdrop to the surrounding settlement. The flat areas around Wordsley School however, do not share the characteristics of the area overall, and so are considered to have lower sensitivity.

Development would lead to the loss of valuable sports pitches associated with the school and a large area of Natural and Semi Natural Greenspace within a Community Forum Area where there is a below quantity standard for playable space and open space.

Not suitable for residential or industrial purposes.

Site Known as	Ashwood Park				
Site Address	Ashwood Park, Kinver Street, Wordsley				
Ward	Wordsley		Green Belt Parcel Ref	54A	
Site Area (ha)	8.8	8.8			
Site Reference	SA-0109-DUD				
		Backgr	ound/Context		
Current uses Surrounding land	a. Public Park - co children's play are b. Ashwood Park I football pitch c. Canoe club buil d. The River Stour Residential to the	A large site that comprises: a. Public Park - containing three football pitches (one adult and two junior and a children's play area, b. Ashwood Park Primary School and associated playing fields containing another football pitch c. Canoe club building, d. The River Stour with wooded banks along the southern boundary Residential to the north, east and west. The Stourbridge Canal forms the southern			
uses	and eastern bound	daries. T	o the south east there is oper		
	runs through the s		part of the site		
Gateway Constrain	nts (where affectin		Name / Details	Amount covered (ha's)	
of submitted site)		g part		7 anount oo vorou (na o)	
SSSI/SAC/SINC			N/A		
Ancient Woodland /			N/A		
Local Nature Reserv	re		N/A		
Flood Risk Zone 3	Flood Risk Zone 3		Southern part of the site – River Stour and northern section of site.	1.02	
Registered Park & G			N/A		
Scheduled Ancient N			N/A		
Operational Burial G	round		N/A		
Common Land			N/A		
Existing Policy Designations	Green Belt – Amblecote/Wordsley Mineral Safeguarding Area The River Stour and land either side plus the Stourbridge Canal all form part of the "Stourbridge Sixteen Locks, Wordsley" Conservation Area and are also identified as a SLINC "River Stour & Stourbridge Canal" The canal is a Local Archaeological Priority Area The land to the north and west of the school is classed as an Outdoor Sports Site that is publicly accessible and contains football pitches				
Green Belt and La					
Criteria			~		
Green Belt Harm (B54As1)	Low	The sub-parcel makes a moderation contribution to preventing encroachment on the countryside. It is bordered on all sides by urbanising influences, including Ashwood Park Primary School within the Green Belt, but the canal and associated tree cover create some linkage to the wider countryside. The release of this sub-parcel would result in a simplified, shortened green belt boundary, defined by a tree line alongside the school, providing a clearer distinction between the urban area and the countryside.			
Landscape Sensitivity	High	The landscape is considered to have high sensitivity to residential development, based on the combination of			

(SL3s1) prominent and varied landform, strong settlement edge, sense of scenic rural character and valued natural features.					
Detailed assessment against environmental, economic and social criteria					
Criteria	Assessment	Rating			
Environmental					
Greenfield /	The whole site is within the Green Belt. It forms a narrow wedge of				
Previously Developed Land	land within generally a residential area.				
Topography	Relatively flat				
Agricultural Land	Not agricultural				
Quality using					
Magicmap					
Landscape post-					
1988 map Tree Preservation	None but numerous trees within the site (Council owned) Tree				
Orders / Mature	survey required.				
Trees of Value on	Survey required.				
site or					
significantly					
affecting					
boundaries	Chaughaidea Canal Cl INC hanks of Direct Chaughaidea and the canal				
Biodiversity or Geodiversity on	Stourbridge Canal SLINC banks of River Stour within southern part of the site and adjacent to the eastern boundary				
site or	of the site and adjacent to the eastern boundary				
significantly					
affecting					
boundaries					
Heritage Assets	Conservation Area 'Stourbridge Sixteen Locks Wordsley' - the				
on site or	adjacent canal and River Stour corridor				
significantly affecting	The adjacent canal is also a Local Archaeological Priority Area.				
boundaries	The adjacent carial is also a Local Archaeological Frionty Area.				
Visual amenity	The loss of the park would have a negative impact on its users –				
and Character of	walkers, cyclists, football players and visually for surrounding				
the Area	residents				
Flood risk,	Both the northern and southern part of the site are within Flood				
drainage and ground water	Zone 2 and 3a. This is due to the presence of storm drains to the north of the site and the River Stour and its banks to the south.				
ground water	Horiti of the site and the River Stour and its banks to the south.				
	High risk (1/30) of surface water flooding in the part of the north of				
	site that surrounds the storm drains. Medium risk (1/100) in the				
	south of site around the River Stour and its banks. Majority of the				
	remaining site area has a low risk (1/1000).				
Ground	None known				
Contamination					
Ground stability	The extreme northern part of the site is located within a Coal Authority "Development Low Risk Area"				
Air Quality impact	None envisaged				
of adjoining uses	Nama				
Noise impact of	None				
adjoining uses Mineral Extraction	No mineral extraction or mineral resource constraints based on the				
and Mineral	draft Black Country Plan Policy MIN2 (Minerals Safeguarding)				
Resource Areas	(using 250m site assessment agreed buffer)				
Mineral	No mineral infrastructure constraints				
Infrastructure and					
Brickworks					

Waste Infrastructure	No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites)					
Other	None					
Environmental	Eo	conomic				
Availability of	No limitations / negligible im		oility			
utilities – electricity, gas, water, sewage treatment						
Infrastructure constraints on / under site	The northern part of the site adjacent storm water tanks. this part of the site. Wordsley Brook is culverted.	This would prevent deve	elopment on			
	the central part of site.					
Highways access and transportation	The majority of the site is re Street					
Impact on the wider road network	Limited access south and example. This will place greater press with High Street (A491) and	sure on existing junctions p				
Other Economic	None	0				
A C I II		Social				
(except Primary sch	king or public transport lools: walking only) to key in accordance with BCP	GP/Health Centre/Walk in Centre	Within 15 mir any viable i	•		
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area	Within 20 mir any viable			
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 15 mir any viable i			
Any character constraints on density	A primary school and its pla its wooded banks are locate			er Stour and		
Connections to local cycle route networks	There is a cycle way DCY09 accessible to the Stourbridg National Cycle Route 54.	ge Canal towpath and onw	ards to			
Public Open Space	The majority of the site is accessible open space that contains a children's play area. There is an area of Natural and Semi Natural Greenspace - the wooded banks of the River Stour in the southern part of the site. The site is within Community Forum Area 4 within the Open Space Review (2019) where there is a below quantity standard for public open space					
Loss of Playing Field / Sports Pitches	The northern part of the site is classed as an Outdoor Sports Site. It contains one adult pitch, a 7v7 pitch and a 5v5 pitch. Pitch quality requires improvement. The site is within Community Forum Area 4 within the Open Space Review (2019) where there is a below quantity standard for playable space. There is a particular demand for 7v7 pitches in the area.					
Other Social	This site has the potential to informal recreational use. It					

	junctions. The canal forms much of the eastern boundary. The intersection with the River Stour adds to its attractions.					
The Stourbridge Canal to the south of the site forms part of the Monarch's Way Long Distance Footpath						
	Opportunities					
Opportunities	No opportunities identified					
	Sustainability Appraisal					
Sustainability Appraisal Conclusion The site has some negative impacts for SA objectives 2, 5 and 7 and positive impacts for SA objective 10.						
Conclusion						

The northern part of the site contains a pumping station and storm water tanks and the southern section contains the River Stour and its banks (Flood Zone 3). The latter is also an Area of Natural and Semi Natural Greenspace. These areas would preclude development.

There is a primary school and its associated playing fields within the site and the remainder is occupied by a park/Outdoor Sports Site, containing football pitches and a children's play area. It also has numerous pathways through it and walkers can use the canal towpath or cross the bridge to Meadow Park Open Space and onwards to open countryside within South Staffordshire. There is also a formal cycleway through the site which can, via the adjacent canal towpath, link to the National Cycle Route 54 at High Street, Stourbridge just north of Mill Race Lane. The wooded intersection and parallel courses of the Stourbridge Canal and River Stour within the site further make this an attractive area and hub for recreation. Development would lead to a loss of sports pitches/open space in an area where there is a below quantity standard for both open space and playable space.

The Stourbridge Canal and River Stour and its corridor both have SLINC status and form part of a Conservation Area and Local Archaeological Priority Area. They are therefore particularly sensitive to any development.

Not suitable for residential or industrial purposes.

Site Known as	High Street, Wordsley						
Site Address	High Street/Brierley	High Street/Brierley Hill Road, Wordsley					
Ward	Wordsley	Vordsley Green Space Ref 338					
Site Area (ha)	0.4						
Site Reference	SA-0187-DUD						
	Back	ground/Context					
Current uses	Part treed/grassed are private front gardens of	ea/amenity greenspace. Pa of 24-40	art of site appears	to be the			
Surrounding land uses		urrounding the site, Wordsl	ey Hall adjacent to	the eastern			
		Constraints					
	(where affecting part	Name / Details	Amount co	vered (ha's)			
of submitted site)							
SSSI/SAC/SINC		N/A					
Ancient Woodland / Ve	eteran Trees	N/A					
Local Nature Reserve		N/A					
Flood Risk Zone 3		N/A					
Registered Park & Gar	den	N/A					
Scheduled Ancient Mo	nument	N/A					
Operational Burial Gro	und	N/A					
Common Land		N/A					
Existing Policy Designa	ations MIN1 - Minera	al safeguarding area					
	Amenity Gree	enspace					
Green Belt and Lan	dscape Sensitivity	Assessment					
Criteria	Assessment	Rating					
Green Belt Harm							
Landscape		Not in the Green B	elt				
Sensitivity							
	nt against environm	ental, economic and so	ocial criteria				
Criteria	Assessment			ting			
Officia	_	nvironmental	Ita	ung			
Greenfield/Previously	Greenfield	iivii Oiliileiitai					
Developed Land	Greenileid						
Topography	Site clopes from 76m	to 69m – contours fairly clo	see together				
τοροφιαριίγ	considering the site w		ose logelilei				
Agricultural Land	Not agricultural	iutii.					
Quality using	inot agricultural						
Magicmap							
Landscape post-							
1988 map							
Tree Preservation	Woodland Order (681/W1) covers the majority of the site						
Orders / Mature	vvoodiand Order (001/vv1) covers the majority of the site						
Trees of Value on							
site or significantly							
affecting boundaries							
andoming boundaries	No specific designation but potential for pasting hirds and hate						
Biodiversity or	No specific designation but potential for nesting birds and bats						
Biodiversity or Geodiversity on site	-	ii but potential for nesting i	on do ana bato				
Biodiversity or Geodiversity on site or significantly	roosts	in but potential for nesting i					

Heritage Assets on site or significantly affecting boundaries	List sett	ed Building– Any deve	ite borders Wordsley Hall - lopment would have to resp ordsley Hall is also an Area (HTV19).	ect the		
	Ηοι	Part of the wider section if the site is adjacent to Greenbank House, 2 High Street which is Locally Listed.				
Visual Amenity and Character of the Area	Hou	The rear of 5 Greenbank Gardens and the front of Greenbank House face the trees on the site. If the site is developed, they would be facing housing.				
Flood risk, drainage and ground water	Low		flood risk with a 1/1000 risl	k to small-		
Ground Contamination	Nor	ne known	entral and south of site.			
Ground stability Air Quality impact of adjoining uses		al Authority Low Risk A an Air Quality Hotspot				
Noise impact of adjoining uses Mineral Extraction	miti	gation likely to be requ	et and Brierley Hill Road so ired nineral resource constraints			
and Mineral Resource Areas	the (usi	draft Black Country Pla ng 250m site assessm	an Policy MIN2 (Minerals Sa ent agreed buffer)			
Mineral Infrastructure and Brickworks Waste Infrastructure		No mineral infrastructure constraints No waste infrastructure constraints regarding existing waste				
Other Environmental	infra (Wa		e Draft Black Country Plan I			
Other Environmental	INOI		onomic			
Availability of utilities – electricity, gas, water, sewage treatment			jible impact on developmen	t viability		
Infrastructure constrair	nts		ss crossings that serve Nos	24-40		
on / under site Highways access and transportation		Brierley Hill Road Brierley Hill Road alth High Street would red	nough the proximity to the ju	ınction with		
Impact on the wider ro	ad	None envisaged due				
Other Economic		None known	A!-I			
Access times by well-in-	~ ~ ~		Social			
(except Primary school	Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			Within 10 mins following any viable mitigation		
Primary School		hin 10 mins following ny viable mitigation	Strategic Centre/Employment Area	Within 20 m any viable		
Secondary School		hin 20 mins following ny viable mitigation	Centre/Foodstore	Within 15 m		
Any character constraints on density	und the	evelopable. In addition	such that the thin section is n, part of the tapered section 4-40 Brierley Hill Road that ey Hill Road (B4180).	of the site is a		

	The eastern taper of the site borders Wordsley Hall, a Grade II Liste The site is mostly covered in trees at the western side where the top the land steeply rises from the road.				
Connections to local	None known				
cycle route networks					
Public Open Space	Amenity Green Space known as High Street Wordsley/Brierley hill Road. The site is located within the Kingswinford North and Wall Heath, Kingswinford south, Wordsley Community Forum Area 4 within the Open Space Review. This area has below standard quantity of Public Open Space. Caterham Drive amenity greenspace to the north east is within 400m of the eastern section of the site. However, if the site were to be removed there would be a lack of coverage of this typology on either side of the High Street within the vicinity of the site.				
Loss of Playing Field / Sports Pitches	None				
Other Social	None known				
Other Social					
	Opportunities				
Opportunities	No opportunities identified.				
	Sustainability Appraisal				
Sustainability Appraisal Conclusion	The site has some negative impact for SA objectives 5 and 7 and positive impacts for SA objectives 9 and 10.				
Canalysian					

Conclusion

This is an elongated piece of attractive Amenity Greenspace that occupies a prominent location at the junction of High Street/Brierley Hill Road. The eastern section is too narrow to develop. The central section provides pedestrian access and outlook for Nos 24 to 40 Brierley Hill Road. The western section is heavily wooded and the trees are protected by a Woodland Order. The site is located within a Community Forum that has a below quantity standard of open space and if this site were to be developed, there would be a lack of coverage of Amenity Greenspace within the vicinity of this site.

Not suitable for residential or industrial purposes.

Site Known as	Land adjacent to	Cookley Wharf				
Site Address	Land adjacent to Cool	kley Wharf, Wordsley				
Ward	Wordsley	Green Belt Parcel Ref	B53			
Site Area (ha)	31.0					
Site Reference	SA-0231-DUD	SA-0231-DUD				
	Backg	round/Context				
Current uses	Mainly woodland with some patches of grassland. Large pond within extreme eastern part of the site and a canal arm. Stream running east – west in southern section of the site.					
Surrounding land uses		e north. The Dell Stadium and lool to the south and in the mai				
	С	onstraints				
Gateway Constraint of submitted site)	ts (where affecting part	Name / Details	Amount covered (ha's)			
SSSI/SAC/SINC		Fens Pool, Pensnett (north western tip)	0.2			
		Buckpool and The Leys	31			
Ancient Woodland / \		N/A				
Local Nature Reserve	9	N/A				
Flood Risk Zone 3		N/A				
Registered Park & Ga		N/A				
Scheduled Ancient M		N/A				
Operational Burial Gr	ouna	N/A				
Common Land	Cross Bolt	N/A				
Designations	Green Belt Mineral Safeguarding Area Local Nature Reserve – 'Buckpool and Fens Pool' – majority of the site with the exception of the railway corridor close to the eastern boundary and some land to the south of Chelford Close SINC – 'Buckpool and The Leys' - whole site Area of High Historic Landscape Value Natural and semi-natural greenspace – 'Buckpool Wedge' – the majority of the site with 'Footshole Open Space' in the northern section – both publicly accessible					
	ndscape Sensitivity A					
Criteria	Assessment	Rating				
Green Belt Harm Landscape Sensitivity	Green Belt Harm Landscape Sensitivity The whole site has SINC status					
Landscape Gensilivity		onclusion				
The whole of site forms part of 'Buckpool and The Leys' SINC and the majority of the site is part of Buckpool and Fens Pool Local Nature Reserve. Not suitable for residential or industry purpose.						

Appendix A-6: Sites Assessed for Local Green Space

The following sites were submitted for consideration as potential Local Green Space allocations, in accordance with paragraphs 99-101 inclusive of the National Planning Policy Framework (NPPF).

Contents

Ward	Site	Site Reference	Page
Amblecote	Corbett Meadow, Vicarage Road, Stourbridge	10516	512
Cradley and Wollescote	Land on Oldnall Road, Halesowen	10510	515
	Land between Foxcote Farm and Grove Road, Wollescote	10518	517
	Foxcote Farm, Grove Road, Wollescote	10519	519
	Flint Field, Wollescote	10522	520
	Land rear of Woodfield Avenue, Wollescote	10525	524
	Top Field, Oldnall, Wollescote	10530	528
	Green space on Seymour Road, Wollescote	10531	530
	Open Space between Denton Road and Apollo Road, Wollescote	10533	532
Norton	Three Fields, Dunsley Road, Norton	10511	534
Pedmore and Stourbridge East	Pedmore Fields, Pedmore Lane, Stourbridge	10523	538
	Jordan Field, rear of Dobbins Oak Road, Wollescote	10528	540

Amblecote

Site Known As	Corbett Meadow				
Site Address	666666		Outpatients Centre,	Vicarage Road, Stourbridge,	DY8 4JB
Ward	Amblecote		Site ID	10516	
Description:	Meadow land/ Parklan	ıd			
Submitted by:	Amblecote History Soc	ciety			
Part A		school paur	Amblecote Allot Gdns Amblecote Amblecote Amblecote	POPULATION OF TAMAR ROLL OF TA	
Existing Designati		_			
	Regeneration				
		vered by a TPO			
Existing Permission					
Other Call for sites		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			
Size (ha) 5.72			ance to	Adjacent/adjoining	
	Boundary:	Con	nmunity:		tely adjacent to housing along s potential access points from a g the site

Support:	Yes Local Group Ward Councillor	Does the sit	te meet all Part A	area ar Corbet	re provides significant visual amenity within the local and provides a particular significance to the setting of the at Ambulatory Outpatients Hospital. ore, the site is in reasonable walking distance to the ommunity and residents of Amblecote.
Part B					
Criteria	Details				Assessment
Beauty	in abundance all surro of The Corbett Meado part of the only significant contributes significant a mall village under th Meadow sites at the h all the above key posit local identity and distir	unded by mat w is very impo- cant expanse of y to retaining e jurisdiction of eart of this local cives, supportion	ng meadowland with wild ure trees. The landscape ortant. This land represent of green space in Amblect the character of what was of the Enville Estate. The cality, demonstrating manying the areas sense of plants.	setting ts a ote and s once y, if not ce,	This is a unique site within the borough of parkland/meadow within an urban area. It is an undulating site with TPO trees throughout the site. The tree canopies have grown, giving the trees a parkland feel, which is not found in the rest of the surrounding area.
Historical Significance	land to be used for me and the surrounding a (page 5): The gardens and groundiscretion of the Trust Park, subject neverthe from time to time be possible.	edical purpose reas. It states ands belonging the ees be used for eless to such it rescribed by the ent recreations.	solely with the intention of s, for the people of Stourl in the constitution and By to the hospital may in the purposes of a Publicules and regulations as the By-laws. All value to local people duffete' which attracted thou	bridge ye-laws e lic may	The site has significant local history with photos showing the historic use of the site for Fetes. Additionally, the site has been assessed to be designated as a AHHLV with the site having Archaeological and Historic Interest. Archaeological interest derives from ponds having potential to provide archaeological evidence of medieval or early post-medieval land use in the area. The historic interest for the site is associated with prominent local figures, such as John Grove a local glass master in 1724.

	The presence of the veteran/ancient trees on site, which represent an important historic landscape feature.	
Recreational Value	-	The site does not currently have any recreational significance due to the lack of public access onto the site. However, it is noted that given the adjoining recreation ground there is potential to create links to adjoining open spaces.
Tranquillity	Dudley Borough is a predominantly urban environment, with this providing open space surrounded by buildings and busy roads.	Due to the currently limited access into the site judgement of the tranquillity when on the site cannot be assessed, however the site is free of man-made objects and provides an area of green space to break up the urban environment.
Wildlife	Part of the site designated as SLINC and the wider site contains a number of habitats including grassland, woodland, ponds, pasture, and flower rich lowland meadow. The site also supports of mammals such as fox's, bats, hedgehogs, owls and badgers, alongside various species of bird.	Site is designated as a SLINC. 22 protected species are present on the site and 2 Axiophyte Species are found on the site. There is evidence of wildlife of the site and there is an existing nature conservation designation on the site as well. Additionally, the site is part of a wildlife corridor within the urban area.
Summary	The site is located within a tight urban area and plays an important ro have beauty significance due to its unique parkland appearance within shown due to its connection to local figures and being the site of local presented. Wildlife significance has been established due to the exist wider wildlife corridor in the urban area. While the site cannot be accerelation to tranquillity due to the lack of man-made interference and the urban location.	n an urban area. Historical significance has been events, with evidence of this local history being ing wildlife found on the site and the sites role within a essed it is considered that the site has significance in
Recommendation:	To be allocated as a Local Green Space	

Cradley and Wollescote

Site Known As	Lanc	d on Oldnall F	Road				
Site Address	Land t	Land to the North of Oldnall Road, Halesowen, B63 2BF					
Ward	Cradle	ey and Wollescote	Site ID	10510			
Description:	Agricu	Agricultural land					
Submitted by:	The F	riends of Homer F	lill Park and Cradley	Then & Now History	Group		
Part A			ocal Green Space Submission: Cal Green Space Submission 1 05:10 Factor Fraction F	Fact from the control of the control	Cally Fine Control of the Control of		
Existing Desig	nations:	Green Belt					
Existing Permi		None					
Other Call for			ace and Housing				
Size (ha)	12.6		The eastern	Distance to	Adjoining		
		·	boundary does not appear to follow a defined boundary	Community:	The site is located immediately adjacent to housing, with rights of way access points from residential areas, directly into the site. Therefore, the site is in reasonable walking distance to the local community and residents of Wollescote.		

Support:	Yes Letters of support from Councillors and local groups	Does the site meet all Part A criteria?	It is considered that as a whole the site meets the above criteria and the significance of the site shall be assessed.	
Part B				
Criteria	Details			Assessment
Beauty				
Historical				
Significance				
Recreational Value		No Details Submitted		
Tranquillity				
Wildlife				
Other				
Summary	No details of significar	nce have been submitted. The site s	ubmission has a	in overlapping boundary with submission 10522
Recommendation:	Do not allocate			

Site Known As	Land between Foxcote F	between Foxcote Farm and Grove Road							
Site Address	Land between Grove Road and Fo		scote, DY9 9AR						
Ward	Cradley and Wollescote								
Description:	Farm land								
Submitted by:	Councillor Gaye Partridge								
Part A	Local Green Space Submission	TRIBUTE OF THE PROPERTY OF THE	oxcote Farm Foxcote House Farm						
Existing Designation	s: Green Belt								
LAISTING Designation	Landscape Heritage Area	(AHHLV)							
Existing Permissions		(,,							
Other Call for sites:	Yes								
Size (ha) 6.9	Yes	ļ.	Adjoining						

		Defined Boundary:		Distance to Community:	nı riç TI	he site is located at the edge of a residential area, with a umber of residential dwellings backing on to the site with ghts of ways running from the residential area to the site. herefore, the site is in reasonable walking distance to the cal community and residents of Wollescote.
Support:	of furt	own due to lack ther information ubmitted by Councillor	Does the site meet a criteria?	all Part A	suppo	the amount of support is unknown due to a lack of orting evidence being submitted the site does meet the f the Part A criteria
Part B						
Criteria	Detai	ils				Assessment
Beauty						
Historical						
Significance			No details submitted			
Recreational Val	lue					
Tranquillity						
Wildlife						
Summary	No de	No details of significance have been submitted.				
Recommendation	n: Do n	Do not allocate				

Site Known As	Foxcote I	oxcote Farm				
Site Address	Foxcote Farr	ote Farm field at rear of Grove Road, Wollescote, DY9 8AR				
Ward	Cradley and	dley and Wollescote Site ID		Site ID		10519
Description:	Farm land					
Submitted by:	Councillor G	aye Partridge				
		No location	plan/ boundar	ry was submitt	ed with the	e application,
				napping could		
Part A						
Existing Designatio	ns: Gree	n Belt				
	Land	Iscape Heritage	Area (AHHLV)			
Existing Permission	s: None	9				
Other Call for sites:	Yes					
Size (ha) 1	Defin	ed No	No Distance to		Adjoin	ing
	Boun	dary:		Community:	numbe	te is located at the edge of a residential area, with a er of residential dwellings backing on to the site with of ways running from the residential area to the site.
						fore, the site is in reasonable walking distance to the community and residents of Wollescote.
Support:	Unknown du of further info but submitte	ormation crite	s the site meet ria?	all Part A		to lack of defined boundary being demonstrated and evel of support.
	Local Counc	-			Not progr	essed to Part B Assessment

Site Known As	Flint Field			
Site Address	'Flint Field' Land to the	north of Oldnall Road	in Cradley, Hale	esowen and Wollescote, B63 2BF
Ward	Cradley and Wollesco	te Site ID	10522	
Description:	Part agricultural land			
Submitted by:		Hill Park and Cradley	Then & Now Hist	ory Group
Part A		Local Green Space Submission- 10522	Far-had floor	The state of the s
Existing Designation				
	Landscape He	ritage Area (AHHLV)		
Existing Permissions				
Other Call for sites:	Local Green S	pace and Housing		
Size (ha) 14	Defined Boundary:	Follows OS boundary	Distance to Community:	Adjoining 10 minute walk time to 2,000 people and 20 minute walk to over 5,000 people
Support:	Yes Letters of support from Councillors and local groups	Does the site meet a criteria?	all Part A	Yes
Part B				

Criteria	Details	Assessment
Beauty	Area of unspoilt natural beauty with a varied landscape including ancient hedgerows, fields of green crops, wooded areas, tree lined boundaries, a spring, plus a wide range of wildflowers, grasses, wild berries and bramble hedges.	The site is agricultural land surrounded by trees. The site sits at a higher land level than some of the surrounding area, providing far reaching views.
	Views of the black country, including Dudley Castle and the Wrekin. Any visit is a different experience to anything in the immediate locality.	
	Views from the top of the ridge inspired local artist Robert Perry to produce 'A View of the Black Country from Oldnall' in the 1980s, which is exhibited at Dudley Art Gallery.	
Historical Significance	Mesolithic flints have been recovered from the site with almost 6000 pieces of struck pebble flint, with the site most likely to be a seasonal camp. Mesolithic sites such as this are relatively rare in the West Midlands.	The site has a rich archaeological history with potential for more archaeology. With the archaeological finds of the site having been recorded with SMR Reference 7506 for Oldnall Road; Flint Assemblage.
	Neolithic flints have been found including arrowheads and Neolithic stone axes. Pot Sherd have been found from the Bronze age and Iron Age.	The site is located within a larger AHHLV which contains numerous Prehistoric, Roman and Medieval archaeological remains.
	Evidence of a Romano-British farmstead with 350 pottery-sherds found.	The historical significance of the site comes the archaeological interest, there is no evidence of
	The Oldnall Estate was sold to Thomas Foley, ironmaster and M.P, in 1669. He founded a hospital, a free school at Old Swinford that was endowed by his estate.	modern/contemporary historical significance and local history.
	The fourteenth Century, or earlier, settlement of Oldnall may lie within the curtilage of Oldnall Farm which partially overlaps the western part of the site.	
	Part of Oldnall Farm, the buildings of which date from at least the 18 th century may be located upon, or near, the medieval settlement of Oldnall which is at least 700 years old.	

	1	
	A number of Post-Medieval artefacts have also been discovered within the area, including Charles I and James I silver coins The history of the sight and its significance has been researched and documented by local historians Dr Kevin James and Margaret Bradley. Details of the historic significance of the site is noted in <i>The Historical Landscape of Stourbridge's Green Belt</i> by Kevin James and <i>A Brief History of Oldnall</i> by Margaret Bradley.	
Recreational Value	Running/walking The area provides not only a different type of walking but a number of different routes and ways round the field. This indicates that there are different types of walkers. i.e. age groups. Meditative prayer walks by the congregation of Overend Methodist Mission have been held in this place.	There are a number of rights of way running through the site. While it is seen that the site is used for walking by the local community, the site is located within a wider area of green space with rights of way running through the wider area. The site is not isolated for its recreational value, no evidence has been provided as to why the recreational value of this site is more significant than that of the surrounding green space.
Tranquillity	An area of calming natural beauty. There is a B class road, but the vast majority of traffic uses a parallel main road (A458), because of the wooded areas, hedges and the lie of the land there is surprisingly no traffic. Only birdsong can be heard. The size of the area is large enough that with its variety of pathways to choose from visitors often do not have to meet anyone else at all. When walking or resting amidst its backdrop of secluded greenery, this place provides a sense of solitude and promotes feelings of peace and rest.	It is considered that given the size of the site and the description provided that the site could be considered tranquil.
Wildlife	Reports of buzzards, owls, bats, badgers, foxes, deer, hedgehogs and the usual kind of small mammals that are found in the fields and woods.	The site has recorded wildlife on the site with part of the site being located within a SINC and varying

	The crops grown on the land, the variety of freely available food, such as berries and hazelnuts, and large insect numbers, naturally attracts them. Moths and butterflies also add to the food chain. Rich diversity of birds in the area from quail to ring-necked parakeet. Craig Round or Lutley Birder blog has been producing surveys since 1995 with a 2014 Bird survey submitted with the application with section on birds spotted during 2019/2020. SINC and open fields to the south of the site. This connectivity between the different areas in turn is important for all forms of life in the area and should be protected.	Phase 1 Habitat Classification – Arable/ Amenity Grassland/ Broadleaved Semi-natural Woodland/ Scrub. 5 Protected Species are found on the site and 11 Axiophyte species.		
Other	The lack of green open space in general in Cradley and Dudley Borough is shown in Parks & green Space Strategy 2009.	The 2019 open space review has some deficit in the amount of District Natural and semi-natural green spaces in the area, the review also found that the community forum this area is located within has good access to amenity green space, community parks and local natural and seminatural sites.		
Summary Recommendation:	While the site does have some significance, the site falls within the greenbelt and is therefore already protected through greenbelt policy. The NPPG states: 'If land is already protected by Greenbelt Policy then consideration should be given to whether any additional local benefits would be gained by designations as local green space' Therefore, consideration is given to if the evidence demonstrates that there will be added benefits by an additional designation. It is considered that given that the site is located within a wider greenbelt area and the significance shown is not specific to the area being considered for allocation but can also be seen within the wider greenspace the site sites within. It is therefore considered that the site will be adequately protected by the current designations on the site. Do not allocate			

Site Known As	Land rear of Woodfield Avenue						
Site Address	Land behind Ashfield	Crescent, Woodfield Av	enue and Oakfie	eld Road, Wollescote, DY9 9	DS		
Ward	Cradley and Wollesco		Site ID	10525			
Description:	Agricultural land						
	Beech Tree and Wollescote Welfare Institute						
Land Behind Ashfield Crescert/Moodfield Avenue Control of the C							
Part A Existing Designations		eritage Area (AHHLV)					
Existing Permissions		\					
Other Call for sites:	None						
Size (ha) 6	Defined Boundary:	Part of the site is clearly defined, however part of the north east boundary does not appear to follow any defining landscape feature	Distance to Community:	Less than 50m Site is very close to resider 2000 properties within a 20	itial area of Wollescote. Around minute walk.		
Support:	Yes		•				

	Ward Councillor	Does the site meet all Part A criteria?		nsidered that as a whole the site meets the above and the significance of the site shall be assessed.
Part B			_	
Criteria	Details			Assessment
Beauty	Elevated position of the Plateau provides 180-degree views across the landscape. It humanises the monumental scale of the urban area, making patterns from road shapes and local buildings that extends out to Stourbridge. The fields roll both away and towards you with a backcloth leading to Clent Hills, Foxcote, Lutley and beyond. With ancient hedgerows and long field trees and socially groups tree features.			The site has beauty significance due to its attractive ridge line features and given its raised position the site provides views of the surrounding urban area and countryside.
Historical Significance	and lone field trees and socially groups tree features. During WWII, the field was cultivated as part of the national "Dig for Victory" initiative. Designated at historic (Policy S13) and has local social history. Local social history is about the lived experience and the role place and time has in our lives. LGS recognises the local lived experiences by acting to identify places that are special to the local community in a way that other current planning policies do not. It will add to the identity of the Borough and the locality in a contemporary sense. It would also be good for LGS designation to be given in the run up			No written or photographic evidence has been provided to support that there is significant local history on the site. Additionally, Policy S13 relates to the designation of the site as being within a wider AHHLV, but no specific details have been provided on to the historical or archaeological significance of the site in particular The submission document does not provide any details of the historical significance of the site.
Recreational Value	to the Estates Centenary Celebrations. Rights of way run though the locale. This space has been used by the residential and walking communities, without inflicting any major difficulties, for almost 100 years.			There are designated rights of way through and around the site with well worn, heavily eroded paths. The paths around the site suggest that its part of a circular walk and used by dog walkers.
Tranquillity		t traffic, cafes, crowds or any of the oth environment.	er	The site sits at a higher level that the surrounding residential area, as such there is no traffic or noise from the adjoining roads and houses.

	The terrain is either natural or ploughed, you are exposed to the elements, part of the landscape.	
	You can find calm, solitude and peace in this location There are wide open skies – long extended views into the horizon and walls of	
	green that lead off to other countryside locations. A space this is	
	close enough to feel safe but just outside of the environmental norms of the mainly urban Dudley.	
	The site is not overlooked by roads or properties.	
Wildlife	Identified as being part of a nature conservation site and as part of the Green Infrastructure Policies S19, S20 and S21 give fuller and further information which in effect acts to support the granting of the	The submission document does not provide any details of the wildlife significance of the site.
	LGS	The majority of the site has no documented wildlife, a small section to the edge of the boundary has some recorded wildlife.
		Part of the site is classed as Ancient Woodland (Hodge Hill Coppice), this area is also part of a SLINC.
		1 protected species on the site. 26 Axiophyte species found on the site and 1 invasive species. However,
		this information was not provided as part of the submission
Summary	While the site does have some significance, the site falls within the G greenbelt policy. The NPPG states:	reenbelt and is therefore already protected through
	'if land is already protected by Greenbelt Policy then consideration should be gained by designations as local green space'	nould be given to whether any additional local benefits
	Therefore, consideration is given to whether the evidence demonstrated designation. It is considered that given the site is located within a wide specific to the area being considered for allocation but can also be see Additionally, the north east boundary of the site is not set within a clean	er Greenbelt area, and the significance shown is not een within the wider greenspace the site sites within.

	It is therefore considered that the site will be adequately protected by the current designations on the site.
Recommendation:	Do not allocate

Site Known As	Top Field, Oldnall							
Site Address	Top Field at Oldnall, Wolles	scote						
Ward	Cradley and Wollescote	Site ID	10530					
Description:	Farm land							
Submitted by:	Councillor Gaye Partridge							
Part A	Local Green Space Submission: Local Green Space Submission: 1950 Local Green Space Submission: 295 Local Green Space Submission:							
Existing Designation	ns: Green Belt							
J 3 = 3 = 3		age Area (AHHLV)						
Existing Permission		· · · · · · · · · · · · · · · · · · ·						
Other Call for sites:	Yes							
Size (ha) 8	Defined Y Boundary:	es es	Distance to Community:	Adjoining The site is located immediately adjacent to housing, with rights of way access points from residential areas, directly into the site.				

			Therefore, the site is in reasonable walking distance to the local community and residents of Wollescote.	
Support:	Unknown due to lack of further information but submitted by Local Councillor	Does the site meet all Part A criteria?	Yes While the amount of support is unknown due to a lack of supporting evidence being submitted the site does meet the rest of the Part A criteria	
Part B				
Criteria	Details		Assessment	
Beauty				
Historical				
Significance		No details submitted		
Recreational Value		No details submitted		
Tranquillity				
Wildlife				
Summary	No details of significance	e have been submitted. The site subr	nission has an overlapping boundary with submission 10522	
Recommendation:	Do not allocate			

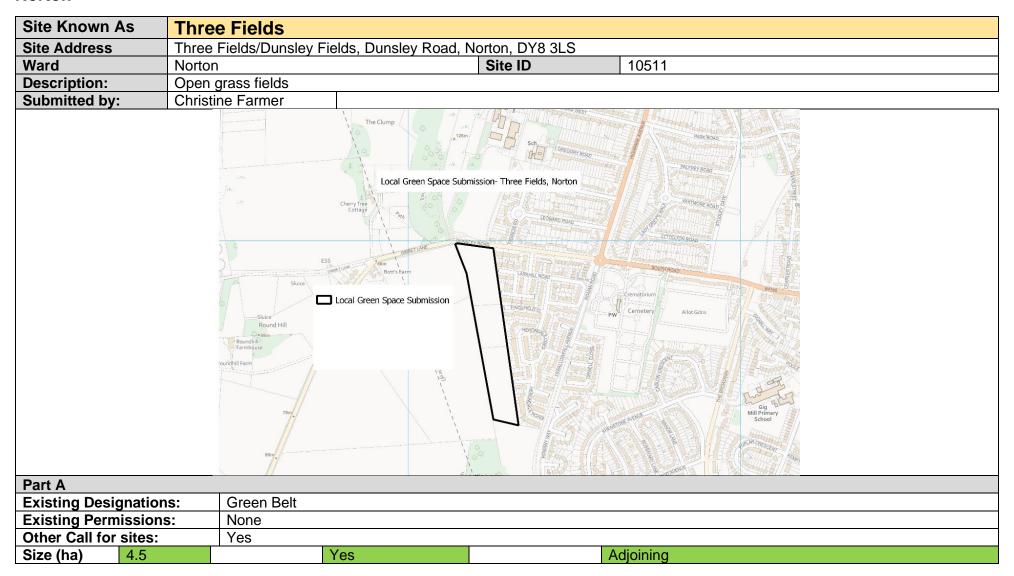
Site Known As	Green Space on S	Green Space on Seymour Road					
Site Address	Green Space on Seymo		DY9 8YQ				
Ward	Cradley and Wollescote		Site ID	10531			
Description:	Amenity space						
Submitted by:	Councillor Gaye Partridg	је					
	Local Green Space	DRUMMOND ROAD	MOUR ROAD	ROAD 11/25			
Part A Existing Designation	ons: None						
Existing Designation							
Other Call for sites:							
Size (ha) 0.2		Yes	Distance to	Adjoining			
Oize (IIa)	Boundary:	165	Community:	The Site is public amenity greenspace located within residential area.	n a		

					erefore, the site is in reasonable walking distance to the all community and residents of Wollescote.	
Support:	Unknown due to lack of further information but submitted by Local Councillor	Does the site meet al criteria?	l Part A	suppor	ne amount of support is unknown due to a lack of ting evidence being submitted the site does meet the the Part A criteria	
Part B						
Criteria	Details				Assessment	
Beauty						
Historical						
Significance		No details submitted				
Recreational Value		No details submitted				
Tranquillity						
Wildlife						
Summary	No details of significance have been submitted.					
Recommendation:	Do not allocate					

Site Known As	Open space between Denton Road and Apollo Road				
Site Address	Open Space between [
Ward	Cradley and Wollescote		10533	,	
Description:	Amenity space				
Submitted by:	Councillor Gaye Partric	lae			
Part A	Local Gree	an Space Submission	Denton Road		
Existing Designation	ons: Green Belt				
Existing Permission					
Other Call for sites:					
Size (ha) 5.5	Defined	Yes	Distance to	Adjoining	
3.23 ()	Boundary:		Community:	The Site is public amenity greenspace located within a residential area.	

Support:	Unknown due to lack of further information	Does the site meet a	II Part A	local community and resid	port is unknown due to a lack of	
	but submitted by Local Councillor	oritoria:		rest of the Part A criteria.	Annated the site does meet the	
Part B						
Criteria	Details	Details Assessment			Assessment	
Beauty						
Historical						
Significance		No detaile authoritted				
Recreational Value		No details submitted				
Tranquillity						
Wildlife						
Summary	No details of significance have been submitted.					
Recommendation:	Do not allocate					

Norton



		Defined Boundary:		Distance to Community:	ni ris	The site is located at the edge of a residential area, with a umber of residential dwellings backing on to the site with ghts of ways running from the residential area to the site. Therefore, the site is in reasonable walking distance to the ocal community and residents of Norton
Support:	Yes From I comm	ocal unity groups	Does the site meet a criteria?	all Part A	Yes	
Part B						
Criteria	Detail	S				Assessment
Beauty	The of contra	graphers, with fire rows which incon mumber of matured location and the property of the location and locatio	the site being popular ne views, open nature. rporate hazel, crab-appre lime trees frame the and open aspects of thorderland where neighbor as a to the East. nearest to Dunsley Roa full panoramic view of the cath-taking and extend	Attractive mature ole, oak and blace far-reaching view e site emphasise couring countrysing expanse which ead, is at such and the surrounding	kthorn ws. e this de can	
	toward are dit Hills b	The views are truly breath-taking and extend over open countryside owards the Malverns, and Clee Hill. Over the urban area the views are different in nature though no less magnificent, with the Rowley dills being a prominent landmark.				
Historical Significance	offers which	the opportunity f	open nature of the site for the archaeological se longer ridge system re	tudy of this locat	ion	The historical significance of the site comes from its potential ancient history, given the history of the wider area.

The three fields site is located in the vicinity of the ancient county boundary which for more than a millennium, has separated Worcestershire and Staffordshire. It may have also marked the north-west edge of the 7th – 9th Century Hwiccan Kingdom and perhaps been post-Roman Tribal territories. Whilst the boundary line probably has its roots in earlier frontiers dating back to prehistoric times.

The Triassic sandstone ridges form a natural boundary and were likely used to physically demarcate the limits of territories from a very early date

Two manmade ancient boundary features are also located in the landscape nearby; a first Century Roman Road and the boundary dykes on Wollaston Ridge.

It is probable that the Wollaston Ridge dyke system extends into the site, and that there are submerged archaeological remains located within its boundaries. The site may be the original location of a locally important ancient the *Croked Apeltre*, and there is a boundary hedge containing limetrees and other species which probably dates to the late 18th or early 19th century.

Recreational Value

Walking, the site forms a section of the Dudley Trail, a series of challenging walks in and around Dudley borough, the Three Fields in the 2020 route map, featuring in the 20-mile and 28-mile routes Used for running and jogging and fitness training. Many cyclists use the space.

Dog-walking.

Children's Games, Recreation and Nature Education Organised Recreation and Public Events – Bonfire and Firework evenings, barbecues, live bands, games. While there is evidence based on the site landscape and surrounding area, to suggest that the site has potential archaeological and historical significance. There have been no studies on the site to provide information on the specific historical significance of the site.

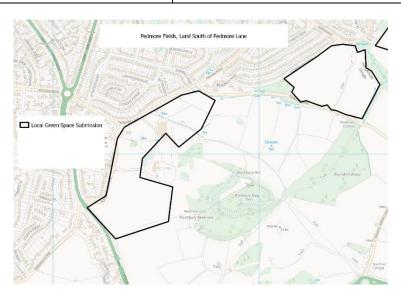
The proposed significance is based on the potential history of the site and not evidenced history.

Given the public access to the site, and the previous formal events on the site, the site does have recreational value.

	Local therapists and health professionals use the site in their practice.					
Tranquillity	Although situated on the edge of the urban area the Three Fields has very much a feel of being part of the countryside and farmland beyond. The site can be defined as 'Natural space', which is part of the surrounding countryside, with a rural aspect, and is never crowded or noisy.	The site is at the edge of the conurbation, with no man-made objects on the site, however depending on where in the site, there are views of the adjoining houses.				
	There are no roads or road signs visible from the site, and throughout the majority of the site there is no sound of traffic. The majority of the site is filled with the sound of birdsong. There are not overhead powercables, no light pollution and it is regularly cleared of litter by volunteers.					
	While well used the site is never crowded.					
Wildlife	A survey of the birds present on the site was carried out on 28 th January 2020 by a location bird expert, who made two visits to the site and recorded a total of 32 bird species. (list included in appendices)	The Council has no designations and no protected species of Axiophyte species recorded for the site, however the site is at the edge of the conurbation, close to countryside and therefore there is potential for the site and within the hedgerows.				
	The presence of trees and hedges on the site which link up local green spaces and act as a wildlife corridor. The importance of the site as a wildlife corridor means that residents can observe foxes, hedgehogs, and squirrels, as well as, moles, field mice, voles, dragonflies, bees, butterflies and moths.					
Summary	While the site does have some significance, the site does fall within greenbelt policy. The NPPG states:	reenbelt and is therefore already protected through				
	'if land is already protected by Greenbelt Policy then consideration should be gained by designations as local green space'	ould be give to whether any additional local benefits				
	Therefore, consideration Is given to if the significance shown demonstrates that there will be added benefits by any additional designation. It is considered that given the information provided that there would not be any additional local benefits and that the site will be adequately protected by the current designations on the site.					
Recommendation	n: Do not allocate					

Pedmore and Stourbridge East

Site Known As	Pedmore Fields		
Site Address	Pedmore Fields, land south of Pedmore Lane, S	Stourbridge, DY9 0SX	
Ward	Pedmore and Stourbridge East	Site ID	10523
Description:	Agricultural land		
Submitted by:	Beech Tree and Wollescote Welfare Institute		



Part A						
Existing Desi	gnations:	Green Belt Landscape Heritage Area (AHHLV)				
Existing Perm	nissions:	None				
Other Call for	sites:	Housing				
Size (ha)	20	Defined	No – The boundary	Distance to	Adjoining	
		Boundary:	appears to follow a	Community:		
			previous call for		The site is located immediately adjacent to housing, with rights	
			sites submission for		of way access points from residential areas, directly into the	
			residential		site.	

				Therefore, the site is in reasonable walking distance to the local community
Support:	The site was submitted by group but no additional let support by cl other local growere submitted.	criteria? etters of cllrs or groups	all Part A	The site is not considered to the be local in nature and is considered to be an extensive site. Given both the size of the site and that the proposed area does not have clearly defined boundaries. Not progressed to Part B Assessment

Site Known As	Jordan Field						
Site Address		Land rear of Dobbins Oak Road, Wollescote					
Ward	Pedmore and Stourbridg		Site ID	10528			
Description:	Agricultural land/playing		ONO 12	10020			
Submitted by:	Councillor Gaye Partrido						
	Local Gree	Jordal Jo	Rosemary Cottage	Path Iss			
Part A	Casa Balt						
Existing Designatio	Sreen Belt Landscape Heritage Area (AHHLV) Playing Field Part SINC						
Existing Permission							
Other Call for sites:	No						
Size (ha)	Defined Boundary:	Yes	Distance to Community:	Adjoining The site is located immediately adrights of way access points from reinto the site.			

			Therefore, the site is in reasonable walking distance to the local community	
Support:	Unknown due to lack of further information but submitted by Local Councillor	Does the site meet all Part A criteria?	Yes - while the amount of support is unknown due to a lack of supporting evidence being submitted the site does meet the rest of the Part A criteria.	
Part B				
Criteria	Details		Assessment	
Beauty				
Historical				
Significance		No details submitted		
Recreational Value		No details submitted		
Tranquillity				
Wildlife				
Summary	No details of significance have been submitted.			
Recommendation:	Do not allocate			