

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	Click Here
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	Click Here
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	Click Here
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	Click Here
SA-0017-DUD	Kingswinford North and Wall Heath	Holbeache	Land fronting Wolverhampton Road and Holbeache Lane, Kingswinford	14.8	330 homes	Click Here

A-1 Summary of Sites Assessed (Dudley)

SA-0042-DUD	Kingswinford South	Lapwood Avenue	Lapwood Avenue, Kingswinford	1.38	45 homes	Click Here
SA-0198-DUD	Kingswinford South	Standhills	Standhills Open Space, Kingswinford	3.93	48 homes	Click Here
SA-0039-DUD	Lye and Stourbridge North	Lewis Road	Land adjacent to Lewis Road and Hay Green, Lye	4.14	55 homes	Click Here
SA-0132-DUD	Netherton, Woodside and St.Andrews	Marriott Road	Marriott Road, Netherton, DY2 0LA	3.5	105 homes	Click Here
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	Click Here
SA-0010-DUD-C	Pedmore and Stourbridge East	Worcester Lane South	Land off Worcester Lane, Pedmore, Stourbridge	4.7	100 homes	Click Here
SA-0373-DUD	St.Thomas's	Nuttalls	The Alan Nuttall Partnership, National Works, Hall Street, Dudley	3.9	150 homes	Click Here
SA-0021-DUD	Sedgley	Viewfield Crescent	Land off Viewfield Crescent. Dudley	1.56	24 homes	Click Here
SA-0058-DUD	Wollaston and Stourbridge Town	Wollaston Farm	Grazing land at Wollaston Farm, Wollaston	3.77	90 homes	Click Here
Employment Sites						
Selected						
None						
Not Selected						
SA-0003-DUD	Amblecote	Land at Corbett Hospital	Corbett Hospital, land north of Vicarage Road, Amblecote, DY8 4JB	5.72	N/A	Click Here

A-1 Summary of Sites Assessed (Dudley)

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	Click Here
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, Hayseeh Road, Halesowen	8.15	N/A	Click Here
SA-0049-DUD	Brierley Hill	Woodbury Close	Land off Woodbury Close, Brierley Hill, DY5 2TE	1.5	N/A	Click Here
SA-0189-DUD	Brierley Hill	Hawbush Road Open Space	Hawbush Road, Brierley Hill	1.25	N/A	Click Here
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	Click Here
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	Click Here
SA-0163-DUD	Brockmoor and Pensnett	Fens Pool, Fens Crescent	Fens Pool, Fens Crescent, Brockmoor	2.4	N/A	Click Here
SA-0164-DUD	Brockmoor and Pensnett	Fens Pool, Adjacent to Holly Street	Fens Pool, adjacent to Holly Street, Pensnett	2.2	N/A	Click Here
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	Click Here
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	Click Here

A-1 Summary of Sites Assessed (Dudley)

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	54.0	N/A	Click Here
SA-0131-DUD	Coseley East	Cannon Business Park	Cannon Business Park, Gough Road, Coseley	9.0	N/A	Click Here
SA-0182-DUD	Coseley East	Central Drive	Budden Road, Coseley, WV14 8JW	4.0	N/A	Click Here
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	Click Here
SA-0005-DUD-B	Gornal	Land North of Himley Road	Land North of Himley Road, Dudley, DY3 2TE	7.1	N/A	Click Here
SA-0059-DUD	Gornal	Lower Gornal Sewage Works	Gornalwood Sewage Treatment Works, Dudley, DY3 2AZ	10.6	N/A	Click Here
SA-0121-DUD	Gornal	Ellowes Hall Sports College Playing Fields	Land adjacent to Ellowes Hall Sports College, Stickley Lane, Dudley	5.98	N/A	Click Here
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

A-1 Summary of Sites Assessed (Dudley)

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
SA-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
SA-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

A-1 Summary of Sites Assessed (Dudley)

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	Click Here
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

A-1 Summary of Sites Assessed (Dudley)

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	Click Here
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	Click Here
SA-0047-DUD	Kingswinford North and Wall Heath	Balfour Road	Land off Balfour Road, Kingswinford	0.75	N/A	Click Here
SA-0114-DUD	Kingswinford North and Wall Heath	Land North of Holbeache Lane	Land North of Holbeache Lane, Kingswinford	27.5	N/A	Click Here
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	Click Here
SA-0152-DUD-B	Kingswinford North and Wall Heath	Land adjacent Oak Lane	Land north of Oak Lane, Kingswinford	27.95	N/A	Click Here
SA-0052-DUD	Kingswinford South	Kingswinford Youth Centre	Kingswinford Youth Centre, High Street, Kingswinford, DY6 8AP	4.68	N/A	Click Here
SA-0195-DUD	Kingswinford South	The Knoll	The Knoll, Kingswinford, DY6 8JX	1.89	N/A	Click Here
SA-0191-DUD	Netherton, Woodside and St Andrews	Magpie Close	Magpie Close, Dudley	0.41	N/A	Click Here
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	Click Here
SA-0193-DUD	Netherton, Woodside and St Andrews	Halesowen Road Open Space	Halesowen Road, Cradley Heath	1.3	N/A	Click Here
SA-0196-DUD	Netherton, Woodside and St Andrews	Fullwood Crescent Open Space	Fullwood Crescent, Dudley, DY2 0SQ	0.9	N/A	Click Here

A-1 Summary of Sites Assessed (Dudley)

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	Click Here
SA-0076-DUD	Norton	Three Fields	Three Fields, Dunsley Road, Norton, DY8 3LR	4.5	N/A	Click Here
SA-0105-DUD	Norton	Client View Road	Client View Road, Stourbridge	4.02	N/A	Click Here
SA-0126-DUD	Norton	Roman Road	Land off Roman Road, Stourbridge	2.1	N/A	Click Here
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	Click Here
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	Click Here
SA-0018-DUD-C	Pedmore and Stourbridge East	Land at Worcester Lane	Land between Worcester Lane and railway cutting, Stourbridge	10.0	N/A	Click Here
SA-0031-DUD	Pedmore and Stourbridge East	Land off Pedmore Lane	Land south of Pedmore Lane, Pedmore, Stourbridge	19.8	N/A	Click Here
SA-0095-DUD	Pedmore and Stourbridge East	Pedmore Hall Lane	Pedmore Hall Lane, Stourbridge	32.0	N/A	Click Here
SA-0173-DUD	Pedmore and Stourbridge East	Dobbins Oak Road	Dobbins Oak Road, Stourbridge	1.16	N/A	Click Here

A-1 Summary of Sites Assessed (Dudley)

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	N/A	Click Here
SA-0043-DUD	Quarry Bank and Dudley Wood	Playing Field off Cradley Road	Playing field off Cradley Road, Netherton	1.74	N/A	Click Here
SA-0188-DUD	Quarry Bank and Dudley Wood	Bristol Road Open Space	Bristol Road, Dudley	0.84	N/A	Click Here
SA-0116-DUD	St. James's	Milking Bank North	Land between Milking Bank and Himley Road, Dudley	10.4	N/A	Click Here
SA-0117-DUD	St. James's	Milking Bank South	Land to the North of Himley Road, Dudley	10.0	N/A	Click Here
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	Click Here
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	Click Here
SA-0001-DUD	Sedgley	Gorge Road	Land to the rear of 30, Gorge Road, Sedgley, DY3 1LA	0.37	N/A	Click Here
SA-0026-DUD	Sedgley	Bilston Street/Whites Drive	Land adjoining Bilston Street and Whites Drive, Dudley	2.5	N/A	Click Here
SA-0124-DUD	Sedgley	Land at Alder Coppice	Land at Alder Coppice, Sedgley	8.67	N/A	Click Here
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	Click Here

A-1 Summary of Sites Assessed (Dudley)

SA-0013-DUD	Upper Gornal and Woodsetton	Tipton Road/Setton Drive	Land adjacent to Tipton Road/Setton Drive, Sedgley	5.92	N/A	Click Here
SA-0028-DUD	Upper Gornal and Woodsetton	Turls Hill Road	Turls Hill Road, Sedgley, DY3 1HG	0.82	N/A	Click Here
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	Click Here
SA-0209-DUD	Upper Gornal and Woodsetton	Hazelwood Road	Hazelwood Road, Dudley, DY1 3TL	0.63	N/A	Click Here
SA-0210-DUD	Upper Gornal and Woodsetton	Wellesbourne Drive Open Space	Wellesbourne Drive, Coseley, WV14 9TH	0.55	N/A	Click Here
SA-0044-DUD	Wollaston and Stourbridge Town	Bowling Green Road	Land off Bowling Green Road, Stourbridge	0.62	N/A	Click Here
SA-0051-DUD	Wollaston and Stourbridge Town	Enville Street	Enville Street, Stourbridge	0.45	N/A	Click Here
SA-0148-DUD	Wollaston and Stourbridge Town	Rear of Meadowpark Road	Land rear of Meadowpark Road, Wollaston	0.54	N/A	Click Here
SA-0024-DUD-A	Wordsley	Watery Lane A	Side garden of 24, Watery Lane, Wordsley, Stourbridge, DY8 5SH	0.04	N/A	Click Here
SA-0024-DUD-B	Wordsley	Watery Lane B	Watery Lane, Wordsley, Stourbridge, DY8 5SH	0.06	N/A	Click Here
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	Click Here
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)

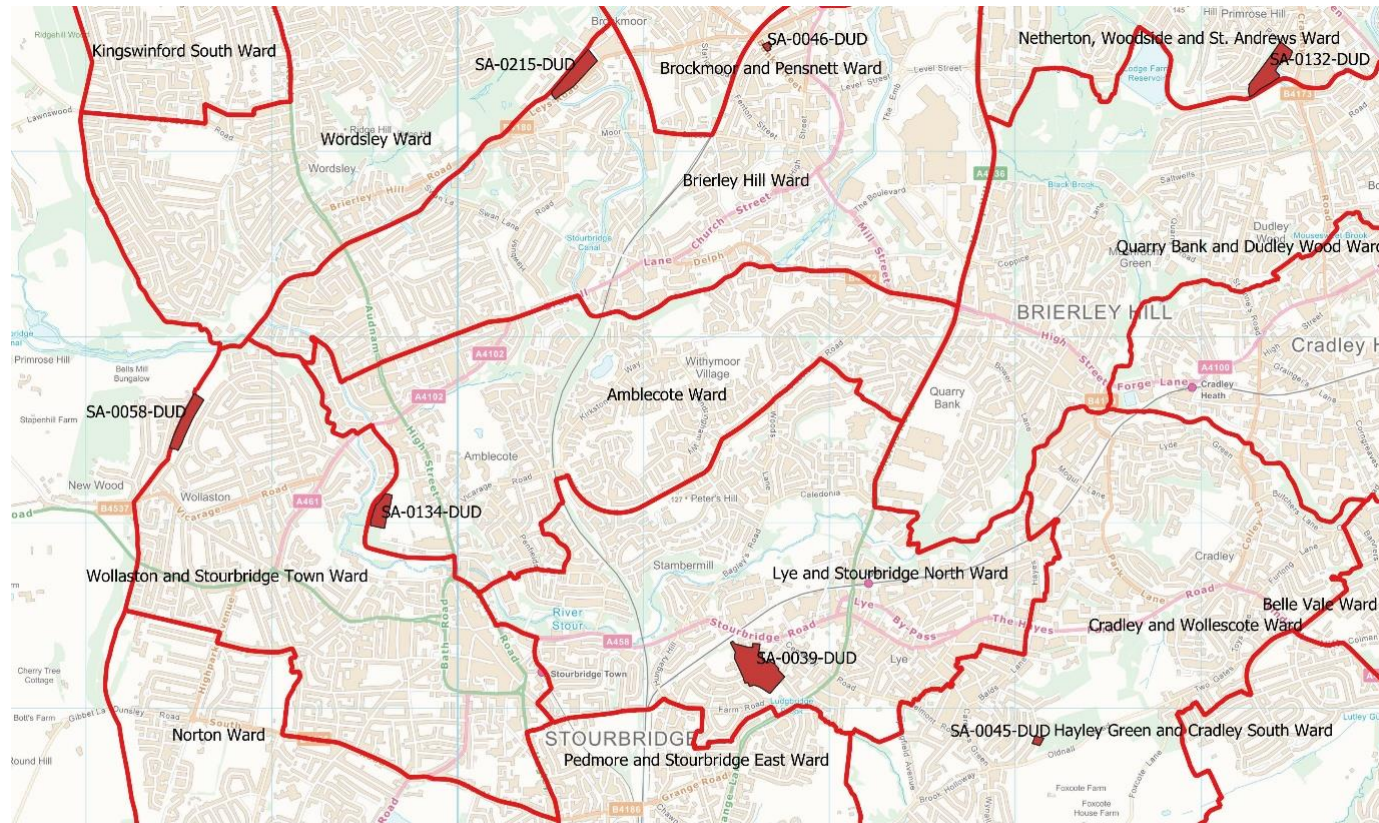
24	Kingswinford South	Ketley Quarry, Dudley Road, Kingswinford	20.81	The site is already allocated in Dudley Borough Development Strategy.	Click Here
249	Kingswinford South	Furber Place, Kingswinford, DY6 8DE	2.52	The submitter has withdrawn the site from the process.	Click Here
274	Kingswinford South	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

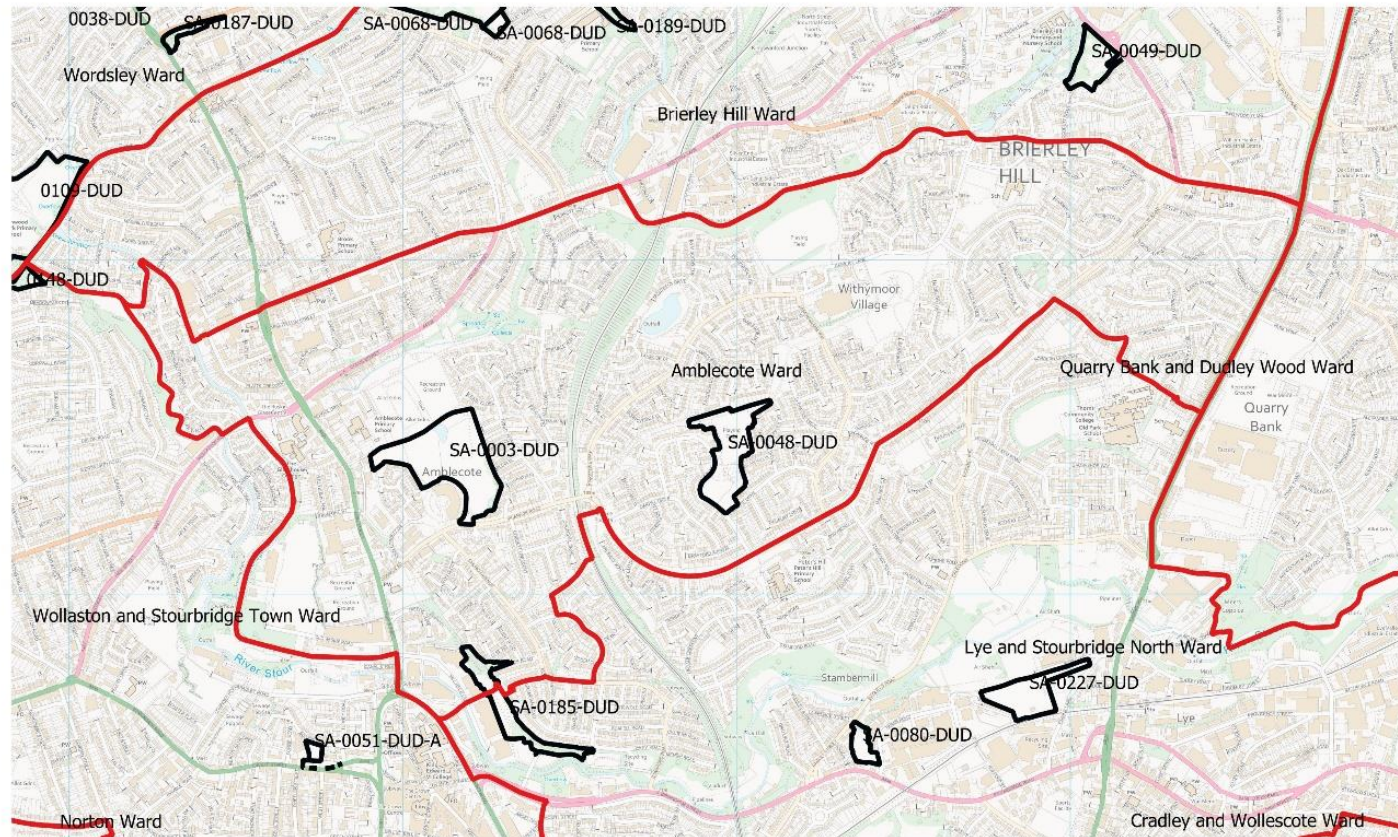


Amblecote Ward

Crown Copyright and Database right 2021.
Ordnance survey 100019566.

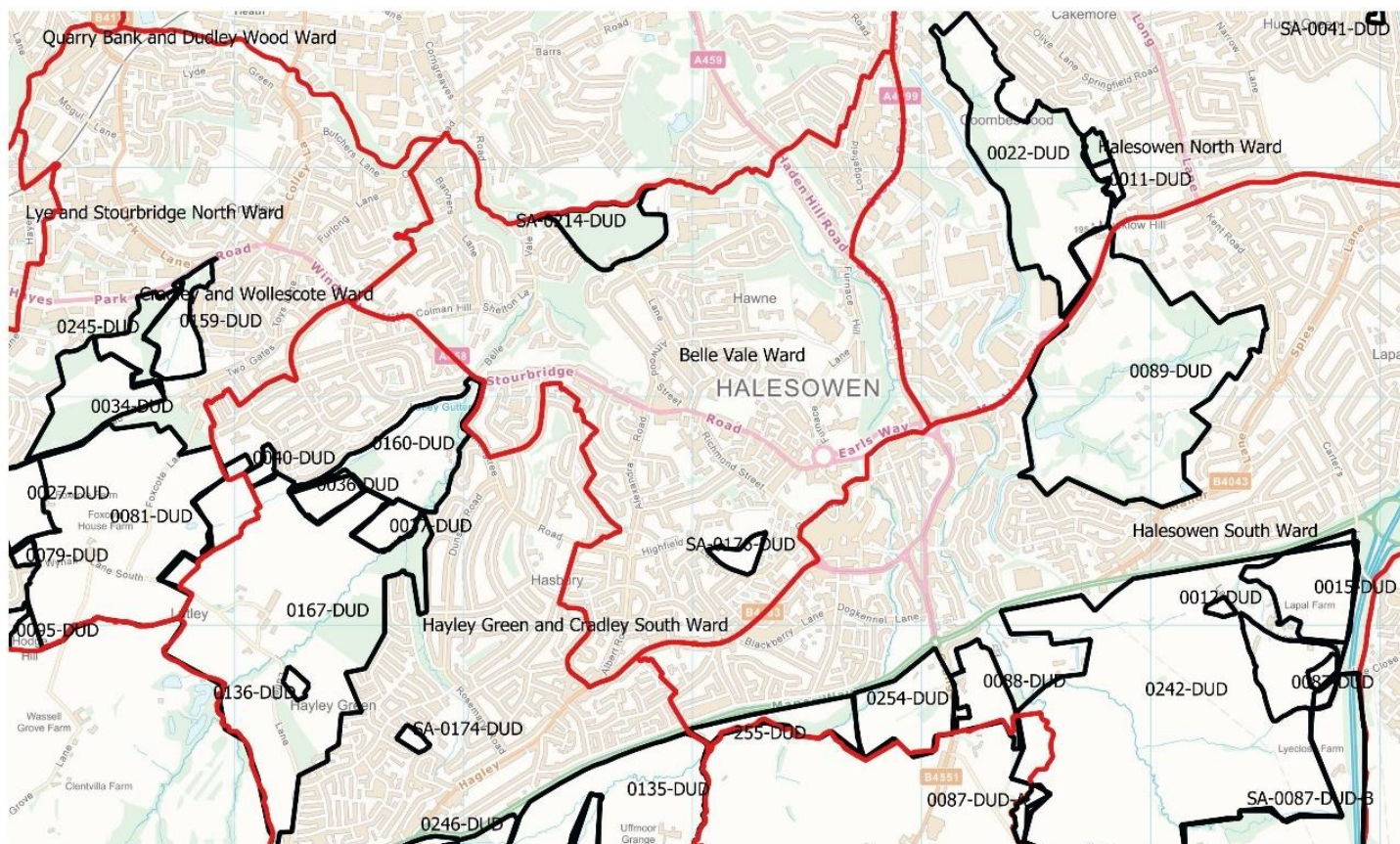
A-3 Dudley Ward Maps

Amblecote - Rejected Sites:



A-3 Dudley Ward Maps

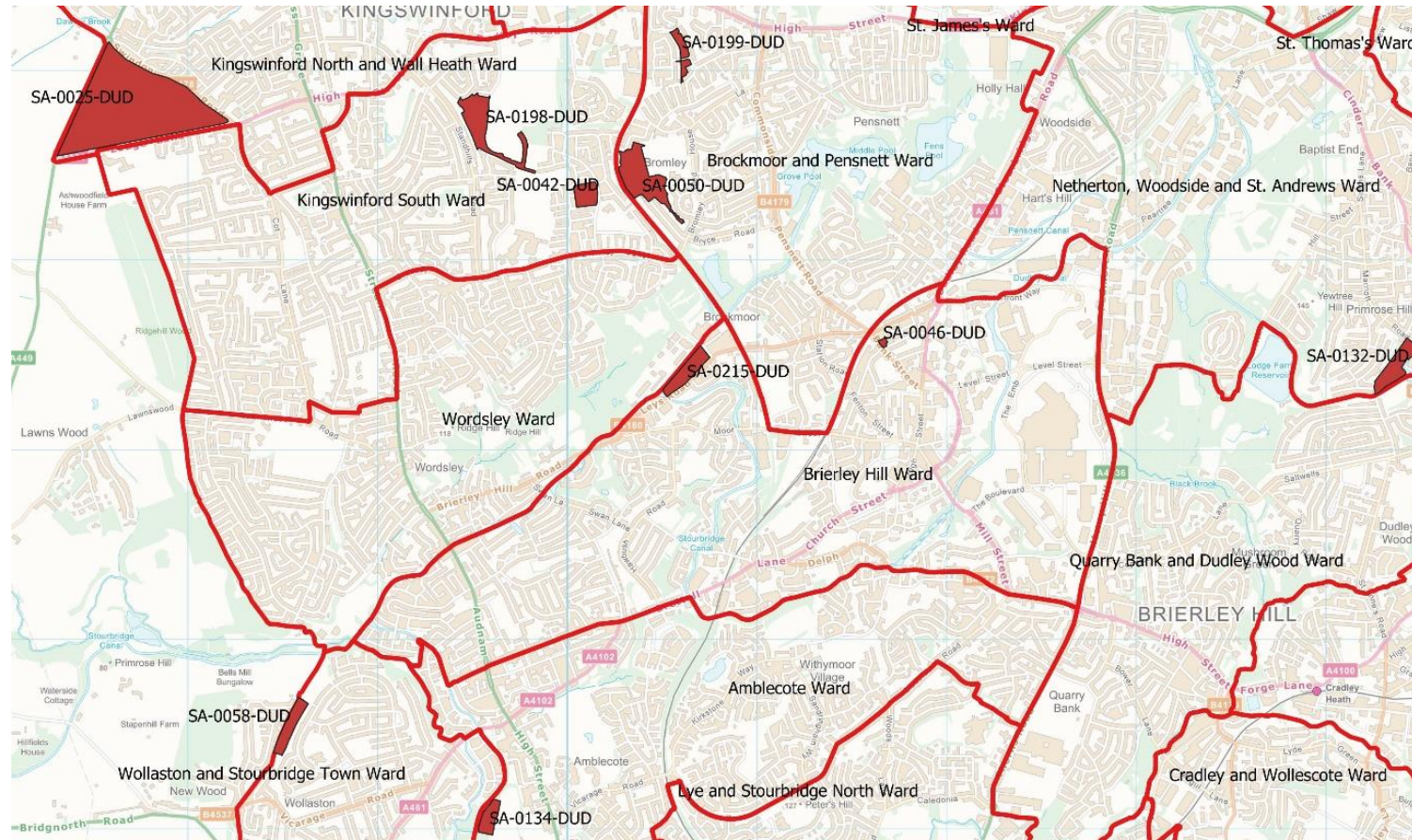
Belle Vale – Rejected Sites:



Belle Vale Ward- Rejected Sites

A-3 Dudley Ward Maps

Brierley Hill – Selected Sites:

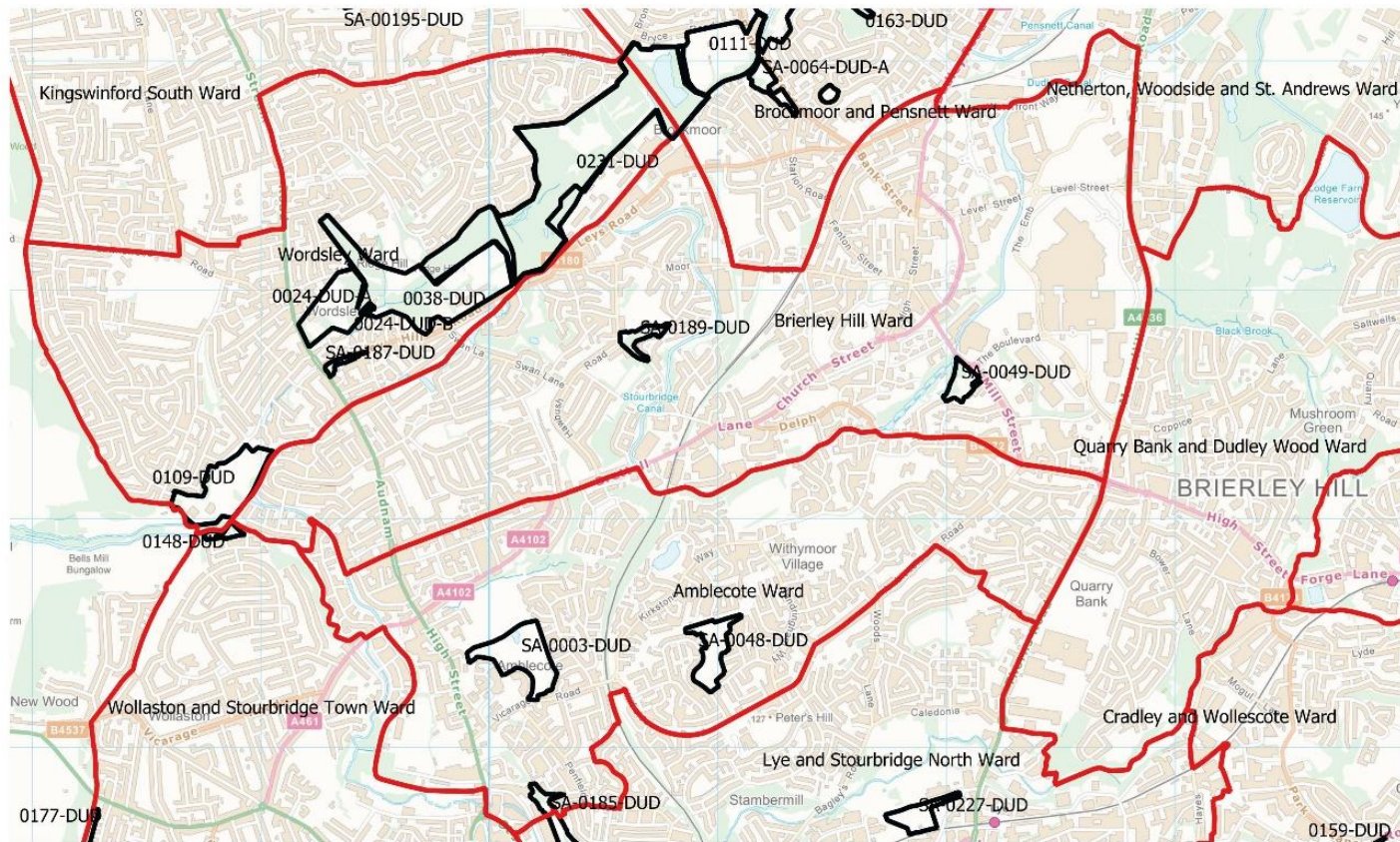


Brierley Hill Ward

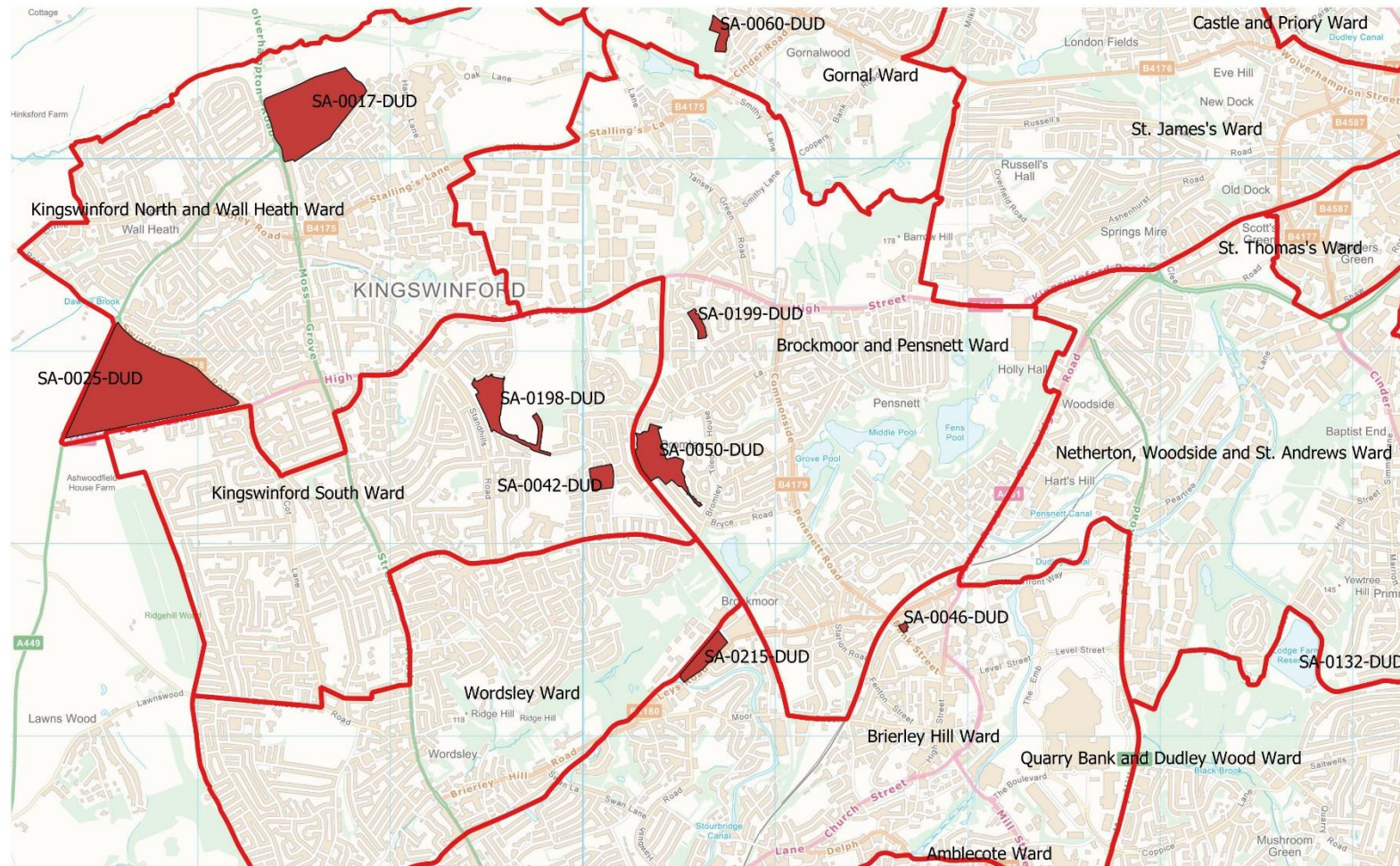
Crown Copyright and Database right 2021.
Ordnance survey 100019566.

A-3 Dudley Ward Maps

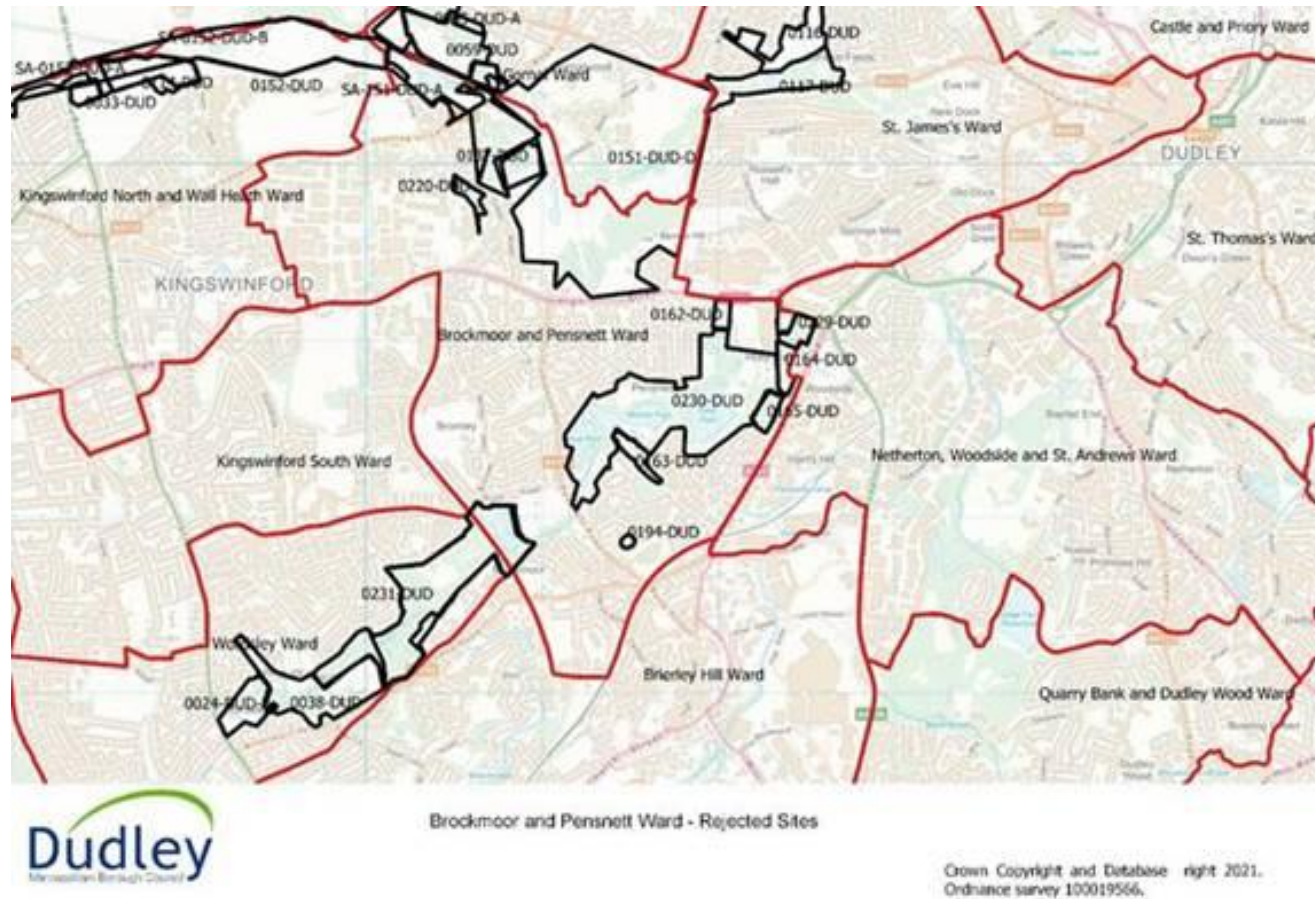
Brierley Hill – Rejected Sites:



Brockmoor and Pensnett – Selected Sites:

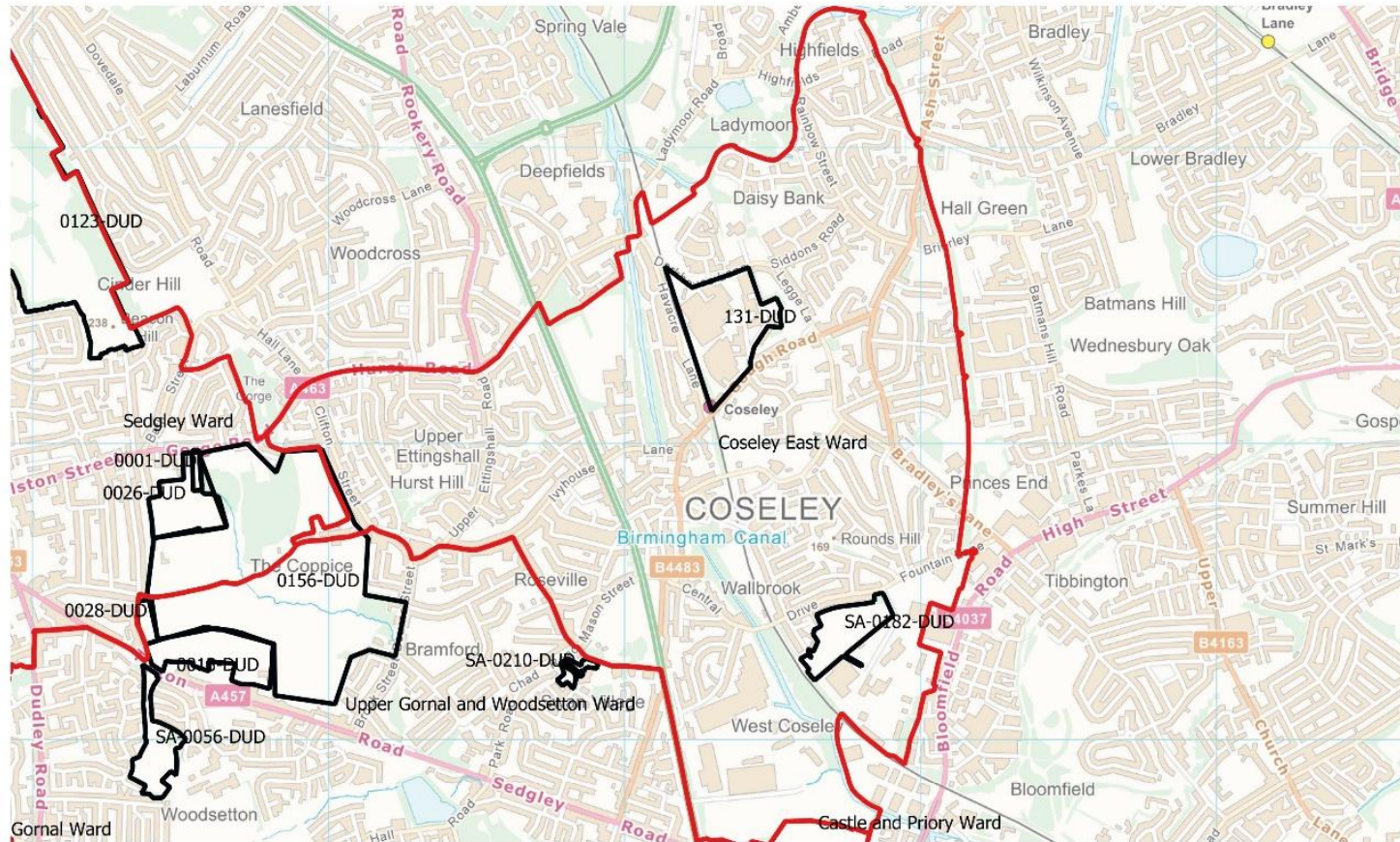


Brockmoor and Pensnett – Rejected Sites:



A-3 Dudley Ward Maps

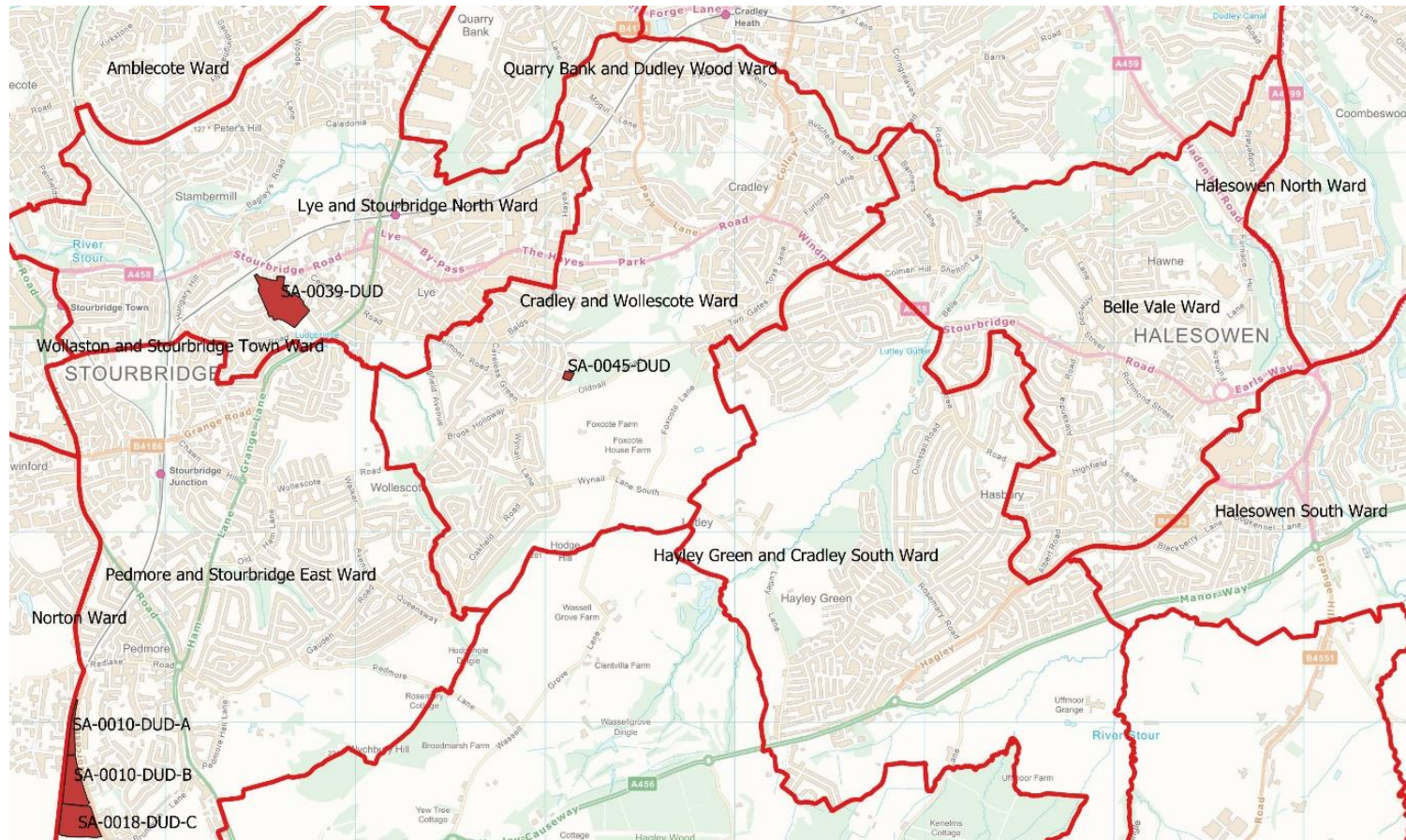
Coseley East – Rejected Sites:



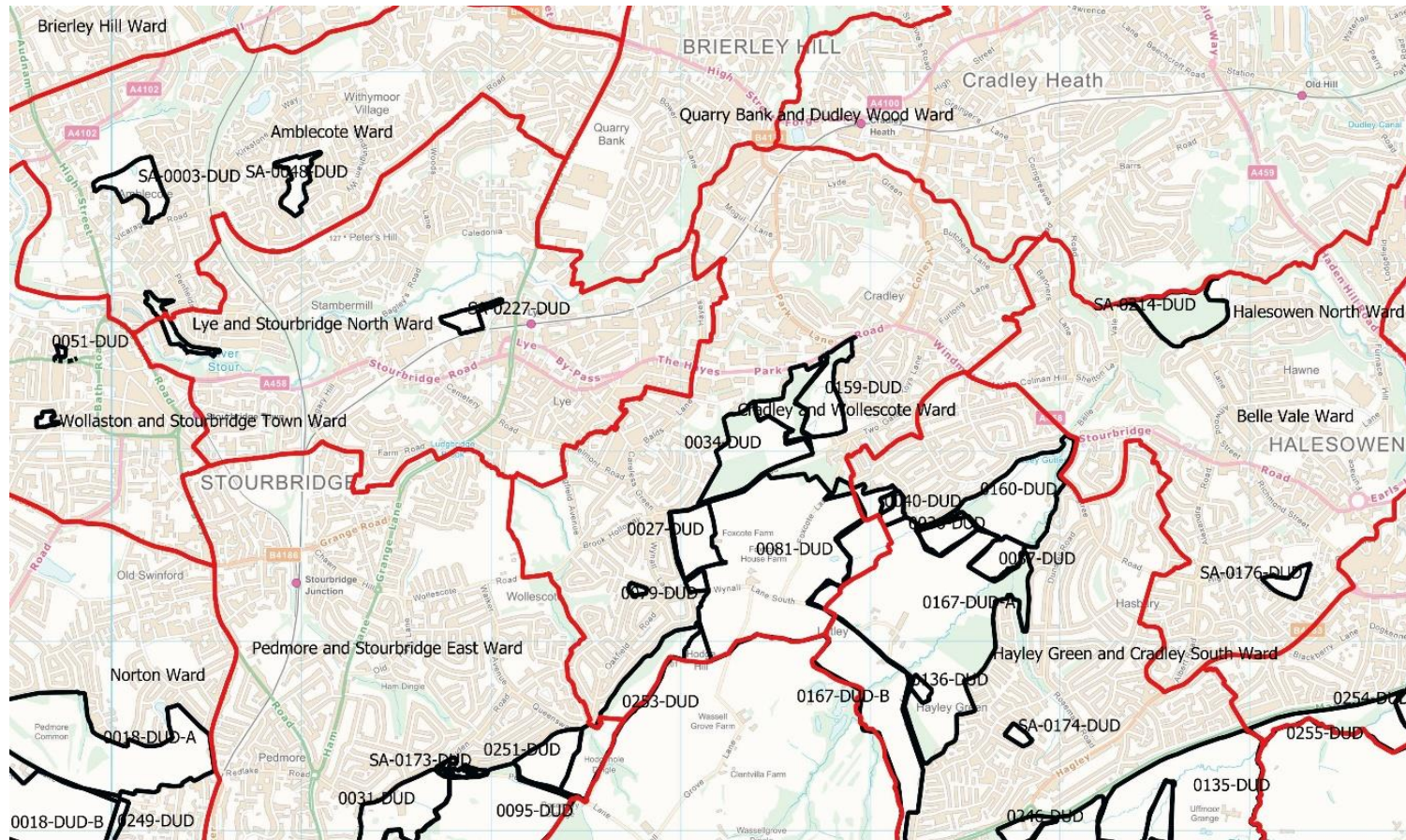
Coseley East - Rejected Sites

A-3 Dudley Ward Maps

Cradley and Wollescote – Selected Sites:

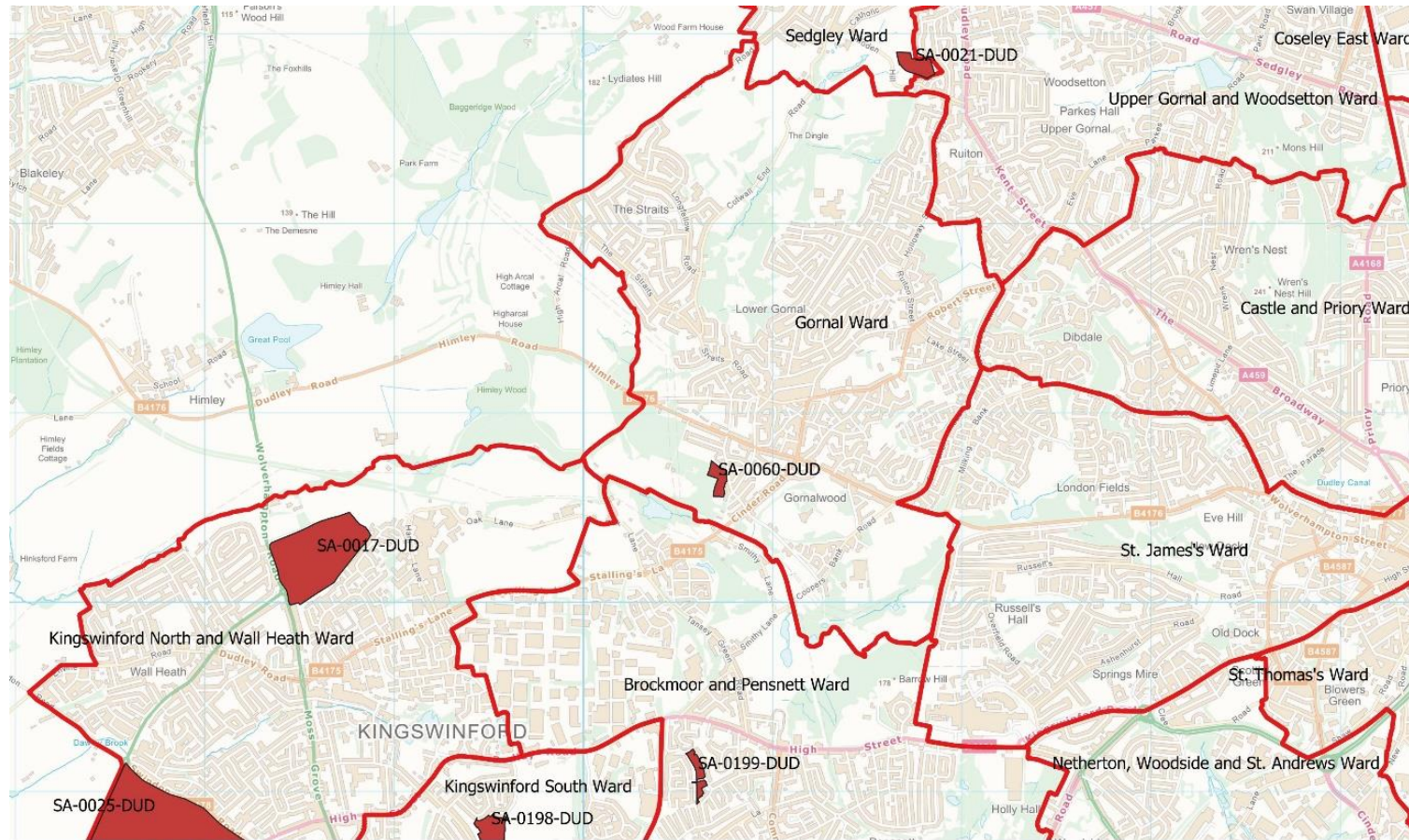


Cradley and Wollescote – Rejected Sites:



A-3 Dudley Ward Maps

Gornal – Selected Sites:



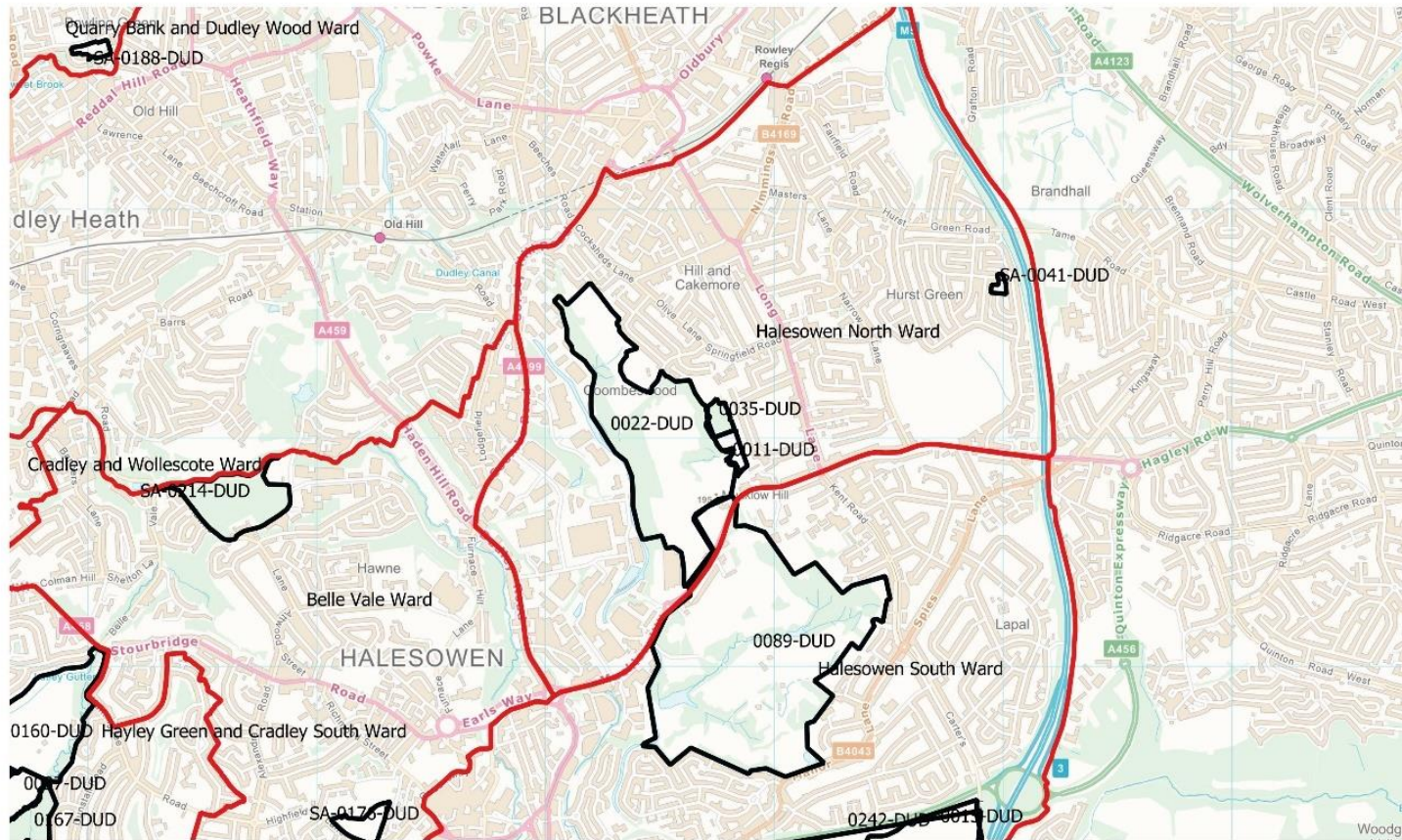
Gornal – Rejected Sites:



Crown Copyright and Database right 2021.
Ordnance survey 100019566.

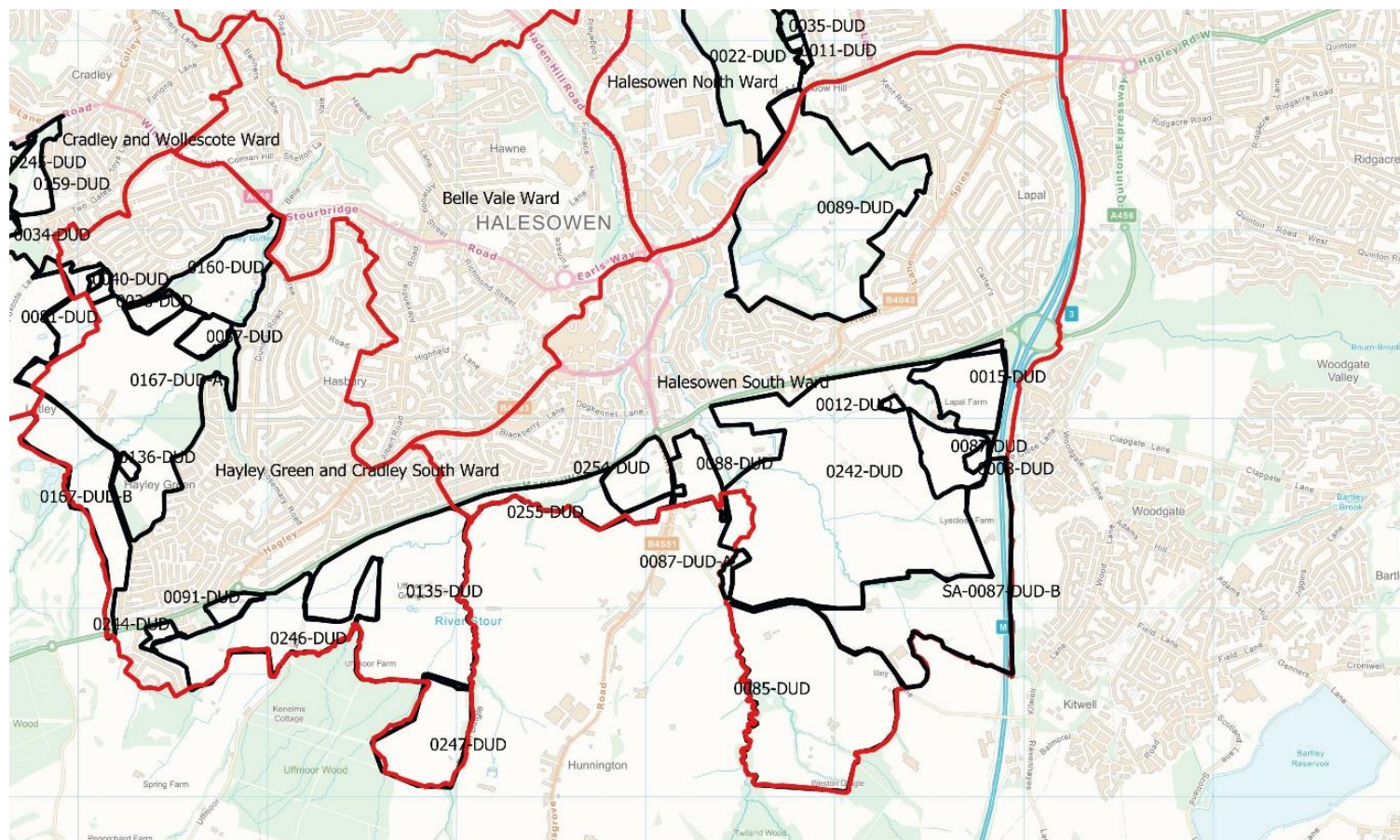
A-3 Dudley Ward Maps

Halesowen North – Rejected sites:

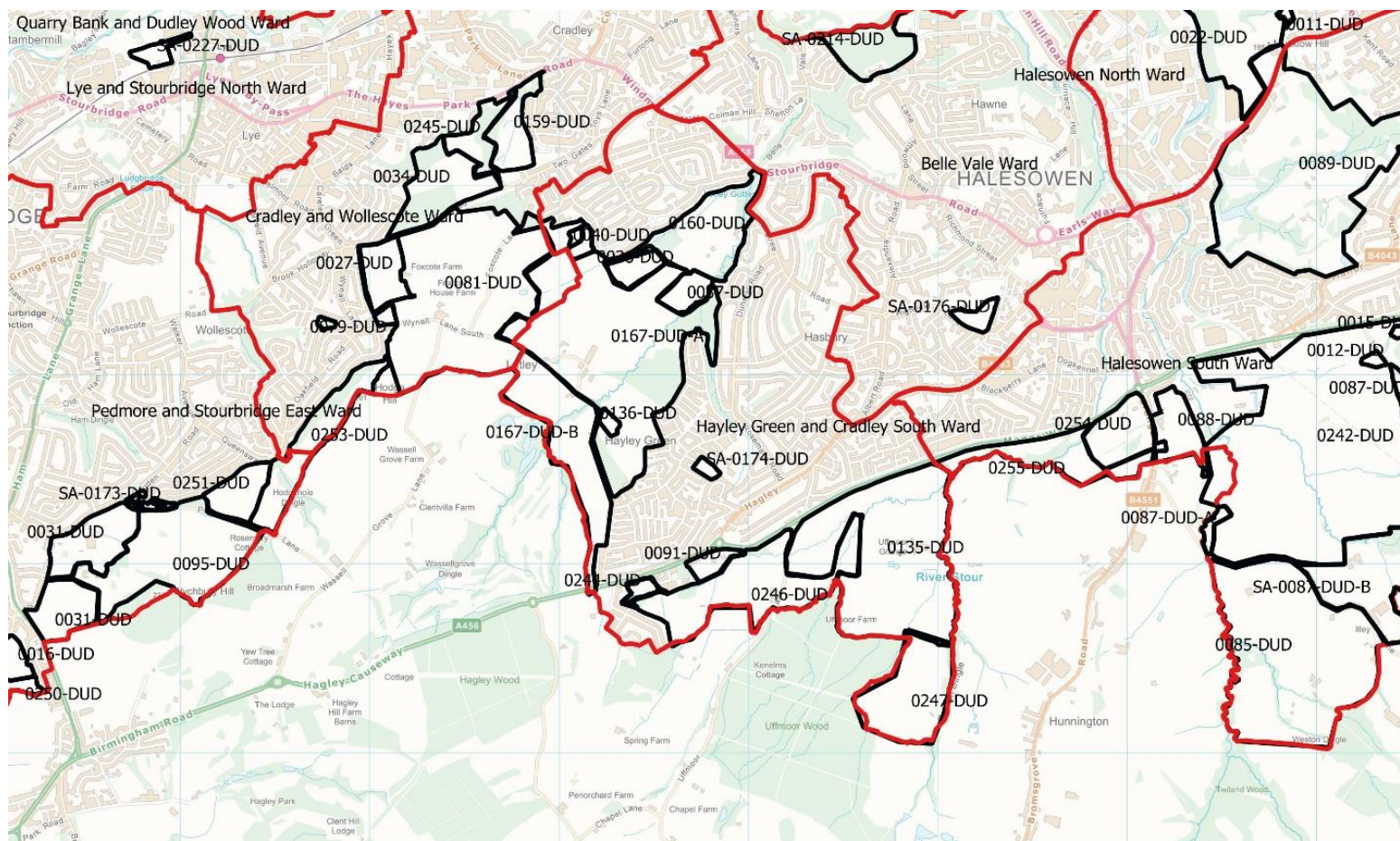


Halesowen North Ward- Rejected Sites

Halesowen South - Rejected Sites:



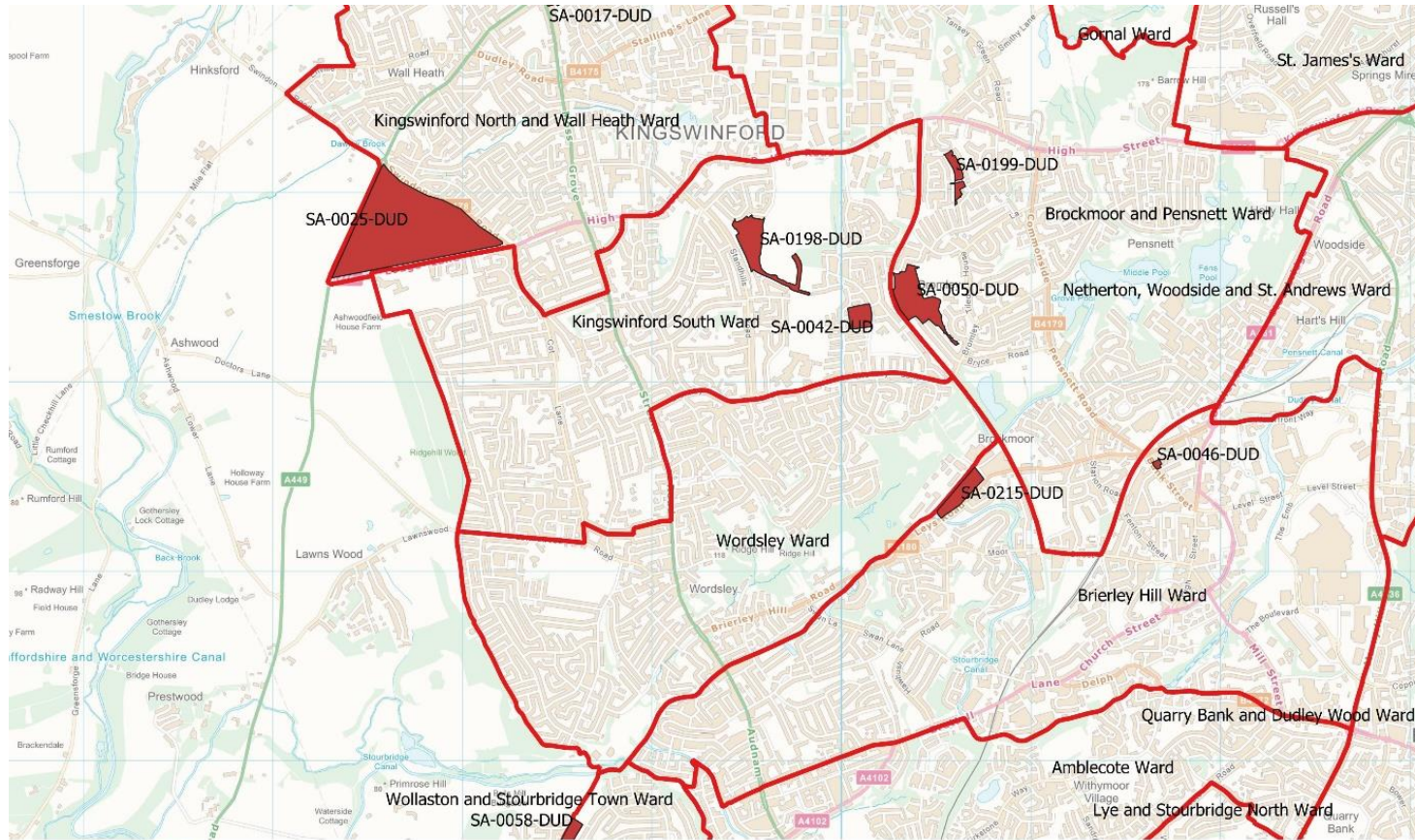
Hayley Green and Cradley South - Rejected Sites:



Hayley Green and Cradley South Ward - Rejected Sites

A-3 Dudley Ward Maps

Kingswinford South – Selected Sites:

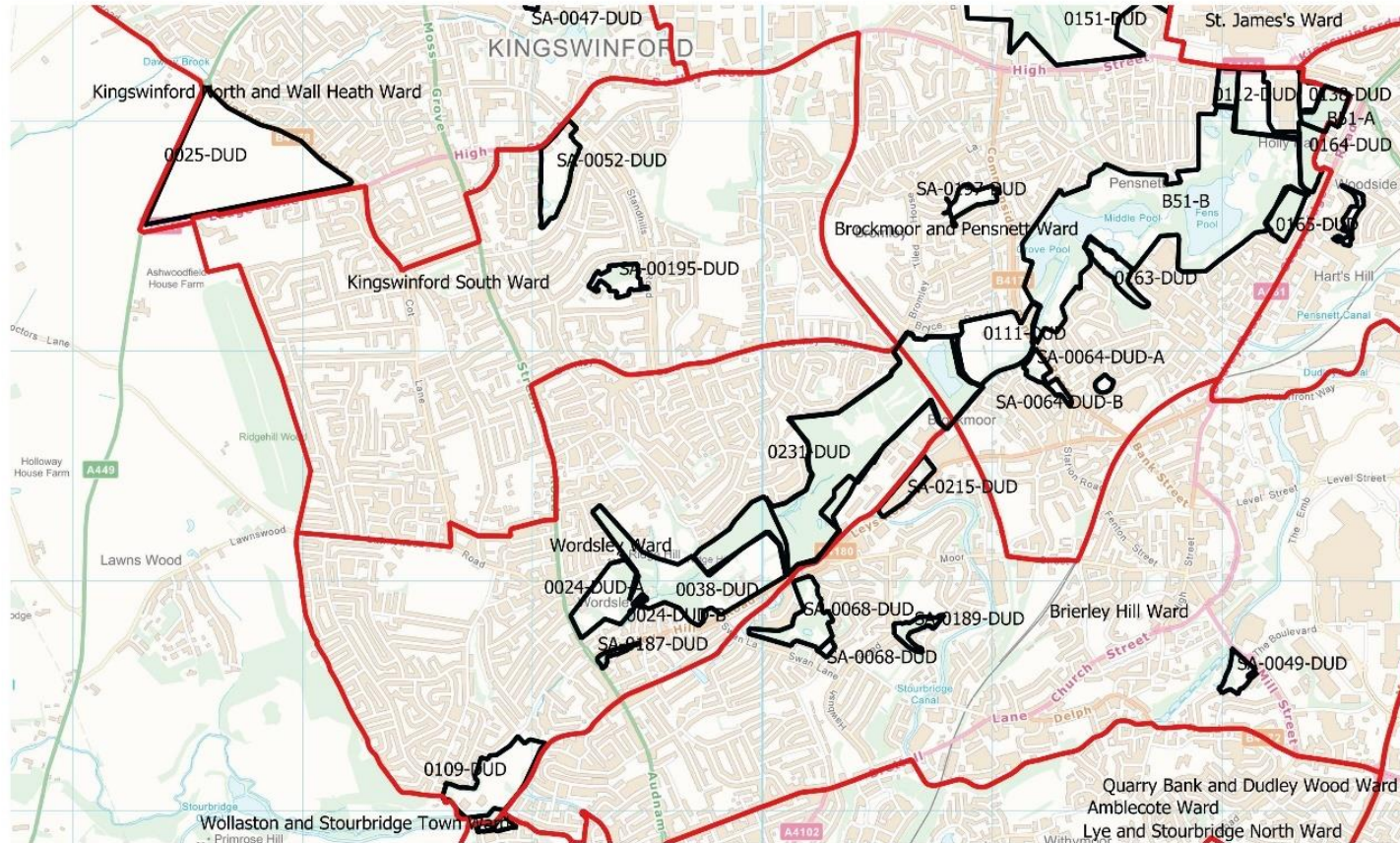


Kingswinford South Ward

Crown Copyright and Database right 2021.
Ordnance survey 100019566.

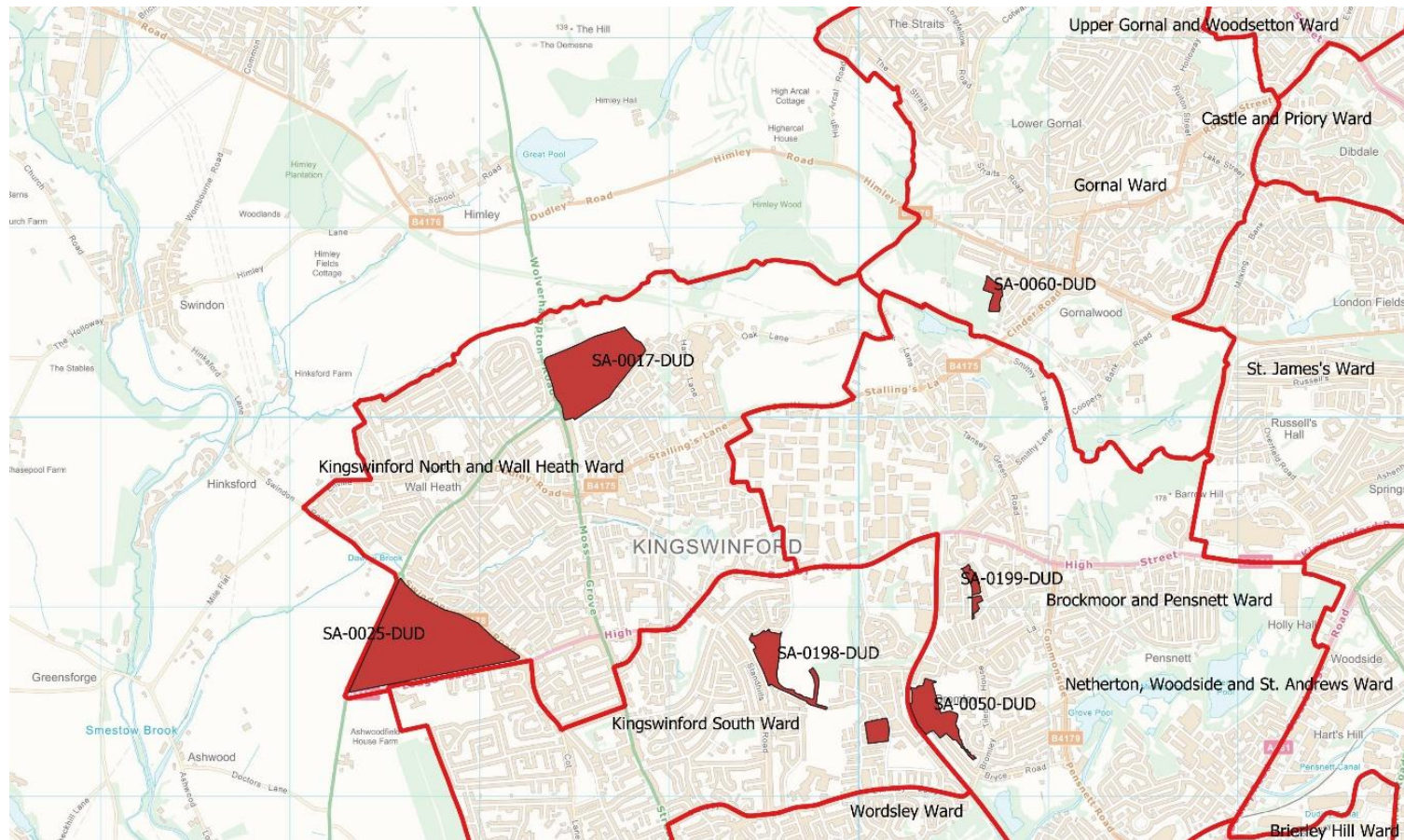
A-3 Dudley Ward Maps

Kingswinford South – Rejected Sites:



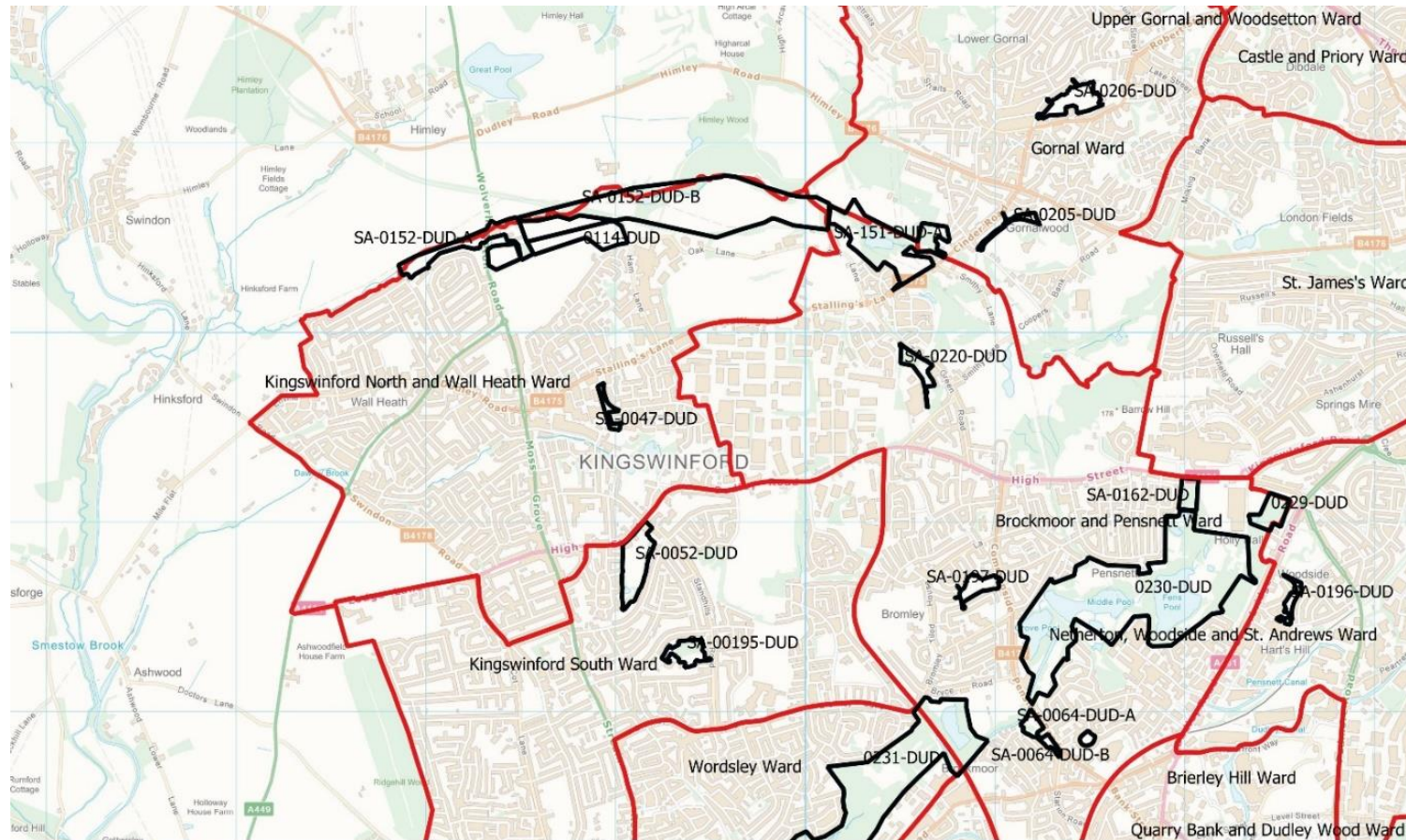
Kingswinford South- Rejected Sites

Kingswinford North and Wall Heath – Selected Sites:



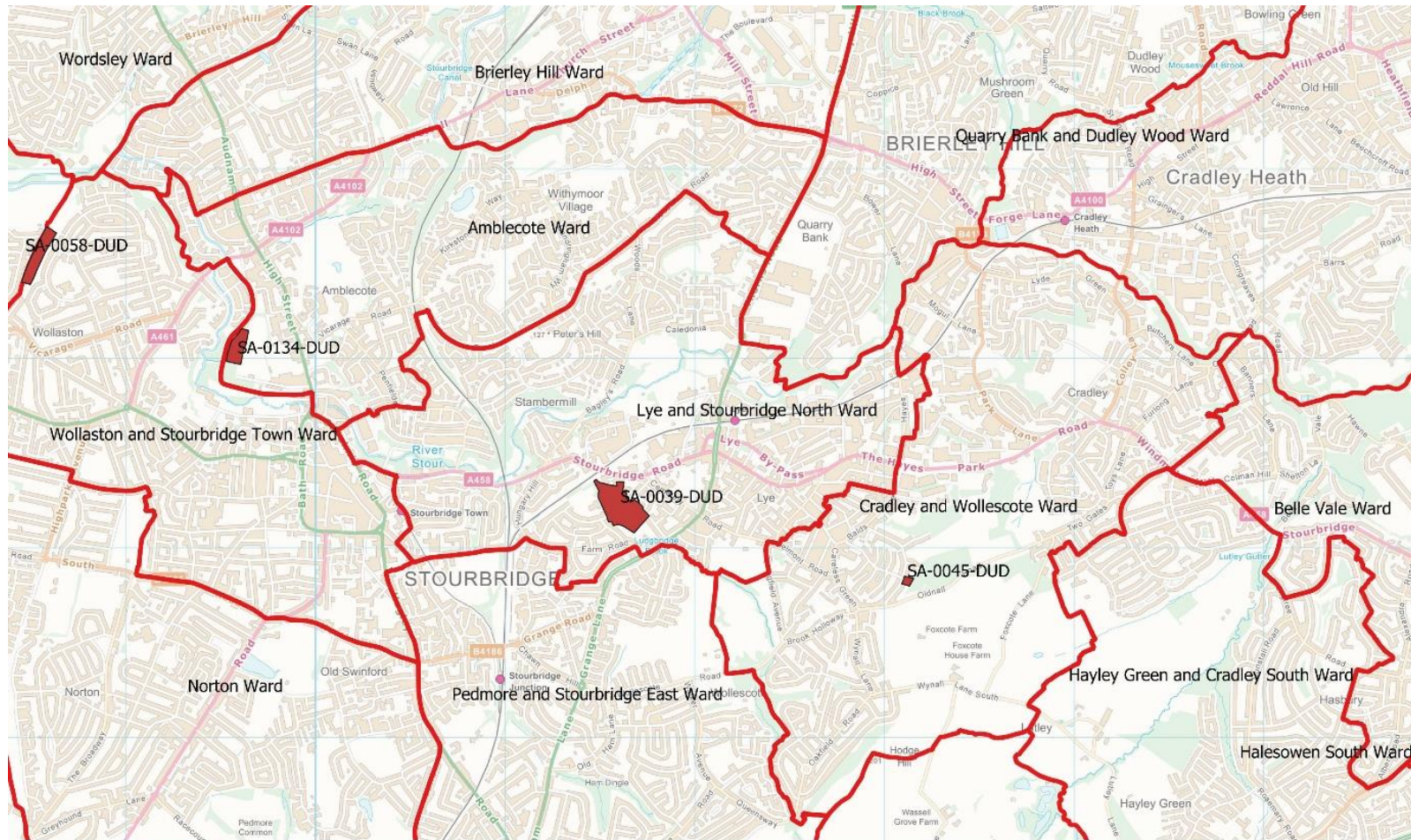
A-3 Dudley Ward Maps

Kingswinford North and Wall Heath – Rejected Sites:

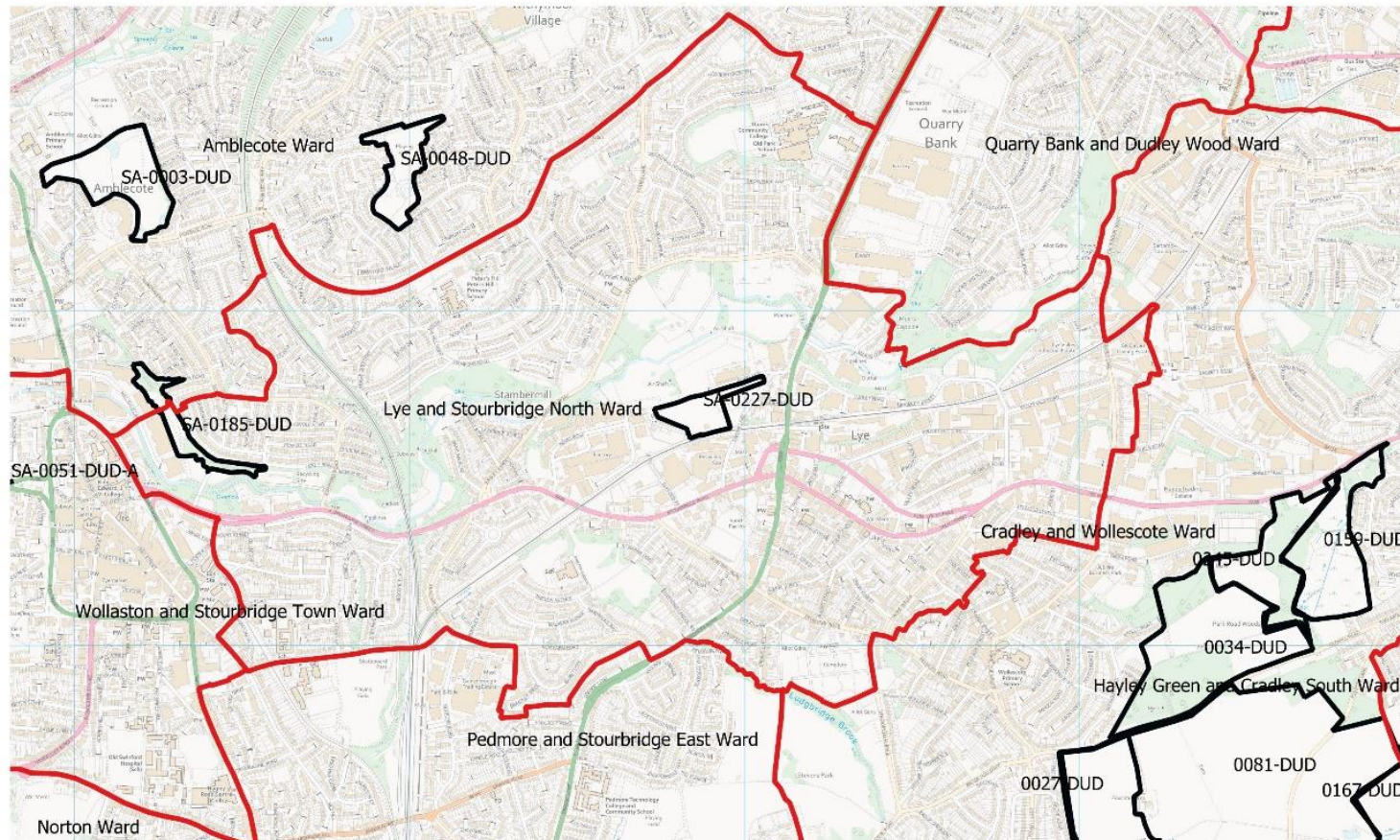


A-3 Dudley Ward Maps

Lye and Stourbridge North – Selected Sites:



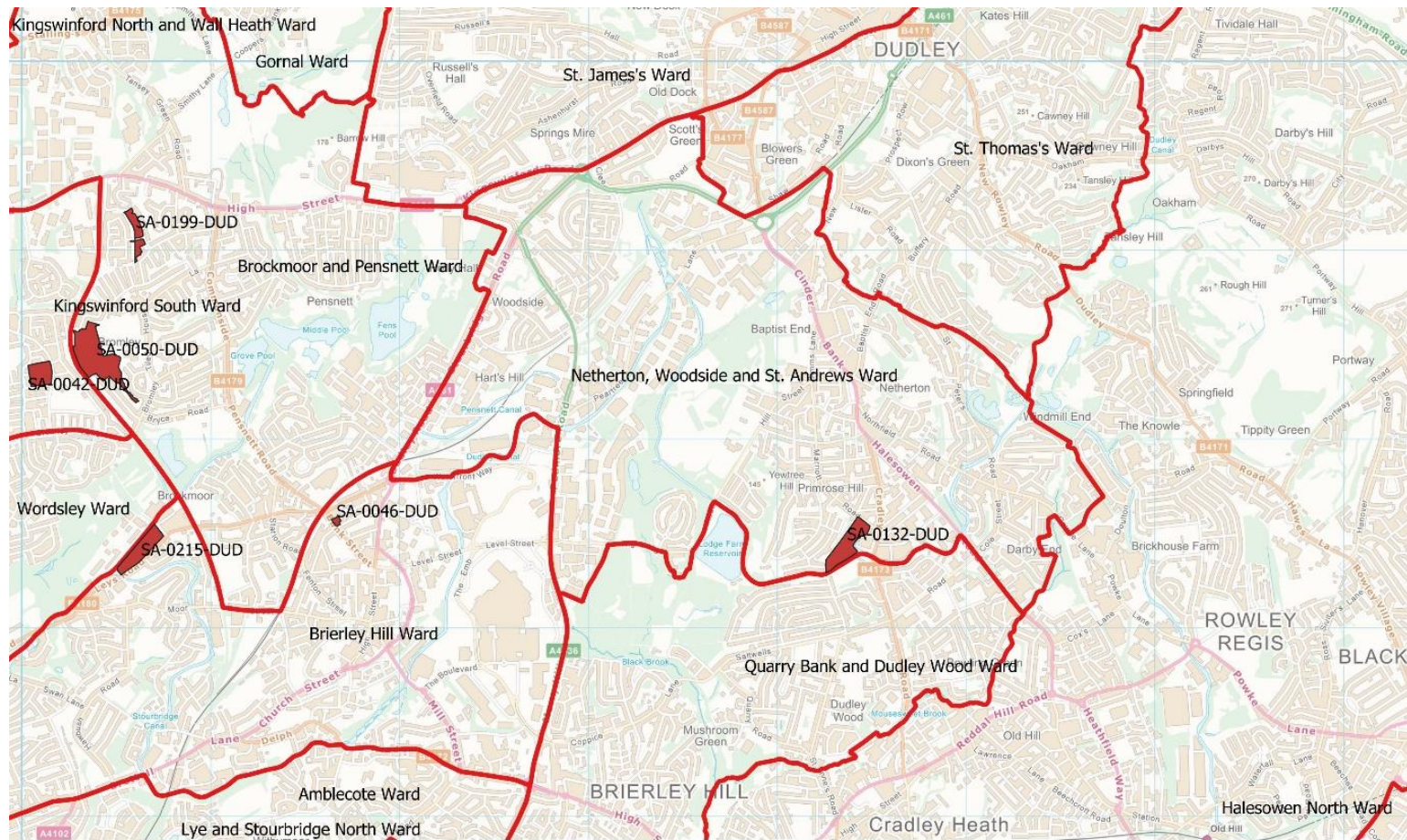
Lye and Stourbridge North – Rejected Sites:



Lye and Stourbridge North Ward - Rejected Sites

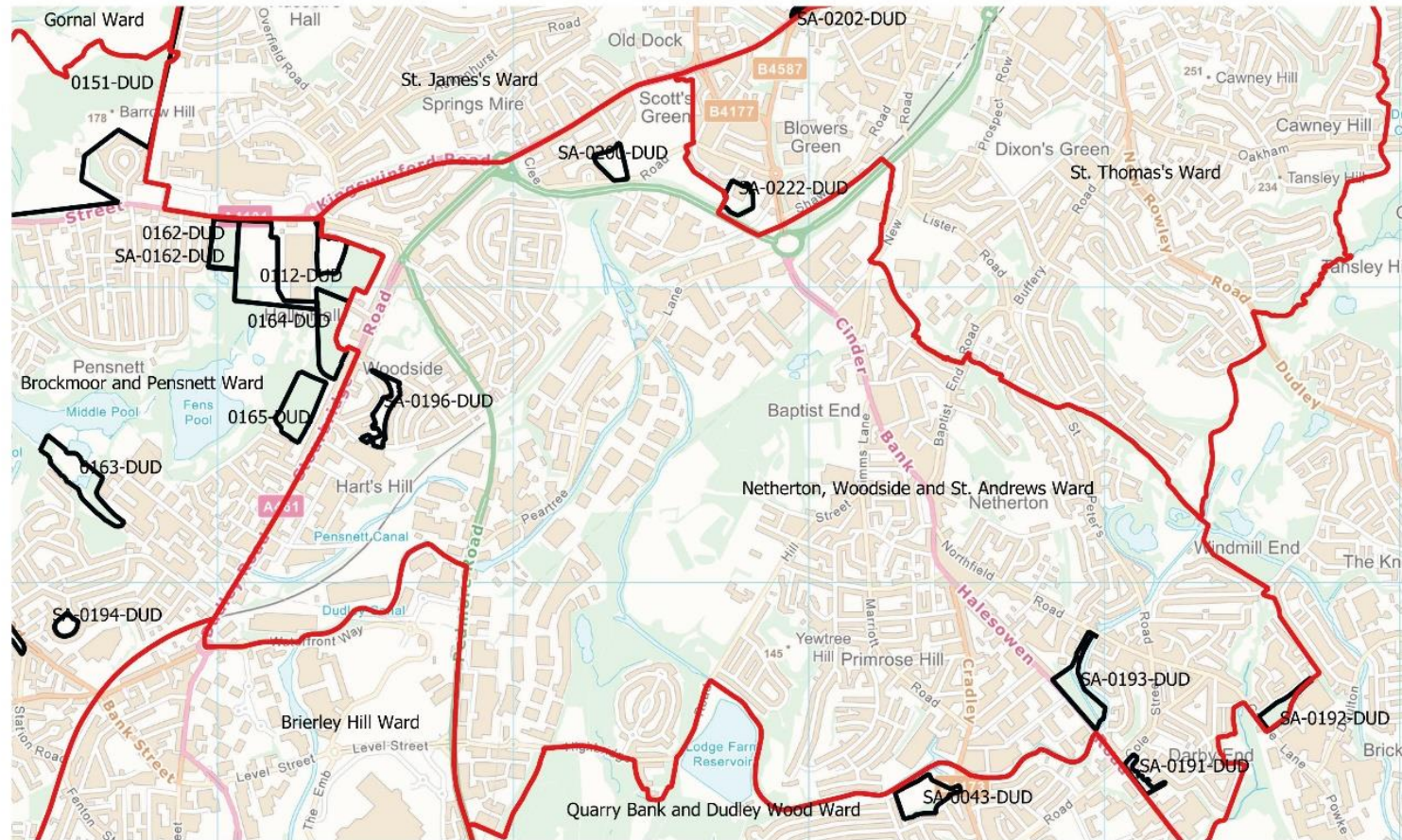
A-3 Dudley Ward Maps

Netherton, Woodside and St. Andrews – Selected Sites:



A-3 Dudley Ward Maps

Netherton, Woodside and St. Andrews – Rejected Sites:



Netherton, Woodside and St Andrews Ward- Rejected Sites

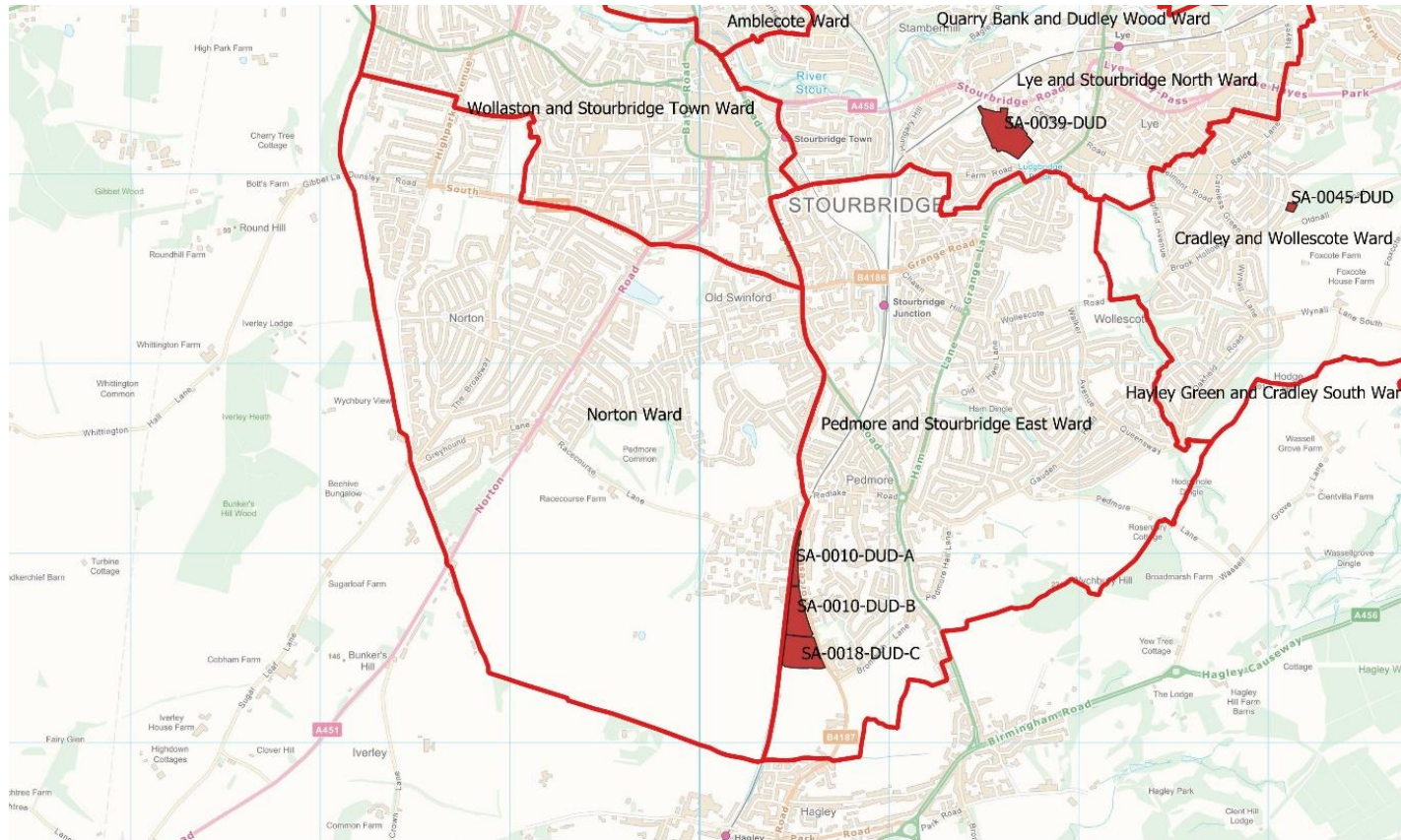
Norton – Rejected Sites:



Crown Copyright and Database right 2021.
Ordnance survey 100019566.

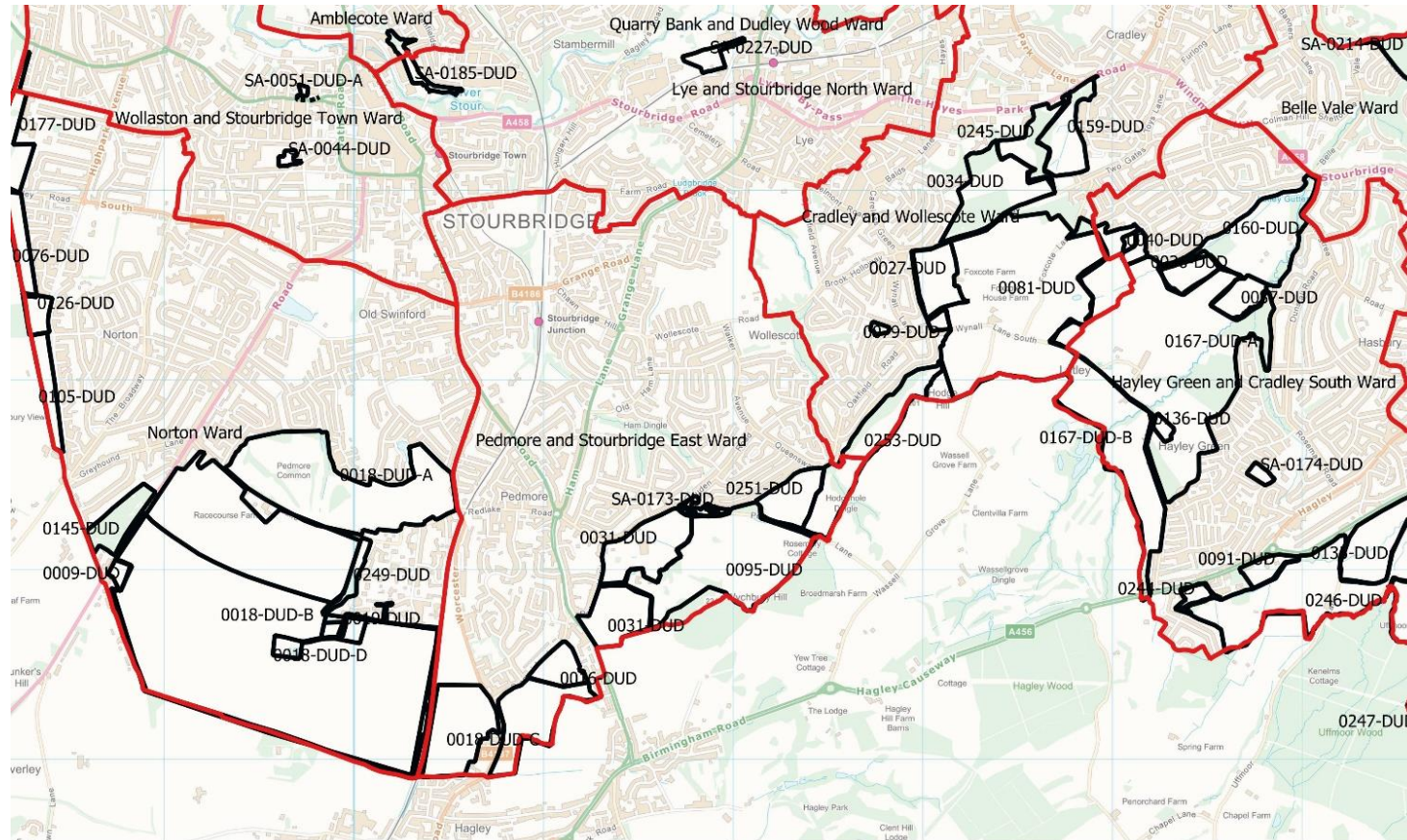
A-3 Dudley Ward Maps

Pedmore and Stourbridge East – Selected Sites:

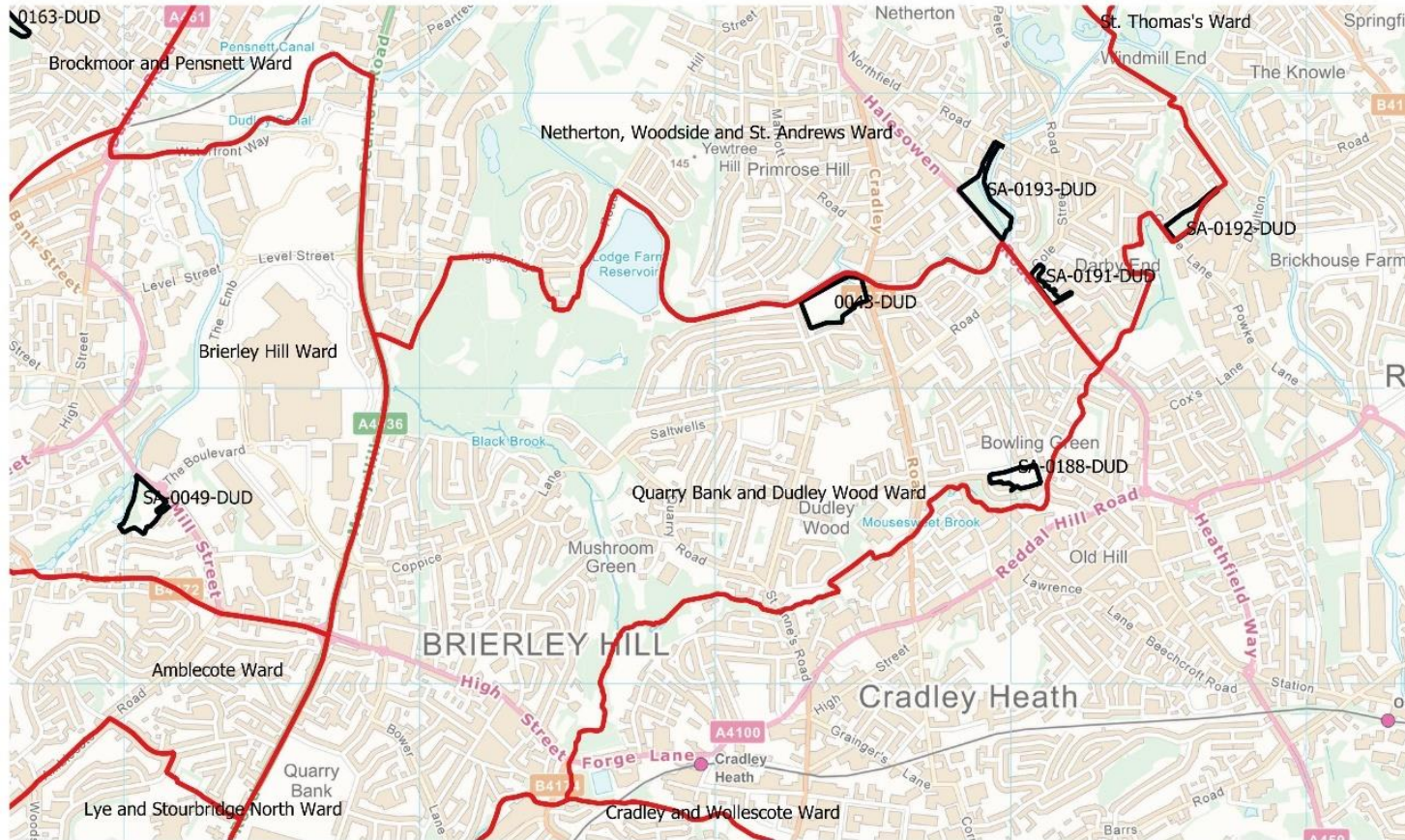


A-3 Dudley Ward Maps

Pedmore and Stourbridge East – Rejected Sites:



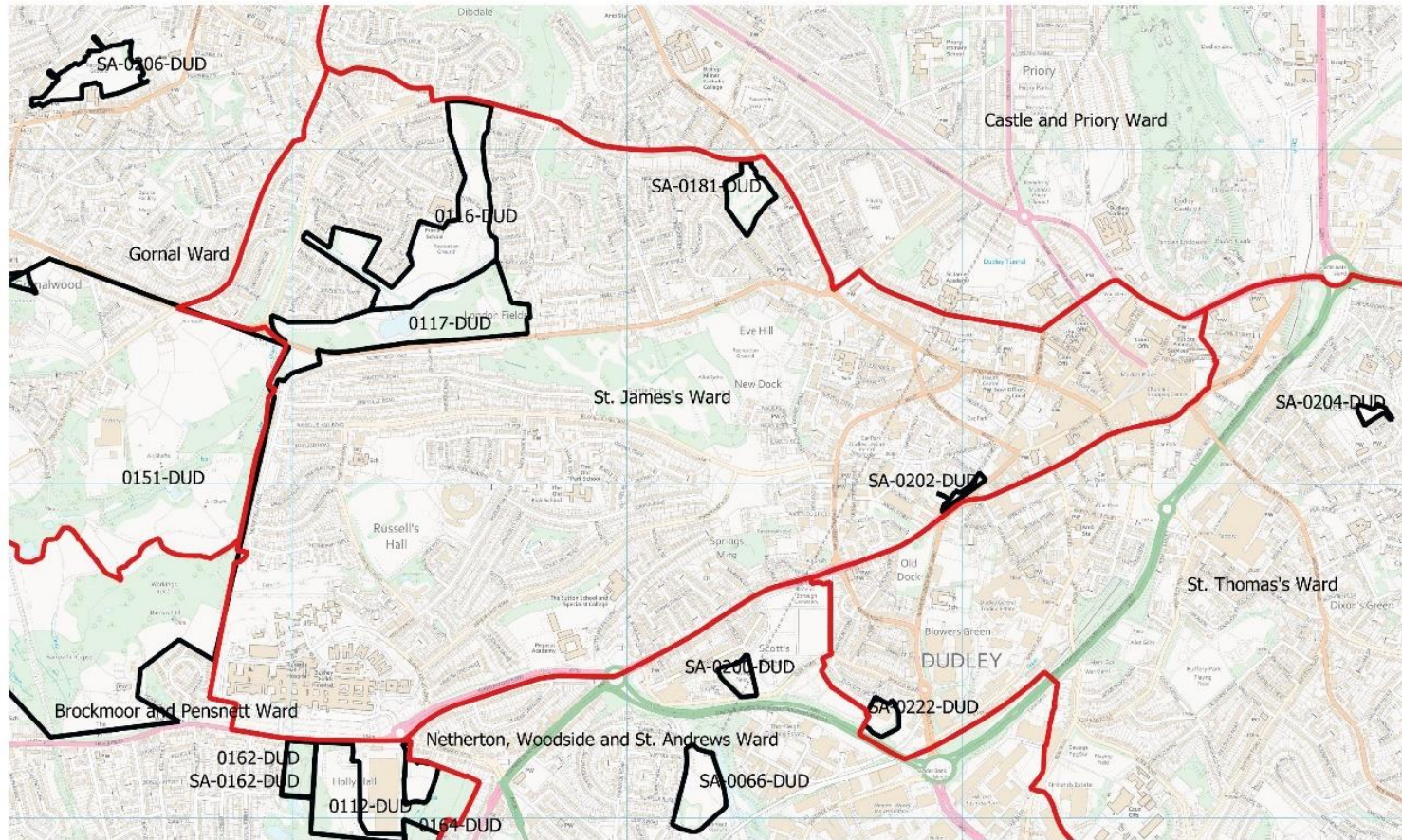
Quarry Bank and Dudley Wood – Rejected Sites:



Quarry Bank and Dudley Wood Ward- Rejected Sites

A-3 Dudley Ward Maps

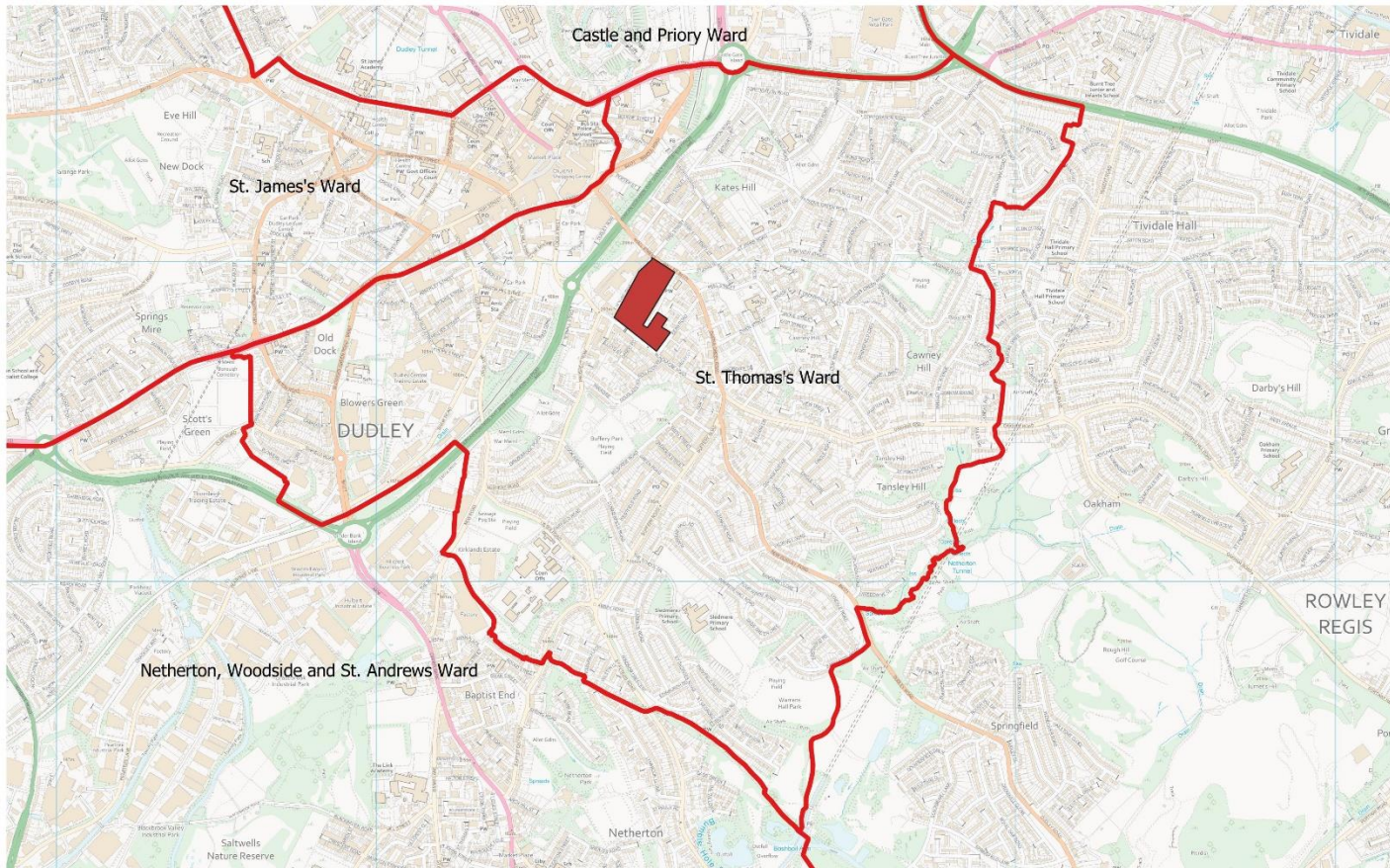
St.James's – Rejected Sites:



St James Ward - Rejected Sites

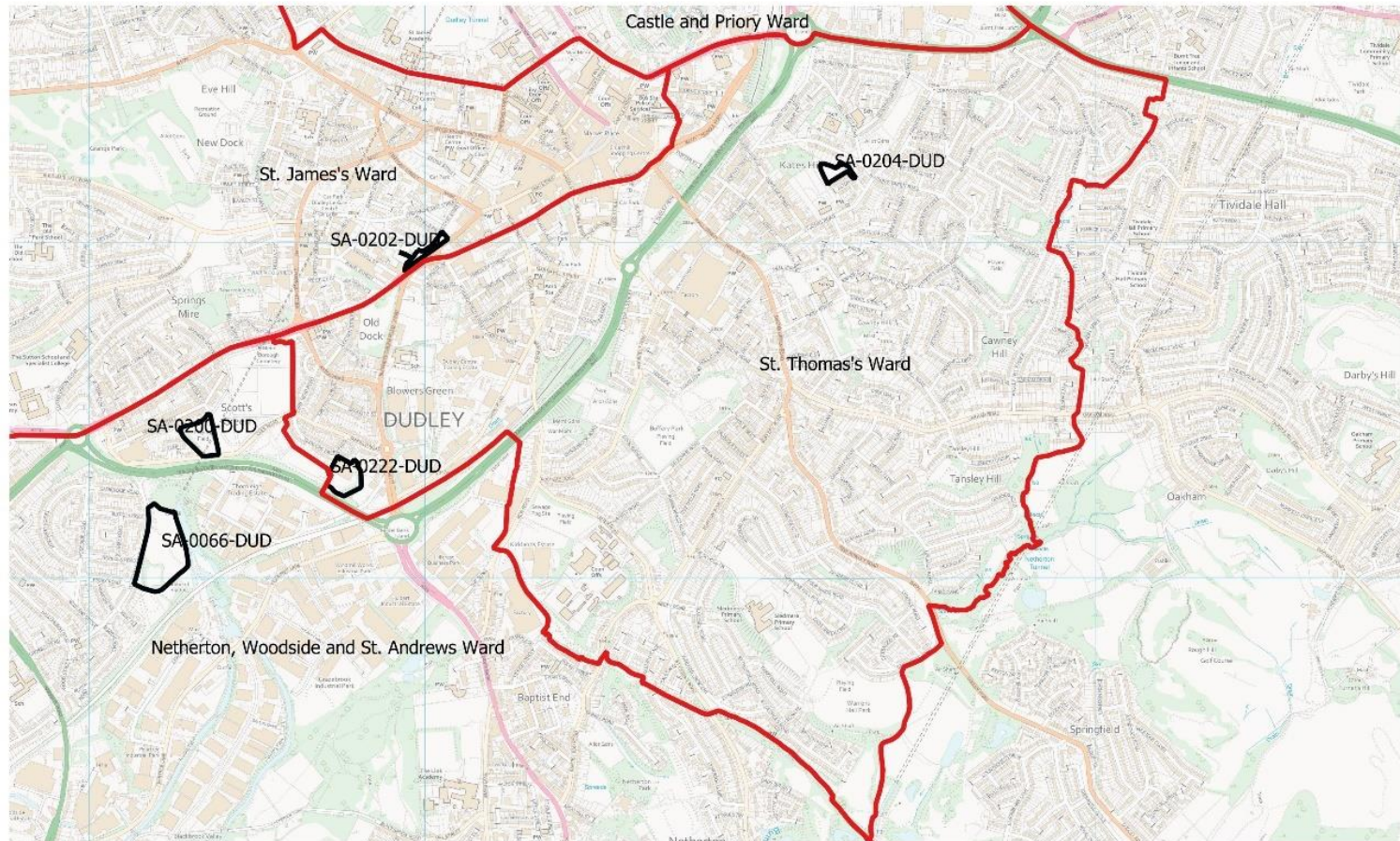
A-3 Dudley Ward Maps

St. Thomas's – Selected Sites:



A-3 Dudley Ward Maps

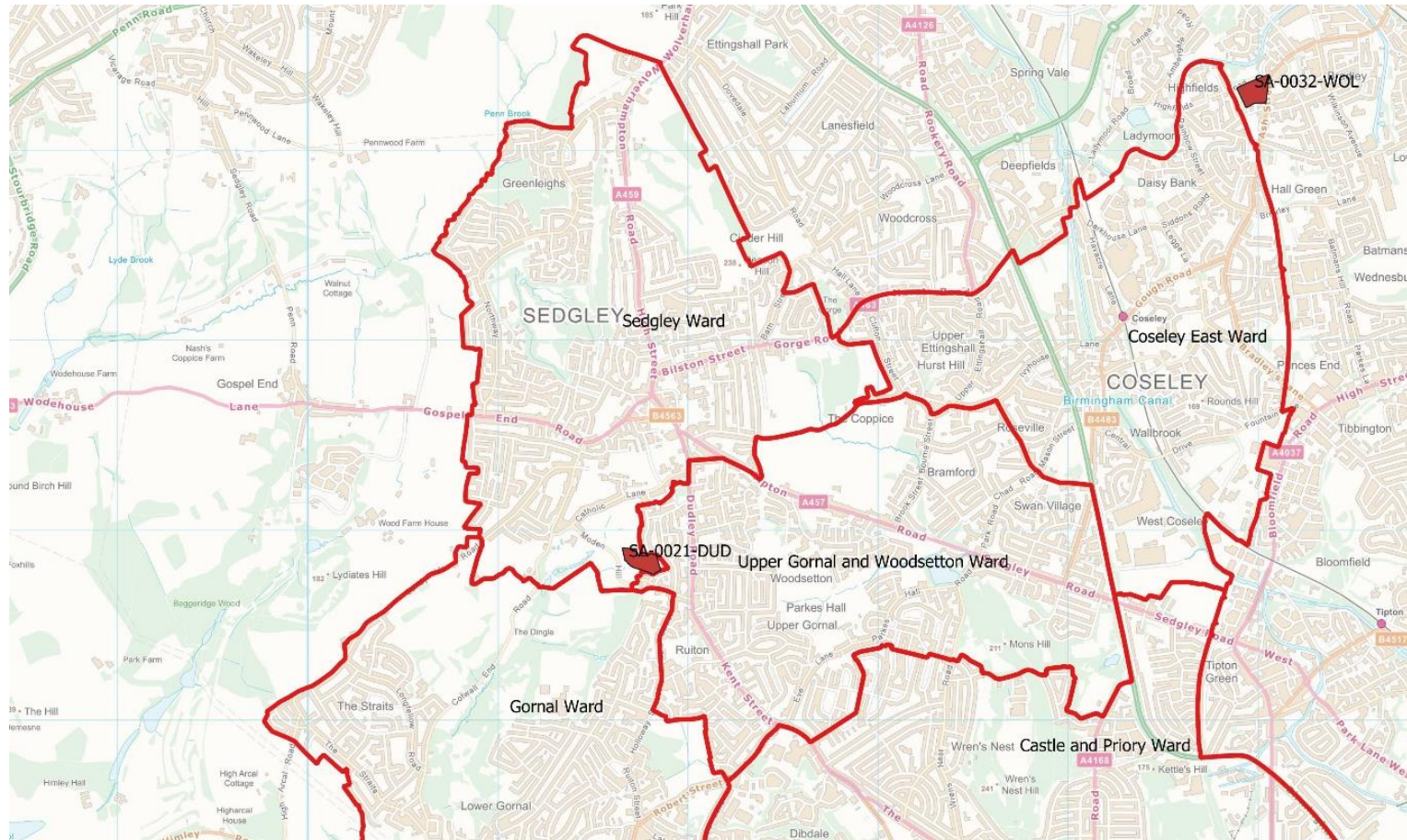
St. Thomas's – Selected Sites:



St Thomas's - Rejected Sites

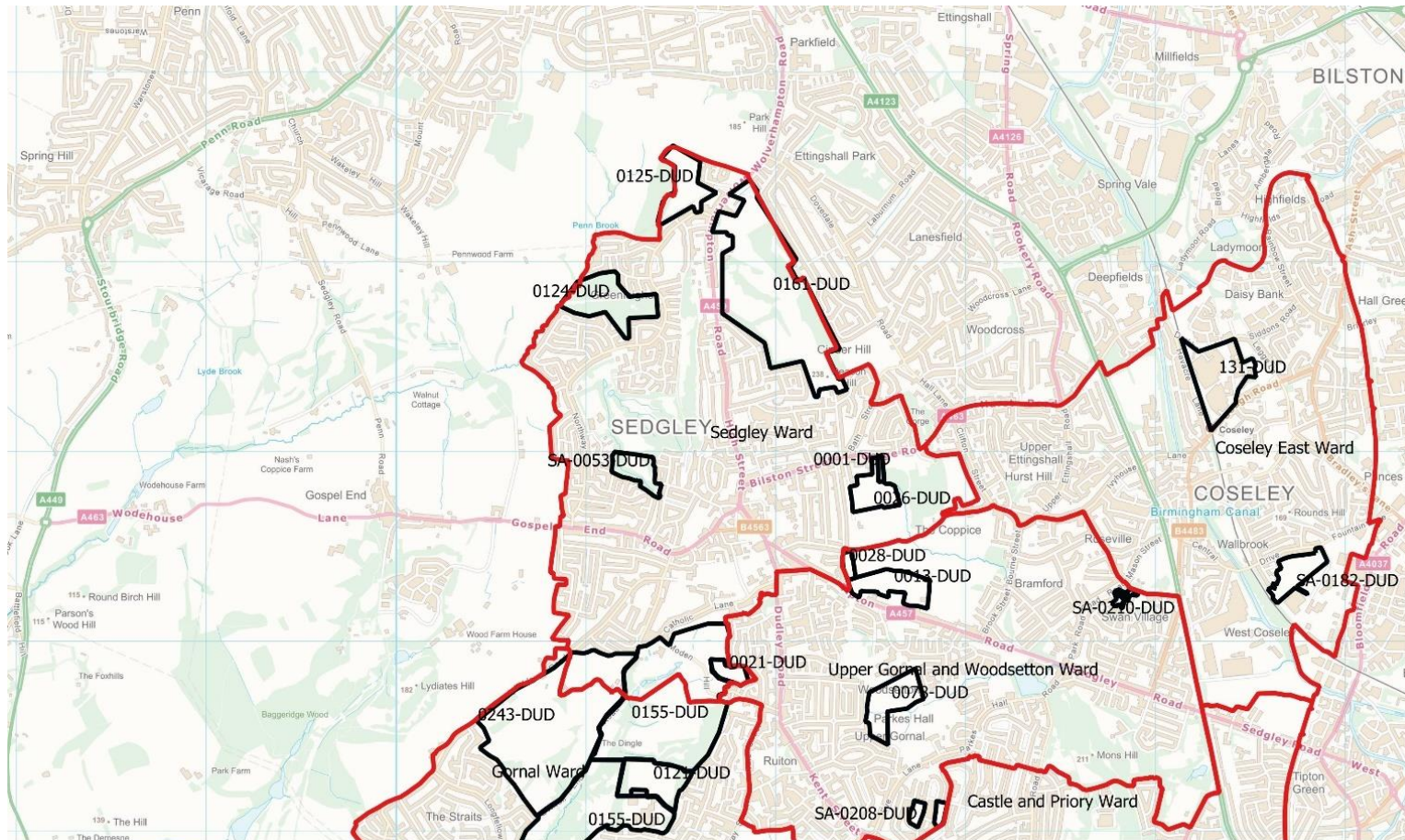
A-3 Dudley Ward Maps

Sedgley – Selected Sites:



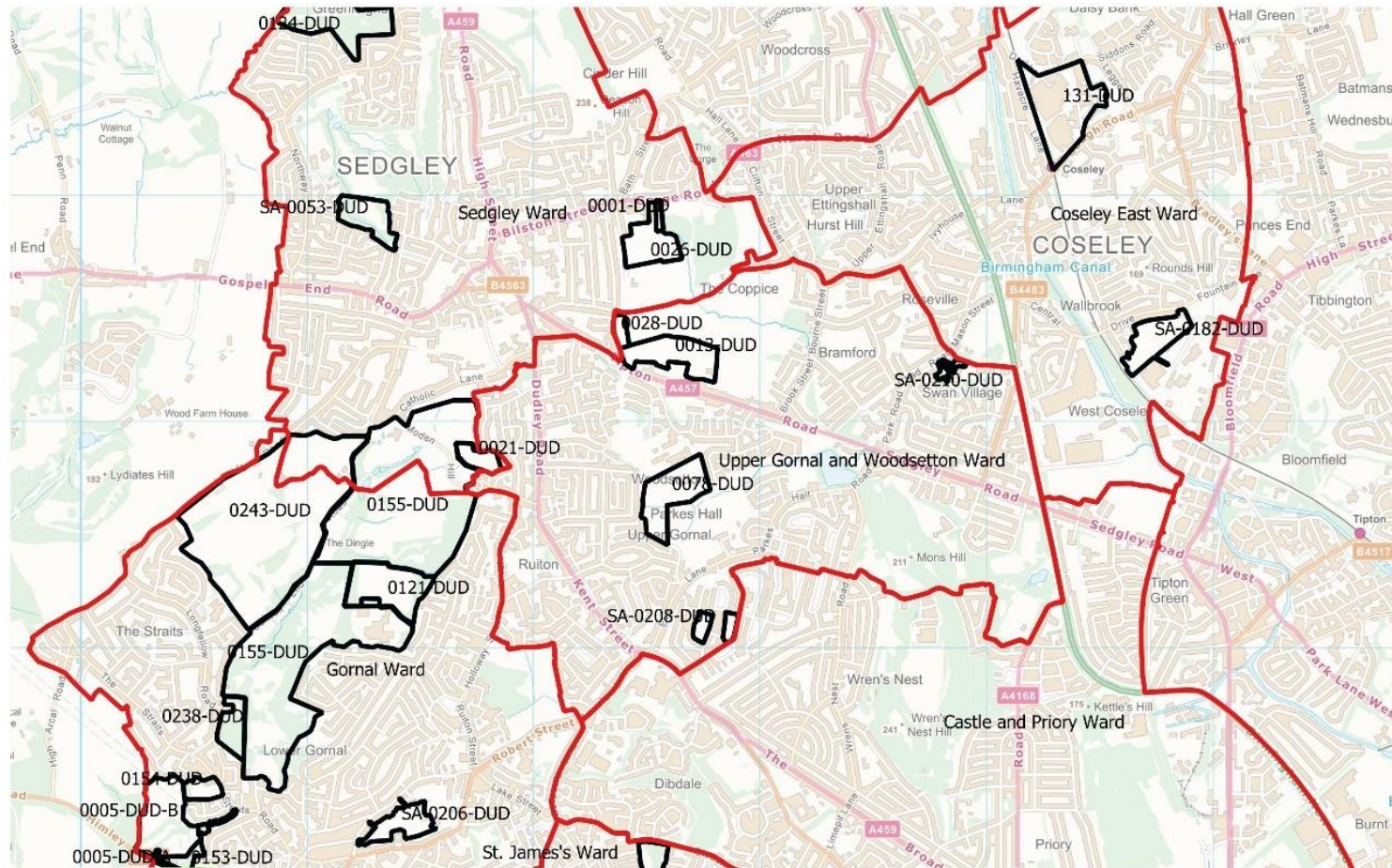
A-3 Dudley Ward Maps

Sedgley – Rejected Sites:

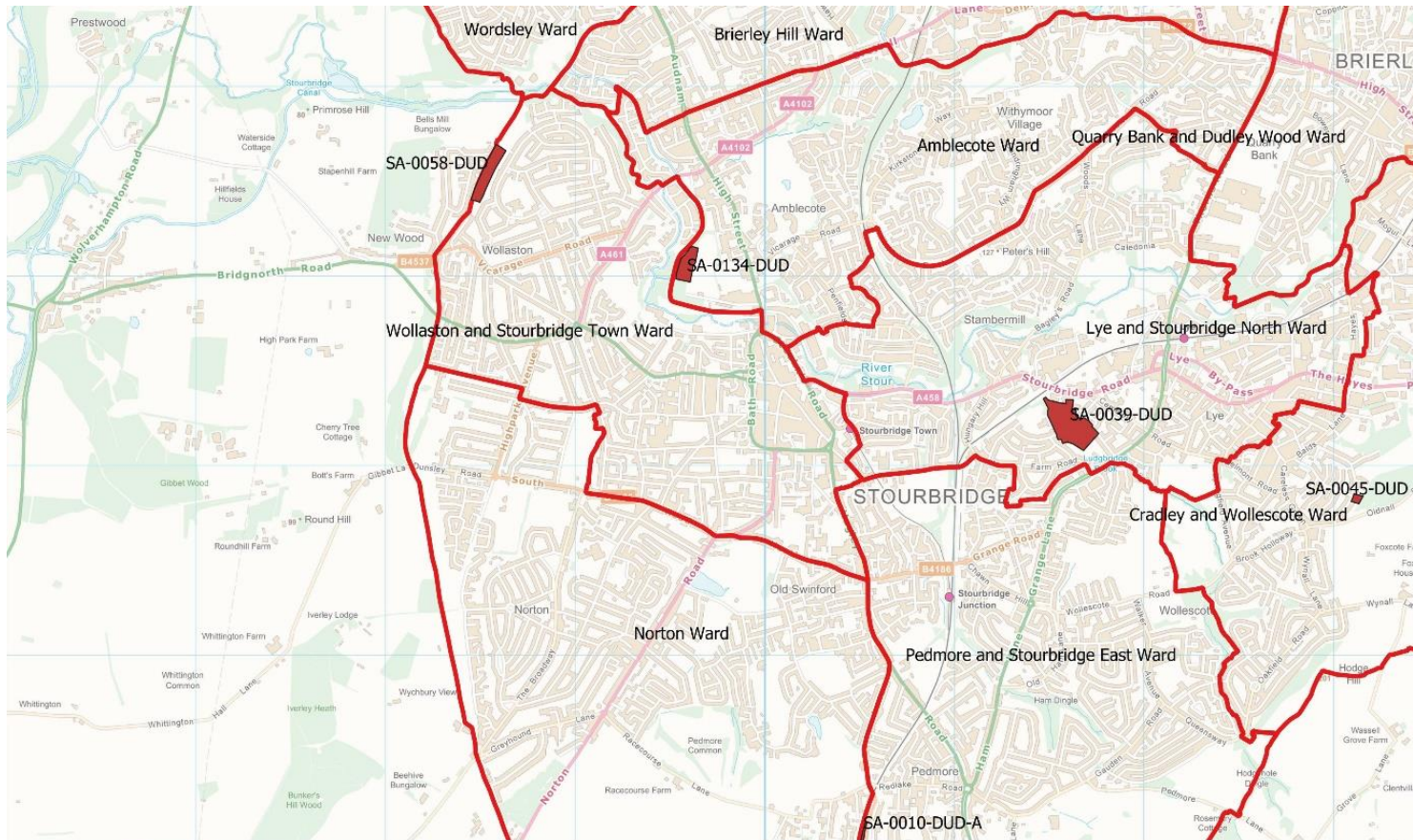


A-3 Dudley Ward Maps

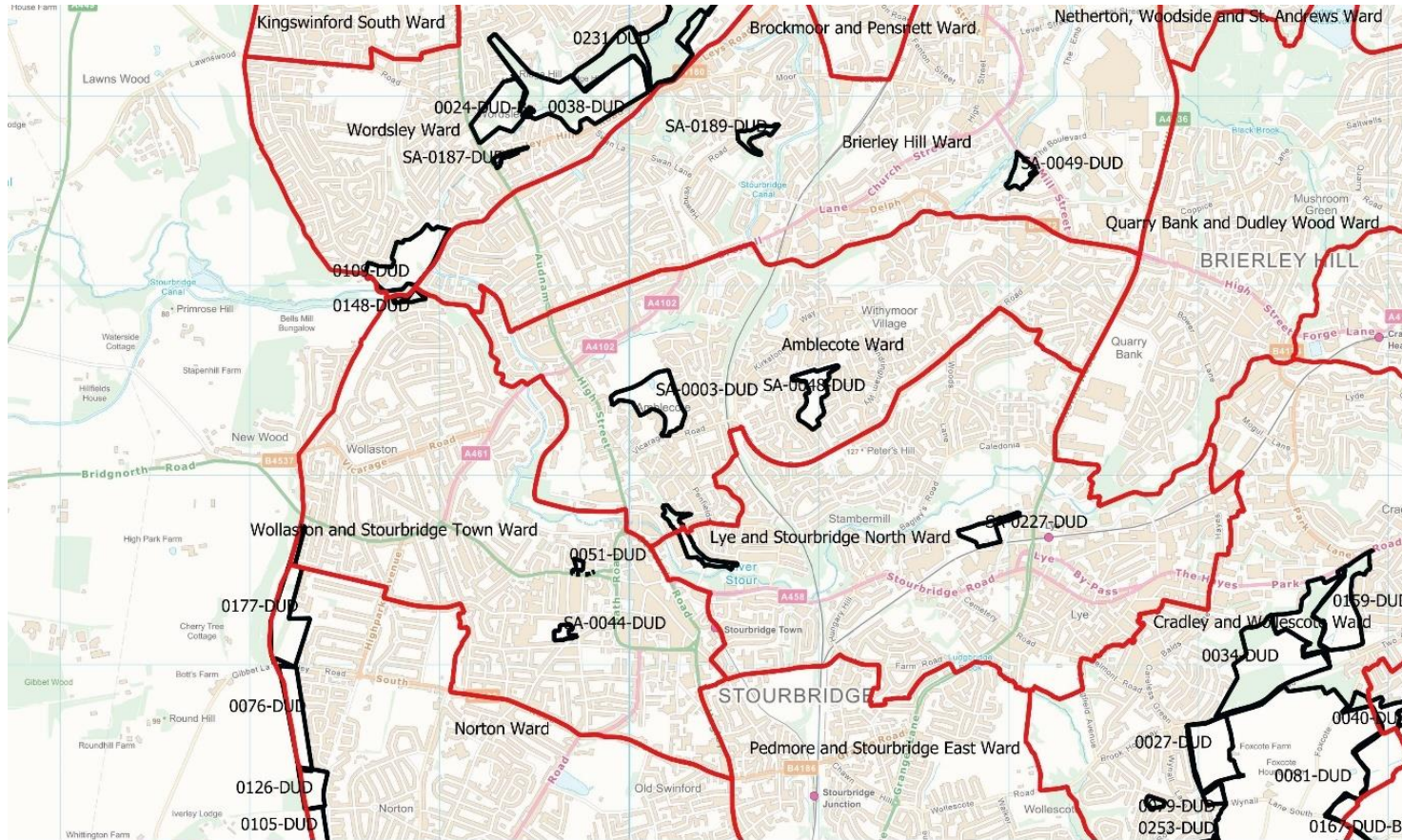
Upper Gornal and Woodsetton – Rejected Sites:



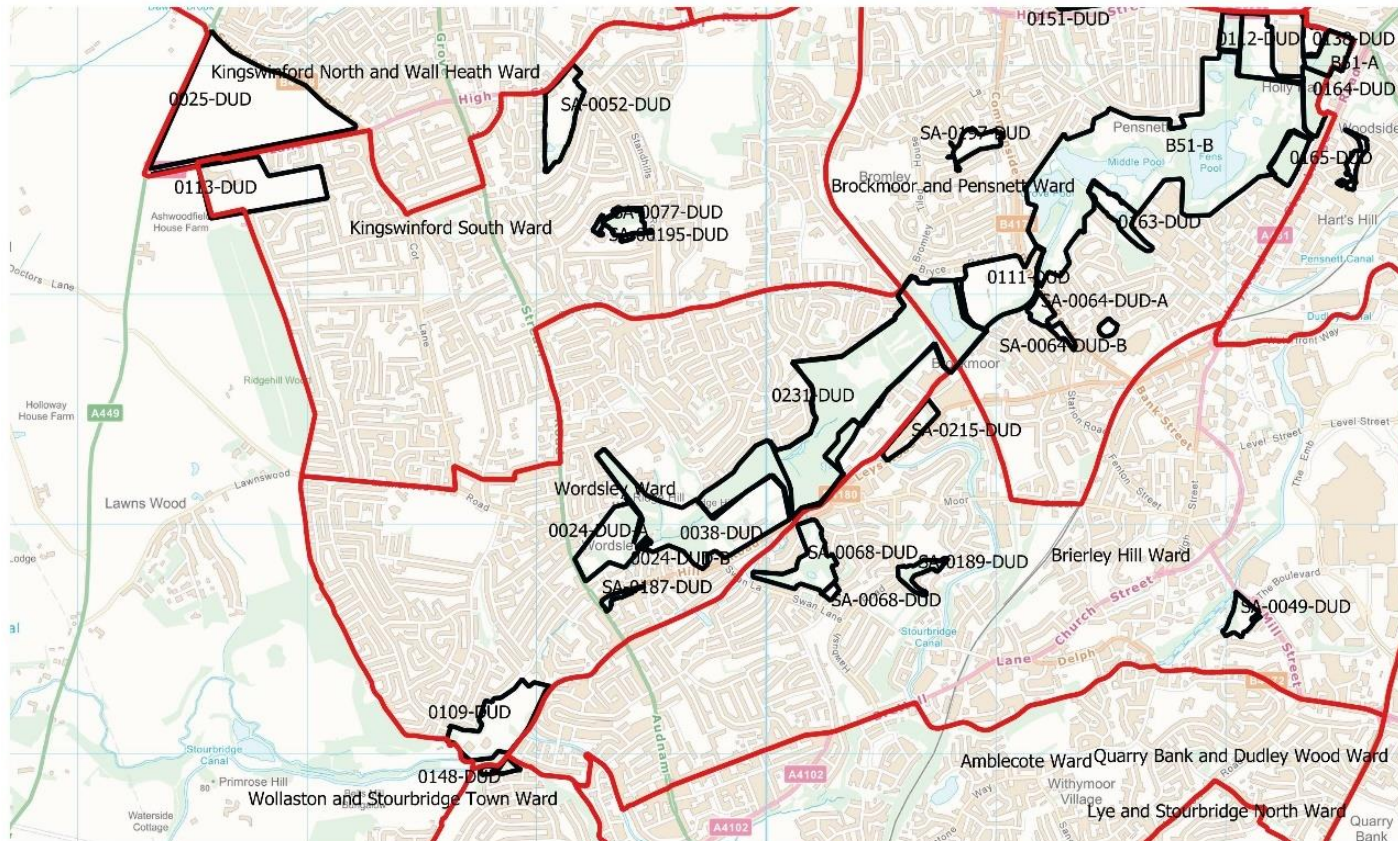
Wollaston and Stourbridge Town – Selected Sites:



Wollaston and Stourbridge Town – Rejected Sites:



Wordsley – Rejected Sites:



Wordsley Ward - Rejected Sites

Appendix A-4: Sites Assessed for Housing and/or Employment and Selected (Dudley)

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 Old Wharf Road		
Site Address	Old Wharf Road, Stourbridge, DY8 4LU		
Ward	Amblecote	Call for Site Ref	16
Site Area (ha)	1.4		
Site Reference	SA-0134-DUD		
Background/Context			
Current uses	Vacant former industrial site. The buildings are now demolished, and the foundations have been grubbed up.		
Surrounding land uses	To the north of the site are trees, with the Stourbridge Canal beyond. To the east is vacant former industrial land, with Stourbridge War Memorial Athletic Ground beyond. The southern boundary is adjacent to a heavily treed area. The Stourbridge Canal runs along the western boundary.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	Development Opportunity Site Ref H11B.16 – whole site Regeneration Corridor 11B – whole site Linear Open Space – whole site Mineral Safeguarding Area – whole site SLINC 'Stourbridge Arm, Stourbridge Canal' partly within the western section. The SLINC also runs adjacent to the western and southern boundaries. 'Stourbridge Canal Arm Extension Conservation Area' thin slither within the western part of site and is adjacent to the southern boundary Local Archaeological Priority Area – thin slither of land along the western boundary		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Previously developed site, with large proportion used for employment uses. Western section is tree lined.		
Topography	Site is relatively flat, with minor sloping area towards Stourbridge Canal (to the south and west).		
Agricultural Land Quality using	Not agricultural land		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Magicmap Landscape post-1988 map		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no TPO's on the site. There is a belt of trees along the western boundary adjacent to the canal that are within a Conservation Area.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC 'Stourbridge Arm, Stourbridge Canal' partly within the western section. The SLINC also runs along the western and southern boundaries.	
Heritage Assets on site or significantly affecting boundaries	Western part of the site is within 'Stourbridge Canal Arm Extension Conservation Area' which also runs along the southern boundary of the site. Thus, will require careful design.	
Visual amenity and Character of the Area	No dwellings currently nearby. Removal of industrial buildings has created a vacant site.	
Flood risk, drainage and ground water	North and west of site edge of Flood Zone 2. Low risk of surface water flooding 1/1000 on north, west and part of south of the site.	
Ground Contamination	Industrial site. Potential for contamination	
Ground stability	Coal Mining Low Risk Area	
Air Quality impact of adjoining uses	None	
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	Archaeological Priority Area	
Economic		
Employment Development Opportunities	BEAR recommendation release for housing	
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 development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None known, although there are two small adjacent electricity sub-stations within the site.	
Highways access and transportation	Access from Old Wharf Road only. Turning into Old Wharf Road is regulated by traffic signals.	

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Impact on the wider road network		Unlikely to have a significant impact – access regulated by traffic signals and Stourbridge ring road is less than 200m away.			
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	Over 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 25 mins following any viable mitigation	Centre/Foodstore	Within 15 mins following any viable mitigation		
Any character constraints on density		The western boundary adjacent to the canal is marked by a belt of trees which join southwards to the SLINC. Adjacent to a SLINC, Conservation Area along southern boundary.			
Connections to local cycle route networks		Route 54 – part of the National Cycle Network runs opposite the junction with Old Wharf Road and High Street			
Public Open Space		None			
Loss of Playing Field / Sports Pitches		None			
Other Social		None			
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 Appraisal Conclusion		Positive SA objectives 5, 6 and 10			
Conclusion					
<p>The site is currently industrial in use and has a long, tree lined, western boundary with the Stourbridge Canal.</p> <p>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.</p> <p>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.</p> <p>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.</p>					
Developable Area (ha)	0.84	Density (dwellings per hectare)	35	Estimated Housing Units	36

Brierley Hill

Site Known as	Bent Street		
Site Address	Bent Street, Brierley Hill		
Ward	Brierley Hill	Call for Site Ref	231
Site Area (ha)	0.15		
Site Reference	SA-0046-DUD		
Background/Context			
Current uses	Land on the corner of Bent Street and Bank Street. An area of grassed open space containing trees. A footpath crosses the site diagonally.		
Surrounding land uses	Predominantly residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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 Area of High Historic Townscape Value Regeneration Corridor 11a		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment 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	None although there are a number of trees on the site. Tree survey required.		
Biodiversity or Geodiversity on site	None known		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

or significantly affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	Within an Area of High Historic Townscape Value.	
Visual Amenity and Character of Area	An attractive site containing trees	
Flood risk, drainage and ground water	Not within Flood Zones 2 or 3. No risk of surface water flooding.	
Ground Contamination	None known. Terraced houses are indicated on the site on the County Series First Edition OS. These appear to have been demolished during the 1970's. Potential for contamination	
Ground stability	Coal Authority Development Low Risk Area	
Air Quality impact of adjoining uses	The site has frontages to two roads, one of which is Classified – Bank Street B4179.	
Noise impact of adjoining uses	Bank Street (B4179) is heavily trafficked	
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		
Delivery / Phasing	Site available for delivery. No phasing required. All capacity deliverable during Plan period.	
Viability	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None known The path across the site is not a definitive path	
Highways access and transportation	Bank Street (B4179) heavily trafficked. There are waiting restrictions in front of the site. Bent Street is a one-way road that is relatively narrow. A large amount of on road parking occurs in the area. Additional vehicles may lead to further impacts on the immediate highway. Access possible from either road, Bent Street likely to be favoured.	
Impact on the wider road network	The site is on the junction of Bank Street with Bent Street/Adelaide Street. This 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	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

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

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 apart from the trees				
Connections to local cycle route networks	None known				
Public Open Space	This is an area used for open space purposes 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.				
Loss of Playing Field / Sports Pitches	None				
Other Social	None known				
Opportunities					
Opportunities	No opportunities identified.				
Sustainability Appraisal					
Sustainability Appraisal Conclusion	Positive SA objectives 5, 10 and 13				
Conclusion					
<p>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.</p> <p>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.</p> <p>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.</p> <p>A high density could be achieved due to it's proximity to essential services and near to Brierley Hill Strategic Centre.</p>					
Developable Area (ha)	0.1	Density (dwellings per hectare)	70	Estimated Housing Units	7

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Site Known as	Brockmoor Foundry		
Site Address	Brockmoor Foundry, Leys Road, Brierley Hill, DY5 3UP		
Ward	Brierley Hill	Call for Site Ref	555
Site Area (ha)	1.9		
Site Reference	SA-0215-DUD		
Background/Context			
Current uses	Occupied employment site accommodating a foundry and associated buildings 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.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
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 Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield/Previously Developed Land	Occupied employment site		
Topography	There is potentially a significant slope in the NE part of the site from the canal up to Leys Rd, with potentially retaining structures there on the boundary to Leys Rd. However, this is unlikely to cause any significant constraints on capacity		
Agricultural Land Quality using	Not agricultural land		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Magicmap Landscape post-1988 map		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No Tree Preservation Orders within the site boundary, however groups of mature trees present requiring a Tree Survey.	
Biodiversity or Geodiversity 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.	
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.	
Visual Amenity and Character of Area	Unlikely to overlook residential with a suitable scheme.	
Flood risk, drainage and ground water	Not within Flood Zones 2 or 3. Surface water flooding low risk	
Ground Contamination	Industrial site. Potential for contamination	
Ground stability	Site within Coal Authority Low Risk Area	
Air Quality impact of adjoining uses	The surrounding area is predominantly industrial, with the potential to have significant implications on air quality.	
Noise impact of adjoining uses	Noise from the remaining industry is likely to cause significant amenity issues – a buffer area will at least be required in the North-East part of the site, and noise mitigation measures will be likely to be necessary to be incorporated within the design of the new housing. Noise survey required.	
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 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 Development Opportunities	Within an existing employment area, but no vacant land within it – site is also constrained by the road and canal network, with 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.	

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

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 during the Plan period.		
Viability	Significant capacity limitations / likely to make development unviable without external funding		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability capacity		
Infrastructure constraints on / under site	None known		
Highways access and transportation	Access can be gained from Leys Rd (B4180), potentially using the existing access point into the site, with the potential to achieve additional access points off this highway.		
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			
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 10 mins following any viable mitigation
Any character constraints on density	Existing industrial uses adjoin the site on the north east and on the opposite side of the canal to the north west (long boundary) and to the south west.		
Connections to local cycle route networks	None although access to the canal towpath available having crossed Britannia Bridge directly to the north of the site		
Public Open Space	None		
Loss of Playing Field / Sports Pitches	None		
Other Social	None		
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 of the canal side, area at this locality, including enhancement works to the Conservation Area, SLINC and AHHTV.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Positive SA objectives 6, 10 and 14		
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			

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

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 borders 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 Road		
Site Address	Land adjacent to Pens Meadow School, Bryce Road, Pensnett		
Ward	Brockmoor and Pensnett	Call for Site Ref	235
Site Area (ha)	4.0		
Site Reference	SA-0050-DUD		
Background/Context			
Current uses	Amenity/Open Space. The majority is mown grassland with boundary trees. The very narrow southern section contains scrub and trees.		
Surrounding land uses	Residential to north and south. Pens Meadow School to east. Heavily treed dismantled railway line containing a footpath with housing beyond to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield land		
Topography	Land slightly elevated from adjacent highway (approximately 0.3m) In general, land is relatively uniform across whole site		
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	No TPO's recorded on the site – Council owned. There are mature trees around most of the boundaries which ideally would be incorporated within a scheme. Trees within the narrow southern section. Tree Survey required.		
Biodiversity or Geodiversity on site	None known		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

or significantly affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	The western boundary of the site is bounded by the former Great Western Railway 'Shutt End' HER ref 7278. This former railway line is heavily treed. It has a path along it, and it forms a green corridor. Within the site were the former sites of Tiled House Colliery HER ref 7879 and New Bromley Colliery 7980.	
Visual Amenity and Character of Area	Loss of outlook across open space from adjacent residents	
Flood risk, drainage and ground water	Site not within Flood Zones 2 or 3. Low surface water flood risk 1/1000 years.	
Ground Contamination	Former collieries within the site. Potential for contamination.	
Ground stability	Mostly Coal Authority Low Risk but the site contains two High Risk Areas associated with the two former collieries on the site. Potential shallow workings and stability issues	
Air Quality impact of adjoining uses	No known issues	
Noise impact of adjoining uses	No known issues	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or 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 a permitted waste site (DMBC Leys Depot) Note – this is due to relocated to Lister Road – however, has been identified as potential aggregate recycling site.	
Other Environmental	None known	
Economic		
Delivery / Phasing	Vacant site with few envisaged constraints apart from possible mineshafts that require further investigation. All capacity deliverable during Plan period.	
Viability	Estimated cost of ground remediation and noise mitigation is likely to create marginal viability.	
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Footpath BRH0031 crosses north east to south west across the northern part of the site	
Highways access and transportation	Appears accessible from the south of site off Bryce Road and to the north via Blackwater Close.	
Impact on the wider road network	Large site. Junction improvements may be required.	
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	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

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Any character constraints on density	Boundary trees/hedgerow. The south eastern part of the site is narrow.	
Connections to local cycle route networks	None	
Public Open Space	<p>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.</p> <p>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.</p> <p>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.</p>	
Loss of Playing Field / Sports Pitches	<p>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.</p>	
Other Social	None	
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		
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p> <p>Suitable site for allocation.</p>		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

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

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Site Known as	Corbyns Hall Open Space		
Site Address	Corbyns Hall Open Space (northern section), Severn Drive, Pensnett, DY5 4QS		
Ward	Brockmoor and Pensnett	Green Space Ref	480
Site Area (ha)	1.0		
Site Reference	SA-0199-DUD		
Background/Context			
Current uses	Amenity Greenspace known as Corbyn's Hall Open Space (Severn Drive). It is 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		
Surrounding land uses	Residential.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	Regeneration Corridor 10 Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield Amenity Greenspace		
Topography	Land to the north of Butterfield Road is a relatively flat site, with a slight gradient change from east to west.		
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 Order – within the northern boundary Two All Inclusive Orders – both running just outside the western boundary but some trees overhang the site There are also individual trees within the site that do not have protective status but require survey.		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No specific designation but potential for nesting birds and a possibly for foraging and roosting bats. Eco survey would be needed.		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Heritage Assets on site or significantly affecting boundaries	None	
Visual Amenity and Character of Area	Existing residential dwellings separated from site by the canal, and sufficient separation distance should be maintained with 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 eastern section 1/1000.	
Ground Contamination	The land was initially within Corbyn's Hall Colliery. A slither of land has been used for landfill. Potential for ground contamination.	
Ground stability	Coal Authority Development Low Risk Area. However, it once formed part of Corbyn's Hall Colliery and a very small slither of the site indicates landfill (ref LF161). Therefore, there may be potential shallow workings and stability issues.	
Air Quality impact of adjoining uses	Some nearby industrial uses (200 metres to the west) but shielded by existing housing	
Noise impact of adjoining uses	Limited noise impact due to surrounding area being residential, industrial site as mentioned above may impact of noise	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or 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 Century Recycling Services Ltd, an exempt non-hazardous waste transfer site with treatment. Facility specialises in plastic recycling.	
Other Environmental	None known	
Economic		
Delivery / Phasing	Vacant site ready for delivery. Estimated delivery rate of 15 homes by 2030-2035.	
Viability	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Surface water sewer crosses the top of the site Public footpath BRH0605 runs from Gibbons Lane to Severn Drive across the northern part of the site	
Highways access and transportation	Access from Severn Drive and Butterfield Road. Severn Drive has a footpath only on one side and the carriageway may need widening due to increased traffic.	
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 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 25 mins following any viable mitigation	Centre/Foodstore Within 10 mins following any viable mitigation

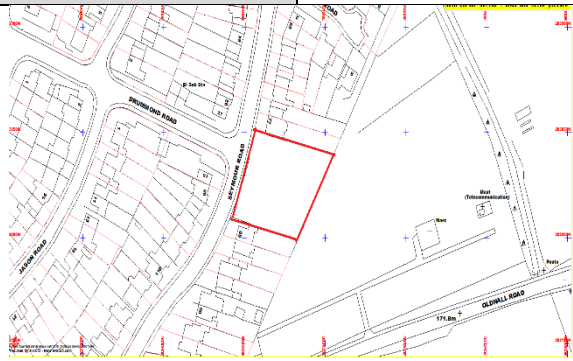
A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Any character constraints on density	Trees, some TPO	
Connections to local cycle route networks	None	
Public Open Space	<p>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.</p> <p>The Amenity Greenspace was rated as 'Lower Quality, Lower Value' in the Open Space Review (2019).</p> <p>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.</p> <p>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.</p> <p>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</p>	
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		
<p>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).</p> <p>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.</p> <p>Furthermore, the remainder of the Amenity Greenspace to the south of Butterfield Road would be retained.</p> <p>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.</p>		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Developable Area (ha)	0.45	Density (dwellings per hectare)	35	Estimated Housing Units	15
--------------------------	------	------------------------------------	----	----------------------------	----

Cradley and Wollescote

Site Known as	Seymour Road		
Site Address	Seymour Road, Wollescote, Stourbridge DY9 8YF		
Ward	Cradley and Wollescote	Call for Site Ref	230
Site Area (ha)	0.2		
Site Reference	SA-0045-DUD		
			
Background/Context			
Current uses	Amenity Greenspace known as 'Seymour Road Open Space'		
Surrounding land uses	Residential on three sides. Countryside to the rear.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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 Rear eastern boundary is a SLINC known as 'Oldnall Colliery and Allotments, The Hayes'		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield		
Topography	The site slopes gentle upwards towards the south. The rear of the site rises steeply and is set at a higher level.		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

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	No TPOs. Mature trees along the bank at the rear of the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC along rear boundary known as 'Oldnall Colliery and Allotments, The Hayes'	
Heritage Assets on site or significantly affecting boundaries	None within site. The rear boundary is adjacent to an Area of High Historic Landscape Value	
Visual Amenity and Character of Area	A neighbouring house has windows which look onto the site. The siting of dwellings would need to be carefully considered.	
Flood risk, drainage and ground water	Not within Flood Zones 2 or 3. The site does not have a risk of surface water flooding.	
Ground Contamination	None known	
Ground stability	Coal Authority Development Low Risk Area	
Air Quality impact of adjoining uses	None known	
Noise impact of adjoining uses	None known	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or 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		
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 – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None known	
Highways access and transportation	Access available from Seymour Road. Visibility good and there is a footway. Bus routes 7, 142 and 299 along Wynall Lane/Careless Green (5 per hour Monday to Sunday daytime) Hourly evenings.	
Impact on the wider road network	None envisaged as it is a small site	
Other Economic	None	
Social		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

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 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 constraints on density		Small site within residential area with strong character/density.			
Connections to local cycle route networks		None			
Public Open Space		This is an area of Amenity Greenspace not audited within the Open Space Review 2019. It is located within Community Forum 8: Amblecote, Cradley and Wollescote, Lye and Stourbridge North which has a below average quantity of open space. However, there is another area of Amenity Greenspace within 80m of this site that also fronts onto Seymour Road known as 'Denton Road Open Space' that is larger and is therefore more functional and has a definitive footpath link to the adjacent open countryside.			
Loss of Playing Field / Sports Pitches		None			
Other Social		None			
Opportunities					
Opportunities		Could be suitable as self-build site as is a small site.			
Sustainability Appraisal					
Sustainability Appraisal Conclusion		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 per hectare)	35	Estimated Housing Units	4

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Gornal

Site Known as	Guys Lane		
Site Address	Guys Lane, Lower Gornal, Dudley, DY3 2SD		
Ward	Gornal	Call for Site Ref	247
Site Area (ha)	1.05		
Site Reference	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	Residential to the north and east. Woodland to the south and west and a Sewage Treatment works.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 – whole site Mineral Safeguarding Area – whole site SLINC – Conference wood and Gornalwood Sewage Works – whole site An Area of High Historic Landscape Value is adjacent to the extreme south western boundary		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (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 Sensitivity (BL12s1)	Moderate to High	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. 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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Environmental		
Greenfield / Previously Developed Land	The site is undeveloped Greenfield site. Used as grazing for horses.	
Topography	Site is predominately flat, with some minor levels changes throughout.	
Agricultural Land Quality using DEFRA information	Classed as 'Urban' Not used for agricultural purposes.	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Trees within the hedgerow boundaries and along the southern portion of the site. Tree survey required.	
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 design and layout considerations.	
Flood risk, drainage and ground water	Not within Flood Zones 2 or 3. 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. Potential stability issues and shallow workings	
Air Quality impact of adjoining uses	Site is near to Gornalwood Sewage Works.	
Noise impact of adjoining uses	Site near to sewage works.	
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	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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	No known issues	
Highways access and transportation	Potential site access from Guys Lane.	
Impact on the wider road network	None envisaged	
Other Economic	None	

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

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	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		Tree lined boundary would need assessing and taken into account in relation to design. Sensitive layout planning taking into account landscape features. Some slight level differences across the site.			
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			
Opportunities					
Opportunities		Potential to combine with adjoining sites (Ref SA-0059-DUD and 26) 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 Conclusion		Positive SA objectives 10,13 and 14. Negative objectives under 1 and 5.			
Conclusion					
<p>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.</p> <p>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.</p> <p>The whole site has SLINC status that would require suitable levels of mitigation to accompany any development scheme.</p> <p>Suitable site for release from the Green Belt and allocation for housing.</p>					
Developable Area (ha)	0.63	Density (dwellings per hectare)	40	Estimated Housing Units	25

Kingswinford North and Wall Heath

Site Known as	Holbeache		
Site Address	Land fronting Wolverhampton Road and Holbeache Lane, Kingswinford		
Ward	Kingswinford North & Wall Heath	Call for Site Ref	111
Site Area (ha)	14.8		
Site Reference	SA-0017-DUD		
Background/Context			
Current uses	The site is currently in agricultural use		
Surrounding land uses	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 Constraints (where affecting part of submitted site)		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		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 – whole site Mineral Safeguarding Area – whole site SLINC 'Round Hill, Holbeache Lane' – around the perimeter		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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 (BL13s1)	Low	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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield land		
Topography	Sloping land to the north east.		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Agricultural Land Quality using DEFRA data	The majority of the site is Grade 2. The remainder of the data appears inaccurate as it states that the eastern section is not in agricultural use.	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None, but there are well developed boundary hedgerow and trees. There is a line of significant trees facing Wolverhampton Road. Tree survey needed.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is also bounded by the Holbeache Lane SLINC (Site of Local Importance for Nature Conservation)	
Heritage Assets on site or significantly affecting boundaries	None within the site To the north of the site Holbeache House is Grade II* listed. There is significant landscape screening between such that the building or its setting should not be affected. Layout will also be important. Land directly to the north and north east is an Area of High Historic Landscape Value	
Visual Amenity and Character of Area	Large agricultural field enclosed by well-developed hedgerow on the edge of the built-up area.	
Flood risk, drainage and ground water	Site is not within Flood Zones 2 or 3 One area of the site towards the Wolverhampton Road frontage is prone to surface flood risk 1/30, 1/100 and 1/1000	
Ground Contamination	No issues identified	
Ground stability	Coal Authority Low Risk Area	
Air Quality impact of adjoining uses	None identified	
Noise impact of adjoining uses	No 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 Environmental	None	
Economic		
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 utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Infrastructure constraints on / under site	High Pressure Gas Pipeline cuts across the site Electricity sub-station on Wolverhampton Road frontage (close to road traffic island) may need repositioning		
Highways access and transportation	The site has direct road frontage to Wolverhampton Road. Access via 4 arm roundabout (A449/ A491 junction) or a new access onto Wolverhampton Road could be created. Potential second access to Oak Lane/Ham Lane via improved Holbeache Lane (currently gated and used for pedestrians only) although this would potentially bring residential traffic into conflict with the commercial traffic on these roads (potential emergency access if necessary?)		
Impact on the wider road network	None known. Large site but access straight onto a classified road. Potential improvements Ham Lane, Kingswinford centre, Stalling Lane (various junctions) and A449/Himley Rd.		
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 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 25 mins following any viable mitigation	Centre/Foodstore	Within 15 mins following any viable mitigation
Any character constraints on density		Agricultural land. Greenbelt. Boundary SLINC	
Connections to local cycle route networks		No existing cycle-route. Direct connection possible with 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 Open Space' – not audited in the Open Space Review (2019). This is a wide grassed verge containing a line of trees. Could be retained as an attractive frontage and to provide a buffer between the new development and the classified road.	
Loss of Playing Field / Sports Pitches		Not a playing field.	
Other Social		Essential that good pedestrian and cycle connections are made to all nearby amenities. For the local primary school, pedestrian improvement should be made at the A449 to enable safe crossing of the highway. Pedestrian crossing provision would be necessary along the A449 if development were to go ahead.	
Opportunities			
Opportunities		No opportunities identified.	
Sustainability Appraisal			
Sustainability Appraisal Conclusion		The site has some negative impacts for SA Objectives 2, 4, 6, 7 and 8 and some positive impacts for SA objectives 9, 12, 13 and 14 and a major positive impact for SA objective 10.	
Conclusion			
This is a green belt site that is currently in agricultural use. The Green Belt and Landscape Sensitivity Study rated harm to the Green Belt if released as 'Moderate' The sub-parcel makes a strong contribution			

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

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
-----------------------	------	---------------------------------	----	-------------------------	-----

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Site Known as	The Triangle		
Site Address	Lodge Lane/Swindon Road, Kingswinford, Dudley		
Ward	Kingswinford North & Wall Heath	Call for Site Ref	171
Site Area (ha)	26.0		
Site Reference	SA-0025-DUD		
Background/Context			
Current uses	The site is currently in agricultural use. It is bounded by three classified roads. Kidderminster Road (A449) to the west, Swindon Road (B4178) to the east and Lodge Lane (A4101) to the south		
Surrounding land uses	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 Constraints (where affecting part of submitted site)	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	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 – whole site Mineral Safeguarding Area – whole site SLINC – ‘Ashwood Haye Fields’ - hedgerow around the perimeter of the site and some within the site Grade II Listed Building: Summerhill Hotel (Corner of Summerhill and Swindon Road) – outside but visible from the site		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B49As1)	Moderate to High	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.	
Landscape Sensitivity (SL8s2)	Moderate	The elevated landform south east of Dawley Brook is visually prominent and as such provides a rural setting to parts of Kingswinford resulting in moderate sensitivity to residential development.	

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

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 Contamination	No issues identified	
Ground stability	Coal Mining Low Risk Area – only in the south eastern corner	
Air Quality impact of adjoining uses	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 Environmental	None	
Economic		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Delivery / Phasing	Vacant site with few envisaged constraints. Estimated delivery of 280 homes between 2030 and 2035. 253 homes 2035-2039		
Viability	A sustainable location where development is viable, but the cover ratio is particularly low although the developer has been transparent in providing a minimum land value. No infrastructure costs provided, possibly due to stating the landowner can provide initial services and infrastructure. Delivery has been de-risked although exceptional greenbelt release required.		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability		
Infrastructure constraints on / under site	No issues identified		
Highways access and transportation	No formal access points identified into the site but potentially three points of access mid link not at the junctions. SLINC hedgerow loss should be kept to a minimum.		
Impact on the wider road network	There are three surrounding junctions. Expected impact at both Kingswinford and Wall Heath and expected widespread network impact. Further information would be required to assess this		
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 15 mins following any viable mitigation
Primary School	Over 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 15 mins following any viable mitigation
Any character constraints on density	Slight topography changes, TPO's SLINC hedgerows Nearby Grade II Listed Building		
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		
Opportunities			
Opportunities	No opportunities identified.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 2, 4, 6, 7 and 8 and positive impacts for SA objectives 9, 12, 13 and 14 and a major positive impact for SA objective 10.		
Conclusion			
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			

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

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 Area (ha)	13.52	Density (dwellings per hectare)	40	Estimated Housing Units	533
-----------------------	-------	---------------------------------	----	-------------------------	-----

Kingswinford South

Site Known as	Lapwood Avenue		
Site Address	Lapwood Avenue, Kingswinford		
Ward	Kingswinford South	Call for Site Ref	227
Site Area (ha)	1.38		
Site Reference	SA-0042-DUD		
Background/Context			
Current uses	Public Open Space. Amenity Greenspace known as 'Crestwood Park Open Space'. Area of mown grassland containing trees.		
Surrounding land uses	Mainly residential to the all sides. Crestwood Park Primary School to the south east (opposite side of Lapwood Avenue). The Crestwood Pub to north east (on opposite site of Lapwood Avenue)		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield land, open space		
Topography	Relatively 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	No TPO's recorded on site. Semi-mature / mature trees to north east and western boundaries. Some trees planted as part of the Black Country Urban Forest Initiative. Tree Survey needed.		
Biodiversity or Geodiversity on site	None known		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

or significantly affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	None	
Visual Amenity and Character of Area	Area of open space within a residential estate	
Flood risk, drainage and ground water	Not within Flood Zones 2 or 3. 1/30, 1/100 and 1/1000 risk of surface water flooding in north, south and west of the site. Flood Risk Assessment required.	
Ground Contamination	Former clay pit and brick works. Nature of landfill material unknown. Potential contamination.	
Ground stability	Former clay pit and brickworks. Potential stability issues	
Air Quality impact of adjoining uses	Site, in the main bounded by residential development	
Noise impact of adjoining uses	Site bounded by residential on all sides however Public House and Primary School within close proximity - no nearby detrimental uses.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None known	
Economic		
Delivery / Phasing	Vacant site with few constraints. All capacity deliverable during the Plan period	
Viability	Viable with Draft Plan obligations	
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	One footpath runs adjacent to the northern boundary and there is pedestrian access into Viceroy Close. None known	
Highways access and transportation	Likely to have appropriate access from Lapwood Avenue and/or Fitton Avenue.	
Impact on the wider road network	No significant vehicular impact 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 15 mins following any viable mitigation
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	Given the distinct character of the estate it would only be appropriate to replicate the density which is estimated to be approximately 40dph.	
Connections to local cycle route networks	None	
Public Open Space	Area of Amenity Greenspace identified as 'Higher Quality/Lower Value' within the Open Space Review (2019). The site is located within Community Forum 4: Kingswinford	

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

	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.				
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 5 and positive impacts for SA objectives 9, 10, 12, 13 and 14.				
Conclusion					
<p>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.</p> <p>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.</p> <p>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.</p>					
Developable Area (ha)	1.10	Density (dwellings per hectare)	40	Estimated Housing Units	45

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Site Known as	Standhills		
Site Address	Standhills open space, Kingswinford		
Ward	Kingswinford South	Green Space Ref	458
Site Area (ha)	3.93		
Site Reference	SA-0198-DUD		
Background/Context			
Current uses	Heavily treed area, with central area of mown grassland classed as Natural and Semi-Natural Greenspace. Thin section projecting northwards (former canal arm) forms part of the quarry.		
Surrounding land uses	Residential to part of the northern boundary, partly along the southern boundary and to the west. Former opencast clay extraction site directly to the east and part of the northern boundary – now being restored and identified for residential development. Playing fields of The Crestwood School along part of the southern boundary.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	SLINC 'Ketley Quarry' – the majority of the site with the exception of the central section Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Natural and Semi-Natural Greenspace.		
Topography	Site rises and forms a plateau towards the centre of the site		
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 majority of the site is covered in trees, there is only a central section of mown grass. Two Woodland Orders ref TPO/0227/KIS/W3 and TPO/0227/KIS/W4 cover mixed deciduous trees in a belt along the southern section adjacent to Ketley Road. A tree survey is required to consider the remaining trees on the site.		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC 'Ketley Quarry' – the majority of the site with the exception of the central section	
Heritage Assets on site or significantly affecting boundaries	Post Medieval Green Lane, Ketley Colliery- now abandoned HER ref 7963. Stourbridge Canal Extension previously ran through part of the site HER ref 7385	
Visual Amenity and Character of Area	Retention of TPO trees and careful design should prevent any negative impact.	
Flood risk, drainage and ground water	Site is not within Flood Zones 2 or 3. Small clusters of 1/30 and 1/100 surface water flood risk mainly within the east of the site. Slightly larger clusters of 1/1000 surface water flood risk to both the east and north west of the site.	
Ground Contamination	None known. Ketley Quarry now restored with inert construction waste.	
Ground stability	Adjacent to large clay quarry, one small section within it. Now restored. Coal Authority Development Low Risk Area Development High Risk due to two mine entrance points in northern section.	
Air Quality impact of adjoining uses	None envisaged. Restored adjacent site currently has potential for windblown dust when dry	
Noise impact of adjoining uses	None known	
Mineral Extraction and Mineral Resource Areas	Part of the site is located within Ketley Quarry inert recycling facility and former landfill which closed in 2018. Site now restored.	
Mineral Infrastructure and Brickworks	Part of the site is located within Ketley Quarry former brick clay pit which closed in 2017 and has been largely infilled.	
Waste Infrastructure	Part of the site is located within Ketley Quarry landfill (closed) and Ketley Quarry inert recycling facility (closed).	
Other Environmental	None	
Economic		
Delivery / Phasing	Vacant site with few constraints and with protected trees. Estimated delivery of 52 homes between 2035-2039.	
Viability	Viable with Draft Plan obligations	
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	No known rights of way/infrastructure constraints. However there appear to be well-trodden desire lines through the site.	
Highways access and transportation	Possible off Ketley Road to the north and south.	
Impact on the wider road network	The number of additional units are unlikely to have a widespread impact	
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	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area Within 20 mins following any viable mitigation

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 15 mins following any viable mitigation		
Any character constraints on density	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 local cycle route networks	None				
Public Open Space	This 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'. 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 Field / Sports Pitches	None				
Other Social	None				
Opportunities					
Opportunities	In the main, the site currently provides a buffer between existing residential 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.				
Sustainability Appraisal					
Sustainability Appraisal Conclusion	The site has a negative impact on SA objective 6 and a positive impact on SA objectives 9,10,12,13 and 14.				
Conclusion					
This is majority greenfield site. Parts of the site have SLINC status and it contains two areas of trees protected by Woodland Orders. 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. Suitable for residential development. Trees should be retained wherever possible and mitigation provided for any losses and any adverse impacts upon the area of SLINC.					
Developable Area (ha)	1.18	Density (dwellings per hectare)	40	Estimated Housing Units	48

Lye and Stourbridge North

Site Known as	Lewis Road		
Site Address	Land adjacent Lewis Road and Hay Green, Lye		
Ward	Lye and Stourbridge North	Call for Site Ref	224
Site Area (ha)	4.14		
Site Reference	SA-0039-DUD		
Background/Context			
Current uses	Public Open Space. Amenity Greenspace known as 'Hay Green Open Space'		
Surrounding land uses	Residential to all boundaries, except north western which is occupied by a Primary School		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	Linear Open Space Mineral Safeguarding Area Regeneration Corridor 13		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Public open space.		
Topography	Slight change in levels, rising from the west to the east. Relatively negligible and unlikely to affect development.		
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	Some semi-mature trees along boundary of the site and small areas of trees in the northern/mid-section. No TPOs. Tree survey required.		
Biodiversity or Geodiversity on site	None		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

or significantly affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	Archaeology – Corn Mill recorded in 1882 OS maps in the northern part of the site out of use before 1884. Site cleared. HER ref 12430	
Visual Amenity and Character of Area	Development would be unlikely to overlook residential properties to south/east due to land topography. Likely further mitigated by an appropriate scheme.	
Flood risk, drainage and ground water	Not within Flood Zone 2 or 3 Significant risk of surface water flooding on west of the site 1/1000(low), 1/100(medium) and 1/30(high) risk of flood.	
Ground Contamination	This landfill site has been investigated in the past and a passive gas control system was installed at strategic points around its periphery. Elevated concentrations of contaminants, methane and carbon dioxide present. Evidence of significant differential settlement across site the site	
Ground stability	Landfill site. Evidence of significant differential settlement across site the site.	
Air Quality impact of adjoining uses	None envisaged. Majority residential with one primary school to the west.	
Noise impact of adjoining uses	None envisaged. Majority residential with one primary school to the west.	
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 250metres of Environcom Ltd - waste electrical and electronic equipment (WEEE) recycling (formerly Overton's)	
Other Environmental	None	
Economic		
Delivery / Phasing	Vacant site with land remediation works required for mines. Allowing short time for delivery and planning consent. Estimated delivery of 38 homes between 2024—29.	
Viability	Marginal viability requiring reduced Draft Plan obligations	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity limitation in respect of electricity	
Infrastructure constraints on / under site	Foul water sewer and culverted watercourse located within the site Definitive footpath along the western and northern boundary STR0084 providing a link to Stourbridge Road Non-definitive path crosses the centre of the site between Lewis Road and Beacon Avenue.	
Highways access and transportation	Likely access from Bredon Avenue / Lewis Road / St Marks Road.	
Impact on the wider road network	No significant vehicular impact.	
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	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area Within 20 mins following any viable mitigation

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 15 mins following any viable mitigation		
Any character constraints on density	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	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	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	Potential loss of small car park (>10 spaces) to southern end of site. Negligible impact.				
Opportunities					
Opportunities	No opportunities identified.				
Sustainability 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					
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.					
Developable Area (ha)	1.37	Density (dwellings per hectare)	40	Estimated Housing Units	55

Netherton, Woodside and St.Andrews

Site Known as	Marriott Road		
Site Address	Marriott Road, Netherton, DY2 0LA		
Ward	Netherton, Woodside and St.Andrews	Call for Site Ref	61
Site Area (ha)	3.5		
Site Reference	SA-0132-DUD		
Background/Context			
Current uses	Occupied employment area with predominantly commercial and industrial uses.		
Surrounding land uses	Residential dwellings to the north, south and west, small commercial and industrial area to the north-east on Northfield Road.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	Local Employment Area – Washington Centre NETH.E1- whole site Mineral Safeguarding Area – whole site Linear Open Space – whole site Area High Historic Townscape Value – eastern part of the site SLINC ‘Dudley No 2 Canal’ – canal and land adjacent to it Archaeological Priority Area – land adjacent to the Dudley Canal		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	This is a mixture of occupied and vacant employment land		
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 agricultural land		
Tree Preservation Orders / Mature Trees of Value on	No Tree Preservation Orders within the site boundary. A group of trees are located adjacent to the canal.		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

site or significantly affecting boundaries		
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC – Dudley No. 2 Canal the canal and land adjacent to it	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Townscape Value – eastern section Dudley No 2 Canal HER ref 5868A 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 Character of Area	Industrial site with an attractive frontage setting to the canal	
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 throughout majority of the site, particularly to the north adjacent to Marriott Road and the east adjacent to Dudley No.2 Canal.	
Ground Contamination	Industrial site. Potential for land contamination	
Ground stability	Coal Authority Low Risk -eastern section Coal Authority High Risk – western section	
Air Quality impact of adjoining uses	The surrounding area is predominantly residential and there are no known air quality issues. Industry on opposite side of Marriott Road/Cradley Road	
Noise impact of adjoining uses	The surrounding area is predominantly residential and there are no known air quality issues. Industry on opposite side of Marriott Road/Cradley Road	
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 a permitted waste site: 0132-DUD contains a modestly sized material recycling facility (MRF) - steel and plastic drums	
Other Environmental	None known	
Economic		
Employment Development Opportunities	Within an existing employment area, it contains vacant 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 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.	

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Viability		Significant capacity limitations / likely to make development unviable without external funding		
Availability of utilities – electricity, gas, water, sewage treatment		No limitations / negligible impact on development viability		
Infrastructure constraints on / under site		None known		
Highways access and transportation		Two main existing accesses from Cradley Road and Marriott Road		
Impact on the wider road network		Residential development would increase congestion on Cradley Road and Halesowen Road. However, impact considered to be negligible.		
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 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 10 mins following any viable mitigation	
Any character constraints on density	Industrial buildings within the HER Dudley No 2 Canal SLINC Area of High Historic Townscape Value – eastern section			
Connections to local cycle route networks	None			
Public Open Space	None within the site. Amenity Greenspace known as 'Ounsdale Drive Open Space' runs along the north western boundary and contains a definitive footpath. There are opportunities to link the site to this open space.			
Loss of Playing Field / Sports Pitches	None			
Other Social	None			
Opportunities				
Opportunities	No immediate opportunities identified			
Sustainability Appraisal				
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				
<p>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.</p> <p>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.</p> <p>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</p>				

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

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 Area (ha)	2.8	Density (dwellings per hectare)	40	Estimated Housing Units	105
-----------------------	-----	---------------------------------	----	-------------------------	-----

Pedmore and Stourbridge East

Site Known as	Worcester Lane North		
Site Address	Land off Worcester Lane, Pedmore, Stourbridge		
Ward	Pedmore and Stourbridge East	Call for Site Ref	50
Site Area (ha)	0.61		
Site Reference	SA-0010-DUD-A		
Background/Context			
Current uses	Grassland		
Surrounding land uses	Western boundary is marked by a railway cutting. Housing to east, fields to south.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 – whole site SLINC – railway cutting along western boundary and extreme northern part of the site Area of High Historic Landscape Value – whole site Railway Cutting SMR ref 5886 Oxford to Wolverhampton Railway		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B63As1)	Low to Moderate	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.	
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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Greenfield in the Green Belt		
Topography	Relatively level		
Agricultural Land Quality using	Grade 3a		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Magicmap Landscape post-1988 map		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None. Some trees within the site All Inclusive TPO to the north of the site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Railway cutting is a SLINC along western boundary and extends to include the very narrow northern section.	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value – whole site Railway Cutting SMR ref 5886 adjacent to the site	
Visual Amenity and Character of Area	Does not directly abut houses although there are some 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 and ground water	Site not within Flood Zones 2 or 3 The north of site has a risk of surface water flooding, 1/1000, 1/100 and 1/30	
Ground Contamination	No issues identified	
Ground stability	Not within a Coal Mining Risk Area	
Air Quality impact of adjoining uses	None envisaged	
Noise impact of adjoining uses	Site is a thin strip of land between a railway cutting and Worcester Lane. Potential noise issues from the road and railway that may require mitigation	
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	Mature hedgerow interspersed by trees are characteristic 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 – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	No issues identified	
Highways access and transportation	Access via Worcester Lane,	
Impact on the wider road network	Potential junction improvement Racecourse Lane / Worcester Lane to North. To south Park Rd/ Worcester Rd	

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

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 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	Within 15 mins following any viable mitigation
Any character constraints on density	Narrow, tapering site. Operational railway, in cutting, along western boundary and Worcester Lane to east A bridleway runs along the southern boundary east to west SLINC - western and northern boundaries 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 local cycle route networks	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 space		
Loss of Playing Field / Sports Pitches	Not a playing field		
Other Social	None		
Opportunities			
Opportunities	A triangular site with existing housing on either side. It is narrow and tapers to the north and this would influence layout and density. If developed for housing it could utilise Green Belt land whilst providing a defensible boundary. There are a limited number of trees within the site. There is potential to plant a hedge along the site frontage to better assimilate any new development. Well-developed hedgerow forms prominent boundary features along both sides of Worcester Lane.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has negative impacts for SA objectives 2, 5, 6 and 7 and positive impacts for SA Objectives 9, 10, 12, 13 and 14.		
Conclusion			
<p>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.</p> <p>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.</p> <p>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.</p>			

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

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)	0.36	Density (dwellings per hectare)	30	Estimated Housing Units	10
-----------------------	------	---------------------------------	----	-------------------------	----

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Site Known as		Worcester Lane Central	
Site Address		Land off Worcester Lane, Pedmore, Stourbridge	
Ward		Pedmore and Stourbridge East	Call for Site Ref 50
Site Area (ha)		2.29	
Site Reference		SA-0010-DUD-B	
Background/Context			
Current uses		Grassland	
Surrounding land uses		Western boundary is marked by a railway cutting. Housing to east, fields to north and south.	
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 – whole site SLINC- 'Railway Cutting' – western boundary SLINC – 'Farmland south of Racecourse Lane' – southern boundary hedge Area of High Historic Landscape Value – whole site Railway Cutting SMR ref 5886 Oxford to Wolverhampton Railway	
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B60As4)	Moderate to High	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Kidderminster (via intervening settlements). The field northernmost between the railway line and Worcester Lane is contained by urbanising uses on two sides. Its release in tandem with the narrow strip of Green Belt land to the north (B63A) would not significantly weaken the integrity of the surrounding Green Belt or serve to close the gap between Stourbridge and settlements to the south.	
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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield in the Green Belt		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Topography	Relatively level	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Grade 3a	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None. Some trees within boundary hedgerows.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Two SLINC's: SLINC- 'Railway Cutting' – western boundary SLINC – 'Farmland south of Racecourse Lane' – southern boundary	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value Railway Cutting SMR ref 5886 adjacent to the site	
Visual Amenity and Character of Area	Does not directly abut houses although there are some residential properties nearby	
Flood risk, drainage and ground water	Not within Flood Zones 2 or 3 No surface water flooding concerns	
Ground Contamination	No issues identified	
Ground stability	Not within a Coal Mining Risk Area	
Air Quality impact of adjoining uses	None envisaged	
Noise impact of adjoining uses	Site is located between a railway cutting and Worcester Lane. 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 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	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. 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 – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Bridleway along northern boundary Electricity sub-station close to extreme south eastern boundary	

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Highways access and transportation	Access via Worcester Lane, potential mitigation junction improvement Racecourse Lane / Worcester Lane to North, To south Park Rd/ Worcester Rd		
Impact on the wider road network	Further information would be required to assess this		
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 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	Within 15 mins following any viable mitigation
Any character constraints on density	Tapering site. Operational railway, in cutting, along western boundary and Worcester Lane to east. 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 local cycle route networks	A bridleway runs east-west along the northern 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 space		
Loss of Playing Field / Sports Pitches	Not a playing field		
Other Social	None		
Opportunities			
Opportunities	A site with existing housing for a considerable length on either side. With a well-developed southern boundary hedge that has SLINC status and could form a defensible boundary. There are a limited number of trees within the site, although there is a good 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 features along both sides of Worcester Lane.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has negative impacts on SA Objectives 2, 6 and 7 and positive impacts on SA Objectives 9, 10, 12, 13 and 14.		
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.			

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

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.

Developable Area (ha)	1.28	Density (dwellings per hectare)	35	Estimated Housing Units	45
-----------------------	------	---------------------------------	----	-------------------------	----

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Site Known as		Worcester Lane South	
Site Address		Land between Worcester Lane and railway cutting, Pedmore, Stourbridge	
Ward		Pedmore and Stourbridge East	Call for Site Ref 114
Site Area (ha)		4.7	
Site Reference		SA-0018-DUD-C	
Background/Context			
Current uses		Agriculture	
Surrounding land uses		Grassland to the north, housing to the east, agriculture to the south and to the west (on the opposite side of the adjacent railway cutting).	
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 – whole site SLINC- ‘Railway Cutting’ – western boundary SLINC – ‘Farmland south of Racecourse Lane’ – northern boundary hedge Western boundary – railway cutting SLINC Area of High Historic Landscape Value – whole site Railway Cutting SMR ref 5886 Oxford to Wolverhampton Railway	
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B60As1)	Very High	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 subparcel 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 (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.	
Detailed assessment against environmental, economic and social criteria			
Criteria		Assessment	Rating
Environmental			

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Greenfield / Previously Developed Land	Greenfield in the Green Belt and sports pitches	
Topography	Relatively level	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Grade 3a northern and south sections but Grade 1 in the centre.	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None. Some boundary trees. Tree survey needed.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC- 'Railway Cutting' – western boundary SLINC – 'Farmland south of Racecourse Lane' – northern boundary hedge	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value HLV16 Railway Cutting SMR ref 5886 adjacent to the site	
Visual Amenity and Character of Area	Does not directly abut houses although there are some residential properties nearby	
Flood risk, drainage and ground water	Not within Flood Zones 2 or 3 No significant risk of surface water flooding 1/30, 1/100 or 1/1000	
Ground Contamination	No issues identified	
Ground stability	Not within a Coal Authority Development Risk Area	
Air Quality impact of adjoining uses	None envisaged	
Noise impact of adjoining uses	Railway in cutting adjacent to western boundary and Worcester Lane to east. There are potential noise issues that may require remediation for properties close to these boundaries.	
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	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	
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	A very well used definitive footpath STR0076 crosses the 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	

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Highways access and transportation	Access via Worcester Lane. Loss of hedgerow should be kept to a minimum.		
Impact on the wider road network	If developed with call for sites site to north (SA-0010-DUD A 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 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	Mostly within 30 mins following any viable mitigation
Secondary School	Within 25 mins following any viable mitigation	Centre/Foodstore	Over 15 mins following any viable mitigation
Any character constraints on density	Operational railway, in cutting, along western boundary and Worcester Lane to east 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 route networks	None although there is a bridleway to the north, accessible via Worcester Lane		
Public Open Space	No loss of public open space		
Loss of Playing Field / Sports Pitches	None		
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 Conclusion	The site has negative impacts for SA Objectives 2, 6, 7, 12 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.			

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

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 Area (ha)	2.82	Density (dwellings per hectare)	35	Estimated Housing Units	100
-----------------------	------	---------------------------------	----	-------------------------	-----

St.Thomas's

Site Known as	Nuttalls		
Site Address	The Alan Nuttall Partnership, National Works, Hall Street, Dudley		
Ward	St.Thomas's	Call for Site Ref	547
Site Area (ha)	3.9		
Site Reference	SA-0373-DUD		
Background/Context			
Current uses	Industrial with some trees/vegetation along the Bean Road frontage.		
Surrounding land uses	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 (where affecting part of submitted site)	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	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	The whole site is within an Area of High Historic Townscape Value Mineral Safeguarding Area The majority of the site (western section) is located within Regeneration Corridor 11a		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Industrial brownfield site		
Topography	Site levels vary across the site. The site occupies an elevated position with respect to surrounding land uses to the north, east and south including residential dwellings. Careful design required to prevent overlooking.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on	None. However, there are some attractive trees along the south eastern part of the site which provide an attractive frontage to		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

site or significantly affecting boundaries	Bean Road. As this is the only area of vegetation within the site, its retention is likely to be required.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The majority of this large site is made up of buildings and hard standings. As there is an area of trees/vegetation within the site an ecological survey will be required.	
Heritage Assets on site or significantly affecting boundaries	<p>Area of High Historic Townscape Value</p> <p>The whole site (HER ref 12528) was originally the site of the 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.</p> <p>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.</p> <p>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.</p>	
Visual Amenity and Character of Area	The site is set at a much higher level to adjacent residential 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 and ground water	<p>Not within Flood Zone 2 or 3.</p> <p>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).</p>	
Ground Contamination	An industrial site and therefore potential for contamination	
Ground stability	Coal Authority High Risk Area. Coal Mining Risk Assessment required	
Air Quality impact of adjoining uses	Not an air quality hotspot. There are industrial buildings directly adjacent to the north. Therefore, there is potential for odours.	
Noise impact of adjoining uses	The adjacent industrial buildings have the potential to generate 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 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		
Employment Development Opportunities	BEAR score 21 which is low especially with respect to the percentage of voids. It adjoins existing housing and is close to Dudley Town Centre. BEAR recommendation release for housing.	

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Employment Land	BEAR recommendation release for housing. Site not allocated for industrial use within the Dudley Borough Development Strategy.		
Delivery / Phasing	The site is currently occupied. Estimated delivery of 150 homes between 2035-2039.		
Viability	Significant capacity limitations / likely to make development unviable without external funding		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability		
Infrastructure constraints on / under site	There is a tall brick electricity sub-station occupying a central location within the Hall Street frontage.		
Highways access and transportation	Two existing vehicular access points onto Hall Street. One existing vehicular access point off Perry Close		
Impact on the wider road network	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 careful consideration.		
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	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	The site occupies an elevated location with respect to surrounding land uses to the north, east and south. The layout/density may be affected to prevent overlooking. Tree retention is a possibility in the south east section of the site adjacent to Bean Road.		
Connections to local cycle route networks	None. However, the site is in close proximity to Dudley Town Centre where there are existing and proposed cycle routes		
Public Open Space (ha's and type)	None		
Loss of Playing Field / Sports Pitches	None		
Other Social	None		
Opportunities			
Opportunities	This is an existing industrial site that is surrounded by residential development and is close to Dudley Town Centre. BEAR recommendation for housing rather than retained for industry due to low scoring.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has negative impacts on SA Objectives 4, 7, 8 and 11 and positive impacts on SA Objectives 9, 12 and 14 and a major positive impact on SA objective 10.		
Conclusion			
This industrial site, which is close to existing residential dwellings, is suitable for release from industry to residential as this is supported by BEAR. The site occupies a very sustainable location close to Dudley Town Centre and a proposed Metro station. The site is located within an Area of High Historic Townscape Value which requires the retention of important features such as the office building (No. 60			

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Hall Street) and as much of the boundary walls as possible. The elevated nature and sensitive location of the site will require a high-quality layout and design.

Developable Area (ha)	3.9	Density (dwellings per hectare)	40	Estimated Housing Units	150
-----------------------	-----	---------------------------------	----	-------------------------	-----

Sedgley

Site Known as	Viewfield Crescent		
Site Address	Land off Viewfield Crescent, Dudley. DY3 3UP		
Ward	Sedgley	Call for Site Ref	147
Site Area (ha)	1.56		
Site Reference	SA-0021-DUD		
Background/Context			
Current uses	Grazing. Private overgrown land.		
Surrounding land uses	Residential area to the south and east, open land to north and west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations (list)	Green Belt – whole site Mineral Safeguarding Area – whole site Area of High Historic Landscape Value – whole site SLINC – ‘Modern Hill’ – whole site Cotwall End Local Nature Reserve/Geosite. wraps around the northern and part of the western part of the site		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B40As2)	Moderate to 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. 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)	Moderate	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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Greenfield		
Topography	Steeply sloping land to north west		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Agricultural Land Quality using DEFRA data	Identified as 'Urban' within the classification	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	TPOs in gardens of residential properties on the southern boundary of the site. All Inclusive Order - line of trees in northern part of the site adjacent to 31 Viewfield Crescent.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC – Moden Hill East (whole site covered) . Sufficient mitigation for losses will be required Potential protected species within site Adjacent to Cotwall End Local Nature Reserve/Geosite	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value '	
Visual Amenity and Character of Area	Overgrown area. Due to the steeply sloping land, overlooking issues could arise from existing residential dwellings.	
Flood risk, drainage and ground water	Not within Flood Zone 2 or 3 Low risk of surface water flooding 1/30, 1/100 and 1/1000	
Ground Contamination	None known	
Ground stability	Coal Authority Low Risk Area	
Air Quality impact of adjoining uses	None envisaged	
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		
Delivery / Phasing	Vacant site with minimal constraints. Estimated delivery of 24 homes between 2024-2029.	
Viability	Marginal viability requiring reduced Draft Plan obligations	
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	A foul sewer runs from north to south through the centre of the site A definitive footpath (SED0016) runs along the south western boundary	
Highways access and transportation	There is direct access off Viewfield Crescent	
Impact on the wider road network	Increase congestion on Viewfield Crescent. Possible junction 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.	GP/Health Centre/Walk in Centre	Within 10 mins following any viable mitigation

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

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 following any viable mitigation		
Any character constraints on density	SLINC 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 networks	No existing cycle-route. Direct connection possible with existing segregated or on-carriageway facilities				
Public Open Space	Not a public open space				
Loss of Playing Field / Sports Pitches	Not a playing field				
Other Social	None				
Opportunities					
Opportunities	No opportunities identified.				
Sustainability Appraisal					
Sustainability Appraisal Conclusion	The site has a negative impact for SA Objective 2 and positive impacts for SA Objectives 9, 10, 12, 13 and 14.				
Conclusion					
<p>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.</p> <p>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.</p> <p>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.</p>					
Developable Area (ha)	0.83	Density (dwellings per hectare)	30	Estimated Housing Units	24

Wollaston and Stourbridge Town

Site Known as	Wollaston Farm		
Site Address	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. 'Hyperion Open Space' an area of Amenity Greenspace is adjacent to the southern boundary.

Constraints

Gateway Constraints (where affecting part of submitted site)	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	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 Mineral Safeguarding Area	

Green Belt and Landscape Sensitivity Assessment

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

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

		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.
Green Belt Harm (B56As1) Section below Hyperion Road	Low	The sub-parcel's openness mean that it makes a moderate contribution to preventing encroachment on the countryside, but the extent of its containment by the urban area means that its release would result in a simplified Green Belt boundary that would not weaken the integrity of the wider Green Belt.
Landscape Sensitivity (SL7)	High	The landscape 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.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield	
Topography	Site slopes slightly towards Kingsway	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land. Identified as 'Urban' within the Classification	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs. There are however numerous trees on the site. Urban Forest Planted Site - the area of Natural and Semi Natural Greenspace in the northern section of the site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	None within the site. The northern boundary abuts both the Stourbridge Canal and Stour Valley SLINC's	
Heritage Assets on site or significantly affecting boundaries	The Stourbridge Canal 16 Locks Conservation Area abuts the northern boundary of the site A Local Archaeological Priority Area abuts the northern boundary It is not within an Area of High Historic Landscape Value but abuts one in the extreme north eastern section	
Visual Amenity and Character of Area	Narrow site. Housing on both sides of southern section. Loss of outlook	
Flood risk, drainage and ground water	Not within Flood Zones 2 or 3. Northern part of the site at risk of surface water flooding 1/30, 1/00 and 1/1000 year flood	
Ground Contamination	No issues identified	
Ground stability	Not within a Coal Authority Risk Area	
Air Quality impact of adjoining uses	None identified	
Noise impact of adjoining uses	No 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)	

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

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			
Delivery / Phasing	Vacant site – minimal constraints located in green belt. Estimated 20 homes to be delivered by 2024-2029 and 70 homes by 2030-2035.		
Viability	Viable with Draft Plan obligations		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability		
Infrastructure constraints on / under site	There is a bridleway which runs along the western boundary from Hyperion Road southwards STR0052. There is a definitive footpath which cuts across the centre of the site from Kingsway to Hyperion Road STR0004 A definitive footpath runs across the southern boundary STR003A		
Highways access and transportation	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		
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	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	Over 15 mins following any viable mitigation
Any character constraints on density	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 as a cycleway.		
Public Open Space	The extreme northern part of the site is an area of Natural and Semi Natural Greenspace known as ‘Meadow Park Open Space’. It is part of a much larger area that occupies a position between the River Stour and residential development and offers valuable recreational opportunities as well as retaining a green corridor next to the river.		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

	<p>The Open Space Review (2019) rated the site as 'Higher Value, Lower Quality' where improvements to the value of the space are required.</p> <p>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.</p> <p>On this basis, the Area of Natural and Semi Natural Greenspace within the site will not be released for development.</p>	
Loss of Playing Field / Sports Pitches	Not a playing field	
Other Social	None known	
Opportunities		
Opportunities	No opportunities identified.	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	The site has negative impacts for SA Objectives 2, 7 and 12 and positive impacts for SA Objectives 9, 10, 13 and 14.	
Conclusion		
<p>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.</p> <p>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 making 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.</p> <p>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.</p> <p>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.</p> <p>Vehicular access to the site may prove difficult off Kingsway without demolition of a garage to widen the existing access or alternative accesses considered.</p> <p>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</p>		

A-4 Sites Assessed for Housing and/or Employment and Selected (Dudley)

Natural and Semi Natural Greenspace within the site will not be released for development. Improvements to the open space would be secured as part of any development.					
Developable Area (ha)	2.26	Density (dwellings per hectare)	40	Estimated Housing Units	90

Appendix A-5: Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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

All sites in the following order:

1. Ward
2. Site Assessment Reference

Contents

Ward	Site	Site Reference	Page
Amblecote	Land at Corbett Hospital	SA-0003-DUD	122
	Brompton Drive	SA-0048-DUD	126
	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 Pensnett	Land to the rear and side of 83, Pensnett Road	SA-0137-DUD	147
	Land adjacent to 16 Smithy Lane	SA-0138-DUD	148
	Land North of Cinder Bank	SA-0151-DUD-A	149
	Land North of Coopers Bank	SA-0151-DUD-C	153
	Land South of Coopers Bank	SA-0151-DUD-D	157
	Fens Pool, Rear of Byron Street	SA-0162-DUD	161
	Fens Pool, Fens Crescent	SA-0163-DUD	162
	Fens Pool, Adjacent to Holly Street	SA-0164-DUD	163
	Fens Pool, Rear of 300-342, Stourbridge Road	SA-0165-DUD	164
	Orchard Street	SA-0194-DUD	165
	Dreadnought Works	SA-0220-DUD	168
	Fens Pool, Land off Pensnett Road	SA-0229-DUD	169
	Fens Pool, Middle Pool	SA-0230-DUD	170
Coseley East	Cannon Business Park	SA-0131-DUD	171
	Central Drive	SA-0182-DUD	174
Cradley and Wollescote	West of Foxcote Farm	SA-0027-DUD	177
	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
	Land South of Park Road	SA-0245-DUD	200
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

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	Land to the rear of Oakland Drive	SA-0151-DUD-B	216
	<i>Land North of Cinder Bank</i>	SA-0151-DUD-A	149
	<i>Land North of Coopers Bank Road</i>	SA-0151-DUD-C	153
	<i>Land South of Coopers Bank</i>	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
	Abbey Street Recreation Ground	SA-0206-DUD	226
	Land South West of Cotwall End Nature 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 Cradley South	Land adjacent to Abbey Road	SA-0036-DUD	278
	Land adjacent to Brookside Close	SA-0037-DUD	282
	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-0247-DUD	325
	Land adjacent Holbeache House	SA-0033-DUD	329
Kingswinford North and Wall Heath	Balfour Road	SA-0047-DUD	332
	Land North of Holbeache Lane	SA-0114-DUD	335
	Land to the rear of Maidensbridge Primary School	SA-0152-DUD-A	338
	Land adjacent to Oak Lane	SA-0152-DUD-B	342
	Kingswinford Youth Centre	SA-0052-DUD	343
Kingswinford South	The Knoll	SA-0195-DUD	346
	Bott Lane	SA-0227-DUD	349
Lye and Stourbridge North			
Netherton, Woodside and St Andrews	Magpie Close	SA-0191-DUD	353
	Brooksbank Drive	SA-0192-DUD	355
	Halesowen Road Open Space	SA-0193-DUD	358

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	Fullwood Crescent Open Space	SA-0196-DUD	361
	Waverley Open Space	SA-0200-DUD	364
Norton	Norton Road	SA-0009-DUD	367
	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 Stourbridge East	Bromwich Lane	SA-0016-DUD	404
	Land at Worcester Lane	SA-0018-DUD-C	408
	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 Dudley Wood	Playing Field off Cradley Road	SA-0043-DUD	432
	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
	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 Woodsetton	Tipton Road/Setton Drive	SA-0013-DUD	468
	Turfs Hill Road	SA-0028-DUD	470
	Eve Lane	SA-0078-DUD	471
	Bramble Green	SA-0208-DUD	472
	Hazelwood Road	SA-0209-DUD	475
	Wellesbourne Drive Open Space	SA-0210-DUD	478
Wollaston and Stourbridge Town	Bowling Green Road	SA-0044-DUD	481
	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

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Amblecote

Site Known as	Corbett Hospital		
Site Address	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	Grazing land/Parkland.		
Surrounding land uses	Amblecote Primary School, School Drive Allotments and Amblecote Recreation Ground to the north, housing to the east. Corbett Hospital Outpatients Centre and housing to the south. A day care centre (Hill House fronting High Street) and housing off John Corbett Drive to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	The whole site is a SLINC known as “Corbett Hospital Grounds” A large pond at the northern end of the site is a BAP (Biodiversity Action Plan) Priority Pond Mineral Safeguarding Area Within Regeneration Corridor 11b Within the area covered by The Glass Quarter SPD – identified as an area of early 18 th Century Parkland associated with mansion named ‘The Hill’ now demolished. Identified within the SPD as Character Zone CZ14: Corbett Hospital and environs - the site is identified as making a high contribution to the Character Zone		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, social and economic criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield/Previously Developed Land	18 th Century landscaped Parkland		
Topography	Undulating site. The existing culs-de-sac to the east of the site occupy an elevated position with respect to the site. There are very steep gradients creating a valley in the western, heavily wooded section between John Corbett Drive and Amblecote Primary School. Sections undevelopable due to gradient.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Agricultural Land Quality using DEFRA	Agricultural grazing land. Grade unknown as it is located within an urban area where the classification does not differentiate.	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	An all-inclusive Tree Preservation Order covers the site. The site contains numerous mature trees comprising groups and large individual mature specimens.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The whole site is a SLINC known as "Corbett Hospital Grounds". The site comprises grazed meadows and large mature trees. A large pond at the northern end of the site is a BAP Priority Pond (under the UK Biodiversity Action Plan).	
Heritage Assets on site or significantly affecting boundaries	Landscaped park of former house now demolished. Identified within Glass Quarter SPD as "Corbett Hospital and environs" Historic Character Zone in which this site makes a high contribution	
Visual Amenity and Character of the Area	Generally, the surrounding homes would look onto the site, some at an elevated level. The existing residents would lose their outlook	
Flood risk, drainage and ground water	Site in not within a flood zone. Significant risk (1/30, 1/100 and 1/1000) of surface water flooding in the northern central region of the site, particularly in the immediate vicinity of existing pond. This is similar for the pond to the south of the site, where there is a moderate risk (1/100 and 1/1000) of surface water flooding.	
Ground Contamination	None known	
Ground stability	The majority of the site is located within a Coal Authority Low Risk Area	
Air Quality impact of adjoining uses	None	
Noise impact of adjoining uses	It is understood that the hospital is for outpatients only with no A&E and therefore noise generated should be restricted to daytime hours.	
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 – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	There are definitive footpaths along the boundaries of the site but no public access.	
Highways access and transportation	Access onto Vicarage Road can be achieved to serve a large cul-de-sac	
Impact on the wider road network	There is already considerable queueing at junction of High Street and Vicarage Road. This development would add additional pressure on the junction	
Other Economic	None	
Social		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 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 constraints on density	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	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 Natural Greenspace. Not publicly accessible		
Loss of Playing Field / Sports Pitches	No playing fields/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		
Opportunities			
Opportunities	No opportunities identified.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard constraint - not assessed		
Conclusion			
<p>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.</p> <p>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.</p> <p>Not suitable for residential or industrial purposes.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Brompton Drive		
Site Address	Brompton Drive, Brierley Hill, DY5 3NZ		
Ward	Amblecote	Call for Site Ref	233
Site Area (ha)	3.43		
Site Reference	SA-0048-DUD		
Background/Context			
Current uses	Public open space – Amenity Greenspace known as Brompton Drive Open Space. It is a mainly grassed area with groups of trees and contains a play park and a football pitch		
Surrounding land uses	Surrounded by residential on all sides.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	MIN1 - Mineral safeguarding area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield		
Topography	Slightly uneven land		
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	No TPO's. There are groups of trees within this mostly grassed site. Tree survey required		
Biodiversity or Geodiversity on site or significantly affecting boundaries	In the main, closely mown grass with patches of shrubs and trees. Ecological survey required		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Heritage Assets on site or significantly affecting boundaries	Pit No. 5 Amblecote Colliery HER ref 7896 indicated on historical maps of the site in southern section	
Visual Amenity and Character of the Area	Surrounded by residential. Separation distances from existing residential dwellings need to be considered. Loss of visual open space if developed.	
Flood risk, drainage and ground water	The site is not within a flood zone. 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 Contamination	Former colliery. Potential contamination.	
Ground stability	Coal Authority High Risk Area. Potential shallow workings and stability issues.	
Air Quality impact of adjoining uses	None	
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 known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Public rights of way across site	
Highways access and transportation	Site surrounded by public transport routes. Opportunities for accesses to be created off Brompton Drive	
Impact on the wider road network	Increased traffic on residential road	
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	Within 10 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 25 mins following any viable mitigation	Centre/Foodstore Within 15 mins following any viable mitigation
Any character constraints on density	Amenity Greenspace, play equipment and football pitch on site Public rights of way across site	
Connections to local cycle route networks	Route 54 of the National Cycle Network runs across the northern part of the site in an east to west direction.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Public Open Space	This site is known as Brompton Drive Open Space. It is an Area of Amenity Greenspace that is rated as Higher Quality/Higher Value within the Dudley Open Space Review 2019	
Loss of Playing Field / Sports Pitches	Loss of football pitch on the site if developed	
Other Social	None	
Opportunities		
Opportunities	No opportunities identified	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	Not assessed	
Conclusion		
<p>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.</p> <p>Not Suitable for Residential or Industrial Purpose.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Porlock Road		
Site Address	Porlock Road/Mill Race Lane, Amblecote		
Ward	Amblecote	Green Space Ref	185
Site Area (ha)	2.1		
Site Reference	SA-0185-DUD		
Background/Context			
Current uses	Natural Semi Natural Greenspace. Contains well-trodden footpaths		
Surrounding land uses	Housing to the north and east. River Stour to the south. Industry to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		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 Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield/Previously Developed Land	Greenfield open space.		
Topography	Relatively flat		
Agricultural Land Quality using Magicmap	Not agricultural land		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Landscape post-1988 map		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs. Trees mostly around edge of site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The majority of the site is a SLINC 'Stour Valley'. It is therefore of importance for nature conservation	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value The western part of the site is a Local Archaeological Priority Area	
Visual Amenity and Character of the Area	The rear of some properties face the site towards woodland and therefore development would have a negative impact	
Flood risk, drainage and ground water	The site is not within a flood zone. 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 Contamination	Historical maps indicate that the majority of the site previously contained railway lines. Potential for contamination.	
Ground stability	Within Coal Authority Low Risk area	
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 for noise nuisance	
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 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 limitations / negligible impact on development viability	
Infrastructure constraints on / under site	A public right of way runs along a significant length the eastern boundary and one crosses the centre of the site	
Highways access and transportation	Access could be taken off Porlock Road or southwards to Birmingham Street (A458)	
Impact on the wider road network	None envisaged	
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	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

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Any character constraints on density	Long, thin, mostly wooded site with one open area of grassland adjacent to the industrial/commercial buildings that front onto Mill Race Lane. It also contains a section of unsurfaced road accessed from Porlock Road that provides vehicular access to the rifle club and No 2 Mill Meadow	
Connections to local cycle route networks	Route 54 of the National Cycle Network runs across the northern part of the site in an east to west direction.	
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 / 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 1, 2, 3, 5 and 7 and positive impacts for SA objectives 9, 10, 13 and 14	
Conclusion		
<p>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.</p> <p>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.</p> <p>Not suitable for residential or industrial purpose.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Belle Vale

Site Known as	Highfields Park		
Site Address	Highfield Lane, Halesowen		
Ward	Belle Vale	Green Space Ref	63
Site Area (ha)	2.19		
Land Type	Greenfield	Site Assessment Reference	SA-0176-DUD
Background/Context			
Current uses	Community Park containing MUGA and Wheels Park		
Surrounding land uses	Bundle Hill Allotments and Bundle Hill playing fields directly to the north; Highfields Lane Allotments directly along the north western boundary; grassed area of open space to the east; high density flatted development along the eastern boundary; houses directly opposite fronting Highfield Lane		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	Community Park MIN1 - Mineral safeguarding area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Majority Greenfield		
Topography	Undulating, steep in places		
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	There are a significant number of boundary trees and trees located within the site. Council-owned site therefore no TPO's. There is a group TPO on a line of trees along the eastern boundary that appear to be just outside the site		
Biodiversity or Geodiversity on site	Significant number of mature trees along the boundaries and within the site. Potential for bats and breeding birds.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

or significantly affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	Mediaeval strip farming practices visible within the site. The land was formerly associated with 'Highfields' – a large Georgian House demolished in the 1950's. It appears to have become a park in the early 20 th Century. The size of the park was significantly reduced by the development of the adjacent Highfields Estate off Andrew Road during the 1960's.	
Visual Amenity and Character of the Area	Loss of park environment	
Flood risk, drainage and ground water	The site is not within a flood zone. 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 Contamination	None known	
Ground stability	None known	
Air Quality impact of adjoining uses	None	
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 known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	A Public Rights of Way crosses the site diagonally and there is another along the eastern boundary. There is an electricity substation in the northern part of the site.	
Highways access and transportation	Access could be taken from Highfield Lane.	
Impact on the wider road network	None envisaged	
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	Within 10 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 15 mins following any viable mitigation

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Any character constraints on density	Site slopes steeply in places. Significant number of high-quality mature 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		
<p>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.</p> <p>Not suitable for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land off Coombs Road		
Site Address	Land off Coombs Road, Halesowen		
Ward	Belle Vale	Green Space Ref	205
Site Area (ha)	3.6		
Site Assessment Reference	SA-0186-DUD		
Background/Context			
Current uses	Heavily vegetated. Significant tree cover. Small lake towards extreme south-eastern section		
Surrounding land uses	Industrial		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
SSSI/SAC/SINC	N/A		
Existing Policy Designations	Mineral Safeguarding Area High Quality Employment Area – 'Coombswood Industrial Park/Forge Trading' Regeneration Corridor 14		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield wooded site. It was outside the developed area of the large former steel works to the north. The south-eastern section forms part of a former landfill site		
Topography	Very steep in places		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None. Significant tree cover. Tree survey required		
Biodiversity or Geodiversity on site	No specific designation however there is significant potential in terms of habitat and species. Ecological survey required		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

or significantly affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	Former corn mills now demolished HER ref 8675	
Visual Amenity and Character of the Area	The site is surrounded by industry. The setting of the High Quality Industrial Area would be less vegetated if this site is developed.	
Flood risk, drainage and ground water	The site is not within a flood zone. 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 Contamination	None known	
Ground stability	None known	
Air Quality impact of adjoining uses	Within an industrial area therefore potential for poor air quality	
Noise impact of adjoining uses	Within an industrial area therefore potential for noise. Audible noise surrounding 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 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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	A public rights of way cuts diagonally across site linking Steel Park Road with Amber Way	
Highways access and transportation	Access off steel Park Road and Amber Way.	
Impact on the wider road network	None envisaged site readily accessible to Coombs Road.	
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	Within 10 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
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	- High Density (45-100 dph)
Any character constraints on density	Steep topography Located within a High Quality Employment Area	Whole site Moderate Density (40-45 dph) X

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Connections to local cycle route networks	None known	
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 / 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 12 and positive impacts for SA objectives 9, 13 and 14 and a major positive impact for SA objective 10.	
Conclusion		
<p>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.</p> <p>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.</p> <p>Not suitable for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	New Hawne Colliery		
Site Address	New Hawne Colliery, Hayseech Road, Halesowen		
Ward	Belle Vale	Call for Site Ref	503
Site Area (ha)	8.15		
Land Type	Brownfield	Site Assessment Reference	SA-0214-DUD
Background/Context			
Current uses	Green space (Publicly inaccessible)		
Surrounding land uses	Mixed uses, Corngreaves Nature Reserve to the north, predominantly residential to the south and west, and industrial/commercial to the east of the site.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	Hawne Colliery	6.17	
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	Extreme northern boundary	0.003	
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	SINC – ‘Hawne Colliery’ (with the exception of the buildings and their immediate 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 Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield		
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-1988 map	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Area Tree Preservation Order covers the whole of the site. Dense Tree canopy covering the site.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 site or significantly affecting boundaries	Grade II Listed buildings sited to the extreme southern boundary along Haysech Road associated with the former colliery. The whole site is within an Area of High Historic Landscape Value	
Visual Amenity and Character of the Area	Closest housing to the site off Hawne Lane. The current outlook would be lost if the site is developed.	
Flood risk, drainage and ground water	Northern edge of site is within Flood Zone 2, 3a and 3b. Surface water flood risk of 1/30 runs parallel with the site's northern boundary. There are also dispersed areas of 1/100 and 1/1000 risk throughout the whole of site.	
Ground Contamination	Site of former colliery therefore potential ground contamination	
Ground stability	Potential ground instability from former uses and slag heaps that are located across the site. A coal mining entrance is located on the extreme southern boundary where there are high risk mining areas identified.	
Air Quality impact of adjoining uses	There are industrial buildings to the east of the site but not heavy industry	
Noise impact of adjoining uses	Predominantly residential to the south and west of the site, with a nature reserve to the north and industrial to the east. Some possible noise impacts from the industrial use to the east of the 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 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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Public Right of Way (HLS0115) runs along the north of the site linking Shelah Road and Hawne Lane.	
Highways access and transportation	Access from Haysech Road may be restricted due to the siting of the Grade II Listed Buildings and the width of the road in this location. Better access could be secured off Hawne Lane or opposite the junction with Shelah Road.	
Impact on the wider road network	No significant impact.	
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	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area Within 20 mins following any viable mitigation

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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		
Opportunities				
Opportunities		No opportunities identified		
Sustainability Appraisal				
Sustainability Appraisal Conclusion		The site has some negative impacts for SA objectives 1, 3, 4, 5, 7 and 8 and positive impacts SA objectives 9, 12, 13, and 14 and a major positive impact for SA objective 10.		
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				

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Brierley Hill

Site Known as	Woodbury Close		
Site Address	Land off Woodbury Close, Brierley Hill, DY5 2TE		
Ward	Brierley Hill	Call for Site Ref	234
Site Area (ha)	1.5		
Site Assessment Reference	SA-0049-DUD		
Background/Context			
Current uses	Forms part of the Delph Locks area of Natural and Semi Natural Greenspace Informal Open Space		
Surrounding land uses	Residential areas to the south. The boundary of Brierley Hill Strategic Centre is a few metres away on the opposite side of Mill Street with the Merry Hill Shopping Centre located to the east. Brierley Hill Primary School is to the north beyond the canal. Also, to the north are some large commercial/industrial buildings.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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 Delph Locks, Brierley Hill Conservation Area Adjacent to Archaeological Priority Area (Dudley No1 Canal) Part of site within SLINC – Dudley No 1 Canal.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield		
Topography	Site is approximately 5m lower than the level of Woodbury Close, otherwise flat.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO's currently on site. Trees protected due to Conservation Area status. Significant number of trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The western section of the site forms part of a SLINC (Dudley No 1 Canal)	
Heritage Assets on site or significantly affecting boundaries	Site is within Delph Locks Conservation Area. Mill Street- site of Lime Kilns towards north western boundary HER ref 12992	
Visual Amenity and Character of the Area	The site is set at a lower level to Woodbury Close which in the main, face the site. The outlook would be diminished if the site were developed. Potential adverse visual impact for adjacent housing to the south	
Flood risk, drainage and ground water	Site is not within a flood zone. Clusters of surface water flood risk (1/30, 1/100 and 1/1000), most prominently in southern region of the site.	
Ground Contamination	Former lime kilns on the site therefore potential for ground contamination	
Ground stability	Coal Mining – Low Risk Area	
Air Quality impact of adjoining uses	Site is close to existing residential area. No known air quality issues.	
Noise impact of adjoining uses	Site is close to commercial properties and Merry Hill shopping centre – road traffic.	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	A public footpath BRH0088 skirts the western boundary of the site	
Highways access and transportation	Significant works may be required to provide access, due to land levels.	
Impact on the wider road network	None	
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	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

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Any character constraints on density	Site is within the Delph Locks Conservation Area and has a dense covering of trees that would need assessing and taken into account in relation to development. It also has some significant changes in levels, to and within the site, set lower than 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		
<p>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.</p> <p>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.</p> <p>Not suitable for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as		Hawbush Road Open Space	
Site Address		Hawbush Road, Brierley Hill	
Ward	Brierley Hill	Green Space Ref	349
Site Area (ha)		1.25	
Site Reference		SA-0189-DUD	
Background/Context			
Current uses	Amenity greenspace, heavily treed		
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.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	MIN1 - Mineral Safeguarding Area Regeneration Corridor 11b		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield/Previously Developed Land	Open space		
Topography	The land slopes down steeply from Addison Road down to Hawbush Road		
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 covered by trees. No TPO's. Tree survey required.		
Biodiversity or Geodiversity on site	No specific designation but potential for nesting birds and a possibly for bats.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

or significantly affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	Hawbush Fishponds SMR 4857- badly mutilated remnants of flight of fish- ponds. Parts of dams still visible & part outline of most westerly pond at least.	
Visual Amenity and Character of the Area	The site has an elevated position with respect to houses to the west. Loss of the trees would be visually detrimental. Any new development would have potential to overlook the adjacent houses.	
Flood risk, drainage and ground water	The site is not within a flood zone. 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 Contamination	None known	
Ground stability	Coal Authority Low Risk Area	
Air Quality impact of adjoining uses	None known	
Noise impact of adjoining uses	None envisaged	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	A definitive footpath runs along the south western boundary. A surfaced footpath runs diagonally from Hawbush Road to Addison Road. There is an electricity substation adjacent to the site adjacent No.56 Addison Road.	
Highways access and transportation	Access could be taken off Hawbush Road.	
Impact on the wider road network	None envisaged due to the size of the site	
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	Within 10 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 15 mins following any viable mitigation
Any character constraints on density	Most of the site tapers in each eastward direction to the rear such that the thin southern section is likely to be undevelopable.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	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 cycle route networks	None	
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 Appraisal Conclusion	The site has some negative impacts for SA objectives 5 and 11 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.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Brockmoor and Pensnett

Site Known as	Land rear and side of 83, Pensnett Road		
Site Address	Land to the rear and side of 83, Pensnett Road, Dudley		
Ward	Brockmoor and Pensnett	Call for Site Ref	322
Site Area (ha)	1.11		
Site Reference	SA-0138-DUD		
Background/Context			
Current uses	Grassed greenfield site with well-developed boundary trees/hedgerow.		
Surrounding land uses	The site is bounded, in the main, by houses to the north, woodland to the east and south and a very large industrial buildings directly to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	Fens Pools	1.11	
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	Green Belt SINC – 'Fens Pools' – whole site Area of High Historic Landscape Value		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Whole site is a SINC - Gateway constraint		
Landscape Sensitivity			
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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land adjacent to Smithy Lane		
Site Address	Land adjacent to 16 Smithy Lane, Pensnett		
Ward	Brockmoor and Pensnett	Call for Site Ref	322
Site Area (ha)	4.5		
Site Reference	SA-0137-DUD		
Background/Context			
Current uses	Majority grassland and woodland containing three separate pools. The northern half of the site forms part of the larger ‘Tansey Green Fields’ area of Natural and Semi Natural Greenspace with no public access		
Surrounding land uses	Woodland to the north, Smithy Lane forms the eastern boundary with a mixture of houses and woodland beyond, Open grassland land in the main to the south and trees and grassland with housing beyond to the west and south west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha’s)
SSSI/SAC/SINC		Smithy Lane	4.5
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	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 Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Entire site is a SINC – Gateway constraint		
Landscape Sensitivity			
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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as		Land North of Cinder Bank	
Site Address		Green Belt Parcel B46A, Coopers Bank, Pensnett	
Ward	Brockmoor and Pensnett/Gornal	Green Belt Parcel Ref	B46A
Site Area (ha)		17	
Site Reference		SA-0151-DUD-A	
Background/Context			
Current uses	Large pond – south of sewage works and Holbeache Brook running diagonally across the site north west to south east Extensive areas of woodland Industry – towards western boundary Some industry fronting onto Sandfield Road		
Surrounding land uses	Sewage works and woodland to north, housing and open land to east, part industrial/residential to south, quarry to west		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		Oak Farm	8.71
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	Green Belt – entire site SINC – ‘Oak Farm’ covers the majority of the site SLINC – ‘Stallings Lane’ – south eastern part of the site Area of High Historic Landscape Value Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B46As1) North eastern section	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) Parts of the southern section	Low to Moderate	The sub-parcel makes a moderate contribution to checking sprawl, preventing the merger of settlements and safeguarding countryside. Release of any of the pockets of unconstrained land on the margins of the sub-area would not weaken the Green Belt boundary significantly, with constraints preventing any further development.	
Landscape Sensitivity (BL12s1)	Moderate to High	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.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		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.
Detailed assessment against environmental, economic and social		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Majority Greenfield	
Topography	Land falls from south-west to north east	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Many trees and woodland areas within the site boundary. Tree survey required.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The majority of the area is designated a SINC and also a substantial area of SLINC within the site close to Stallings Lane. Barrow Hill Local Nature Reserve is an important Black Country Geo Site – a prominent hill of volcanic and intrusive igneous rock	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value Former line of Pensnett Railway along northern boundary. Former line of Great Western Railway (Shutt End) runs along parts of the southern boundary.	
Visual Amenity and Character of the Area	Loss of views from adjacent dwellings.	
Flood risk, drainage and ground water	Large proportion of site falls with Flood Zones 2 and 3a. Clusters of significant surface water flood risk (1/30, 1/100 and 1/1000) throughout site.	
Ground Contamination	Area of landfill within the site to west of pond	
Ground stability	Coal Authority Low Risk Area to western section. High Risk Area to eastern section. Former colliery nearby, potential shallow workings and stability issues	
Air Quality impact of adjoining uses	Industry and quarry to western part of the site	
Noise impact of adjoining uses	Industry and quarry in close proximity to western part of the site	
Mineral Extraction and Mineral Resource Areas	Within 250m of Oak Farm Inert Recycling Facility (closed) at former Oak Farm Quarry and landfill site which is also now closed.	
Mineral Infrastructure and Brickworks	Within 250m of Oak Farm Quarry- mineral extraction former brick 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.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	- Shakespeare's MRS- large independent Metal Recycling 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		
Economic			
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability		
Infrastructure constraints on / under site	Two separate lines of electricity pylons cross the site Definitive path runs from Oak Lane along western boundary High Pressure Gas Pipeline terminates at western boundary (not within site)		
Highways access and transportation	Access points onto Stallings Lane		
Impact on the wider road network	Large site. It would vary depending on access points and area of development.		
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	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	Within 10 mins following any viable mitigation
Any character constraints on density	Large pond centrally located and wetland to the west and Holbeache Brook to the east		
Connections to local cycle route networks	None		
Public Open Space	A significant amount of the site is Natural and Semi Natural Greenspace some publicly accessible other sections not. Not audited as part of the Open Space Review (2019).		
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		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard constraint - not assessed		
Conclusion			
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			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as		Land North of Coopers Bank	
Site Address		Green Belt Parcel B46A, Coopers Bank, Pensnett	
Ward	Brockmoor and Pensnett/Gornal	Green Belt Parcel Ref	B46A
Site Area (ha)		21	
Site Reference		SA-0151-DUD-C	
Background/Context			
Current uses	This site relates to land on either side of Smithy Lane. It contains substantial areas of woodland. There is also scrubland and grazing land to the south west. Travellers accommodation to the south of the site fronting Coopers Bank Road.		
Surrounding land uses	Housing and Gornal Wood Crematorium to the north, residential and open land to the east, open land to the south and residential to the west		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		Smithy Lane	5.94
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		Green Belt Mineral Safeguarding Area SINC 'Smithy Lane' – majority of land to the west of Smithy Lane SLINC 'Land off Chase Road' – majority of land to east of Smithy Lane Two BAP Priority ponds – 'Smithy Lane Pond' along southern boundary and 'Chase Road Pond' close to eastern boundary Area of High Historic Landscape Value – all site except the extreme northern section	
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B46As1) Parts of the north eastern section	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) Parts of the south western section	Low to Moderate	The sub-parcel makes a moderate contribution to checking sprawl, preventing the merger of settlements and safeguarding countryside. Release of any of the pockets of unconstrained land on the margins of the sub-area would not weaken the Green Belt boundary significantly, with constraints preventing any further development.	
Landscape Sensitivity (BL12s1)	Moderate to High	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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		<p>landscape value, and the extensive semi-natural habitats. These are balanced by lower perceptual qualities.</p> <p>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.</p>
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Majority 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	Many trees and woodland within the site boundary. Tree survey required.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	<p>SINC 'Smithy Lane' – majority of land to the west of Smithy Lane</p> <p>SLINC 'Land off Chase Road' – majority of land to east of Smithy Lane</p> <p>Two BAP Priority ponds within the site</p>	
Heritage Assets on site or significantly affecting boundaries	<p>Area of High Historic Landscape Value – entire parcel except the extreme northern section</p> <p>Line of former Pensnett Railway runs through the site HER ref 7387</p>	
Visual Amenity and Character of the Area	Loss of views from adjacent	
Flood risk, drainage and ground water	<p>Large proportion of site falls with Flood Zones 2 and 3a.</p> <p>Clusters of significant surface water flood risk (1/30, 1/100 and 1/1000) throughout site.</p> <p>Holbeache Brook runs through the site</p>	
Ground Contamination	Two collieries nearby. Potential for ground 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. Potential for shallow workings and shafts	
Air Quality impact of adjoining uses	None envisaged	
Noise impact of adjoining uses	None envisaged	
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 Lower Gornal Sewerage Treatment Works operated by Severn Trent.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Other Environmental	None		
Economic			
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability		
Infrastructure constraints on / under site	Two pylons are located within the site on land east of Smithy Lane A culvert runs diagonally through the north eastern part of the site following the line of the former railway One definitive footpath runs between Tansey Green Road to Smithy Lane centrally through the site and another leads from Smithy Lane centrally across to Chase Road		
Highways access and transportation	Access points available throughout.		
Impact on the wider road network	This is a large area of land which, by its size would have an impact on the wider roadway 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	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	Within 10 mins following any viable mitigation
Any character constraints on density	Significant areas of wetland to the east of Smithy Lane Heavily wooded in places Holbeache Brook runs through the site		
Connections to local cycle route networks	None but a proposed cycleway to run through the site		
Public Open Space	Land east of Smithy Lane a small area of Natural and Semi Natural Greenspace 'Cinder Road' not publicly accessible. Not audited within Open Space Review (2019). Land west of Smithy Lane - Natural and Semi Natural Greenspace – 'Tansey Green Fields' covers a significant area of the site but is not publicly accessible. Audited as part of Open Space Review (2019) and defined as 'Lower Quality Lower Value'.		
Loss of Playing Field / Sports Pitches	Not a playing field		
Other Social	None		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard constraint - not assessed		
Conclusion			
This is a Green Belt that comprises mostly woodland, scrub and with some grazing. The site is sensitive in terms of ecology. The majority of land to the west of Smithy Lane has SINC status 'Smithy Lane' and the majority of land to east of Smithy Lane is a SLINC 'Land off Chase Road'. In addition, the site also			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as		Land South of Coopers Bank	
Site Address		Green Belt Parcel B46A, Coopers Bank, Pensnett	
Ward	Brockmoor and Pensnett/Gornal	Green Belt Parcel Ref	B46A
Site Area (ha)		81	
Site Reference		SA-0151-DUD-D	
Background/Context			
Current uses	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		
Surrounding land uses	Mix of residential, open space, industry and Russell's Hall Hospital.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		Barrow Hill and Tansey Green Barrow Hill and Cooper's Bank	15 73.4
Ancient Woodland / Veteran Trees		Barrowhill Close	1.5
Local Nature Reserve		Barrow Hill	36
Flood Risk Zone 3		Holbeache Brook	4.1
Registered Park & Garden		N/A	
Scheduled Ancient Monument		Coopers Bank Farm Medieval Settlement	7.2
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	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 Landscape Sensitivity Assessment			
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-parcel makes a moderate contribution to checking sprawl, preventing the merger of settlements and safeguarding countryside. Release of any of the pockets of unconstrained land on the margins of the sub-area would not weaken the Green Belt boundary significantly, with constraints preventing any further development.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Green Belt Harm (B46As3) One very small section fronting Cooper's Bank Road	Low	The sub-parcel makes a moderate contribution to checking sprawl, preventing the merger of settlements and safeguarding countryside, but there is an area of existing urbanising development on the inset settlement edge that, if released, would mark a clearer distinction between settlement and open land.
Landscape Sensitivity (BL12s1)	Moderate to High	<p>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.</p> <p>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.</p>
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Majority Greenfield	
Topography	A mix of hilly, undulating and some level areas	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Majority not agricultural	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Many trees and woodland within the site boundary. An area of Ancient woodland is located towards the southern boundary	
Biodiversity or Geodiversity on site or significantly affecting boundaries	<p>The majority of the site is a SINC with a small area of SLINC within the site area.</p> <p>Barrow Hill Local Nature Reserve is an important Black Country Geo Site – a prominent hill of volcanic and intrusive igneous rock</p>	
Heritage Assets on site or significantly affecting boundaries	<p>Scheduled Ancient Monument 'Coopers Bank Farm Medieval Settlement' close to northern boundary</p> <p>Area of High Historic Landscape Value covers the majority of the site</p> <p>St Marks Church, Vicarage Lane Grade 11 Listed</p> <p>Numerous other heritage assets</p>	
Visual Amenity and Character of the Area	Loss of views from adjacent dwellings.	
Flood risk, drainage and ground water	<p>Large proportion of site falls with Flood Zones 2 and 3a.</p> <p>Clusters of significant surface water flood risk (1/30, 1/100 and 1/1000) throughout site.</p> <p>Holbeache Brook runs through the site.</p>	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Ground Contamination	Small landfill site centrally located within the site. Coal mining activity and former railway through site. Potential for land contamination		
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	Air Quality Hotspot (High street, Pensnett) close to the south western boundary.		
Noise impact of adjoining uses	None envisaged		
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	Within 250m of Dreadnought Works-Brick and tile works with stockyards operated by Hinton, Perry & Davenhill Ltd (operational)		
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 – 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 would, if developed, have a significant impact upon the capacity of the wider road 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	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	Within 10 mins following any 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	None although there is a proposed cycleway through the site along the line of the former Pensnett Railway line		
Public Open Space	Area of Natural and Semi Natural Greenspace ‘Barrow Hill LNR’ – central and southern section of site.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	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 / Sports Pitches	Not a playing field	
Other Social	None	
Opportunities		
Opportunities	No opportunities identified	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	Hard constraint - not assessed	
Conclusion		
<p>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.</p> <p>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.</p> <p>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 semi-natural habitats. These are however balanced by lower perceptual qualities.</p> <p>An extremely sensitive site that is not suitable for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as		Fens Pool, Rear of Byron Street	
Site Address		Fens Pool, land rear of Byron Street, Pensnett	
Ward	Brockmoor and Pensnett	Discounted SHLAA Site Ref	DUDEX12
Site Area (ha)	1.5		
Site Reference	SA-0162-DUD		
Background/Context			
Current uses	With the exception of the north western section, the site forms part of the publicly accessible Fens Pool Natural and Semi Natural Greenspace. Mostly covered by trees with some grassland closer to A4101		
Surrounding land uses	Residential to west, industrial factory to east. Russell's Hall Hospital opposite and Fens Pool to South		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		Fens Pool, Pensnett	1.5
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		Mineral Safeguarding Area Green Belt Area of High Historic Landscape Value – whole site SSSI – Fens Pools	
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B51)	The site in the Green Belt and is entirely a SSSI.		
Landscape Sensitivity			
Conclusion			
The whole site is a SSSI – Fens Pools. Gateway constraint.			
Not suitable for residential or industrial purposes.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as		Fens Pool, Fens Crescent	
Site Address		Fens Pool, Fens Crescent, Brockmoor	
Ward	Brockmoor and Pensnett	Discounted SHLAA Site Ref	DUDEX12
Site Area (ha)		2.4	
Site Assessment Reference		SA-0163-DUD	
Background/Context			
Current uses	Overgrown land, paths and trees - part of Fens Pool publicly accessible area of Natural and Semi Natural Greenspace		
Surrounding land uses	Residential to south west, The Wallows Industrial Estate to East and Fens Pool to north.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		Fens Pool, Pensnett (north-western tip)	0.2
		Fens Pools	2.2
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		Green Belt -north western section Area of High Historic Landscape Value – north western section Mineral Safeguarding Area Regeneration Corridor 11a Majority of site SINC – ‘Fens Pools’ remainder of site SSSI ‘Fens Pools’ Adjacent Local Nature Reserve – ‘Buckpool and Fens Pool’	
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B52)	Approximately half of the site is in the Green Belt. The eastern part of the site has SINC status and the remainder of the site to the west is a SSSI – Gateway Constraints		
Landscape Sensitivity			
Conclusion			
The majority of site forms part of the Fens Pools SINC the remainder (the north western section) is within the Fens Pools SSSI.			
Gateway constraints. Site not suitable for development for residential or industrial purposes.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Fens Pool, Adjacent to Holly Street		
Site Address	Fens Pool, adjacent to Holly Street, Pensnett		
Ward	Brockmoor and Pensnett	Discounted SHLAA Site Ref	DUDEX9
Site Area (ha)	2.2		
Site Reference	SA-0164-DUD		
Background/Context			
Current uses	Overgrown land, paths and trees - part of Fens Pools area of Natural and Semi Natural Greenspace		
Surrounding land uses	Residential to south and east, Fens Pool to west and industrial unit to north west		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	Fens Pool, Pensnett	2.2	
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	Green Belt SINC – 'Fens Pools' Area of High Historic Landscape Value Mineral Safeguarding Area Adjacent to Local Nature Reserve – 'Buckpool & Fens Pool'		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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 which is a Gateway Constraint. Not suitable for residential or industrial purposes.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Fens Pool, Rear of 300-342, Stourbridge Road		
Site Address	Fens Pool, land rear of 300-342, Stourbridge Road, Pensnett		
Ward	Brockmoor and Pensnett	Discounted SHLAA Site Ref	DUDEX10
Site Area (ha)	2.63		
Site Assessment Reference	SA-0165-DUD		
Background/Context			
Current uses	Overgrown land, paths and trees - part of Fens Pool area of Natural and Semi Natural Greenspace		
Surrounding land uses	Residential to south and east and Fens Pool to north and west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI			
SINC	Fens Pools	Entire site	
Ancient Woodland / Veteran Trees			
Local Nature Reserve			
Flood Risk Zone 3			
Registered Park & Garden			
Scheduled Ancient Monument			
Operational Burial Ground			
Common Land			
Existing Policy Designations	Green Belt Mineral Safeguarding Area Area of High Historic Landscape Value SINCs – Fens Pools		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Orchard Street		
Site Address	Orchard Street, Brierley Hill		
Ward	Brockmoor and Pensnett	Green Space Ref	418
Site Area (ha)	0.42		
Site Reference	SA-0194-DUD		
Background/Context			
Current uses	A rather flat area of grassed, tightly mown amenity greenspace surrounded by housing		
Surrounding land uses	Residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	MIN1 - Mineral Safeguarding Area Regeneration Corridor 11a		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, social and economic criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Amenity greenspace		
Topography	Relatively flat land		
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	No tree coverage		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No specific designation, closely mown grassland		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 and ground water	The site is not within a flood zone. 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 Contamination	None	
Ground stability	None	
Air Quality impact of adjoining uses	None	
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 known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None known	
Highways access and transportation	Access available off Orchard Street	
Impact on the wider road network	None envisaged due to the size of the site	
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	Within 10 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 10 mins following any viable mitigation
Any character constraints on density (list)	Part of the site is in a high-risk development area as stated by the Coal Authority. Remediating these risks may be prohibitive to development in cost terms.	
Connections to local cycle route networks	None known	
Public Open Space	Amenity greenspace known as 'Orchard Street Island' within Community Forum 5 – Brierley Hill, Brockmoor and Pensnett (Open space Review2019) where there is a below average quantity of public open space	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Dreadnought Works		
Site Address	Dreadnought Works, off Tansey Green Road and Dreadnought Road, Pensnett		
Ward	Brockmoor and Pensnett	Call for Site Ref	546
Site Area (ha)	2.5		
Site Reference	SA-0220-DUD		
Background/Context			
Current uses	Vacant land, hardstanding in southern part, northern section overgrown with some trees		
Surrounding land uses	Residential to the north, a mixture of industrial and residential to the east, residential to the south and industrial to the west		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	High Quality Employment Area – Pensnett Trading Estate E10.1 (all of site with exception of land adjacent to Nos 73 and 83 Tansey Green Road Mineral Safeguarding Area Regeneration Corridor 10 Within DY5 Enterprise Zone		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in Green Belt		
Landscape Sensitivity			
Conclusion			
The site lies within the DY5 Enterprise Zone. The DY5 Enterprise Zone promotes employment land use within the Enterprise Zone boundary, and incentives are aimed at attracting business with reduced business rates and skills training etc. - there is also a limited amount of readily available employment land in the borough. Not suitable for residential development.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Fens Pool, Land off Pensnett Road		
Site Address	Fens Pool, land off Pensnett Road		
Ward	Brockmoor and Pensnett	Green Belt Parcel Ref	B51A
Site Area (ha)	2.4		
Site Reference	SA-0229-DUD		
Background/Context			
Current uses	Heavily wooded. One area of scrub/grassland adjacent to the Servosteel building		
Surrounding land uses	Residential along northern and eastern boundaries. Open land to the south. Open land and large Servosteel industrial building to the west		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	Fens Pool, Pensnett (north-western tip) Fens Pools	2.4	
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	Green Belt Mineral Safeguarding Area SINC – 'Fens Pools' – whole site Area of High Historic Landscape Value – whole site Archaeological Priority Area 'Low Town' -northern section		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B51A)	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. Gateway Constraint. Not suitable for residential or industrial purposes.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Fens Pool, Middle Pool		
Site Address	Fens Pool, Middle Pool		
Ward	Brockmoor and Pensnett	Green Belt Parcel Ref	B51B
Site Area (ha)	54		
Site Reference	SA-0230-DUD		
Background/Context			
Current uses	Three large pools surrounded by woodland, scrub and grassland. Canal arm in southern section.		
Surrounding land uses	Majority residential with small area of open land to the north. Open land/woodland/residential to the east. Industry/residential to the south. Residential to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI/SAC/SINC	Fens Pools		33
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	Buckpool and Fens Pools		29
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 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 Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B51B)	The site comprises a mixture of SSSI and SINC status. A significant part is also a Local Nature Reserve		
Landscape Sensitivity			
Conclusion			
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	BEAR Ref	E16.3
Site Area (ha)	9		
Site Reference	SA-0131-DUD		
Background/Context			
Current uses	Business park with predominantly commercial and office uses and some light industry. Scrap yard in extreme eastern section to east of Webb Street		
Surrounding land uses	Mixture of grazing land, graveyard and residential uses to the east and south, railway line to the west and new housing development to the north.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	Local Employment Area E16.3 Regeneration Corridor 16 Adjacent to the east is a SLINC and Legge Lane Cemetery AHHTV		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Employment land/Industrial Buildings		
Topography	Site is relatively flat – negligible constraints on capacity.		
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 scrap yard at the extreme eastern part of the site is surrounded by a confirmed Woodland Order. Scattered trees and vegetation throughout the industrial area.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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	None – AHHTV adjacent to the east relating to the graveyard and houses to the south along Gough Road.	
Visual Amenity and Character of the Area	The removal of industrial premises has the potential to improve the visual amenity of adjacent residents in Webb Street and nearby residents in Gough Road.	
Flood risk, drainage and ground water	The site is not within a Flood Zone. Risk of surface water flooding (1/30, 1/100 and 1/1000) is prevalent within the northern half of the site, particularly around the north western boundary which aligns with Darkhouse Lane	
Ground Contamination	The site contains industry and there is the possibility of ground contamination. There is also a scrap yard on part of the site that would have ground contamination	
Ground stability	Majority of the site is a Low Risk Area however there are several High Risk Areas dotted through the site	
Air Quality impact of adjoining uses	None known	
Noise impact of adjoining uses	Site adjoins a railway line to the west	
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	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	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Two telecom masts within the site. One definitive footpath runs from Webb Street to Foundry Street adjacent to No. 38 Webb Street.	
Highways access and transportation	Main accesses from Gough Road and Darkhouse Lane. Webb Street and Foundry Street also available	
Impact on the wider road network	Redevelopment on this site, in addition to the development on Darkhouse Lane will result in a large number of vehicles on wider road network – transport assessment required to fully assess impacts.	
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	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area Within 20 mins following any viable mitigation

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Secondary School	Over 25 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following any viable 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		
Opportunities			
Opportunities	Potential to combine development on Darkhouse Lane to provide a comprehensive overall development.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard constraint - not assessed		
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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Central Drive Open Space		
Site Address	Budden Road, Coseley, WV14 8JW		
Ward	Coseley East	Green Space Ref	732
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	Housing to north and north west, railway to west, industrial uses to south		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Grassland and trees		
Topography	Site falls away gently to the south		
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	No TPOs. Trees mostly around edge of site. Tree survey required		
Biodiversity or Geodiversity 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.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Heritage Assets on site or significantly affecting boundaries	Part of site located within former area of Round Hill Colliery HER ref 12613	
Visual Amenity and Character of the Area	Loss of views from adjacent residential properties	
Flood risk, drainage and ground water	The site is not within a flood zone. 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 Contamination	Former colliery site. Potential for land contamination	
Ground stability	Eastern part of the site and scattered areas within the eastern section are within a Coal Authority High Risk Area. Potential shallow workings and stability issues	
Air Quality impact of adjoining uses	Adjacent to an industrial site	
Noise impact of adjoining uses	Adjacent to an industrial 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 constraints	
Waste Infrastructure	Within 250m of: Budden Road Waste Transfer Station (WTS) a non-hazardous WTS and scrapyard. Bloomfield Recycling- a crushing plant, WTS and skip hire facility. Biffa the Foxyards- a small hazardous WTS	
Other Environmental	None known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None known	
Highways access and transportation	Access onto Central Drive	
Impact on the wider road network	Possible junction improvements to Bradleys Lane	
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	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	Mostly grassland but trees along boundaries Potential noise/dust from the industrial area directly to the south and east	
Connections to local cycle route networks	Route 81 of the National Cycle Network runs nearby along the towpath of the Birmingham canal and along part of Central Drive.	
Public Open Space	Amenity Greenspace known as 'Central Drive Open Space'	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	<p>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.</p> <p>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.</p> <p>Currently being converted to a temporary traveller's site.</p>	
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.	
Conclusion		
<p>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.</p> <p>Not suitable for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Cradley and Wollescote

Site Known as		West of Foxcote Farm	
Site Address		Land West of Foxcote Farm, Oldnall Road, Wollescote, DY9 9AR	
Ward	Cradley and Wollescote	Call for Site Ref	178 (overlap with 295)
Site Area (ha)		6.87	
Site Reference		SA-0027-DUD	
Background/Context			
Current uses	Agricultural		
Surrounding land uses	Residential to north and west, countryside to south and east, Former farm complex to east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 Area of High Historic Landscape Value SLINC – Foxcote Lane Farm Hedges – northern and majority of the eastern boundary Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B65Bs2)	High	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.	
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			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Greenfield / Previously Developed Land	Greenfield	
Topography	Undulating and generally rising to the centre and north of site.	
Agricultural Land Quality using DEFRA information	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs. Significant number of mature trees within hedgerow particularly along the northern boundary with Oldnall Road. Tree survey required.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Hedgerow along the eastern and northern boundary have SLINC status (Foxcote Lane Farm Hedges). There is also a SLINC directly to the south of site.	
Heritage Assets on site or significantly affecting boundaries	Foxcote Farm just outside site HER Ref 12817 – Farm building, barns and wall are considered to be heritage assets 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 Character of the Area	Loss of views to countryside for neighbours. Site is located in a high-quality landscape (Area of High Historic 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 Negative impact upon views from Public Rights of Ways.	
Flood risk, drainage and ground water	The site is not within a Flood Zone. 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 Contamination	No known issues	
Ground stability	Coal Authority Low Risk Area	
Air Quality impact of adjoining uses	None	
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 known	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Telephone poles and wires along track to farm Definitive footpaths run along the southern and western boundary of the site	
Highways access and transportation	Potential access available from Oldnall Road. However, due to bend and gradient direct safe access will need careful consideration. Also, a retaining wall to road is a significant issue. May need to access via an adjoining site. Bus service 142 that passes site is hourly M to S daytime only Footway to Oldnall Road on north side only. Foxcote Lane is single track no lighting and no footway. Wynall Lane has no street lighting or footway.	
Impact on the wider road network	Potential cumulative impact if all adjoining sites bought forward.	
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 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 25 mins following any viable mitigation	Centre/Foodstore Over 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 / Sports Pitches	Not a playing field	
Other Social	None	
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 Appraisal Conclusion	The site has some negative impacts for SA objectives 2, 4, 6, 7, 8 and 9 and positive impacts for SA objectives 13 and 14 and a major positive impact for SA objective 10.	
Conclusion		
Green belt/greenfield. High quality landscape, within an Area of High Historic Landscape Value, 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		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land North of Oldnall Road		
Site Address	Land North of Oldnall Road, Wollescote		
Ward	Cradley and Wollescote	Call for Site Ref	216
Site Area (ha)	13.8		
Land Type	Green Belt	Site Assessment Reference	SA-0034-DUD
Background/Context			
Current uses	Agriculture, Woodland, Scrub		
Surrounding land uses	Midland Heart offices, industry, and football ground to north, Housing to west, open land to east, agricultural land to south		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		The Hayes	4.1
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	Green Belt (all) SINC – ‘The Hayes’ along the northern and some of the eastern section SLINC - ‘Oldnall Colliery and Allotments, The Hayes’ in the south western section Area of High Historic Landscape Value (all) Mineral Safeguarding Area (all)		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B65Bs1)	Very High	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.	
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 patten around Foxcote Farm reduces sensitivity, its visual prominence and inter-visibility with the Clent Hill and Hagley Park increases visual sensitivity.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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).	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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	Potential Light Pollution from adjacent football facility to north		
Economic			
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability		
Infrastructure constraints on / under site	Two public rights of way pass through site. Two mobile phone base stations on northern part of site.		
Highways access and transportation	Access available from Oldnall Road. Visibility generally good – 40mph. Bus service 142 that passes site is hourly M to S daytime only and as such is considered poor. Oldnall Road is un-lit. Footway to Oldnall Road is substandard and would need widening.		
Impact on the wider road network	Cumulative impact if all adjoin sites are brought forward		
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	Within 10 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 25 mins following any viable mitigation	Centre/Foodstore	Mostly 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 / Sports Pitches	Not a playing field		
Other Social	None known		
Opportunities			
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 Conclusion	Hard constraint - not assessed		
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			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Wynall Lane South		
Site Address	Land off Wynall Lane South, Wollescote, DY9 9AJ		
Ward	Cradley and Wollescote	Call for Site Ref	271
Site Area (ha)	0.88		
Site Reference	SA-0079-DUD		
Background/Context			
Current uses	A mixture of woodland and scrub vegetation		
Surrounding land uses	Agriculture. Housing to south and west		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 SLINC – ‘Wynall Lane’ Area of High Historic Landscape Value Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B65Bs1)	Very High	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 subparcel would result in a weaker Green Belt boundary, which currently benefits from the boundary provided 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			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Greenfield / Previously Developed Land	Greenfield	
Topography	Slopes upwards towards the east.	
Agricultural Land Quality Using DEFRA information	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs Hedge and trees to highway boundary Numerous trees and sporadic scrub within the site. Tree survey required	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC (Wynall Lane SLINC) Hedge and trees to highway boundary Numerous trees and scrub within the site	
Heritage Assets on site or significantly affecting boundaries	None on site. Potential impact to Wychbury Hill (SAM and Geo Park site) with regard to setting and views.	
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 Vale) and prominent ridge with views to and from Clent Hill and Wychbury Hill (SAM and Geopark site). 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.	
Flood risk, drainage and ground water	The site is not within a Flood Zone. Negligible risk of surface water flooding within the site's boundaries.	
Ground Contamination	No known issues	
Ground stability	Coal Authority Low Risk Area.	
Air Quality impact of adjoining uses	None	
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 known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Infrastructure constraints on / under site	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. No footway to northern side of Wynall Lane South which would need be provided leading to loss of hedgerow. May be issues with visibility due to hill.						
Impact on the wider road network	Potential cumulative impact if all adjoining sites bought forward.						
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		Within 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 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)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X	
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 / Sports Pitches	Not a playing field						
Other Social	None						
Opportunities							
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 Conclusion	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.							

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 Clent 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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Foxcote Farm		
Site Address	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		
Background/Context			
Current uses	Agriculture. Foxcote Farm buildings and Foxcote House Farm buildings		
Surrounding land uses	Agriculture/woodland to north and east. Agriculture and fisheries enterprise to the south. Housing to the north west and west		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		Foxcote Meadows	1.7
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	Green Belt SINC – ‘Foxcote Meadows’ linear section south eastern part of the site SLINC several: ‘Foxcote Lane Farm Hedges’ –on land north of Wynall Lane South ‘Caslon Wood, The Hayes’ - north eastern section ‘Foxcote House Farm Fields’ – field corner of Wynall Lane South and Wassell Grove Lane and some land north of Wynall Lane south Area of High Historic Landscape Value Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B65Bs1) Majority of the site	Very High	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.	
(B65Bs2) (Western section)	High	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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		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.
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 / Previously Developed Land	Greenfield	
Topography	Undulating, rises 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	No TPOs. Trees (some mature) and scrub to part of site Hedges between fields and along roads. Tree survey required. Mostly used for pasture.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SINC (section of eastern part of site) – Foxcote Meadows SLINC (southern part of site) – Foxcote House Farm Fields SLINC – Foxcote Lane Farm Hedges. This covers a number of hedges within the site SLINC – small part of Caslon Wood in northern part of the site Trees and scrub to parts of site. Mature hedges. Previous Application at Foxcote Farm indicated bats in the area.	
Heritage Assets on site or significantly affecting boundaries	The whole site is an Area of High Historic Landscape Value Various identified archaeological assets including prehistoric Roman and post medieval covering most the eastern parts of the site, together with areas to the south west and south west. Foxcote House Farm, Wynall Lane and its outbuildings are Grade II listed and their setting. Potential Impact to Wychbury Hill (Scheduled Ancient Monument and Black Country Geo Park site) with regard to setting.	
Visual Amenity and Character of the Area	Site is located in a high-quality landscape (Area of High Historic Landscape Vale) and prominent ridge with views to and from Clent Hills and Wychbury Hill. Wychbury Hill forms part of the Black Country Geo Park Forms part of green wedge between Cradley and Wollescote. Adverse impact on views from Public Rights of Ways.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Flood risk, drainage and ground water	Site is not within a Flood Zone. Some risk of surface water flooding, much of this is low risk (1/1000) located around the centre of the site (intersecting Foxcote Lane). Small clusters of higher risk of surface water flooding (1/30 & 1/100) are situated around the existing pond, as well as in proximity to the existing properties (Foxcote Farm and Foxcote House Farm).	
Ground Contamination	No known issues.	
Ground stability	Coal Authority Low Risk Area.	
Air Quality impact of adjoining uses	None	
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 known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Several public rights of way pass through site. Telephone poles and wires.	
Highways access and transportation	Access available from Oldnall Lane. Bus service 142 that passes site is hourly M to S daytime only Oldnall Road is un-lit. Footway to Oldnall Road is substandard. Foxcote Lane is single track and has no footway. No footway to Wynall Lane South. Neither have street lighting. Would be expensive to upgrade roads and pedestrian facilities for the scale of the site. Certain sections are considered unsafe to provide new accesses to bends and gradients.	
Impact on the wider road network	Potential cumulative impact if all adjoining sites bought forward.	
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	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area Within 25 mins following any viable mitigation

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	Primary school proposed as part of development		
Secondary School	Within 25 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following any viable mitigation due to proposal of local centre
Any character constraints on density	Some hedgerow and also an area with the site have SLINC status. One area with SINC status. Foxcote House Farm buildings are Grade II Listed and therefore their setting is important		
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		
Opportunities			
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 Conclusion	The site has some negative impacts for SA objectives 1, 2, 3, 5 and 6 and positive impacts for SA objectives 12, 13 and 14.		
Conclusion			
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Not suitable for residential or industrial purposes.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land West of Avon 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		
Background/Context			
Current uses	Grass and numerous trees.		
Surrounding land uses	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.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		The Hayes	1.9
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	Green Belt SINC 'The Hayes' – western part of the site SLINC 'The Hayes' – eastern part of the site Area of High Historic Landscape Value – whole site		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B65Bs1)	Very High	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.	
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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		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	Not within Flood Zone 1 or 2. 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	Former colliery therefore potential for ground contamination	
Ground stability	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	None envisaged	
Noise impact of adjoining uses	None envisaged	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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	No limitations / negligible impact on development viability		
Infrastructure constraints on / under site	A definitive footpath runs along the northern boundary HLS0218. A non-definitive path links Avon Road to Park Road in the northern part of the site. A definitive footpath HLS0215 skirts the southern part of the site. The location of these are unlikely to affect layout		
Highways access and transportation	Access to Park Road A458 may require third party land and the land is set at a higher level. Access not readily achievable to the east due to levels changes.		
Impact on the wider road network	As the site would potentially lead directly onto a Classified Road – non 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	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	Mostly within 10 mins following any viable mitigation
Any character constraints on density	Wooded in parts. There are springs within the site and a stream that runs northwards within a small valley towards the A458 where there is a culvert. It is an undulating site, with steep slopes in places.		
Connections to local cycle route networks	None		
Public Open Space	The western part of the site 'Park Road Woods' is classed as Natural/Semi-Natural Greenspace. Not publicly accessible or audited within the Open Space Review (2019).		
Loss of Playing Field / Sports Pitches	Not a playing field		
Other Social	None		
Opportunities			
Opportunities	A very sensitive site in terms of ecology. No opportunities from development envisaged.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard Constraint - not assessed		
Conclusion			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Sensall Road, Stourbridge		
Site Address	Sensall Road Bank, Stourbridge		
Ward	Cradley and Wollescote	Green Space Ref	59
Site Area (ha)	0.45		
Site Reference	SA-0175-DUD		
Background/Context			
Current uses	Natural-semi natural greenspace. Contains numerous mature trees		
Surrounding land uses	Housing		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	MIN1 - Mineral safeguarding area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield		
Topography	Steep topography		
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 located within a Council Housing Estate. There are mature trees throughout the site. Tree survey required.		
Biodiversity or Geodiversity on site or significantly affecting boundaries	There appears to be great potential for biodiversity on this site. An ecological survey is required.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Heritage Assets on site or significantly affecting boundaries	None	
Visual Amenity and Character of the Area	The site occupies an elevated position with respect to houses in Sensall Road and Birchfield Road. Possible overbearing appearance and privacy issues.	
Flood risk, drainage and ground water	The site is not within a flood zone. 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 Contamination	None known	
Ground stability	None known	
Air Quality impact of adjoining uses	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 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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None	
Highways access and transportation	Access could be taken off Sensall Road or Birchfield Road. Sensall Road is used as a shortcut for traffic and is quite steep.	
Impact on the wider road network	None envisaged due to the size of the site	
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	Within 10 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	Topography – steeply sloping site. The site rises from the corner of Sensall Road/Birchfield Road in a south-eastwards direction	
Connections to local cycle route networks	None	
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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	quantity standards of public open space (Open Space Review 2019)	
Loss of Playing Field / Sports Pitches	No playing fields or sports pitches on the site	
Other Social	None known	
Opportunities		
Opportunities	No opportunities identified	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	The site has no overwhelming negative impacts and positive impacts for SA objectives 9, 10, 12, 13 and 14.	
Conclusion		
<p>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.</p> <p>Not suitable for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land South of Park Road, Cradley		
Site Address	Land South of Park Road, Cradley		
Ward	Cradley and Wollescote	Green Belt Parcel Ref	B65B
Site Area (ha)	5.94		
Site Reference	SA-0245-DUD		
Background/Context			
Current uses	Majority woodland with one area of scrub		
Surrounding land uses	Part Park Road, part Soccer Zone and a hot food take away to north, woodland to the east, agriculture to the south and woodland and agriculture to the west		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		The Hayes	5.94
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	Green Belt Mineral Safeguarding Area SINC – ‘The Hayes’ – whole site Area of High Historic Landscape Value – whole site		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	The site is covered by a SINC		
Landscape Sensitivity			
Conclusion			
The entire site is designated a SINC - Gateway Constraint.			
Not suitable for residential or industrial purposes.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Gornal

Site Known as	Land South of Himley Road		
Site Address	Land South of Himley Road, Dudley, DY3 2TE		
Ward	Gornal	Call for Site Ref	26
Site Area (ha)	5.6		
Site Reference	SA-0005-DUD-A		
Background/Context			
Current uses	Majority woodland known as Conference Wood with some open grassland		
Surrounding land uses	Part northern frontage to Himley Road, part petrol filling station and some residential. Part residential part woodland along eastern boundary. Woodland with sewage works beyond to the south. Woodland to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	Flood Zone 3		0.22
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 SLINC – 'Gornal Wood Sewage Works Fields' whole site		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (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 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.	
Detailed assessment against environment, economic and social criteria			
Criteria	Assessment		Rating
Environmental			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Greenfield / Previously Developed Land	The site is undeveloped Greenfield land	
Topography	Undulating	
Agricultural Land Quality using DEFRA data	Classed as Urban in the Agricultural Land Use Classification	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Significant number of trees on the site. Tree Survey required.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC – ‘Gornal Wood Sewage Works Fields’	
Heritage Assets on site or significantly affecting boundaries	Himley Colliery Pit 20 HER ref 7951 – north western part of the site. Himley Colliery Pit 6 south eastern section Former Pensnett Railway ran almost north south through the site HER ref 7387	
Visual Amenity and Character of the Area	Loss of current open outlook for adjacent residents	
Flood risk, drainage and ground water	Both Flood Zone 2 and 3a runs diagonally along the north western 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 Contamination	Colliery pits within the site. Potential for ground contamination.	
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 adjoining uses	Site is near to Gornal Wood Sewage Works Poor air quality likely to affect majority of site. Further information required.	
Noise impact of adjoining uses	Site adjoins a sewage works	
Mineral Extraction and Mineral Resource Areas	Within 250m of Oak Farm Quarry Inert Recycling Facility (closed) at former Oak Farm Quarry and landfill site now closed.	
Mineral Infrastructure and Brickworks	Within 250 m of Oak Farm Quarry a former brick clay pit-mineral working has now ceased, and quarry has closed.	
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		
Availability of utilities – electricity, gas,	No limitations / negligible impact on development viability	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

water, sewage treatment		
Infrastructure constraints on / under site	Electricity Pylons crossing the site diagonally in the eastern section comprising two parallel lines of wires.	
Highways access and transportation	Potential site access from Himley Road	
Impact on the wider road network	None envisaged as access straight onto Himley Road B4176	
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 15 mins following any viable mitigation
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore
Any character constraints on density	Area of woodland would need assessing and taken into account in relation to design. SLINC status. Adjacent to a sewage works. Pylons partially cross the northern and eastern boundary of the site. Undulating site.	
Connections to local cycle route networks	None but a Byway forms the north western boundary and can be used for cycling	
Public Open Space	Natural and Semi Natural Greenspace known as Brick Kiln Lane and Himley Road Junction. Assessed as Lower Quality and Lower Value in the Open Space Review (2019). It is publicly accessible. If removed there is not another such area that is publicly accessible within a 400m straight line distance and therefore there would be a lack of coverage of this typology for local residents if this site were to be developed	
Loss of Playing Field / Sports Pitches	Not a playing field	
Other Social	None	
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 Appraisal Conclusion	The site has some negative impacts for SA objectives 2, 4, 5, 7, 8 and 14 and positive impacts for SA objectives 9, 12 and 13 and a major positive impact for SA objective 10.	
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		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

from open countryside eastwards towards Barrow Hill and also northwards towards Cotwall End Nature Reserve.

Not suitable for residential or industrial purposes.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land North of Himley Road		
Site Address	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		
Background/Context			
Current uses	Two large arable fields separated by a stream, with surrounding woodland Another stream along the western boundary marks the borough boundary with South Staffordshire		
Surrounding land uses	Residential to the north. Residential to the east and Baggeridge Social Club. Himley Road to the south. Arable fields and woodland to the west within South Staffs.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		Brick Kiln Lane	7.1
Ancient Woodland / Veteran Trees		N/A	
Local Nature Reserve		N/A	
Flood Risk Zone 3		Flood Zone 3	0.62
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations (list)	Green Belt GB04 – Pensnett to Wall Heath Mineral Safeguarding Area SINC – ‘Brick Kiln Lane’ –entire site		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not assessed as an absolute constraint due SINC status		
Landscape 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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Lower Gornal 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		
Background/Context			
Current uses	Sewage Treatment Works and surrounding woodland.		
Surrounding land uses	Residential area to the east within the boundary of Dudley MBC, arable fields and woodland to the west within South Staffs. Quarry site to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 Mineral Safeguarding Area SLINC – ‘Conference Wood and Gornal Wood Sewage Works’ – the undeveloped sections Directly to south of site: SINC – Oak Farm East (adjoins)		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (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 Sensitivity (BL12s1)	Low	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. 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, because they have few characteristics in common with the wider area.	
Detail assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Greenfield / Previously Developed Land	Land on periphery of site could be considered greenfield, but predominantly previously developed due to sewage treatment works.	
Topography	Relatively flat site	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Significant number of trees on the site. Tree survey required.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The undeveloped part of the site is generally designated a SLINC (Conference Wood and Gornal Wood Sewage Works) Oak Farm SINC directly to south of the site.	
Heritage Assets on site or significantly affecting boundaries	Historic Environment Records Inc. Himley Colliery No.6. Line of Askew Bridge & Gornal Wood Railway ran north south through site. Adjacent to Area of High Historic Townscape Value	
Visual Amenity and Character of the Area	Would remove a sewage treatment works from the site.	
Flood risk, drainage and ground water	Small Portion of site to the north within both flood zone 2 and 3a. Small pockets of site has surface flood risk of 1/30	
Ground Contamination	Former colliery. Current Sewage Treatment Works. Landfill to north-west. Potential for adverse ground conditions such as contamination and ground gases. Surveys required.	
Ground stability	Former colliery and shafts. Potential for adverse stability and shallow workings. Coal Authority Risk Assessment Required	
Air Quality impact of adjoining uses	None known	
Noise impact of adjoining uses	None known. Former quarry nearby has closed.	
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 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 – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Electricity Pylons crossing the site. Sewage pipes.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Highways access and transportation	Potential site access from Himley Road.	
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
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore
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	
Opportunities		
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	The site has some negative impacts for SA objectives 2, 4, 7, 8 and 14 and positive impacts for SA objectives 12 and 13 and a major positive impact for 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.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Ellowes Hall Sports College Playing 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 countryside and school.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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 Mineral Safeguarding Area Ancient Woodland along northern boundary SLINC 'Ellowes Hall School, Cotwall End' – small linear area within the site		
Green Belt and Landscape Sensitivity Assessment			
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)	Moderate	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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	School playing fields within the Green Belt.		
Topography	Relatively flat.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Agricultural Land Quality using Magicmap Landscape post-1988 map	None	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Significant number of TPO's on and around the site. Northern part of the site bounded by Ancient Woodland- trees overhang the site and a small part is within the site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	There is a small linear SLINC 'Ellowes Hall School, Cotwall End' within the site. North and western boundaries abut Cotwall End Local Nature Reserve.	
Heritage Assets on site or significantly affecting boundaries	Potential archaeological evidence of farm buildings HER 2710 The north and western boundaries abut an Area of High Historic Landscape Value	
Visual Amenity and Character of the Area	The outlook of some residents would change, it is dependant of design and layout considerations	
Flood risk, drainage and ground water	The site is not within a Flood Zone. 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 Contamination	Two historic records of small refuse tips just outside the site boundary. Potential contamination.	
Ground stability	Majority of the site is within a Coal Authority Low Risk Area	
Air Quality impact of adjoining uses	None envisaged apart from adjacent school	
Noise impact of adjoining uses	None envisaged	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None known	
Highways access and transportation	Formal access points identified into the site. Access can be achieved at various points.	
Impact on the wider road network	Further information would be required to assess this	
Other Economic	None known	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 / Sports Pitches	Loss of school playing field pitches which would be difficult to replace		
Other Social	None known		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard Constraint - not assessed.		
Conclusion			
<p>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.</p> <p>The Green Belt and Landscape Sensitivity Assessment rates harm to the Green Belt as ‘Low to Moderate’ and landscape sensitivity as ‘Moderate’</p> <p>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.</p> <p>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.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	74, Cinder Road		
Site Address	74, Cinder Road, Lower Gornal		
Ward	Gornal	Call for Site Ref	333
Site Area (ha)	0.06		
Site Reference	SA-0139-DUD		
Background/Context			
Current uses	Existing residential bungalow plot		
Surrounding land uses	Adjoins similar residential bungalows either side of plot. Woodland to rear. Part of side boundary also adjoins storage/recycling yard.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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 Mineral Safeguarding Area Rear boundary adjoins SLINC Rear boundary adjoins an Area of High Historic Landscape Value		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B46As2)	Low to Moderate	The sub-parcel makes a moderate contribution to checking sprawl, preventing the merger of settlements and safeguarding countryside. Release of any of the pockets of unconstrained land on the margins of the sub-area would not weaken the Green Belt boundary significantly, with constraints preventing any further development.	
Landscape Sensitivity (BL12s1)	Moderate to High	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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Existing residential plot within the Green belt. Garden land is not previously developed land.		
Topography	Rear garden at higher level than bungalow		
Agricultural Land Quality using Magicmap Landscape post-1988 map	None		
Tree Preservation Orders / Mature	None		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Trees of Value on site or significantly affecting boundaries		
Biodiversity or Geodiversity on site or significantly affecting boundaries	None known but the site is adjacent to a SLINC – ‘Conference Wood and Gornal Sewage Works’	
Heritage Assets on site or significantly affecting boundaries	None within site but rear boundary abuts an Area of High Historic Landscape Value	
Visual Amenity and Character of the Area	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 lost	
Flood risk, drainage and ground water	Site is not within a Flood Zone. No significant risk of surface water flooding within the site’s boundaries	
Ground Contamination	No known issues.	
Ground stability	Within Coal Authority Development High Risk Area	
Air Quality impact of adjoining uses	Residential area but adjacent a commercial use to the west plus Gornal Sewage Works nearby.	
Noise impact of adjoining uses	Adjacent to a commercial use to west.	
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 Lower Gornal STW-Sewage Treatment Works (STW) operated by Severn Trent	
Other Environmental	None known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None known	
Highways access and transportation	No current access to rear of site. Access off Cinder Road.	
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	Within 10 mins following any viable mitigation
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area
Secondary School	Within 25 mins following any viable mitigation	Centre/Foodstore
		Within 15 mins following any viable mitigation

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as		Land to the rear of Oakland Drive	
Site Address		Green Belt Parcel B46A, Coopers Bank, Pensnett	
Ward	Gornal	Green Belt Parcel Ref	B46A
Site Area (ha)		0.64	
Site Reference		SA-0151-DUD-B	
Background/Context			
Current uses	Woodland		
Surrounding land uses	Residential to north and east, woodland with sewage works to south and woodland to west		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 SLINC - whole site forms part of larger area known as 'Conference Wood and Gornal Sewage Works' Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (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 Sensitivity (BL12s1)	Moderate to High	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.	
Detailed assessment 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		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The majority of the site is covered with trees. Tree survey required	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC – whole site ‘Conference Wood and Gornal Sewage Works’	
Heritage Assets on site or significantly affecting boundaries	Himley Quarry Former Pit No. 6 (coal and Fireclay) in western part of the site.	
Visual Amenity and Character of the Area	Loss of views from adjacent dwellings to the north	
Flood risk, drainage and ground water	Small cluster of significant surface water flood risk (1/1000) within the site. Clusters of significant surface water flood risk (1/30, 1/100 and 1/1000) throughout site.	
Ground Contamination	Former pit within western part of site. Potential ground contamination	
Ground stability	Himley Quarry Former Pit No. 6 (coal and Fireclay) in western part of the site. Potential stability issues	
Air Quality impact of adjoining uses	None envisaged	
Noise impact of adjoining uses	None envisaged	
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 Lower Gornal STW-Sewage Treatment Works (STW) operated by Severn Trent	
Other Environmental	None	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None known	
Highways access and transportation	A house(s) would require demolition to provide vehicular access	
Impact on the wider road network	Close to Himley Road (B4176) therefore non 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	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area Within 20 mins following any viable mitigation

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following any viable mitigation
Any character constraints on density (list)	Heavily wooded		
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		
Opportunities			
Opportunities	Large site which could accommodate infrastructure.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard constraint - not assessed		
Conclusion			
<p>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'</p> <p>It is landlocked with no obvious access point to the highway</p> <p>Not suitable for residential or industrial purposes.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Brick Kiln Lane		
Site Address	Land off Brick Kiln Lane, Gornal		
Ward	Gornal	Green Belt Parcel Ref	B44A
Site Area (ha)	1.7		
Site Reference	SA-0153-DUD		
Background/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.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		Brick Kiln Lane	0.65
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	Green Belt Majority of site within SINC (with the exception of land to south of Brick Kiln Lane and No 486 Himley Road) Mineral Area of Search - northern part of the site Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B44As1)	Moderate to High	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation from the suburbs of Dudley, a moderate contribution to maintaining the separation of the neighbouring towns of Dudley and Wolverhampton and a strong contribution to preventing encroachment on the countryside. Land along Himley Road is in part developed but retains a high level of tree cover which gives it a strong relationship with adjacent woodland, and open land to the north of Brick Kiln Lane, alongside Eaton Crescent, also retains a strong relationship with adjacent countryside. Release of either would not make a significant difference to boundary strength or to contribution of adjacent Green Belt land, given the level of containment by constrained land.	
Landscape Sensitivity (SL15s1)	Moderate to High	The area has varied sensitivities relating to visual prominence and valued natural features and landscape pattern/time depth. Overall, the area is considered to have moderate-high sensitivity to residential development as the majority of the criteria are moderate or high.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Greenfield / Previously Developed Land	Apart from residential house, open fields, trees and woodland.	
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	None, but site heavily wooded,	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SINC site known as 'Brick Kiln Lane' – all area except land to south of Brick Kiln Lane	
Heritage Assets on site or significantly affecting boundaries	None above ground. May be archaeological evidence of Pensnett Railway line that ran through part of the area.	
Visual Amenity and Character of the Area	Loss of woodland and open field	
Flood risk, drainage and ground water	Flood Zone 2 and 3a run vertically through east of site, due to the presence of stream/spring Significant risk of surface water flooding (1/30, 1/100 and 1/1000) throughout much of the east and south of site.	
Ground Contamination	No known issues.	
Ground stability	Majority of the site is within a Coal Authority Low Risk Area. The northern tip of the site is within a High Risk Area.	
Air Quality impact of adjoining uses	Adjoins B4176 to the south of Brick Kiln Lane	
Noise impact of adjoining uses	Adjoins B4176 to the south of Brick Kiln Lane	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	One culvert on site to rear of houses in Ladbrook Grove and one at the extreme tip of the site where it abuts Straits Road One pylon along western boundary of triangular area north of Brick Kiln Lane.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Highways access and transportation	Access could be taken off Brick Kiln Lane		
Impact on the wider road network	Nothing significant		
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	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	Awkward shape SINC status Stream in northern section Pylon		
Connections to local cycle route networks	None		
Public Open Space	Loss of an area of Natural and Semi Natural Greenspace 'Wallows Wood and St Andrews Close' – (majority of the site) however it is not publicly accessible		
Loss of Playing Field / Sports Pitches	None		
Other Social	None known		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard constraint - not assessed		
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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Cotwall End Nature Reserve		
Site Address	Cotwall End Nature Reserve, Gornal (excluding sub-parcels B40As1 & B40As2)		
Ward	Gornal	Green Belt Parcel Ref	B40A
Site Area (ha)	167.5		
Site Reference	SA-0155-DUD		
Background/Context			
Current uses	Local Nature Reserve		
Surrounding land uses	Golf course, school and residential		
Constraints			
Any character constraints on density	Designated Nature Reserve		
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	Cotwall End Nature Reserve	167.5	
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	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		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not assessed as an absolute constraint due to Local Nature Reserve		
Landscape Sensitivity			
Conclusion			
This site is not suitable for allocation given its designation as a Nature Reserve. Not suitable for residential or industrial purposes.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	The Spinney & Cinder Road Junction (East)		
Site Address	The Spinney, Gornal, DY3 2RD		
Ward	Gornal	Green Space Ref	598
Site Area (ha)	0.75		
Site Reference	SA-0205-DUD		
Background/Context			
Current uses	Natural and Semi Natural Greenspace. Completely covered with trees		
Surrounding land uses	Residential to north, crematorium/cemetery to south. Open land to east and Chase Road to west		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 SLINC – ‘Gornal wood Cemetery’ - eastern section	
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield		
Topography	Undulating		
Agricultural Land Quality DEFRA info	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None but the site is covered in mature trees. Tree survey required		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Part of site is a SLINC		
Heritage Assets on site or significantly affecting boundaries	None		
Visual Amenity and Character of the Area	Loss of views of woodland from adjoining dwellings to the Spinney and Cinder Road. The trees form a prominent linear feature and therefore of high amenity value		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Flood risk, drainage and ground water	Site is not in a Flood Zone High (1/30), medium (1/100) and low (1/1000) risk of surface water flooding throughout whole of site.		
Ground Contamination	Land appears to have been part of Old Park Colliery. Potential for ground contamination.		
Ground stability	Col Authority High Risk Area. Part of site close to mine shaft		
Air Quality impact of adjoining uses	No apparent constraints		
Noise impact of adjoining uses	No apparent constraints		
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	No limitations known/negligible impact on development viability		
Infrastructure constraints on / under site	One definitive right of way runs from Chase Road to Cinder Road SED0300		
Highways access and transportation	Access from Cinder Road is currently marked by a public footpath and would require third party land to be widened to be a viable access. Alternative access is through a narrow but long strip of trees which forms a wedge between the cemetery and houses to Cinder Road. However, given length of road needed to access main part of site it would be expensive to provide.		
Impact on the wider road network	None envisaged		
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	Within 10 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	Heavily wooded Narrow shape		
Connections to local cycle route networks	None		
Public Open Space	This is an area of Natural and Semi Natural Greenspace Within Gornal, Upper Gornal and Woodsetton Community Forum Area (2) that is above the quantity standards of public open space (Open Space Review 2019).		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	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	
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 5 and positive impacts for SA objectives 10 and 9	
Conclusion		
<p>This area of Natural and Semi Natural Greenspace contains a prominent linear line of mature trees of high amenity value.</p> <p>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.</p> <p>Vehicular access would prove difficult to provide and the site is extremely narrow which would reduce capacity.</p> <p>Not suitable for residential or industry.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Abbey Street Recreation Ground		
Site Address	Abbey Street, Lower Gornal, DY3 2ND		
Ward	Gornal	Green Space Ref	626
Site Area (ha)	3.02		
Site Reference	SA-0206-DUD		
Background/Context			
Current uses	Community Park, including playing field and 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 (where affecting part of submitted site)		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		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	Community Park Mineral Safeguarding Area SLINC adjacent to eastern boundary Area of High Historic Landscape Value – adjoins parts of the northern and southern boundaries. Gornal Wood Area of Special Townscape Value abuts the south western boundary Lower Gornal District/Local Centre along south western boundary		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B65Cs1)		Not within the Green Belt	
Landscape Sensitivity (BL17s1)		Not within the Green Belt	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield		
Topography	Site rises eastwards. Steeper towards eastern boundary		
Agricultural Land Quality DEFRA info	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs within site. Some trees around the edge of the site, mostly to the southern boundary. Group of trees within eastern section. Parts of the site have been planted with trees as part of the Black Country Urban Forest initiative		
Biodiversity or Geodiversity on site	Adjacent to a SLINC along the eastern boundary		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

or significantly affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	<p>Adjoins Area of High Historic Townscape Value relating to Gornal Wood Historic Centre wraps around part of the southern and northern boundaries.</p> <p>Gornal Wood Area of Special Townscape Value abuts the south western boundary</p> <p>Zoar Street School HER ref 4171 adjacent to southern boundary</p> <p>Abbey Road Zoar Chapel Locally Listed HER ref 4166 adjacent to south western boundary</p> <p>Part of the southern boundary is a "Gornal stone wall"</p>	
Visual Amenity and Character of the Area	<p>Loss of views from dwellings which overlook the open space.</p> <p>Loss of Community Park</p>	
Flood risk, drainage and ground water	<p>Site is not within a Flood Zone.</p> <p>Low risk (1/1000) of surface water flooding throughout the centre and to the west of the site.</p>	
Ground Contamination	None known	
Ground stability	Coal Authority Low Risk eastern section. High Risk Area western section. Potential stability issues	
Air Quality impact of adjoining uses	Nothing apparent	
Noise impact of adjoining uses	Nothing apparent	
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 based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer)	
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	No limitations known/negligible impact on development viability	
Infrastructure constraints on / under site	<p>Three accesses to site from Abbey Street, the only viable access is the southern one as the others do not appear to be wide enough.</p> <p>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.</p>	
Highways access and transportation	Gornal is associated with a network of narrow streets, with on street parking. Congestion often occurs at school drop of and pick up times. Development of this scale may exacerbate issues.	
Impact on the wider road network	An ALDI store is proposed on part of recreation ground. This will block the only viable access into the site based on plans in the public domain.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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	Within 10 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	Loss of a Community Park Adjacent to sensitive areas of townscape		
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 would leave a gap in pitch coverage		
Other Social	Modern children's play area within site would be lost.		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 4 and 7 and positive impacts for SA objectives 9, 12, 13 and 14 and a major positive impact for SA objective 10.		
Conclusion			
<p>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.</p> <p>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.</p> <p>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.</p> <p>Not suitable for residential or industrial purposes.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as		Land South West of Cotwall End Nature Reserve	
Site Address		Land to the South West of Cotwall End Nature Reserve, adjacent to Cotwall End Road, Gornal	
Ward	Gornal	Call for Site Ref	10515
Site Area (ha)		2.68	
Site Reference		SA-0238-DUD	
Background/Context			
Current uses	Predominantly woodland		
Surrounding land uses	Nature reserve to north and west built up residential area of Dudley to south and west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		N/A	
Ancient Woodland / Veteran Trees		Cotwall End South	2.68
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 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 Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B40As1)	Not assessed as an absolute constraint due SINC status		
Landscape Sensitivity (BL7s2)			
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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land West of Cotwall End Nature Reserve		
Site Address	Land West of Cotwall End Nature Reserve, Gornal		
Ward	Gornal	Green Belt Parcel Ref	B40A
Site Area (ha)	50.18		
Site Reference	SA-0243-DUD		
Background/Context			
Current uses	Golf course, driving range, animal sanctuary, playing field of Straits Primary School and open fields		
Surrounding land uses	Local Nature Reserve, open countryside, residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 Mineral Safeguarding Area Area of High Historic Landscape Value		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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 south-eastwards from the edge of Sedgley at Sandyfields, but this is consistent with adjacent developed land, and the ridge along Sandyfields Road on the western edge of the parcel creates a distinction between this area and the wider Green Belt that would prevent any wider harm to Green Belt purposes. However, the constraint associated with the Local Nature Reserve means that its containment by new development would result in a weaker distinction between settlement and countryside than is represented by the current Green Belt boundary. There would be lower harm associated with release of terraced dwellings and a scout hut / pre-school on the edge The Straits estate, but these are too small to assess as separate release scenarios.	
Landscape Sensitivity (BL10s1)	Low to Moderate	The area to the west and north of Cotwall End Road (including Sedgley Golf Centre) is considered to have a low-moderate overall sensitivity to residential development as	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		the majority of the criteria score moderate or low and no criteria override that judgement.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Apart from some individual houses/buildings the site comprises playing field, golf course, driving range, trees and woodland.	
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	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. 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 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,	No limitations / negligible impact on development viability	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

water, sewage treatment		
Infrastructure constraints on / under site	A high-pressure gas pipe and its safety zones runs east to west across the northern part of the site Esso Pipeline and Mainline Route also runs east west across the site Several rights of way within the site	
Highways access and transportation	Access onto Sandyfields Road	
Impact on the wider road network	Large site which would have implications for nearby roads and junctions	
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 15 mins following any viable mitigation
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore
Any character constraints on density	Well-developed hedgerow/trees associated with landscaped golf course.	
Connections to local cycle route networks	None	
Public Open Space	No loss of public open space	
Loss of Playing Field / Sports Pitches	Loss of school playing field	
Other Social	Loss of golf course and driving range	
Opportunities		
Opportunities	No opportunities identified	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	Hard constraint - not assessed.	
Conclusion		
<p>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.</p> <p>The site is unsuitable for release for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Halesowen North

Site Known as	Land rear of Greenhill Road		
Site Address	Land rear of Greenhill Road, Halesowen		
Ward	Halesowen North	Call for Site Ref	54
Site Area (ha)	2.8		
Site Reference	SA-0011-DUD		
Background/Context			
Current uses	Scrub and woodland		
Surrounding land uses	Residential to the North East, East and South East of the Site. Green Belt Public Open Space to the West		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	Coombswood Wedge	2.8	
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	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 Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Coombeswood		
Site Address	Land to the north of Mucklow Hill, Halesowen		
Ward	Halesowen North	Call for Site Ref	150
Site Area (ha)	35.2		
Site Reference	SA-0022-DUD		
Background/Context			
Current uses	Fields /scrub/woodland Public 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 of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	Coombswood	35.2	
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	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	Not assessed as an absolute constraint due SINC status		
Landscape Sensitivity			
Conclusion			
<p>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.</p> <p>The SINC status of the site is a Gateway Constraint.</p> <p>The site is not suitable for release for residential or industrial purposes.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land rear of 41-59 Greenhill Road		
Site Address	Land rear of 41-59 Greenhill Road, Halesowen		
Ward	Halesowen North	Call for Site Ref	217
Site Area (ha)	1.36		
Site Reference	SA-0035-DUD		
Background/Context			
Current uses	Predominantly wooded		
Surrounding land uses	Residential to east. Open land to north, south and west		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI			
SINC	Coombeswood Wedge	1.36	
Ancient Woodland / Veteran Trees			
Local Nature Reserve			
Flood Risk Zone 3			
Registered Park & Garden			
Scheduled Ancient Monument			
Operational Burial Ground			
Common Land			
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		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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 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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	High Farm Road		
Site Address	High Farm Road, Hurst Green		
Ward	Halesowen North	Call for Site Ref	226
Site Area (ha)	0.37		
Site Reference	SA-0041-DUD		
Background/Context			
Current uses	Public open space – known as 'Woodbury Road Open Space'		
Surrounding land uses	Residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI			
SINC			
Ancient Woodland / Veteran Trees			
Local Nature Reserve			
Flood Risk Zone 3			
Registered Park & Garden			
Scheduled Ancient Monument			
Operational Burial Ground			
Common Land			
Existing Policy Designations	Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Greenfield		
Topography	Considerable changes in levels within a small site which means developable area is restricted.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Mature Trees across the site. They provide significant amenity as a group. Not covered by TPO. A tree survey is needed.		
Biodiversity or Geodiversity on site	A number of mature trees are within the site. Not all of the site is mown. Potential for bats and mammals. Eco survey required		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

or significantly affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	None	
Visual Amenity and Character of the Area	Loss of views of open space from neighbours. As located in at the head of the cul-de-sacs means no wider impact.	
Flood risk, drainage and ground water	The site is not within a Flood Zone. No risk of surface water flooding within site.	
Ground Contamination	No known issues.	
Ground stability	Coal Authority Low Risk Area	
Air Quality impact of adjoining uses	M5 is close to site, but existing housing is closer.	
Noise impact of adjoining uses	M5 is close to site, but existing housing is closer.	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None known	
Highways access and transportation	Potential site access from High Farm Road or Lilac Way	
Impact on the wider road network	Unlikely due to small size of site	
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	Within 15 mins following any viable mitigation
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area
Secondary School	Within 25 mins following any viable mitigation	Centre/Foodstore
Any character constraints on density	Trees across site, levels and the proximity into neighbours.	
Connections to local cycle route networks	None	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 / Sports Pitches	Not marked out as a playing field.	
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 Appraisal Conclusion	The site has no overwhelming negative impacts and positive impacts for SA objectives 9, 10, 12, 13 and 14.	
Conclusion		
<p>The site is an area of undulating Amenity Greenspace that contains a number of mature trees and is surrounded by residential development.</p> <p>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.</p> <p>The site is not suitable to be released for development. Not suitable for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Halesowen South

Site Known as	Lye Close Lane		
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 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)		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		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 (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	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 assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Greenfield / Previously Developed Land	Greenfield land	
Topography	Fairly level	
Agricultural Land Quality DEFRA information	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Mature hedge to site boundaries. Some trees to boundaries	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Hedgerows along the boundaries of the site and neighbouring fields allocated SLINC (Raddens Pastures)	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value	
Visual Amenity and Character of the Area	Site forms part of wider green wedge between Halesowen and Bartley Green, and is effectively an extension of the Woodgate 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 and ground water	The site is not within a Flood Zone. There is no risk of surface water flooding within the site's boundaries	
Ground Contamination	No issues identified	
Ground stability	No issues identified as in a Coal Authority Low Risk Area.	
Air Quality impact of adjoining uses	Potential air quality impact from M5. Potential odour from adjoining farm/equestrian complex.	
Noise impact of adjoining uses	Potential Noise impacts from M5.	
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 – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Public right of way runs along the southern boundary HLS0069 Outer Zone of high-pressure Pipe Safety Zone clips the western corner of the site.	
Highways access and transportation	Only access from Lapal Lane South/Lye Close Lane which is considered unsuitable for large volumes of traffic with no footway and is unlit.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	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 road network	Cumulative impact if other Call for Sites (56 and 67) were to be delivered and were to be served off Lapal Lane South. However, site 67 can be accessed from Carters Lane.	
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	Within 10 mins following any viable mitigation
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 Over 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 / Sports Pitches	Not a playing field	
Other Social	None known	
Opportunities		
Opportunities	No opportunities identified.	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 2, 6, 7, 9, 12 and 14 and positive impacts for SA objectives 10 and 13.	
Conclusion		
<p>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.'</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Not suitable for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land South West of Lapal Lane South		
Site Address	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		
Site Reference	SA-0012-DUD		
Background/Context			
Current uses	Open land surrounded by mature hedgerow		
Surrounding land uses	Agricultural to north, nursing home on the opposite side of Lapal Lane South, agriculture to the south and west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 (all) Area of High Historic Landscape Value (all) The hedgerow on all sides have SLINC status		
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	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 assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield land		
Topography	Level differences		
Agricultural Land Quality DEFRA information	Grade 3		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs on site, although adjoining land subject of group TPO. Mature trees and hedges to boundary. Hedgerows to boundary. Tree survey required,	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Boundary hedgerow have SLINC designation 'Manor Abbey Farm'	
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	Site forms part of wider green wedge, between Halesowen and Bartley Green, and is effectively an extension of the Woodgate Valley green wedge. Views of site from public right of way that adjoins the site. Lapal Lane South has a particularly rural feel.	
Flood risk, drainage and ground water	The site is not within a Flood Zone. Large proportion of the site -with exception to the south east- is at risk of significant surface water flood risk. Much of the site has a surface water flood risk of 1/30, 1/100 and 1/1000.	
Ground Contamination	No issues identified	
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	Potential air quality impact from A456.	
Noise impact of adjoining uses	Potential noise impact from 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	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Disused Lapal canal tunnel passes under the site. Public right of way adjoins southern boundary of the site HLS0050 A culvert for Illey Brook runs diagonally through the site	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 road network	Cumulative impact if other sites (39 and 67) were to be delivered and were to be served off Lapal Lane South		
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	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 10 mins following any viable mitigation
Any character constraints on density	Boundary hedgerow A culvert runs through the site		
Connections to local cycle route networks	None, but no safe pedestrian access and not sustainable		
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 Appraisal Conclusion	Hard constraint - not assessed.		
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			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

Site not suitable for residential or industrial purposes.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Lapal Lane South		
Site Address	Land north of Lapal Lane South, Halesowen		
Ward	Halesowen South	Call for Site Ref	67
Site Area (ha)	14.7		
Site Reference	SA-0015-DUD		
Background/Context			
Current uses	Agricultural/Equestrian. Building to south eastern boundary.		
Surrounding land uses	Manor way forms the northern boundary with housing beyond. M5 motorway along eastern boundary. Lapal Lane South and buildings to the south. Nursing home and grounds and agricultural land to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 (all) Area of High Historic Landscape Value (all) Mineral Safeguarding Area (all) SLINC – ‘Lapal Farm Pastures’ (Entire site with exception of small area adjacent to Lapal Lane Barns)		
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	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 assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield land		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Topography	Fairly level	
Agricultural Land Quality using DEFRA information	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Mature hedge/trees to site boundaries. Some trees scattered along hedges within the site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Almost entire site is a SLINC (Lapal Farm Pastures)	
Heritage Assets on site or significantly affecting boundaries	<p>Within Area of High historic Landscape Value</p> <p>Evidence of crop marks on a considerable part of the site. Ridge and furrow identified in the northern section.</p> <p>The disused Lapal Canal Tunnel runs under the site in an east-west direction.</p>	
Visual Amenity and Character of the Area	Site forms part of wider green wedge between Halesowen and Bartley Green and is effectively an extension of the Woodgate Valley green wedge. Limited number of local residents, however, 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 and ground water	<p>The site is not within a Flood Zone.</p> <p>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.</p>	
Ground Contamination	No issues identified	
Ground stability	<p>Coal Authority Low Risk Area.</p> <p>Disused Lapal Canal Tunnel runs in an east-west direction through the site. It is known to have collapsed in places.</p>	
Air Quality impact of adjoining uses	Potential air quality impact from M5.	
Noise impact of adjoining uses	Potential Noise impacts from M5.	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	<p>Public right of way HLS0058 runs through the site in a north-east to south-west direction</p> <p>A HP Pipeline (and its Safety Zones) runs in a north south direction through the centre of the site.</p>	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Highways access and transportation	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	
Impact on the wider road network	Lapal Lane South and Lye Close Lane may require significant widening/footpaths	
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	Within 10 mins following any viable mitigation
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 Over 15 mins following any viable mitigation
Any character constraints on density	Mature hedge/trees to site boundaries Public right of way# High Pressure Pipeline SLINC AHHLV	
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 Appraisal Conclusion	The site has some negative impacts for SA objectives 2, 4, 6, 7, 8, 12, 13 and 14 and a major positive impact for SA objective 10.	
Conclusion		
<p>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'</p> <p>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.</p> <p>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.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land South of Illey Lane		
Site Address	Land to South of Illey, Halesowen		
Ward	Halesowen South	Green Belt Parcel	B72
Site Area (ha)	24		
Site Reference	SA-0085-DUD		
Background/Context			
Current uses	Predominantly agricultural, some equestrian (including associated buildings) and some sporadic residential. Two streams flow across the southern part of the site and merge with Illey Brook which runs along the western boundary		
Surrounding land uses	Illey Lane forms northern boundary. Agriculture and woodland to east and south. Illey Brook forms the western boundary with open countryside beyond		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		Illey Pastures	3.7
		Illey Brook	3.8
Ancient Woodland / Veteran Trees		Padocks Wood	0.6
		Weston Dingle	0.5
		Area north of Padocks wood adjacent to Illey Brook. Unknown name	0.17
Local Nature Reserve		N/A	
Flood Risk Zone 3		Illey Brook	2.9
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	Green Belt (all) Area of High Historic Landscape Value (all) Mineral Safeguarding Area (all) SSSI – southern part SINC – western boundary SLINC – two within the site		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B72As1)	Very High	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	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.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 Padocks 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 affecting boundaries	SSSI Illey pastures in the southern extremity of the parcel SINC – Illey Brook along the western boundary 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 18 th early 19 th 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.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 – electricity, gas, water, sewage treatment	No limitations known/negligible impact on development viability		
Infrastructure constraints on / under site	Parcel is criss-crossed by public rights of way. Some over ground transmission lines serving existing dwellings.		
Highways access and transportation	Any improved or new access would need to be onto Illey Lane. Visibility could be restricted due to bending nature of road and hedgerows to rear of carriageway. Area is not served by public transport. There are no footways to Illey Lane away from the Illey hamlet.		
Impact on the wider road network	Junction improvements may be required		
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	Over 15 mins following any viable mitigation	
Primary School	Over 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 mins following any viable mitigation
Secondary School	Over 25 mins following any viable mitigation	Centre/Foodstore	Over 15 mins following any viable mitigation
Any character constraints on density	A very rural part of the borough containing Ancient Woodland and parts of high ecological value, SSSI, SINC and SLINC. Streams, areas of ridge and furrow, some holloways, crop marks and archaeological finds		
Connections to local cycle route networks	None		
Public Open Space	None		
Loss of Playing Field / Sports Pitches	None		
Other Social	A section of The Monarch's Way Long Distance Footpath runs almost the length of the site close to the western boundary		
Opportunities			
Opportunities	None identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard Constraint - not assessed.		
Conclusion			
This parcel is within the Green Belt and an Area of High Historic Landscape Value. The Green Belt and Landscape Sensitivity Assessment rates landscape sensitivity as high noting that the area 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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land North of Illey Mill		
Site Address	Land to the North of Lapal Lane South, Halesowen		
Ward	Halesowen South	Green Belt Parcel Ref	B71B/C
Site Area (ha)	1.68		
Site Reference	SA-0087-DUD-A		
Background/Context			
Current uses	Thin parcel of land. Illey Brook is within the southern section of the site and forms the western boundary in places. The majority of the site is wetland. Walkway (not publicly accessible) through the site accessed via gate off Illey Lane with trees on either side		
Surrounding land uses	Agriculture to the north and east. Illey Mill (disused) on opposite side of Illey Lane to the south. Borough boundary along western side with open land not in agricultural use directly beyond.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	Illey Brook	0.8	
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	Green Belt Mineral Safeguarding Area Area of High Historic Landscape Value Significant area has SLINC status		
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	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 assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Greenfield / Previously Developed Land	Greenfield	
Topography	The land slopes down relatively steeply from the higher field in the east to the riverbank	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	All Inclusive Order known as Manor Farm, Halesowen – covers almost the whole of the site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SINC – Illey Brook covers the majority of the site	
Heritage Assets on site or significantly affecting boundaries	The whole parcel is within an Area of High Historic Landscape Value	
Visual Amenity and Character of the Area	Sloping site containing Illey Brook	
Flood risk, drainage and ground water	Western half of site is within both Flood Zone 2 and 3a. Significant high (1/30) medium (1/100) and low (1/1000) risk of surface water flooding in the western half of the site.	
Ground Contamination	None known	
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 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	No limitation known/negligible impact on development viability	
Infrastructure constraints on / under site	None	
Highways access and transportation	Gated access exists onto Illey Lane however it is set at a high level to the highway. Illey Lane bends quite sharply at this point making access potentially dangerous due to poor visibility and fast flowing traffic	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Impact on the wider road network	Illey Lane has a rural feel. Any changes have the potential to make it more urban		
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	Within 15 mins following any viable mitigation
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	Over 15 mins following any 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 space		
Loss of Playing Field / Sports Pitches	Not a playing field		
Other Social	None known		
Opportunities			
Opportunities	None		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard constraint - not assessed		
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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land to the North of Illey Lane		
Site Address	Land to the North of Lapal Lane South, Halesowen		
Ward	Halesowen South	Green Belt Parcel Ref	B71B/D
Site Area (ha)	30		
Site Reference	SA-0087-DUD-B		
Background/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	Agriculture to north, south and west. M5 motorway forms the eastern boundary. residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha'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 / 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	Green Belt Mineral Safeguarding Area Area of High Historic Landscape Value SINC – three areas: Kitwell Brook Valley – linear area north of Illey Hall Farm Cooper's Bank and Lyeclose Meadow – Coopers Wood Illey Meadows and Kitswell Dingle – Meadows and linear section along part of southern boundary associated with brook SLINC – three areas: 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		
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	Moderate to High	The landscape is considered to have a moderate-high overall sensitivity to both residential and employment	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

(BL19s1)		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 smallscale landscape pattern.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield	
Topography	Undulating	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Three areas of Ancient Woodland: Coopers Wood Wooded banks of Kitwell Brook to west of Coopers Wood Elongated woodland associated with Illey brook along part of southern boundary	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Three SLINC's: Kitwell Brook Valley – linear area north of Illey Hall Farm Cooper's Bank and Lye Close Meadow – Coopers Wood Illey Meadows and Kitwell 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 site or significantly affecting boundaries	Area of High Historic Landscape Value Ridge and Furrow in extreme northern part of the site and 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 Character of the Area	Very rural feel despite its location close to the M5 which is in cutting for some of the length.	
Flood risk, drainage and ground water	Site is not within a Flood Zone 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 Contamination	None known	
Ground stability	Coal Authority Low Risk Area – northern part of the site	
Air Quality impact of adjoining uses	None known	
Noise impact of adjoining uses	The eastern boundary of the site is adjacent to the M5 motorway. Potential for noise disturbance however the motorway is cutting towards the northern section	
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)	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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	No limitation known/negligible impact on development viability		
Infrastructure constraints on / under site	Pylons cross the site diagonally in the southern corner A High Pressure Gas Pipeline and its Safety Zones run north south centrally through the parcel Numerous definitive footpaths cross the parcel		
Highways access and transportation	Access off Lapal Lane and Illey Lane possible however these are narrow rural lanes without footpaths and this is a large parcel of land that would generate large volumes of traffic		
Impact on the wider road network	Junction improvements likely to be required		
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	Within 15 mins following any viable mitigation
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	Over 15 mins following any viable mitigation
Any character constraints on density	Ancient woodland, trees and hedgerow SINC's SLINC's		
Connections to local cycle route networks	None		
Public Open Space (ha's and type)	No loss of public open space		
Loss of Playing Field / Sports Pitches	Not a playing field		
Other Social	None known		
Opportunities			
Opportunities	None identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard constraint - not assessed		
Conclusion			
This is a Green Belt parcel containing several areas of Ancient Woodland, numerous trees and well-developed 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			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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	Equestrian centre. House, stables, and other buildings to centre west of site. Menage towards south east of site. Horse grazing paddocks.		
Surrounding land uses	Housing to north and north west, tennis and athletic club to east of site.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 (all) Mineral Safeguarding Area (all) Area of High Historic Landscape Value Extreme southern tip of site outside Dudley MBC boundary		
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	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 assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Several horse grazing paddocks. Domestic curtilage and Equestrian Use, part of site includes former railway alignment. Site includes stable building near to house and loose boxes.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Topography	Elevated on a ridge.	
Agricultural Land Quality using DEFRA data	Not in agricultural use but it is Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs. Some trees within site most notably to Grange Hill which provide good amenity, also along southern boundary and also eastern boundary (Former railway). Tree survey required.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No designations within site, but a SLINC, a SINC and Ancient woodland in close proximity to east of site. SLINC on west side of Grange Hill.	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value Former railway alignment along eastern boundary of the site. Various designations further east including Halesowen Abbey (SAM). Numerous archaeological records in vicinity of abbey and wider area.	
Visual amenity and Character of the Area	Loss of views of open countryside to existing adjoining residents. Loss of views from Grange Hill (including dwellings) across to Sedgley-Northfield ridge Views from Halesowen Abbey ruins and public footpath.	
Flood risk, drainage and ground water	The site is not within a Flood Zone. 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 Contamination	No issues identified	
Ground stability	Majority of site is Coal Authority Development Low Risk Area. However, there is a seam through the site that is High Risk.	
Air Quality impact of adjoining uses	A456 close by but other houses closer.	
Noise impact of adjoining uses	Sports ground to east of site would cause some noise. A456 close by but other houses closer	
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	Floodlights at the adjacent sports facility. Potential impact on amenity	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Nothing apparent	
Highways access and transportation	Existing access onto Grange Hill would need to be improved. 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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	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 road network	Grange Road island already suffers from large queues in the peak. However, development scale unlikely to make things worse.	
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 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 10 mins following any viable mitigation
Any character constraints on density	Site contains numerous mature trees Exposed ridgeline site	
Connections to local cycle route networks	None, although an Active Travel route is to be constructed along Manor Way	
Public Open Space	No loss of public open space	
Loss of Playing Field / Sports Pitches	Not a playing field	
Other Social	Loss of equestrian facility	
Opportunities		
Opportunities	No opportunities identified	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	Hard constraint - not assessed	
Conclusion		
<p>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'</p> <p>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.</p> <p>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.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Leasowes Park		
Site Address	Leasowes Park, Mucklow Hill, Halesowen		
Ward	Halesowen South	Green Belt Parcel Ref	B74A
Site Area (ha)	113.5		
Site Reference	SA-0089-DUD		
Background/Context			
Current uses	Publicly Accessible Local Park (south and north-east) and Golf Course (central/northern section)		
Surrounding land uses	Residential to east and south (Lapal). Small residential development to the north separating the site from Mucklow Hill and Coombeswood SLINC. Some industrial development along the south western boundary.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	Historic Leasowes Park	113.5	
	The Leasowes	29.6	
Ancient Woodland / Veteran Trees	Hollies Wood Heywood Bridge Wood Two other unnamed areas	5.3	
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	Historic Leasowes Park	113.5	
Scheduled Ancient Monument	N/A		
Operational Burial Ground	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		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B74)	Hard Constraint – SSSI and Grade 1 Registered Park and Garden		
Conclusion			
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 residential or industrial purposes.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land adjacent to M5, Junction 3		
Site Address	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		
Background/Context			
Current uses	Majority agriculture. Areas of woodland. Well-developed hedgerow throughout. Several streams cross the site. Limited built development and concentrated in area off Lapal Lane South		
Surrounding land uses	Manor Way (A456) forms the northern boundary. M5 motorway forms part of the eastern boundary with cottages along Lye Close Lane and Lye Close Farm buildings plus some open land forming the remainder. Illey Lane, an area of woodland and Illey Hall Farm are along the southern boundary with open fields beyond. To the west are open fields, Manor Abbey Sports Ground and Halesowen Abbey and Manor Abbey Farm		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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 / Veteran Trees	Area associated with streams towards eastern boundary. Not named. Also, Coopers Wood adjacent to southern boundary	0.56	
Local Nature Reserve	N/A		
Flood Risk Zone 3	Western section associated with Illey Brook	1.27	
Registered Park & Garden	N/A		
Scheduled Ancient Monument	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)		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	<p>Illey Brook (small part close to western boundary)</p> <p>SLINC – several: Manor Abbey Farm Lapal Farm Pastures Raddens Pastures Lyeclose Farm Illey Hall Farm Illey Brook Valley</p> <p>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</p> <p>Area of High Historic Landscape Value</p> <p>A small section along the western boundary is outside the boundary of Dudley MBC</p>	
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	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 assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Majority greenfield	
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	One area of Ancient Woodland. Several areas of SINC and SLINC.	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value Scheduled Ancient Monument (St Mary’s Abbey) both within and adjacent to the western boundary	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Visual amenity and Character of the Area	Large tract of attractive open countryside. Predominantly agricultural with well-established hedgerow, woodland and streams running through it. Has a very rural feel despite its location. The land rises towards the north-east and is highly visible particularly to the south and west towards the Client Hills and North Worcestershire.	
Flood risk, drainage and ground water	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.	
Ground Contamination	None known	
Ground stability	Majority Coal Authority Low Risk Area. One seam of High Risk to south of sports ground/Abbey and two shafts along the northern boundary. One area to western boundary not within a Risk Area. Potential stability issues associated with former Lapal Canal Tunnel that runs east-west through a considerable section of the site	
Air Quality impact of adjoining uses	None known	
Noise impact of adjoining uses	Area close to M5 but it is in cutting at that point and therefore the impact is reduced.	
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	No limitations known/negligible impact on development viability	
Infrastructure constraints on / under site	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 secured off Manor Way.	
Impact on the wider road network	Existing lanes too rural/narrow to take a significant increase in traffic	
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	Within 10 mins following any viable mitigation
Primary School	Over 15 mins following any viable mitigation	Strategic Centre/Employment Area Within 30 mins following any viable mitigation

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 15 mins following any viable mitigation
Any character constraints on density	<p>Fishponds and dams forming part of SAM, now dry but visible.</p> <p>Other archaeological/historical features such as a holloway, ridge and furrow and earthworks</p> <p>Numerous watercourses cross the site south to north and east to west with associated flood risk and drainage issues.</p> <p>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</p> <p>A high-pressure gas pipeline and its safety zones runs north-south through the site close to the eastern boundary.</p> <p>Numerous rights of way cross the site.</p> <p>High Tension Electricity Wires run diagonally above the site (south-east to north-west direction)</p>		
Connections to local cycle route networks	None at the moment but part of an Active Travel Route is proposed on a section of Manor Way between Grange Road Island and Manor Lane		
Public Open Space	None		
Loss of Playing Field / Sports Pitches	None		
Other Social	A section of The Monarch's Way Long Distance Footpath runs through the site between Manor Way and Illey Lane		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard constraint - not assessed		
Conclusion			
<p>Significant sections of the site have SINC and SLINC status.</p> <p>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 site.</p> <p>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.</p> <p>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.</p> <p>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</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Somers Park		
Site Address	Somers Sports Club and Somers Park, Grange Hill, Halesowen		
Ward	Halesowen South	Green Belt Parcel Ref	B71B/B
Site Area (ha)	11		
Site Reference	SA-0254-DUD		
Background/Context			
Current uses	The site contains The Grange, a Grade II listed building that is now used as a sports club with an associated grassed playing field, tennis courts and bowling green. 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.		
Surrounding land uses	Agriculture to south and west. Residential and equestrian to east. Manor Way with urban area to north.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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 Area of High Historic Landscape Vale SINC 'Stour Valley' (not within site area) Somers Sports Fields – outdoor private sports facility		
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 (BL18s1)	Moderate to High	The landscape is considered to have 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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		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.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Site has three parts: -Sports club with associated playing fields -A private park area known as Seth Somers Park (south and south west) -Area adjoining stream to north west Majority Greenfield	
Topography	Sports club area is relatively flat before rising to south some of it very steep The area close to the stream is also steep in places	
Agricultural Land Quality DEFRA info	Not Agricultural	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Significant tree coverage across a significant part of site, notable areas include around the main building to the sports club, the area around the stream and within Somers Park. A number of individual and groups of trees within the sports club grounds are protected. A group TPO covers the area around the stream. The trees within Somers Park effectively create an arboretum as there are some specimen trees within this area (some not protected)	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC Stour Valley – large parts along the southern boundary and the eastern and part of the northern part of the parcel	
Heritage Assets on site or significantly affecting boundaries	The whole site is within an Area of High Historic Landscape Value Two listed buildings within site: 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 Character of the Area	Seth Somers Park provides significant amenity value and has the character of a park	
Flood risk, drainage and ground water	North western boundary runs adjacent to Flood Zone 2 and 3 (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 Contamination	None known	
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 the site	
Air Quality impact of adjoining uses	Potential air quality issues from Manor Way (A456) and Grange Road	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Noise impact of adjoining uses	Potential noise from Manor Way (A456) and Grange Road		
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints based upon the draft Black country Plan Policy MIN2 (Minerals Safeguarding) (Using 250 metre site assessment agreed buffer).		
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints		
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 – electricity, gas, water, sewage treatment	No limitations known/negligible impact on development viability		
Infrastructure constraints on / under site	Culvert associated with the River Stour under Manor Way to northern boundary Telecommunications mast along eastern boundary facing Grange Hill.		
Highways access and transportation	Access points available from Grange Hill or Manor Way. Grange Hill access for sports club is close to the runabout and may not be suitable. Manor Way would need to be left in left out without major intervention		
Impact on the wider road network	Manor Way Island suffers significant peak congestion. However, the development of this parcel on its own is unlikely to have significant impact.		
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	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	Grade II Listed Building and its listed parkland curtilage		
Connections to local cycle route networks	None currently however a new Active Travel Route is to be constructed nearby on Manor Way		
Public Open Space	Not Public Open Space		
Loss of Playing Field / Sports Pitches	Private sports field - Somers Sports Fields – outdoor private sports facility would be lost		
Other Social	None known		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Not assessed		
Conclusion			
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			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land to South of Manor Way, Halesowen		
Site Address	Land to South of Manor Way, Halesowen		
Ward	Halesowen South	Green Belt Parcel Ref	B71B/A
Site Area (ha)	5.2		
Site Reference	SA-0255-DUD		
Background/Context			
Current uses	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.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		Flood Zone 3 runs along the southern boundary of the site following the existing course of the River Stour	0.74
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 Value SLINC – along River Stour corridor through the site		
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 (BL18s1)	Moderate to High	The landscape is considered to have 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 Hasburv and would have a poor relationship with it	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		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.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Predominantly greenfield agricultural	
Topography	Site nearest Manor Way flat before falling away steeply across part of and as such and not all of site easily developable. Also, some steep slopes across southern part of site.	
Agricultural Land Quality DEFRA info	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Group TPO covers part of site – follows along the River Stour where it crosses diagonally across the site Numerous other hedgerow trees and wooded banks of River Stour	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC – along River Stour corridor through the site	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value	
Visual Amenity and Character of the Area	Attractive area of agricultural land with the River Stour flowing through it. Numerous trees and wetland. Well-developed hedgerow boundaries	
Flood risk, drainage and ground water	Flood Zone 2 and 3 (a+b) runs from east to west of the site along the sites southern boundary following the existing course of the River Stour. High (1/30), medium (1/100) and low (1/1000) surface water flood risk throughout the sites southern boundary that follows the course of the River Stour.	
Ground Contamination	None known	
Ground stability	Coal Authority Low Risk Area	
Air Quality impact of adjoining uses	Potential air quality issues from Manor Way (A456)	
Noise impact of adjoining uses	Potential noise from Manor Way (A456)	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints based upon the draft Black country Plan Policy MIN2 (Minerals Safeguarding) (Using 250 metre site assessment agreed buffer).	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
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 – electricity, gas, water, sewage treatment	No limitations known/negligible impact on development viability	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Infrastructure constraints on / under site	A public right of way runs through site from Manor Way southwards HLS0178		
Highways access and transportation	The only viable access is from Manor Way. Would have to be left in left out without significant engineer intervention, i.e. the construction of a roundabout		
Impact on the wider road network	None envisaged		
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	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	The River Stour and its wooded banks run through the site. Steep banks. Areas of wetland and area covered by a TPO. Impact to views into countryside and setting of Clent Hills and views from Client Hills		
Connections to local cycle route networks	None		
Public Open Space	None		
Loss of Playing Field / Sports Pitches	N/A		
Other Social	N/A		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Not assessed		
Conclusion			
<p>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.</p> <p>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.</p> <p>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.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Not suitable for residential or employment purposes.
--

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Hayley Green and Cradley South

Site Known as	Land adjacent to Abbey Road		
Site Address	Land adjacent to Abbey Road, Halesowen, B63 2HH		
Ward	Hayley Green & Cradley South	Call for Site Ref	218
Site Area (ha)	3.83		
Site Reference	SA-0036-DUD		
Background/Context			
Current uses	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 uses	Agriculture to the east, south and west. Housing and allotments to the north.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		Lutley Gutter	Covers north small part of the north western part of the site
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	Green Belt (all) Area of High Historic Landscape Value (all) Mineral Safeguarding Area (all) Ancient Woodland (part of northern wooded section) SLINC (part associated with the stream known as 'Lutley Gutter')		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B65Cs1)	Very High	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.	
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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		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 / Previously Developed Land	Greenfield	
Topography	Rises steeply from Lutley Gutter	
Agricultural Land Quality DEFRA info	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs. Ancient woodland along northern boundary associated with watercourse. Trees along part of eastern boundary.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Thin band of the site to rear of gardens in Abbey Road is SLINC	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value There are a number of archaeological finds or features within or adjoining the site.	
Visual amenity and Character of the Area	Loss of views for neighbours to countryside – including views towards Clent. Visual impact to green wedge between Hasbury/Lutley Mill Estate and Fatherless Barn Estate. Extensive views from PROWs.	
Flood risk, drainage and ground water	The site is not within a Flood Zone. 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 flooding	
Ground Contamination	No issues identified	
Ground stability	No issues identified as in Low Risk area.	
Air Quality impact of adjoining uses	None identified	
Noise impact of adjoining uses	None 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 Environmental	None known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 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 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	None		
Connections to local cycle route networks	Bridleway to south of site. Offsite connections would 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		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard constraint - not assessed.		
Conclusion			
<p>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.</p> <p>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'</p> <p>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</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land off Lutley Lane, adj to Brookside 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		
Background/Context			
Current uses	Majority Agricultural with stream (Lutley Gutter) along the southern boundary		
Surrounding land uses	Agricultural to north, east and west. An Area of Natural and Semi Natural Greenspace containing the Lutley Gutter separates this site from housing to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		Lutley Gutter	0.44
Ancient Woodland / Veteran Trees		N/A	
Local Nature Reserve		N/A	
Flood Risk Zone 3		Eastern strip of site adjoining stream	0.72
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	Green Belt (all) Area of High Historic Landscape Value (all) Mineral Safeguarding Area (all) SINC south/south eastern section (along Lutley Gutter) The northern boundary is adjacent to the Lutley Mill Conservation Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B65Cs1)	Very High	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.	
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

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Environmental		
Greenfield / Previously Developed Land	Greenfield	
Topography	Site rises steeply from the stream	
Agricultural Land Quality DEFRA info	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Two sections, one along the southern and the other along the eastern section of the site adjacent to Lutley Gutter covered by TPO's Other trees within boundary hedgerow.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SINC along southern/eastern part of the site associated with the Lutley Gutter	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value Site contains a number of archaeological finds	
Visual amenity and Character of the Area	Loss of views for neighbours to countryside Visual impact to green wedge between Hasbury/Lutley Mill Estate and Fatherless Farm Estate Extensive views from PROWs. Impact upon adjacent Conservation Area.	
Flood risk, drainage and ground water	Southern/eastern region of the site is within Flood Zone 2 and Flood Zone 3a. Significant risk (1/30, 1/100 and 1/1000) of surface water flooding in southern/eastern area of the site.	
Ground Contamination	No issues identified	
Ground stability	No issues identified as in Low Risk area.	
Air Quality impact of adjoining uses	None identified	
Noise impact of adjoining uses	None 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 Environmental	None known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Public Right of Way along northern boundary. Bridleway to north and western boundary (Lutley Lane)	
Highways access and transportation	Four options to access site:	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	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 road network	Additional pressure on Lutley Mill Road /A458 junction – may 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.	GP/Health Centre/Walk in Centre	Within 10 mins following any viable mitigation
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore
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 assessed.	
Conclusion		
<p>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.</p> <p>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'</p> <p>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</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	South of Cradley 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		
Background/Context			
Current uses	Fatherless Barn Open Space. Small number of allotments in southern section, regenerated scrub and woodland		
Surrounding land uses	Cradley Town Football Club to north, residential to east, allotments to south and agricultural fields to west		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 (most, with the exception of the access road and some land on either side) Area of High Historic Landscape Value - with the exception of the access road and some land on either side Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B65Cs1)	Very High	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.	
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			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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			
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 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 south 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	Area is subject to littering – development would alleviate this issue.		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	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.			
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			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Hayley Green Farm		
Site Address	Hayley Green Farm, Hagley Road, Halesowen		
Ward	Hayley Green & Cradley South	Green Belt Parcel Ref	B70A
Site Area (ha)	2.73		
Site Reference	SA-0091-DUD		
Background/Context			
Current uses	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.		
Surrounding land uses	The site is bounded by: A456 Manor Way and existing housing to the north, Open countryside to the east and south and residential and nursing home and children's nursery to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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 (entire site) Green Belt – Norton to Lapal (entire site) Area of High Historic Landscape Value - all of site except houses 125-135 Hagley Road and their gardens SLINC 'Stour Valley' – adjacent to western boundary and along southern and north eastern boundary		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B70As1)	Low to Moderate	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation south from Halesowen, due to the strong and distinct boundary provided by the A456 on its northern edge. It makes a moderate contribution to maintaining the separation of the neighbouring towns of Halesowen and Birmingham. Finally, due to its relatively open spatial character and relationship with the wider countryside, it also makes a moderate contribution to preventing encroachment on the countryside to the south. However, because development has already breached the boundary provided by the A456, the release of land here would not significantly weaken the resulting Green Belt boundary or weaken the integrity of surrounding Green Belt land. The tree-lined watercourse on the sub-parcel's southern boundary would provide an alternative southern boundary	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		(albeit weaker than that of the road). It should be recognised that if this sub-parcel was released, there would be little justification for the neighbouring (and more densely developed) sub-parcels B69A and B67A remaining within the Green Belt, and that releasing this group of parcels in combination would not increase the level of harm assessed here.
Landscape Sensitivity (BL18s1)	Moderate to High	The landscape is considered to have 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 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.
Detailed assessment against environmental, economic and social criteria		
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 does not classify this area as agricultural. Adjacent land is Grade 3.	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	All-inclusive Order on trees within the central part of the site and the western boundary is adjacent to trees within another Inclusive Order. There are also a number of boundary trees along the southern part of the site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC 'Stour Valley' – adjacent to western boundary and along southern and north eastern boundary	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value - all of site except houses 125-135 Hagley Road and their gardens	
Visual amenity and Character of the Area	Loss of outlook for adjacent neighbours	
Flood risk, drainage and ground water	The site is not within a Flood Zone. Significant risk of surface water flooding (1/30, 1/100 and 1/1000) along southern boundary of the site. Also, medium and low risk (1/100 and 1/1000) along much of the northern boundary of site.	
Ground Contamination	No issues identified	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Ground stability	No issues identified as in Low Risk area.		
Air Quality impact of adjoining uses	Adjacent to busy dual carriageway and large roundabout junction		
Noise impact of adjoining uses	Adjacent to busy dual carriageway and large roundabout junction		
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 – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability		
Infrastructure constraints on / under site	Electricity substation within site along western boundary		
Highways access and transportation	There could be one new main access onto the adjacent traffic island		
Impact on the wider road network	None. Traffic island adjacent.		
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	Within 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	Within 15 mins following any viable mitigation
Any character constraints on density	The site is relatively flat. One of the headwaters of the River Stour runs along the southern boundary of the site		
Connections to local cycle route networks	No existing cycle-route. Direct connection possible with existing segregated or on-carriageway facilities. Proposed Cycle Routes nearby.		
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	None identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 2, 7 and 12 and positive impacts for SA objectives 9, 10, 13 and 14.		
Conclusion			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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		
Background/Context			
Current uses (list)	The site is predominantly in agricultural use. A farm with adjacent agricultural buildings is centrally located within the site. There are numerous field boundary hedgerow containing trees and also three watercourses, headwaters of the River Stour run through the site.		
Surrounding land uses	The site is bounded by: A456 Manor Way to the north, Uffmoor Lane part to the west, and Uffmoor Wood Uffmoor Woodland (publicly accessible Ancient Woodland) to the south and agricultural land, and Quarry Lane and watercourses to the east and north-eastern corner.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		N/A	
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 & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	Mineral Safeguarding Area (whole site) Green Belt (whole site) Area of High Historic Landscape Value (whole site) Several SLINC's: Stour Valley, Stream at Tack Farm, Tack Farm Ponds Ancient Woodland 'Breach Dingle' – small section of larger area of woodland is within the extreme south eastern part of the site A significant length of the southern and western boundaries are adjacent to Uffmoor Wood which is a large area of Ancient Woodland		
Green Belt and Landscape Sensitivity Assessment			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Criteria	Assessment	Rating
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 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.
Landscape Sensitivity (BL18s1)	Moderate to High	<p>The landscape is considered to have 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.</p> <p>It also notes 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.</p>

Detailed assessment against environmental, economic and social criteria

Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Apart from the existing farmhouse and its associated farm buildings the site is Greenfield	
Topography	The site is undulating with the stream 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.	
Agricultural Land Quality using DEFRA data	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	<p>Significant number of Trees on the site, none of which have TPO's.</p> <p>There is an area of Ancient Woodland in the south-eastern corner of the site and a large proportion of the south western boundary borders Uffmoor Wood which is a publicly accessible area of with Ancient Woodland. Tree survey required.</p>	
Biodiversity or Geodiversity on site or significantly affecting boundaries	<p>SLINC's across the site associated with the water courses. Likely to be protected species present.</p> <p>Stour Valley SLINC, Stream at Tack Farm SLINC Tack Farm Ponds SLINC</p>	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Heritage Assets on site or significantly affecting boundaries	<p>Area of High Historic Landscape Value</p> <p>A number of Heritage Assets identified on SMR. Tack Farm HER ref 15300</p> <p>Several areas of Ridge and Furrow HER refs 7596, 7597, 7598, 7599 and 8538,</p> <p>A thirteenth century mill - dam and some earthworks remain visible HER ref 4135.</p>	
Visual amenity and Character of the Area	The site is readily visibly by residents on the opposite site of Manor Way to the north and by car users travelling westwards 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 and ground water	<p>Flood Zone 2 and 3a run along the northern half of the eastern boundary.</p> <p>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</p>	
Ground Contamination	No issues identified	
Ground stability	Coal Authority Low Risk area.	
Air Quality impact of adjoining uses	None identified	
Noise impact of adjoining uses	The northern part of the site is adjacent to Manor Way A456. Potential traffic noise.	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	<p>Several culverts: Uffmoor Lane, Tack Farm Footbridge Uffmoor Field Boundary Farm Footbridge Quarry Lane Footbridge</p> <p>Several footpaths cross through the site.</p>	
Highways access and transportation	No formal access points identified into the site. Access can be achieved at various points.	
Impact on the wider road network	This is a very large site which has the potential to have significant implications for the local network if developed for housing	
Other Economic	None	
Social		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 30 mins following any viable mitigation
Secondary School	Within 25 mins following any viable mitigation	Centre/Foodstore	Over 15 mins following any viable mitigation
Any character constraints on density	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. SLINC's within the site.		
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		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	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			
<p>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.</p> <p>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.</p> <p>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.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	The Meers		
Site Address	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		
Background/Context			
Current uses	Equestrian, stable building and menage		
Surrounding land uses	Agricultural		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 Mineral Safeguarding Area Area of High Historic Landscape Value SLINC – hedgerow between the site and Lutley Lane		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B65Cs2)	High	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment onto the countryside, and a moderate contribution to maintaining the separation between the neighbouring towns of Stourbridge and Halesowen. Fields in this area are contained by the tree-lined water course to the west and by woodland blocks; so whilst extension of built form down towards the stream would weaken green belt integrity, the extent of harm would be less than for the more elevated and visually open parts of the sub-parcel.	
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 / Previously Developed Land	Equestrian Use		
Topography	Site gently rises away from road.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Agricultural Land Quality DEFRA information	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Group TPO immediately to the north west of the site. Well-developed trees/hedges around western and southern boundaries and boundary to road.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No designations within site, however the hedgerow between the site and Lutley Lane has SLINC status 'Lutley Lane, Lutley Gutter'. If access needed to be widened, which is likely as it is single track, the SLINC would be adversely affected.	
Heritage Assets on site or significantly affecting boundaries	Within an Area of High Historic Landscape Value	
Visual amenity and Character of the Area	Whilst site is screened from road, there will be views from surrounding housing and other higher points and PROW to north (gap in hedge)	
Flood risk, drainage and ground water	Site is not within the Flood Zone. Some low-level risk (1/1000) of surface water flooding on the northern, southern and western boundary, unlikely to significantly reduce capacity	
Ground Contamination	No issues identified	
Ground stability	Coal Authority Low Risk Area.	
Air Quality impact of adjoining uses	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 Environmental	Not known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	No issues identified	
Highways access and transportation	The access is close to a blind bend where visibility is poor for traffic travelling southwards along the country lane. No public transport provision. No footway, no lighting.	
Impact on the wider road network	None	
Other Economic	None	
Social		
Access time by walking or public transport (except Primary schools: walking only) to key	GP/Health Centre/Walk in Centre	Over 15 mins following any viable mitigation

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

residential services in accordance with BCP Policy HOU2.			
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 mins following any viable mitigation
Secondary School	Over 25 mins following any viable mitigation	Centre/Foodstore	Over 15 mins following any viable mitigation
Any character constraints on density	Narrow single-track access with hedgerow SLINC either site		
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		
Opportunities			
Opportunities	No opportunities identified.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Not assessed		
Conclusion			
<p>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.</p> <p>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 inter-visibility with the Clent Hill and Hagley Park has the effect of increasing its visual sensitivity.</p> <p>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.</p> <p>Site is not sustainably located as not served by public transport and there is no safe pedestrian access.</p> <p>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.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Lutley Gutter		
Site Address	Between Beecher Road East and Lutley Mill Road, Cradley (Lutley 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 uses	Residential to the north, east and north west. Open agricultural fields to the south west		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		Lutley Gutter	1.8
Ancient Woodland / Veteran Trees		Lutley Gutter	1.9
Local Nature Reserve		N/A	
Flood Risk Zone 3		Lutley Gutter	3.2
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	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		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B65Cs1)	Very High	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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		boundary, as well as weakening the role of the sub-parcel in providing separation between neighbouring towns.
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 / Previously Developed Land	Greenfield, predominately agriculture and woodland. A small number of farm/farm buildings and cottages	
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	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs, but significant tree coverage associated with the water courses to the north and south of the parcel. Trees along the northern boundary are part of an area of Ancient Woodland	
Biodiversity or Geodiversity on site or significantly affecting boundaries	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	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value – whole site Lutley Mill Conservation Area – along part of the eastern boundary Two Local Archaeological Priority 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 finds across the parcel.	
Visual amenity and Character of the Area	This is an attractive valley with agricultural land at its centre and wooded streams on either side. It contains some scattered residences which would be adversely affected by development by losing their open aspect and relatively rural location.	
Flood risk, drainage, and ground water	Flood Zone 2 and 3a run along the eastern boundary of site, Flood Zone 3b at the northern point of site. Significant risk of surface water flooding, high (1/30), medium (1/100) and low (1/1000) through the eastern, western, and northern boundary of the site.	
Ground Contamination	No issues identified	
Ground stability	Coal Authority Low Risk Area	
Air Quality impact of adjoining uses	None identified	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Noise impact of adjoining uses	None 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 Environmental	None known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	One bridleway runs through the parcel in a south west-north east direction between Lutley Mill Road and Lutley Lane Two Lutley Lane culverts – close to Lutley Mill Drews Holloway culvert – northern area at junction with Stourbridge Road	
Highways access and transportation	No exiting quality access point. May require third party land to achieve access via Lutley Mill Road.	
Impact on the wider road network	Large parcel likely to have an adverse impact on the Lutley Mill Road/A458 junction.	
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	Within 15 mins following any viable mitigation
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area
Secondary School	Within 25 mins following any viable mitigation	Centre/Foodstore
Any character constraints on density	Topography – central valley with wooded streams on either side Ancient woodland and SINC Flood Zone 3 along southern boundary Lutley Mill Listed Building and associated Conservation Area	
Connections to local cycle route networks	One bridleway runs along the south eastern boundary between Lutley Mill Road and Lutley Lane. It is used as a farm track in parts and is very uneven and muddy	
Public Open Space	Amenity Greenspace 'Lutley Mill Road Verges' – narrow, elongated area fronting Lutley Mill Road located between Stourbridge Road and land adjacent No 169 Lutley Mill Road. There are two other areas of amenity Greenspace within a 400m walking distance 'Bournes Hill Open Space to the south east and Holloway court Sheltered Housing. However, this area of green roadside verge is visually attractive, and it is fully located within Flood Zone 3. Natural and Semi Natural Greenspace 'River Stour rear of Abbey Road' – along northern and southern boundaries associated with the two arms of Lutley Gutter and their confluence. There are other	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	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	
Loss of Playing Field / Sports Pitches	Not a playing field	
Other Social	None envisaged	
Opportunities		
Opportunities	No opportunities identified	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	Hard constraint - not assessed	
Conclusion		
<p>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.</p> <p>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.</p> <p>The Green Belt and Landscape Sensitivity Assessment rates landscape sensitivity to development as 'Moderate to High'</p> <p>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.</p> <p>This is a very sensitive site that is not suitable for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land North of Lutley Lane		
Site Address	Land North of Lutley Lane, Halesowen		
Ward	Hayley Green & Cradley South	Green Belt Parcel Ref	B65C
Site Area (ha)	Approx. 80		
Site Reference	SA-0167-DUD-A		
Background/Context			
Current uses	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		
Surrounding land uses	Part agricultural, part housing to the north, housing to the east/south and Lutley Lane with open countryside beyond to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI/SAC/SINC	Lutley Gutter Foxcote Meadows		6.4 1.8
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	Eastern strip of site adjoining stream		2.2
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	Green Belt (all) Area of High Historic Landscape Value (all) The Grange and Whitehouse Farm both Grade II listed buildings Mineral Safeguarding Area (all) Two SINC's: Foxcote Meadows – towards the north of the site containing a stream and woodland Lutley Gutter – the banks of the two southern streams plus a wooded area along the eastern boundary Four SLINC's: Caslon Wood – extreme north of the site Foxcote House Farm Fields – field adjacent to western boundary Lutley Gutter – stream and woodland in northern section of the parcel Lutley Lane, Lutley Gutter – woodland adjacent to Lutley Lane in the southernmost section		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B65Cs1)	Very High	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and to preventing	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Majority of the site		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.
Green Belt Harm B65Cs2 Fields adjacent to Campion Grove, Sidlaw Close, Hartside Close	High	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment onto the countryside, and a moderate contribution to maintaining the separation between the neighbouring towns of Stourbridge and Halesowen. Fields in this area are contained by the tree-lined water course to the west and by woodland blocks; so whilst extension of built form down towards the stream would weaken Green Belt integrity, the extent of harm would be less than for the more elevated and visually open parts of the sub-parcel.
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 / Previously Developed Land	Greenfield mainly agricultural with woodland patches	
Topography	Three streams with associated wooded valleys and undulating topography, steep in places.	
Agricultural Land Quality DEFRA info	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Two All Inclusive Orders associated with the two streams and one along Foxcote Lane One Group Order and an Individual Oak with TPO status on the edge of the woodland	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SINC's: Foxcote Meadows – towards the north of the site containing a stream and woodland Lutley Gutter – the banks of the two southern streams plus a wooded area along the eastern boundary SLINC's: Caslon wood – extreme north of the site Foxcote House Farm Fields – field adjacent to western boundary Lutley Gutter – stream and woodland in northern section of the parcel Lutley Lane, Lutley Gutter – woodland adjacent to Lutley Lane in the southernmost section	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value 'Lutley The Grange, Lutley Lane – Grade II listed building three storey red brick Whitehouse Farm, Lutley Lane - Grade II listed probably 16 th century timber framed Three areas of ridge and furrow, circular cropmarks Multiple finds such as Flint, Roman pottery and brooch	
Visual amenity and Character of the Area	Loss of views for neighbours both to the north and east that enjoy the view of the open countryside Visual impact to green wedge Extensive views from public right of ways	
Flood risk, drainage and ground water	Southern/eastern region of the site is within Flood Zone 2 and Flood Zone 3a. Significant risk (1/30, 1/100 and 1/1000) of surface water flooding in southern/eastern area of the site.	
Ground Contamination	A small quarry is noted on historic maps in the most southern part of the parcel. Generally, however, none envisaged	
Ground stability	Coal Authority Low Risk Area	
Air Quality impact of adjoining uses	None identified	
Noise impact of adjoining uses	None 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 Environmental	None known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations/negligible impact on development viability	
Infrastructure constraints on / under site	Several culverts associated with the watercourses Several definitive footpaths cross the site –, HLS162A, HLS0165, HLS166A, HLS0166B, HLS0627, HLS0613 A bridleway HLS0161 runs through the site from a track off Lutley Lane to Lutley Mill Road	
Highways access and transportation	Potential access off Lutley Lane which is narrow with no footpaths and has fast flowing traffic as it is used as a cut through from Hagley Road (A456) to Wollescote. There is also potential loss of trees and hedgerow to widen the road. Fallowfield Road is also a possibility, it is much wider and straight has foot way and lighting. However, access would need to pass through a SINC and group TPO and requires a new bridge.	
Impact on the wider road network	Additional pressure on Lutley Lane and its junction with Hagley Road (A456) and along Wynall Lane	
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 15 mins following any viable mitigation

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Primary School	Over 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 mins following any viable mitigation
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		
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 Club sports pitch in northern section of the site		
Other Social	None known		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard constraint - not assessed.		
Conclusion			
<p>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.</p> <p>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. 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.</p> <p>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.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land South of Lutley Lane		
Site Address	Land South of Lutley Lane, Halesowen		
Ward	Hayley Green & Cradley South	Green Belt Parcel Ref	B65C
Site Area (ha)	13		
Site Reference	SA-0167-DUD-B		
Background/Context			
Current 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		
Surrounding land uses	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 parcel.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		Lutley Gutter	0.03
Ancient Woodland / Veteran Trees		Grove Coppice	0.23
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 (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 16 th or 17 th 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 Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B65Cs1)	Very High	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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		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 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 / Previously Developed Land	Greenfield	
Topography	Deep valley created by the Lutley Gutter, this stream crosses the central part of the site. The land rises on either side. The flattens southwards towards Hagley Road (A456), it continues to rise northwards	
Agricultural Land Quality DEFRA info	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	One area of Ancient Woodland 'Grove Coppice' associated with the stream along the western boundary No TPO's however one large area of woodland The entire banks of the stream are heavily wooded Other trees are located within hedgerow throughout the site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	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	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value – all except small parcel adjacent to houses at southern extreme Four Elms Farmhouse Grade II Listed timber framed 16 th or 17 th century Two separate area of ridge and furrow Twizzlebatch Brook Pond Dams HER ref 7944A possible association with a former mill	
Visual amenity and Character of the Area	This parcel of land has a very rural feel. It has steep banks in parts associated with the stream that flows through it. The majority of the parcel is within an Area of High Historic Landscape Value	
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 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 Contamination	One area noted as a quarry, now woodland. Potential for contamination in this area	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Ground stability	Coal Authority Low Risk Area – all but southern tip. May be stability issues associated with former quarry	
Air Quality impact of adjoining uses	None identified	
Noise impact of adjoining uses	None 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 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	No limitations/negligible impact on development viability	
Infrastructure constraints on / under site	One definitive footpath crosses the site Lutley Lane Culvert for Lutley Gutter under Lutley Lane	
Highways access and transportation	Access could be taken off Lutley Lane however it is a narrow, twisting country lane without footpaths. Traffic is fast moving as it is used as a short cut from Hagley Road to Wollescote and Lye	
Impact on the wider road network	Additional pressure on junctions either side of Lutley Lane – may 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.	GP/Health Centre/Walk in Centre	Within 15 mins following any viable mitigation
Primary School	Over 15 mins following any viable mitigation	Strategic Centre/Employment Area
Secondary School	Over 25 mins following any viable mitigation	Centre/Foodstore
Any character constraints on density	Stream forms part of the western section, it then crosses the site in a deep wooded valley. The site slopes steeply northwards. It also climbs steeply southwards and then levels out. Significant area of parcel covered by trees and well-developed hedgerow. Two large areas of SLINC cover the site. The whole site is within a AHHLV. One Archaeological Priority Area is within the parcel and a Grade II Listed building	
Connections to local cycle route networks	None	
Public Open Space	Majority not open space however there is a small area of Natural and Semi Natural Greenspace – ‘Woods Rear of Lutley Lane’ This relates to land to the side of 242 Hagley Road and rear of 1-11 Lutley Lane but is not publicly accessible	
Loss of Playing Field / Sports Pitches	Not a playing field	
Other Social	None known	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Opportunities		
Opportunities	No opportunities identified	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	Hard constraint - not assessed.	
Conclusion		
<p>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.</p> <p>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.</p> <p>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.</p> <p>Not suitable for release. Not suitable for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Merrick Close		
Site Address	Merrick Close Playing Fields, Halesowen		
Ward	Hayley Green and Cradley South	Green Space Ref	15
Site Area (ha)	0.9		
Site Reference	SA-0174-DUD		
Background/Context			
Current uses	Grassed amenity space used by locals for dog walking and informal recreation.		
Surrounding land uses	Lutley Primary School to the east, the remainder of the site is surrounded by housing		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	MIN1 - Mineral safeguarding area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield		
Topography	Slightly uneven land		
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	No TPO's. Significant belt of boundary trees within this mostly grassed site. Tree survey required		
Biodiversity or Geodiversity on site or significantly affecting boundaries	In the main, closely mown grass. The margins contain patches of shrubs and trees. The north eastern boundary is the remnant of a former field boundary hedgerow which retains a ditch and comprises numerous wildflowers. Ecological survey required.		
Heritage Assets on site or significantly affecting boundaries	None		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Visual amenity and Character of the Area	The site is bounded by residential development on three sides. It is at a lower level to houses in Doran Close. If developed, the adjacent residents will lose their open aspect	
Flood risk, drainage and ground water	The site is not within a flood zone. 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 Contamination	None known	
Ground stability	Coal Authority Low Risk Area.	
Air Quality impact of adjoining uses	None	
Noise impact of adjoining uses	Adjacent to a primary school	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	A Public Rights of Way runs adjacent to the site between Naseby Drive and Cherry Tree Lane.	
Highways access and transportation	Access could only realistically be achieved off Merrick Close. However, it is not known who owns the gap in front of properties 8 and 9 Merrick Close.	
Impact on the wider road network	Increased traffic on residential estate	
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	Within 10 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 15 mins following any viable mitigation
Any character constraints on density	There is a belt of good trees running along the eastern boundary	
Connections to local cycle route networks	None	
Public Open Space	Amenity Greenspace known as 'Merrick Close Playing Fields' within Community Forum Area 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	Aerial photography indicates that there were two football pitches marked out on the site during the 1980's. However, from the 1990's onwards the pitches are not visible	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Other Social	None	
Opportunities		
Opportunities	No opportunities identified.	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	The site has a negative impact for SA objective 6 and positive impacts for SA objectives 10, 13 and 14.	
Conclusion		
<p>Landlocked site which appears to have been originally used as playing fields associated with the adjacent primary school.</p> <p>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.</p> <p>Not suitable for residential or employment purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land East of Hayley Park Road		
Site Address	Land East of Hayley Park Road, Halesowen		
Ward	Hayley Green and Cradley South	Green Belt Parcel Ref	B68A
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	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)		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		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 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	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 BL18s1	Moderate to High	The landscape is considered to have moderate-high overall sensitivity to residential development as the majority of the criteria have moderate sensitivity with higher ratings for	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		<p>landscape pattern and time depth, natural character and poor relationship with the settlement edge.</p> <p>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 occurrence of natural features means that the area 'reads' as part of the wider open rural landscape.</p>
Detailed assessment 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 affecting boundaries	Area of High Historic Landscape Value Ridge and Furrow on western half of the site	
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	<p>The site is not within a Flood Zone.</p> <p>High (1/30), medium (1/100) and low (1/1000) risk of surface water flooding along the northern and southern boundary of the site.</p>	
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		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Availability of utilities – electricity, gas, water, sewage treatment	No limitation known/negligible impact on development viability		
Infrastructure constraints on / under site	None known		
Highways access and transportation	Access directly onto Hagley Road. This would however require the removal of hedgerow		
Impact on the wider road network	This is a relatively small parcel of land and therefore there would be limited impact		
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	Within 15 mins following any viable mitigation
Primary School	Over 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 15 mins following any viable mitigation
Any character constraints on density	Stream and woodland along the southern boundary which is also a SLINC		
Connections to local cycle route networks	None known		
Public Open Space	None		
Loss of Playing Field / Sports Pitches	None		
Other Social	None known		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Not assessed		
Conclusion			
<p>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.</p> <p>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 occurrence of natural features of the parcel as a whole means that the area 'reads' as part of the wider open rural landscape.</p> <p>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.</p> <p>The site is unsuitable for residential or industrial development.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land South of Hayley Green		
Site Address	Land South of Hayley Green, Halesowen		
Ward	Hayley Green and Cradley South	Green Belt Parcel Ref	B71A/A
Site Area (ha)	64		
Site Reference	SA-0246-DUD		
Background/Context			
Current uses	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		
Surrounding land uses	The site is bounded by. A456 Manor Way and some existing housing to the north, open fields to the east, open fields and Uffmoor wood to the south and residential to the west (Causey Farm estate)		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	N/A		
Ancient Woodland / Veteran Trees	Uffmoor Wood	0.8	
	Woodland to the south of Waugh Drive, no name	0.5	
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 –‘Uffmoor’ – whole site Mineral Safeguarding Area – whole site Area of High Historic Landscape Value SLINC – ‘Stour Valley’ covers a significant part of the parcel		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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.	
Green Belt Harm (B71As2) Western section	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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		neighbouring towns of Halesowen and Birmingham. Although adjacent to development, this area has a strong belt of tree cover and a watercourse creating separation; however, constrained woodland to the south will limit harm to the wider Green Belt
Landscape Sensitivity (BL18s1)	Moderate to High	The landscape is considered to have 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.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield	
Topography	Rolling landform incised by the headwaters of the River Stour.	
Agricultural Land Quality DEFRA info	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Two areas of Ancient Woodland: Small section of Uffmoor Wood along part of the southern boundary A small woodland to the south of houses in Waugh Drive All Inclusive TPO covering a large wedge of land known as Hayley Green Hospital, Hagley Road All Inclusive TPO – small area off Uffmoor Lane	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Stour Valley SLINC covers a significant part of this parcel and is associated with the headwaters of the River Stour	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value The majority of the site is covered with ridge and furrow	
Visual Amenity and Character of the Area	An attractive area of open countryside mainly comprised of agricultural fields surrounded by mature hedges, areas of woodland and interspersed by watercourses	
Flood risk, drainage and ground water	Site is not within a Flood Zone Significant risk- high (1/30), medium (1/100) and low (1/1000)- of surface water flooding throughout central region of site, mainly situated along existing water courses. There are also smaller clusters of high surface water flooding risk, such as in the south east of the site, south of Uffmoor Farm.	
Ground Contamination	None known	
Ground stability	The northern part of the site is within a Coal Authority Low Risk Area	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Air Quality impact of adjoining uses	None known	
Noise impact of adjoining uses	The northern section of part of the site abuts Manor Way (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	No issues identified	
Infrastructure constraints on / under site	Three culverts Hodgetts Drive, Hayley Green Farm track and Uffmoor Lane Two telecommunications masts at Uffmoor Farm, off Uffmoor Lane Three definitive footpaths cross the site HLS0173, HLS0181 and HLS0183	
Highways access and transportation	Access likely to be gained via Manor Way (A456)	
Impact on the wider road network	None known	
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	Within 10 mins following any viable mitigation
Primary School	Over 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 15 mins following any viable mitigation
Any character constraints on density	Incised Stream Channels Ancient Woodland Mature Hedgerow	
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	
Opportunities		
Opportunities	No opportunities identified	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	Not assessed	
Conclusion		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land Adjacent to Uffmoor Wood		
Site Address	Land to the East of Uffmoor Wood, Halesowen		
Ward	Hayley Green and Cradley South	Green Belt Parcel Ref	B71A/B
Site Area (ha)	19.64		
Site Reference	SA-0247-DUD		
Background/Context			
Current uses	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		
Surrounding land uses	Agricultural field to the north. One of the headwaters to the River Stour which 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		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		N/A	
Ancient Woodland / Veteran Trees		Breach Dingle Uffmoor Wood	1.2 0.2
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 – whole area Mineral Safeguarding Area – whole area SLINC - Stour Valley running through the eastern section Area of High Historic Landscape Value		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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 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.	
Landscape Sensitivity	Moderate to High	The landscape is considered to have moderate-high overall sensitivity to residential development as the majority of the	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

(BL18s1)		<p>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.</p> <p>Sensitivity increases with distance from the A456 and the lack of audible disturbance from this busy road, resulting in a high sensitivity to development.</p>
Detailed assessment against environmental, economic and social criteria		
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	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	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC – Stour Valley running through the eastern section	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value. The majority of the 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 Contamination	None known	
Ground stability	Not within a Coal Mining Risk Area	
Air Quality impact of adjoining uses	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 constraints	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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	No limitations known/negligible impact on development viability		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	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 road network	This is a large parcel of land. The impact upon Bromsgrove road and junctions associated with it could be significant		
Other Economic (specify)	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	Within 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	Over 30 mins following any viable mitigation	Centre/Foodstore	Within 15 mins following any viable mitigation
Any character constraints on density	A very rural area containing two areas of Ancient Woodland and a headwater stream of the River Stour. The parcel is elevated and is visible from Halesowen from where it visually forms part of a wide wedge of open countryside.		
Connections to local cycle route networks	None		
Public Open Space	None		
Loss of Playing Field / Sports Pitches	None		
Other Social	None known		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Not assessed		
Conclusion			
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			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 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 adjacent Holbeache House		
Site Address	Land adjacent to Holbeache House Care Home, Wolverhampton Road, Kingswinford, DY6 7DA		
Ward	Kingswinford North & Wall Heath	Call for Site Ref	209
Site Area (ha)	1.7		
Site Reference	SA-0033-DUD		
Background/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.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		Small area of site contains flood zone 3	0.02
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 (whole site) Green Belt (whole site) Area of High Historic Landscape Value SLINC 'Round Hill, Holbeache Lane' (whole site) Northern and eastern boundaries abut the listed curtilage of Holbeache House Grade II Listed.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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	The area to the north of Holbeache Lane, particularly on the northern boundary along the Holbeache Brook and the disused railway is considered to have a low-moderate sensitivity to residential development due to additional	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		sensitivities associated with time-depth, natural and built character.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield land	
Topography	Flat grazing land for horses	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Grade 2	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Significant number of boundary trees. Tree survey required	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The whole site is a SLINC	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value. The site is located adjacent to the Grade II Listed Holbeache House. The setting of which is an important consideration	
Visual amenity and Character of the Area	Site located adjacent to the Grade II Listed Holbeache House	
Flood risk, drainage and ground water	Flood Zone 2 and 3a to the north of the site with part of these flood zones encroaching over the site's boundary. No risk of surface water flooding within the site.	
Ground Contamination	No issues identified	
Ground stability	No issues identified as in Low Risk area.	
Air Quality impact of adjoining uses	None identified	
Noise impact of adjoining uses	No 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 Environmental	None	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	No issues identified	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Highways access and transportation	The site has direct road frontage to Wolverhampton Road however it is elevated from the road. Holbeache Lane is for pedestrians only gated off to vehicles travelling eastwards from the site.		
Impact on the wider road network	Access onto a Classified Road (A449) which should reduce impact		
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 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 10 mins following any viable mitigation
Any character constraints on density	Site located adjacent to the Grade II Listed Holbeache House. Located within green belt and Historic Landscape.		
Connections to local cycle route networks	No existing cycle-route however Holbeache Lane could be used for cycling.		
Public Open Space	No loss of public open space		
Loss of Playing Field / Sports Pitches	Not a playing field		
Other Social	None		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 2, 6 and 7 and positive impacts for SA objectives 9, 10, 13 and 14.		
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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Balfour Road		
Site Address	Land off Balfour Road, Kingswinford		
Ward	Kingswinford North & Wall Heath	Call for Site Ref	232
Site Area (ha)	0.75		
Site Reference	SA-0047-DUD		
Background/Context			
Current uses	Open space / amenity land		
Surrounding land uses	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 site.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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 10 Local Archaeological Priority Area (southernmost section) Adjacent to Dawley Brook Trading Estate		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Green open space retained during development of housing estate in 1960's/1970s.		
Topography	Land is of a uniform level across the whole site.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	None		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO's on site. Line of non-mature trees Along frontage to Belfour Road. Heavy / mature planting on western boundary of the site, acting as a buffer to industrial uses to the west. Tree survey required.		
Biodiversity or Geodiversity on site	Closely mown grass with a considerable number of trees. Potential for bats. Ecological survey required.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

or significantly affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	<p>Southern part of the site is an Archaeological Priority Area associated with the former Kingswinford Railway HER ref 7382A.</p> <p>The former Baggeridge Mineral Railway HER ref 7662 also crossed the southern section.</p>	
Visual amenity and Character of the Area	Loss of open / amenity green space at entrance to residential area.	
Flood risk, drainage and ground water	<p>South of site is within Flood Zone 2- may impact capacity</p> <p>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 water flooding.</p>	
Ground Contamination	No known issues. Although site lies directly adjacent to industrial uses.	
Ground stability	No known issues – Coal Authority Low Risk Area	
Air Quality impact of adjoining uses	Site is bounded to the west by established industrial units.	
Noise impact of adjoining uses	Site is bounded to the west by established industrial units (Dawley Brook Trading Estate) – a lot of units with historic permissions and unrestricted hours of operation	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None apparent	
Highways access and transportation	Access from main road, Balfour Road, already in place.	
Impact on the wider road network	Unlikely due to small size of site	
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 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

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has a negative impact for SA objective 7 and positive impacts for SA objectives 9, 10, 12, 13 and 14.		
Conclusion			
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Not suitable for residential or employment purposes.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land North of Holbeache Lane		
Site Address	Land North of Holbeache Lane, Kingswinford		
Ward	Kingswinford North & Wall Heath	Call for Site Ref	330
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 uses	Stream, woodland and former Pensnett Railway to the north, scrap yard to the east. Open field/woodland/residential to the south. Holbeache House (Grade 11 Listed Building) to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		Very small north western corner of the site in flood Zones 2 and 3	0.14
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 Value SLINC – ‘Holbeache Brook Valley’ – wooded northern, north eastern boundary Adjacent to other SLINC’s along southern, eastern and western boundaries		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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	The area to the north of Holbeache Lane, particularly on the northern boundary along the Holbeache Brook and the disused railway is considered to have a low-moderate sensitivity to residential development due to additional sensitivities associated with time-depth, natural and built character.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Greenfield / Previously Developed Land	Greenfield land	
Topography	Sloping land to the north east	
Agricultural Land Quality using DEFRA data	Western section - Grade 2. Eastern section – no agricultural classification provided	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None but a significant amount of boundary trees	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The northern and north-western boundaries have SLINC designation.	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value. Grade II Listed Holbeache House and its curtilage is directly to the west of the site.	
Visual amenity and Character of the Area	Loss of outlook from adjacent care home (Holbeache House). Loss of open fields	
Flood risk, drainage and ground water	Flood Zone 2 and 3a intersect the site in the north westerly corner (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 Contamination	None known	
Ground stability	Coal Authority Low Risk Area.	
Air Quality impact of adjoining uses	Metal recycling site to the east of the site and a large industrial area off Ham Lane and Oak Lane	
Noise impact of adjoining uses	Metal recycling site to the east of the site and a large industrial area off Ham Lane and Oak Lane	
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 a permitted waste site: R Davies Metals & Sons Ltd - metal recycling site (MRS) (east of site).	
Other Environmental	None	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	The safety zones of two High Pressure Gas Pipelines run through the site and cross just north of the site. One pipeline and its associated safety zones runs through the centre of the site and the other runs along the former railway line to the north.	
Highways access and transportation	Holbeache Lane is for pedestrians only, gated off to vehicles. Access possible off Ham Lane/Oak Lane	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Impact on the wider road network	Large volume of traffic introduced on to Ham Lane and Oak Lane that are predominantly used by commercial vehicles		
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	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	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	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 where there are proposals to use for cyclists too.		
Public Open Space	No loss of public open space		
Loss of Playing Field / Sports Pitches	Not a playing field		
Other Social	None		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 2, 4, 5, 6, 7, 8 and 14 and positive impacts for SA objectives 9, 12, and 13 and a major positive impact for SA objective 10.		
Conclusion			
<p>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.</p> <p>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.</p> <p>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.</p> <p>Access onto Ham lane and Oak Lane would introduce residential traffic onto these roads that are predominantly used by commercial uses</p> <p>Not suitable for residential or employment purposes.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land to the rear of Maidensbridge Primary School		
Site Address	Land to the west of the A449 and north of Maidensbridge Primary School, Kingswinford		
Ward	Kingswinford North & Wall Heath	Green Belt Parcel Ref	B45A
Site Area (ha)	4		
Site Reference	SA-0152-DUD-A		
Background/Context			
Current uses	The northern boundary of the site is formed by Holbeache Brook which also marks the boundary with South Staffordshire. Primary school playing field to west, central strip of scrubland and Holbeache House Care Home and Riverside Care Centre to the west.		
Surrounding land uses	Residential to the south and west, fields to the north beyond Holbeache Brook and fields to the east		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		Centre of site contains Flood Zone 3	1.57
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	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 Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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.	
Green Belt Harm (B45As2)	Moderate to High	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Kingswinford, a district centre of Dudley, and to preventing encroachment on the countryside. The Holbeache Osiers SLINC aligns closely with the river corridor and the Railway Walk, which would form a consistent boundary with the Green Belt edge to the	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		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 Sensitivity (BL13s1) Western section	Low	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.
Landscape Sensitivity (BL13s2) Land east of Wolverhampton Road	Low to Moderate	The area to the north of Holbeache Lane, particularly on the northern boundary along the Holbeache Brook and the disused railway is considered to have a low-moderate sensitivity to residential development due to additional sensitivities associated with time-depth, natural and built character.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Majority Greenfield. There is a care home and nursing home in the eastern part of the site	
Topography	A relatively level site that drops slightly northwards towards the Holbeache Brook. The land is set at a lower level to the adjacent houses and school building.	
Agricultural Land Quality using DEFRA data	Grade 2	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Numerous trees along northern boundary and particularly within the eastern section. One All Inclusive Order associated with The Mill House (also known as Winter House, Riverside Care Centre, Wolverhampton Road).	
Biodiversity or Geodiversity on site or significantly affecting boundaries	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.	
Heritage Assets on site or significantly affecting boundaries	Holbeache House Grade II Listed and its Listed Curtilage remains of an old mansion associated with the Gunpowder Plot Area of High Historic Landscape Value 'Oak Farm Wedge Landscape Heritage Area' to west of Wolverhampton Road Site of stone mill close adjacent to Holbeache 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	The stream forming the northern boundary of the site and the land to the east of the primary school playing fields is at risk of surface water flooding (1/30, 1/100, 1/1000).	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	The whole of the central section of the site is within Flood Zones 2 and 3.		
Ground Contamination	None known		
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 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 – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability		
Infrastructure constraints on / under site	None known		
Highways access and transportation	Access off Wolverhampton Road and potentially Beachcroft Road adjacent to the primary school.		
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	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	Stream along northern boundary - the whole of the central section of the site is within Flood Zones 2 and 3 Grade II Listed Holbeache House School Playing Fields		
Connections to local cycle route networks	None known		
Public Open Space	No loss of public open space		
Loss of Playing Field / Sports Pitches	Playing field associated with Maidensbridge Primary school		
Other Social	None		
Opportunities			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Opportunities	No opportunities identified	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	Hard constraint - not assessed.	
Conclusion		
<p>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:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Not suitable for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land adjacent to Oak Lane		
Site Address	Land north of Oak Lane, Kingswinford		
Ward	Kingswinford North & Wall Heath	Green Belt Parcel Ref	B45A
Site Area (ha)	27.95		
Site Reference	SA-0152-DUD-B		
Background/Context			
Current uses	Fields in western section, some woodland, mineral extraction. Wetland, ponds and stream close to northern boundary		
Surrounding land uses	Woodland to the north, sewage works and industry to the east, industry to the south and agriculture to the west		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		Oak Farm	5.81
Ancient Woodland / Veteran Trees		N/A	
Local Nature Reserve		N/A	
Flood Risk Zone 3		Large portion of site covered by Flood Zone 3	5.81
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 Value SINC – Oak Farm	
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm	Hard Constraint While site is a SINC and a large portion of the site is Flood Zone 3		
Landscape Sensitivity			
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 Youth Centre		
Site Address	Kingswinford Youth Centre, High Street, Kingswinford, DY6 8AP		
Ward	Kingswinford South	Call for Site Ref	237
Site Area (ha)	4.68		
Site Reference	SA-0052-DUD		
Background/Context			
Current uses	Public Amenity space / recreation space		
Surrounding land uses	Residential around all of site – some community facilities to the north of the site.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	Greenfields Road Open Space – Outdoor Sports Facility Mineral Safeguarding Area SLINC		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield		
Topography	Majority of land is uniform levels.		
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	TPO recorded to west boundary of site. Significant amount of southern portion and eastern boundary covered with mature trees		
Biodiversity or Geodiversity on site	SLINC to the southern area covering approximately 1ha of the site.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

or significantly affecting boundaries	BAP Priority Pond within SLINC at southern end of the site.	
Heritage Assets on site or significantly affecting boundaries	One building on SMR list to the north (Youth centre) HER ref 15367.	
Visual amenity and Character of the Area	Residents surrounding the site would lose their open aspect	
Flood risk, drainage and ground water	The site is not within a Flood Zone. There is a risk of surface water flooding around the sites western boundary with this being low risk (1/1000) in the most part. However, there is medium/high risk (1/100 -1/30) of surface water flooding situated around the existing water course and Pond/Pool also in the west of the site. There are some smaller clusters of medium/low risk surface water flooding to the north, but these are not of a significant size.	
Ground Contamination	The whole site was previously known as Bradley Hall Sand Pits. Fill unknown and therefore potential for contamination	
Ground stability	Coal Authority Low Risk Area. Former filled sand pits. Fill unknown therefore potential stability issues	
Air Quality impact of adjoining uses	Mainly residential uses surrounding site and some community facilities to the north – no nearby detrimental uses	
Noise impact of adjoining uses	Mainly residential uses surrounding site and some community facilities to the north – no nearby detrimental uses	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None known	
Highways access and transportation	Likely access from main road (High Street) from the North. Unlikely to cause issues.	
Impact on the wider road network	None foreseen	
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	Within 10 mins following any viable mitigation
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Any character constraints on density	Significant amount of southern portion and eastern boundary covered with mature trees	
Connections to local cycle route networks	None	
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 / Sports Pitches	This is a publicly accessible area for outdoor sports. It is only 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 Appraisal Conclusion	The site has some negative impacts for SA objectives 4, 7 and 8 and positive impacts for SA objectives 9, 12, 13 and 14 and a major positive impact for SA objective 10.	
Conclusion		
<p>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.</p> <p>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.</p> <p>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.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	The Knoll Open Space		
Site Address	The Knoll, Kingswinford, DY6 8JX		
Ward	Kingswinford South	Green Space Ref	437
Site Area (ha)	1.89		
Site Reference	SA-0195-DUD		
Background/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		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	MIN1 - Mineral safeguarding area SLINC 'Land off Standhills Road' – the majority of the site		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
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 Portway Close and Standhills Rd.		
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	Most of the site is covered by trees. No TPOs. Tree survey required.		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The whole site is a SLINC		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Heritage Assets on site or significantly affecting boundaries	None	
Visual amenity and Character of the Area	Due to the elevated location of the site it is likely there could be significant overlooking to neighbouring dwellings on The Portway and Standhills Rd. Retaining as many trees as possible would act as a visual buffer and protect amenity of neighbours.	
Flood risk, drainage and ground water	The site is not within a flood zone. 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 Contamination	None	
Ground stability	Coal Authority Low Risk Area	
Air Quality impact of adjoining uses	None	
Noise impact of adjoining uses	None	
Mineral Extraction and Mineral Resource Areas	Within 250m of Ketley Quarry Mineral Extraction site, a former brick clay pit(closed)	
Mineral Infrastructure and Brickworks	Within 250m of Ketley Quarry Mineral Extraction site, a former brick clay pit(closed)	
Waste Infrastructure	Within 250m of former Ketley Quarry inert Recycling Facility and landfill, closed in 2018.	
Other Environmental	None known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Numerous desire lines cross the site	
Highways access and transportation	Access potentially off Portway Close however Portway Close is extremely narrow	
Impact on the wider road network	None envisaged due to the size of the site	
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	Within 10 mins following any viable mitigation
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore
Any character constraints on density	The site is set at a higher level to surrounding properties. The majority of the site is a SLINC.	
Connections to local cycle route networks	None known	
Public Open Space	Natural, Semi-Natural Greenspace known as 'The knoll Open Space' It is less than 400m from the nearest area of the same typology 'Standhills Open Space' However, it is within Community Forum	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	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		
<p>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.</p> <p>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.</p> <p>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.</p> <p>Not suitable for residential or industrial purposes.</p>		

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		
Site Reference	SA-0227-DUD		
Background/Context			
Current uses	Pegasus Grab Hire – aggregate recycling		
Surrounding land uses	Vanguard Foundry plus industrial units and open land (Linear Open Space) to the north, vacant land to the east with mostly housing beyond in Engine Lane, railway in cutting to the south and electricity distribution centre to the west		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 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 Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Recycling plant		
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		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None	
Biodiversity or Geodiversity on site or significantly affecting boundaries	None	
Heritage Assets on site or significantly affecting boundaries	None	
Visual amenity and Character of the Area	Recycling plant	
Flood risk, drainage and ground water	Site is not within a Flood Zone. 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 Contamination	There is a landfill site directly to the north of the site and the site is being used for aggregate recycling. There is great potential for contamination	
Ground stability	Within Coal Authority High Risk Area	
Air Quality impact of adjoining uses	Foundry directly to the north	
Noise impact of adjoining uses	Foundry to the north, train line in cutting to the south and electricity distribution centre to the west – all have the potential to create noise and disturbance	
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	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 – electricity, gas, water, sewage treatment	Definitive footpath runs along the northern boundary of the site forming a continuation of Bott Lane.	
Infrastructure constraints on / under site	None known	
Highways access and transportation	Access onto Bott Lane however the footpaths in Bott Lane should be increased in width	
Impact on the wider road network	If developed for housing in association with the adjacent foundry 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 (except Primary schools: walking only) to key	GP/Health Centre/Walk in Centre	Over 15 mins following any viable mitigation

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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	Adjacent to railway and some commercial uses. Foundry to the north		
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 is unsightly.		
Loss of Playing Field / Sports Pitches	None		
Other Social	None		
Opportunities			
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.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 5, 7 and 11 and positive impacts for SA objectives 9, 10 and 14.		
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 and St Andrews	Green Space Ref	390
Site Area (ha)	0.41		
Site Reference	SA-0191-DUD		
Background/Context			
Current uses	Amenity Greenspace, heavily treed.		
Surrounding land uses	Residential to north, east and south, supermarket to west (on opposite side of A459)		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	MIN1 - Mineral safeguarding area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Amenity Greenspace		
Topography	Parts of site are very steep as the land generally rises towards the A459 and especially towards Cole Street from the adjacent residential development		
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	No TPOs, however, the site includes a number of mature trees which are prominent from A459 corridor. The trees protect the residents from A459/Cole Street in terms of noise and outlook and may assist in capturing particulates thereby improving air quality at this busy junction		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Biodiversity or Geodiversity on site or significantly affecting boundaries	None within site. There is a canal 170m to the north that is a SLINC	
Heritage Assets on site or significantly affecting boundaries	None apparent	
Visual amenity and Character of the Area	Loss of outlook to neighbours and potential for overlooking/overbearing development due to the elevated nature of the site Loss of green space/trees when seen from wider area including motorists waiting at signals.	
Flood risk, drainage and ground water	The site is not within a flood zone. 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 Contamination	None known	
Ground stability	Coal Authority Low Risk Area	
Air Quality impact of adjoining uses	The site is adjacent to a busy road junction that has queuing traffic	
Noise impact of adjoining uses	The site is adjacent to a busy road junction that has queuing traffic	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	A public rights of way cuts across the site between Halesowen Road and Magpie Close	
Highways access and transportation	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 size of the site	
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	Within 10 mins following any viable mitigation
Primary School	Strategic Centre/Employment Area	Within 20 mins following any viable mitigation
Secondary School	Centre/Foodstore	Within 15 mins following any viable mitigation

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Any character constraints on density	<p>The majority of the site is covered with trees, the remainder is grassland. The site slopes steeply in places from the A459 and Cole Street down towards the adjacent housing.</p> <p>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.</p> <p>The site is an awkward shape in places to develop comprehensively.</p>	
Connections to local cycle route networks	Cycle path to canal to north but accessed via busy road junction	
Public Open Space	<p>Amenity Greenspace (0.4180ha) known as 'Magpie Close Flats'. Assessed as 'Lower Quality Lower Value' within the Open Space Review (2019)</p> <p>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.</p>	
Loss of Playing Field / Sports Pitches	None	
Other Social	None known	
Opportunities		
Opportunities	No opportunities identified	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	The site has a negative impact for SA objective 7 positive impacts for SA objectives 9, 10, 12, 13 and 14.	
Conclusion		
<p>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.</p> <p>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.</p> <p>Not suitable for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Brooksbank Drive		
Site Address	Brooksbank Drive, Cradley Heath		
Ward	Netherton, Woodside and St Andrews	Green Space Ref	405
Site Area (ha)	0.78		
Site Reference	SA-0192-DUD		
Background/Context			
Current uses	Heavily treed area of Natural and Semi-Natural Greenspace		
Surrounding land uses	Housing to the north, the remainder is industry. The south/south-eastern boundary marks the borough boundary with Sandwell MBC		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 13		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
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 Quality using Magicmap Landscape post-1988 map	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The majority of the site is covered by trees. No TPO's - Council owned		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No specific designation but potential for nesting birds and a possibly for bats		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Heritage Assets on site or significantly affecting boundaries	None	
Visual amenity and Character of the Area	The houses in Brooksbank Drive face the trees on the site. If the site were to be developed, residents would be facing housing and possibly views of the industrial premises beyond	
Flood risk, drainage and ground water	The site is not within a flood zone. 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 Contamination	Potential ground contamination from landfill.	
Ground stability	Coal Authority Low Risk Area. Potential stability issues from landfill.	
Air Quality impact of adjoining uses	The site is adjacent to industrial units to the south	
Noise impact of adjoining uses	The site is adjacent to industrial units to the south and it fronts onto the heavily trafficked Gawne Lane	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	One public right of way crosses the site Electricity substation within site fronting Brooksbank Drive.	
Highways access and transportation	Access off Brooksbank Drive would seem the most suitable	
Impact on the wider road network	None envisaged due to the size of the site	
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	Within 10 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 15 mins following any viable mitigation
Any character constraints on density	Trees Topography Noise/air quality – A459 Shape of site	
Connections to local cycle route networks	None known	
Public Open Space	Natural, Semi-Natural Greenspace known as 'Brooksbank Drive Open Space' If this were developed there would be a lack of	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	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 / Sports Pitches	None	
Other Social	None known	
Opportunities		
Opportunities	No opportunities identified	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	The site has no overwhelming negative impacts and positive impacts for SA objectives 9, 10, 12, 13 and 14.	
Conclusion		
<p>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.</p> <p>Not suitable for residential or employment purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Halesowen Road Open 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		
Background/Context			
Current uses	The main section off Halesowen Road is woodland whilst the northern area is mostly mown grass		
Surrounding land uses	Withymoor Exchange Canal Basin and Dudley Canal to the east with apartments beyond; industry on the opposite side of Halesowen Road; a mixture of housing and industry to the north		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	Linear Open Space – whole site SLINC – known as Dudley No. 2 Canal – whole site Mineral Safeguarding Area – whole site Archaeological Priority Area – eastern section Adjacent to an Area of High Historic Townscape Value – adjacent eastern boundary		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield site		
Topography	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		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Biodiversity or Geodiversity on site or significantly affecting boundaries	The whole section site is identified as a SLINC 'Dudley No 2 Canal	
Heritage Assets on site or significantly affecting boundaries	<p>Adjacent to an Area of High Historic Townscape Value adjacent to the eastern boundary.</p> <p>Local Archaeological Priority Area associated with Dudley No. 2 Canal.</p> <p>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</p>	
Visual Amenity and Character of the Area	The canal basin contains residential moorings. Development would remove the current tranquil woodland setting. The part of the site fronting Halesowen Road is set at a higher level than the canal and therefore potential privacy issues for moorings.	
Flood risk, drainage and ground water	<p>Site is not within a Flood Zone.</p> <p>Medium (1/100) and low (1/1000) risk of surface water flooding around the centre of site</p>	
Ground Contamination	The area of 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 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 adjoining uses	None known	
Noise impact of adjoining uses	There is existing industry to the north and west of the 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 constraints	
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 – electricity, gas, water, sewage treatment	No limitations known / negligible impact on development viability	
Infrastructure constraints on / under site	A definitive footpath (DUD201N) runs through the northern part of the site between Halesowen Road and Northfield Road	
Highways access and transportation	Access off Halesowen Road appears acceptable. Access off Northfield Road would be difficult to provide as visibility is poor due to canal bridge	
Impact on the wider road network	None known	
Other Economic	None known	
Social		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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	None known		
Opportunities			
Opportunities	No opportunities identified.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	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			
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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Fullwood Crescent Open Space		
Site Address	Fullwood Crescent, Dudley, DY2 0SQ		
Ward	Netherton, Woodside and St Andrews	Green Space Ref	449
Site Area (ha)	0.9		
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 through the site		
Surrounding land uses	Residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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 Safeguard Area Archaeological priority Area (northern part) Regeneration Corridor 11a		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	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	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	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 Geodiversity on site	None recorded although the site is in close proximity to Fens Pool SINC and Local Nature Reserve to the west		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

or significantly affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	Archelological Priority Area northern section associated with former Woodside Colliery (HER ref 7958A). The birthplace of Duncan Edwards (23 Malvern Crescent) abuts the eastern boundary (HER ref 15307)	
Visual Amenity and Character of the Area	This is an attractive area of open space offering open views to adjacent neighbouring properties. It was set out as open space as part of the original housing estate	
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 in the east of the site, situated mainly around the existing path that intersects the site from north to south.	
Ground Contamination	Northern part of the site associated with a colliery. Potential for contamination.	
Ground stability	The majority of the site is a Coal Authority Low Risk area. The northern part of site is High Risk and appears to be related to shafts.	
Air Quality impact of adjoining uses	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 constraints	
Waste Infrastructure	Within 250m of Hudsons of Dudley a small Metal Recycling Site.	
Other Environmental	None known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations known / negligible impact on development viability	
Infrastructure constraints on / under site	Electricity sub-station within site towards northern section One definitive Public Right of Way (DUD0141) runs north-south through the site linking Avenue road with Cochrane Road. There is also a path running from Fullwood Crescent that links to the right of way	
Highways access and transportation	Topography makes access difficult to the site. Dudley Road is well served by buses to Stourbridge, Dudley, Merry Hill and Russell's Hall Hospital. Service runs every 8 mins weekdays. Evening and Sunday service. Will be within walking distance of proposed metro stop at Pedmore Road.	
Impact on the wider road network	None known	
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	Within 10 mins following any viable mitigation
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area Within 30 mins following any viable mitigation

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following any 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	Route 54 of the National Cycle Network runs along Dudley Canal to the east of the site about half a mile away.		
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.		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 5, 7 and 11 and positive impacts for SA objectives 9, 10, 12, 13 and 14.		
Conclusion			
<p>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.</p> <p>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).</p> <p>Not suitable for residential or industrial purposes.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Waverley Street Open Space		
Site Address	Waverley Street Open Space, Dudley		
Ward	Netherton, Woodside and St Andrews	Green Space Parcel Ref	503
Site Area (ha)	0.8		
Site Reference	SA-0200-DUD		
Background/Context			
Current uses	Amenity Greenspace -grassed with belt of trees along western boundary and a line of trees to the northern boundary. One goalpost within the site -playing field		
Surrounding land uses	Residential to north and west. Cemetery to east. Duncan Edwards Way (A461 to south with industry beyond.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 (11a) – southern section Linear Open Space (Quarry Bank/Netherton) Forms part of Area of High Historic Designed Landscape Value – Dudley Municipal Cemetery		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield Amenity Greenspace		
Topography	Relatively flat		
Agricultural Land Quality DEFRA info	Not agricultural land		
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.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

or significantly affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	Dudley Canal Tunnel (longest canal tunnel still open in Britain) runs diagonally under the site HER ref 7002	
Visual Amenity and Character of the Area	Forms part of the wider open area of land associated with the adjacent Municipal Cemetery.	
Flood risk, drainage and ground water	Site is not within a Flood Zone. Low risk (1/1000) of surface water flooding in the north western edge of site.	
Ground Contamination	Historic plan shows most of site undeveloped. Latter maps show that the site was used for allotments.	
Ground stability	Coal Authority High Risk Area. Dudley (no.1) Canal tunnel runs under site. Depth not known.	
Air Quality impact of adjoining uses	Close to Duncan Edwards Way – however existing housing close to road	
Noise impact of adjoining uses	Close to Duncan Edwards Way – however existing housing close to road	
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 the Transit Centre 'car breaker', a small vehicle salvage facility and ABH metals a small Metal Recycling Site.	
Other Environmental	None known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations known / negligible impact on development viability	
Infrastructure constraints on / under site	Dudley (no.1) Canal tunnel runs under site. Hard surfaced cycle path (lit) runs along eastern boundary	
Highways access and transportation	No difficulties envisaged. Access off Clee Road.	
Impact on the wider road network	None known	
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	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	Trees Cycle path	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Connections to local cycle route networks	A cycleway runs though site that links southwards to the Dudley 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 / Sports Pitches	Ordnance Survey plans indicates the site as a playing field. A site 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. Sport England would need to be consulted if proposed to be removed.	
Other Social	None known	
Opportunities		
Opportunities	No opportunities identified	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 7 and 11 and positive impacts for SA objectives 9, 10, 12, 13 and 14.	
Conclusion		
<p>This is an area of grassland with boundary trees. It contains a sports pitch and is adjacent to a large cemetery.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Not suitable for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Norton

Site Known as	Norton Road		
Site Address	Rear of Old Farm, Norton Road, Stourbridge		
Ward	Norton	Call for Site Ref	45
Site Area (ha)	1.19		
Site Reference	SA-0009-DUD		
Background/Context			
Current uses	Area of grassland with mature hedgerows and trees to the Norton Road frontage. Mature hedgerow to northern and eastern boundaries. Ponds exist on the site		
Surrounding land uses	Agricultural to north, east and part of the southern boundary. Norton Road forms the north western boundary. Two dwellings exist to the south west of the site		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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 Mineral Safeguarding Area SLINC- hedgerow boundaries Area of High Historic Landscape Value		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B60As1)	Very High	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 (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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Greenfield / Previously Developed Land	Greenfield in the Green Belt	
Topography	Land rises slightly in a north easterly direction	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Grade 1	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Five separate TPO trees. Four on the Norton Road frontage and one on the eastern boundary. There are also other boundary trees within the SLINC and some adjacent to the pond near to the dwelling.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Hedgerow to Norton Road, to the north, west and south all have SLINC status known as 'Farmland South of Racecourse Lane' The two ponds on the site were present in the late 1800's	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value Old Farm and Hoggs Barn – adjacent to the site – a small farmstead the latter was an outbuilding converted to residential. Both marked on the Ordnance Survey First Edition HER ref 15521	
Visual amenity and Character of the Area	Visually the site forms part of the wider area of adjacent open countryside to the north and east.	
Flood risk, drainage and ground water	The site is not within a Flood Zone. 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 Contamination	No issues identified	
Ground stability	Not within a Coal Authority Risk Area	
Air Quality impact of adjoining uses	None envisaged	
Noise impact of adjoining uses	None envisaged	
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	No limitations / negligible impact on development viability	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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	Access would be off Norton Road (A451) which is a classified road. A new access has potential to adversely affect the frontage TPO trees and a section of the hedgerow SLINC would require removal					
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 30 mins following any viable mitigation	
Secondary School	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)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	Four frontage TPO trees and one TPO tree on eastern boundary. SLINC's - all boundaries (except south western corner) Two ponds.					
Connections to local cycle route networks	Bridleway nearby in County Lane which leads through to Pedmore.					
Public Open Space	No loss of public open space					
Loss of Playing Field / Sports Pitches	Not a playing field					
Other Social	None envisaged					
Opportunities						
Opportunities	No opportunities identified					
Sustainability Appraisal						
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 2, 6, 7, 12, 13 and 14 and positive impacts for SA objectives 9 and a major positive impact for SA objective 10.					
Conclusion						

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 sub-parcel, 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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land South of Racecourse Lane		
Site Address	Land South of Racecourse Lane, Stourbridge		
Ward	Norton	Call for Site Ref	114
Site Area (ha)	38		
Site Reference	SA-0018-DUD-A		
Background/Context			
Current uses	Stourbridge Golf Course		
Surrounding land uses	Residential to the north, east, south-east and west. Agriculture for a significant amount of the southern boundary on the opposite side of Racecourse Lane		
Constraints			
Any character constraints on density	Club house with associated landscaped, undulating golf course containing numerous trees		
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	Pedmore common	18.0	
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	Green Belt – whole site Mineral Safeguarding Area- whole site SINC – Pedmore Common (western section) SLINC – Stourbridge Golf Course (eastern section) Area of High Historic Landscape Value		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B61As1) Central section	Moderate to High	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation south from the suburbs of Stourbridge and preventing encroachment on the countryside. Although bordered by Stourbridge on two sides it has strong spatial openness, containing only a few isolated dwellings and a farmstead, with largely wooded boundaries to create separation from the urban edges. High ground to the south creates some distinction from the wider countryside, so it would be possible to create an alternative Green Belt boundary that would not significantly affect the wider Green Belt, but this is nonetheless a sizeable area that lacks urban influence. Were the parcel to be released there would be little justification in retaining the Green Belt status of the western part of the golf course as it would be entirely contained by the urban area, but a SINC designation constraint precludes any development on it.	
(B62As1) Eastern section	Moderate	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside. Release of land to create a north-south boundary consistent with the existing urban edge to the south would represent a limited weakening of Green Belt	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		integrity in terms of impact on the adjacent golf course area (in B61A).
(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. SINC not assessed	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.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield. Green Belt	
Topography	Undulating	
Agricultural Land Quality DEFRA info	No classification - golf course	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Woodland Order ref 112/W1 Lea Vale Road within north part of site Linear All Inclusive Order 112/A8 south of Lea Vale Road Some possible individual veteran trees Heavily treed site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SINC – western half of site – “Pedmore Common” Remnant Heath SLINC – eastern half of site “Stourbridge Golf Course”	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value ‘Racecourse Lane Ridge and Furrow’ centrally located within the site The western section of the site was once the venue of ‘Stourbridge Racecourse’	
Flood risk, drainage and ground water	Site is not within a Flood Zone. Clusters of high (1/30) and medium (1/100) risk of surface water flooding, mainly located in the centre (around the existing water course and to the east of the site. Low risk (1/1000) in larger clusters in central and eastern regions of site.	
Ground Contamination	None known	
Ground stability	Not within Coal Authority at Risk Area	
Air Quality impact of adjoining uses	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 constraints	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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	No limitations known/negligible impact on development viability		
Infrastructure constraints on / under site	Two footpaths cross the site Electricity sub-station adjacent to Links Cottage, Racecourse Lane on the southern boundary - Telefonica mast fronting Worcester Lane		
Highways access and transportation	Existing access to clubhouse off Worcester Lane could be utilised. Access onto Racecourse Lane would require careful consideration as it is a fast moving, country lane		
Impact on the wider road network	Large site. Junction improvements likely to be necessary in the vicinity along Worcester Lane and Racecourse Lane.		
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	Within 10 mins following any viable mitigation
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
Connections to local cycle route networks	None		
Impact on visual amenity of adjacent land users, including existing residents	Neighbours have golf course next to gardens. Residential development would lead to the loss of the open area		
Public Open Space	Not open space		
Loss of Playing Field / Sports Pitches	None		
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			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land South of Racecourse Lane		
Site Address	Land South of Racecourse Lane, Stourbridge		
Ward	Norton	Call for Site Ref	114
Site Area (ha)	167		
Site Reference	SA-0018-DUD-B		
Background/Context			
Current uses	Predominantly agriculture with well-developed hedgerows containing mature trees. The frontage to Racecourse Lane contains Racecourse Farm, Racecourse House and two cottages.		
Surrounding land uses	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.		
Gateway Constraints (where affecting part of submitted site)		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		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, Mineral Safeguarding Area SLINC – 'Farmland South of Racecourse Lane' relating to field boundary hedgerow and several fields Area of High Historic Landscape Value Archaeological Priority Area – linear strip along south western boundary "Pedmore Roman Road"		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B60As1) Central and southern part	Very High	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.	
Green Belt Harm (B61As1) Fields fronting Racecourse Lane	Moderate to High	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation south from the suburbs of Stourbridge and preventing encroachment on the countryside. Although bordered by Stourbridge on two sides it	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		has strong spatial openness, containing only a few isolated dwellings and a farmstead, with largely wooded boundaries to create separation from the urban edges. High ground to the south creates some distinction from the wider countryside, so it would be possible to create an alternative Green Belt boundary that would not significantly affect the wider Green Belt, but this is nonetheless a sizeable area that lacks urban influence. Were the parcel to be released there would be little justification in retaining the Green Belt status of the western part of the golf course as it would be entirely contained by the urban area, but a SINC designation constraint precludes any development on it.
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.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Majority agriculture greenfield	
Topography	Very undulating. Steep in places especially rising southwards from Racecourse Lane and rising eastwards close to Norton Road	
Agricultural Land Quality using Magicmap Landscape post-1988	Mostly a mixture of Grade 1 and 3a and 3b	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Single TPO adjacent to Old Farm Norton Road Woodland Orders adjacent to eastern boundary associated with Ounty John Wood and land directly to the south. Numerous large trees mostly in hedgerow. May be veteran.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Ounty John Wood (SINC) abuts part of the eastern boundary of the site Railway cutting (SLINC) abuts part of the eastern boundary of the site	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value Racecourse Lane Farmhouse HER ref 12988 Centrally located cropmarks and ditch lines date unknown HER ref 10598 Pre-historic - Centrally located axe find HER 2703 and ring ditch HER ref 7659. Adjacent reservoir flints HER ref 7047. Numerous other finds to south of reservoir and towards south eastern part of site Anglo Saxon - Great Buckberry to south of reservoir - Elongated D shaped enclosure. Possible remains of ploughed out earthwork HER ref 10602 Roman Road running along south western boundary running from Droitwich to Greensforge HER ref 4851	
Visual amenity and character of the area	Limited. Very few adjacent residential properties	
Flood risk, drainage and ground water	Site is not in a Flood Zone Negligible cluster of high (1/30) and medium (1/100) risk of surface water flooding in the north west of site opposite Fairways	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	Avenue. Low risk (1/1000) of surface water flooding more prevalent in west of the site.		
Ground Contamination	None known		
Ground stability	Not within Coal Authority Risk Area		
Air Quality impact of adjoining uses	None known		
Noise impact of adjoining uses	The eastern section is adjacent to the railway cutting. Norton Road (A451) forms the western boundary of the 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 constraints		
Waste Infrastructure	No waste infrastructure constraints regarding existing waste infrastructure based on the Draft Black Country Plan Policy W2 (Waste Sites).		
Other Environmental	Breeding birds on red list within the site		
Economic			
Availability of utilities – electricity, gas, water, sewage treatment	No limitations known/negligible impact on development viability		
Infrastructure constraints on / under site	HP Transco gas pipeline runs diagonally across the south western part of the site Several definitive footpaths and bridleways run through the site.		
Highways access and transportation	Large site. Access could be achieved off Norton Road (A451) and Racecourse Lane		
Impact on the wider road network	Very large site likely to require junction and road improvements.		
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	Within 10 mins following any viable mitigation
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
Connections to local cycle route networks	A bridleway runs from Ounty John Lane south westwards then splits to County Lane and southwards to land in north Worcestershire.		
Public Open Space	No loss of open space although the area is heavily used by walkers		
Loss of Playing Field / Sports Pitches	None		
Other Social	The North Worcestershire Path – a long distance recreational walking route follows footpath along part of the southern boundary of the site		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Sustainability Appraisal Conclusion	The site had negative impacts for SA objectives 1, 2, 3 and 6.	
Conclusion		
<p>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.</p> <p>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.</p> <p>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</p> <p>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:</p> <p>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.</p> <p>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.</p> <p>On the basis of the above the site is not suitable for residential or industrial development.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land East of Ounty John Lane		
Site Address	Land East of Ounty John Lane, Norton		
Ward	Norton	Call for Site Ref	137
Site Area (ha)	1.37		
Site Reference	SA-0019-DUD		
Background/Context			
Current uses	Agriculture		
Surrounding land uses	Housing to north, agriculture to east and south. Slip of land with pumping station to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 (whole site) Mineral Safeguarding Area (whole site) Area of High Historic Landscape Value (whole site) SLINC 'Farmland south of Racecourse Lane' (hedgerow along western boundary)		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B60As2)	High	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Kidderminster (via intervening settlements). In the area identified there is a weaker distinction between settlement and countryside, so whilst expansion would still constitute harm to the wider Green Belt this would be less than for the rest of the sub-parcel.	
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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield site		
Topography	Slight slope south and eastwards		
Agricultural Land Quality using	Grade 3a		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Magicmap Landscape post-1988 map		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO's. Some small trees in adjacent site to the west, nothing appears to be significant	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC 'Farmland south of Racecourse Lane' -hedgerow along the western boundary	
Heritage Assets on site or significantly affecting boundaries	Within an Area of High Historic Landscape Value	
Visual amenity and Character of the Area	Large detached properties with short rear gardens and limited boundary treatment in Ounty John Lane overlook the open land. If developed it would be visually prominent and detrimental to the open countryside and when viewed from nearby right of way.	
Flood risk, drainage and ground water	The site is not within a Flood Zone. There is no known risk of surface water flooding on this site.	
Ground Contamination	No issues identified	
Ground stability	None known. Not within Coal Mining Development Risk Area.	
Air Quality impact of adjoining uses	None envisaged	
Noise impact of adjoining uses	None envisaged	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None within site. Pumping station and public footpath to west of the site.	
Highways access and transportation	No direct vehicular access available. Ounty John Lane would need to be extended	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Impact on the wider road network	Ounty John Lane links to Racecourse Lane. The junction with Racecourse Lane has poor visibility looking east along Racecourse Lane due to a narrow cutting. Traffic at high speed and volume along Racecourse Lane.		
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 30 mins following any viable mitigation
Secondary School	Over 20 mins following any viable mitigation	Centre/Foodstore	Over 15 mins following any viable mitigation
Any character constraints on density	Ounty John Lane would need to be extended. This parcel of land does not follow any field boundaries to the east and south and therefore if developed in isolation it would project and be surrounded by agricultural land. Nearby housing is low density.		
Connections to local cycle route networks	Bridleway to west of the land that leads through to Iverley, Hagley and Pedmore.		
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 Appraisal Conclusion	The site has some negative impacts for SA objectives 2, 12 and 14 and positive impacts for SA objectives 10.		
Conclusion			
<p>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.</p> <p>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.</p> <p>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.</p> <p>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</p> <p>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.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Three Fields		
Site Address	Three Fields, Dunsley Road, Norton, DY8 3LR		
Ward	Norton	Green Belt Parcel Ref	B59A
Site Area (ha)	4.5		
Site Reference	SA-0076-DUD		
Background/Context			
Current uses	Amenity Greenspace - Public Open Space. The western boundary also marks the borough boundary.		
Surrounding land uses	School playing field to the north, residential to east, Area of Natural and Semi Natural Greenspace (not publicly accessible) to the south and agriculture to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 Mineral Safeguarding		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Greenfield / Previously Developed Land	Greenfield	
Topography	This site rises from Dunsley Road and forms part of a ridgeline that runs approximately north-south through this site and onwards to the wooded grounds of Ridgewood School to the north and beyond	
Agricultural Land Quality using DEFRA data	Grade 4	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO designation Mature trees along the western boundary	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No designations. The hedgerow throughout the site however is well-developed. Ecological survey required.	
Heritage Assets on site or significantly affecting boundaries	No designations. However, a former Roman Road runs in close proximity in a north-south alignment to the west of the parcel and therefore there is the possibility of finds across the site	
Visual amenity and Character of the Area	Loss of open view for adjoining residents. Loss of views from the site to the Shropshire Hills and Clent. Site is elevated – impact on open countryside to the west.	
Flood risk, drainage and ground water	Not within Flood Zones 2 & 3 No issues associated with surface water flooding	
Ground Contamination	None known	
Ground stability	Not within a Coal Authority Risk Area	
Air Quality impact of adjoining uses	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 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 – electricity, gas, water, sewage treatment	No limitations/negligible impact on development viability	
Infrastructure constraints on / under site	There are no definitive footpaths through the site although there are numerous desire lines as the site is heavily used by walkers. The middle and outer zones of a high-pressure gas pipeline run through the extreme south western corner of the site.	
Highways access and transportation	Most obvious access point would be Dunsley Road, although some engineering works will be required to provide access due to the topography.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	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. Nearest buses High Park Avenue (No 7 – Wollaston-Dudley (via Stourbridge Town and Junction station) every 20 mins	
Impact on the wider road network	Potential cumulative impact if other sites in Stourbridge are bought forward, but in itself is unlikely.	
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	Over 15 mins following any viable mitigation
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	The parcel rises steeply from Dunsley Road and forms a very prominent ridgeline feature. Potential overlooking to housing to the east	
Connections to local cycle route networks	None	
Public Open Space	Area of Amenity Greenspace known as 'Dunsley Fields' Identified as an area of 'Higher Quality Higher Value within the Open Space Review (2019). As such it is considered to be one of the best open spaces within the borough offering the greatest value and quality for the surrounding communities. Furthermore, 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 provided by Dunsley Fields where people are free to roam and have 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.	
Loss of Playing Field / Sports Pitches	None	
Other Social	None known	
Opportunities	No opportunities identified	
Sustainability Appraisal Conclusion	Not assessed.	
Conclusion		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Clent View Road		
Site Address	Clent View Road, Stourbridge		
Ward	Norton	Call for Site Ref	280
Site Area (ha)	4.02		
Site Reference	SA-0105-DUD		
Background/Context			
Current uses	Grazing land understood to be horse grazing		
Surrounding land uses	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		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 Within a Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Greenfield / Previously Developed Land	Fields	
Topography	Slightly undulating	
Agricultural Land Quality using DEFRA information	It would appear to be Grade 4 although not all of the site is indicated on the map provided by DEFRA	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO however there are several trees along the eastern boundary and at the extreme southern end. Tree survey required.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Generally grazing land. None known.	
Heritage Assets on site or significantly affecting boundaries	In close proximity to the western boundary running north-south is the line of a Roman Road and Sandy Lane forms the eastern boundary which is also a former Roman Road. High possibility of Roman finds.	
Flood risk, drainage and ground water	The site is not within a Flood Zone. Negligible risk of surface water flooding with just one small cluster of low risk (1/1000).	
Ground Contamination	No issues identified	
Ground stability	None known. Not within Coal Mining Development Risk Area.	
Air Quality impact of adjoining uses	None envisaged	
Noise impact of adjoining uses	None envisaged	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	High Pressure Gas line runs along Sandy Lane. The outer safety zone covers the majority of the site. Residential development may not be advised against however this should be checked with Cadent.	
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 The Broadway. Access likely to need to cross gas pipeline.	
Impact on the wider road network	It depends upon whether this site is developed in isolation from the adjacent site in South Staffordshire.	
Other Economic	None	
Social		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 constraints on density	Green Belt. Existing housing in Clent View Road are mainly bungalows. The eastern boundary is formed by a former Roman road		
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	The development would be readily visible from existing housing in Clent View Road. However, Sandy Lane acts as a buffer between the two areas		
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	None		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 2 and 7 and positive impacts for SA objectives 10.		
Conclusion			
<p>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.</p> <p>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.</p> <p>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 through 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.</p> <p>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.</p> <p>Not suitable for release for housing or industry</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Roman Road		
Site Address	Land off Roman Road, Stourbridge		
Ward	Norton	Green Belt Parcel Ref	B59A
Site Area (ha)	2.1		
Site Reference	SA-0126-DUD		
Background/Context			
Current uses	Overgrown vegetation		
Surrounding land uses	"Three Fields" (also known as Dunsley Fields) amenity greenspace directly to the north, also some residential development. Roman Road used as a walkway to the east with housing in Romany Way beyond. Track then fields to the south. Woodland to the west. The western boundary forms the Borough boundary.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield in the Green Belt		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Topography	Slightly sloping from the south upwards to the north and west	
Agricultural Land Quality using DEFRA information	Grade 4	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None, but a woodland abuts the western boundary and there are a significant number of hedgerow trees.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	None although an ecological survey may be required as the site is unmanaged.	
Heritage Assets on site or significantly affecting boundaries	None	
Flood risk, drainage and ground water	The site is not within a Flood Zone. There is no known risk of surface water flooding within this site	
Ground Contamination	No issues identified	
Ground stability	Not within Coal Mining Development Risk Area.	
Air Quality impact of adjoining uses	None envisaged	
Noise impact of adjoining uses	None envisaged	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	A high-pressure gas pipe runs diagonally through the site	
Highways access and transportation	Access would need to be formed onto either Romany Way or Westwood Avenue but would need to cross Roman Road which is a walkway for pedestrians	
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

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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	A buffer to the adjacent woodland on the western boundary is likely to be required.		
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 Appraisal Conclusion	The site has some negative impacts for SA objectives 7 and positive impacts for SA objectives 13 and 15 and a major positive impact for SA objective 10.		
Conclusion			
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Not suitable for release for housing or employment development.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land West of Ounty John Lane		
Site Address	Land West of Ounty John Lane, Norton		
Ward	Norton	Call for Site Ref	339
Site Area (ha)	0.74		
Site Reference	SA-0141-DUD		
Background/Context			
Current uses	Overgrown scrub and boundary trees		
Surrounding land uses	Surrounded by agricultural fields with the exception of a residential curtilage to the northern boundary		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 (whole site) Mineral Safeguarding Area (whole site) SLINC – 'Farmland south of Racecourse Lane' (whole site) Area of High Historic Landscape Value		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B60As1)	Very High	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 (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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield site		
Topography	Relatively flat		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Agricultural Land Quality using Magicmap Landscape post-1988 map	Majority is Grade 3a some 3b	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	All-inclusive Order Reference 665/A1. Trees concentrated around the boundaries, but the depth of trees appear to be wide. Tree survey needed.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Whole site is a SLINC	
Heritage Assets on site or significantly affecting boundaries	Within an Area of High Historic Landscape Value	
Flood risk, drainage and ground water	The site is not within a Flood Zone. There is no known risk of surface water flooding on this site.	
Ground Contamination	No issues identified	
Ground stability	None known. Not within Coal Mining Development Risk Area	
Air Quality impact of adjoining uses	None envisaged	
Noise impact of adjoining uses	None envisaged	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None	
Highways access and transportation	County John Lane would need to be extended to the site.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Impact on the wider road network	Ounty John Lane links to Racecourse Lane. The junction with Racecourse Lane has poor visibility looking east along Racecourse Lane due to a narrow cutting. Traffic at high speed and volume along Racecourse Lane.		
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 30 mins following any viable mitigation
Secondary School	Over 20 mins following any viable mitigation	Centre/Foodstore	Over 15 mins following any viable mitigation
Any character constraints on density	No formal vehicular access to the site only farm track. Ounty John Lane would need to be extended		
Connections to local cycle route networks	Bridleway adjacent to the site		
Impact on visual amenity of adjacent land users, including existing residents	Only one adjacent property however the site is situated in a prominent location and if developed would be visually detrimental to the open countryside and when viewed from adjacent rights of way		
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 Appraisal Conclusion	Hard constraint - not assessed.		
Conclusion			
<p>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.</p> <p>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.</p> <p>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.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

The development of this site would represent encroachment into the Green Belt at this 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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	West of Norton Road		
Site Address	Land west of Norton Road, Norton		
Ward	Norton	Green Belt Parcel Ref	B60
Site Area (ha)	5.8		
Site Reference	SA-0145-DUD		
Background/Context			
Current uses	Vast majority of the area is woodland (Norton Covert).		
Surrounding land uses	Cemetery directly to north. Heavily trafficked A451 forms eastern boundary, farmland to south, housing to west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		Norton Covert	5.8
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		Green Belt Area of High Historic Landscape Value Geological & Woodland SINC – Norton Covert – Absolute Environmental Constraint no further consideration required	
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B60)	Whole site is a SINC - Hard Constraint		
Conclusion			
Not suitable for allocation as it is a geological and woodland SINC.			
Not suitable for residential or industry.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as		Woodland adjacent to Ridgewood High School	
Site Address		Woodland adjacent to Ridgewood High School, Park Road West, Stourbridge	
Ward	Norton	Green Belt Parcel Ref	B59A
Site Area (ha)		4.0	
Site Reference		SA-0177-DUD	
Background/Context			
Current uses	A linear site, majority woodland with 7 tennis courts and a hard surfaced playground that is also used as an overflow car park all forming part of the curtilage of Ridgewood High School. As the name of the school suggests the site forms a ridge running in a north-east to south-west direction. The western boundary forms the boundary with South Staffordshire that contains the majority of the woodland.		
Surrounding land uses	A public house to the north, some housing and Ridgewood High School buildings/plying fields to the east, Dunsley Road to the south with the area known as “Three Fields” beyond and the larger part of the woodland to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 SLINC “Ridgewood School” (all but thin northern end of the site) Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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. There would be less harm associated with release of the land occupied by The Foresters Arms pub at the far northern end of the parcel, but this is too small to assess as a separate release scenario in its own right.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield	
Topography	It is a prominent site forming part of a ridgeline that runs in an almost north south direction. Very prominent site when viewed from the west	
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 whole site is a woodland. Tree survey required	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Almost the whole 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 within a Flood Zone. There is no known risk of surface water flooding within the site's boundaries	
Ground Contamination	The northern part of the site to rear of public house appears to have been a gravel pit. Potential contamination.	
Ground stability	Not within Coal Mining Development Risk Area.	
Air Quality impact of adjoining uses	None envisaged	
Noise impact of adjoining uses	Adjacent to a primary and secondary school	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Highways access and transportation	Existing vehicular access off Dunsley Road that leads to the overspill car park	
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
Secondary School	Within 15 mins following any viable mitigation	Centre/Foodstore
Any character constraints on density	Woodland	
Connections to local cycle route networks	None	
Impact on visual amenity of adjacent land users, including existing residents	Loss of woodland	
Public Open Space	No loss of public open space	
Loss of Playing Field / Sports Pitches	The area contains 7 tennis courts and a hardsurfaced playground marked out for activities	
Other Social	None	
Opportunities		
Opportunities	No opportunities identified	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	Hard Constraint - not assessed	
Conclusion		
<p>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.</p> <p>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.</p> <p>Not suitable for Residential or Industry.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Ounty John Wood		
Site Address	Ounty John Wood, Ounty John Lane, Pedmore		
Ward	Norton	Green Belt Parcel Ref	B61
Site Area (ha)	1.8		
Site Reference	SA-0249-DUD		
Background/Context			
Current uses	Woodland in the main, with three dwellings to the northern end of the site which appear to have been originally associated with the adjacent former Pedmore Quarry		
Surrounding land uses	Housing to the east, open fields to the west and south.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI/SAC/SINC	Ounty John Wood		1.2
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	Green Belt Mineral Safeguarding Area Area of High Historic Landscape Value SINC		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B61As1)	Moderate to High	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation south from the suburbs of Stourbridge and preventing encroachment on the countryside. Although bordered by Stourbridge on two sides it has strong spatial openness, containing only a few isolated dwellings and a farmstead, with largely wooded boundaries to create separation from the urban edges. High ground to the south creates some distinction from the wider countryside, so it would be possible to create an alternative Green Belt boundary that would not significantly affect the wider Green Belt, but this is nonetheless a sizeable area that lacks urban influence. Were the parcel to be released there would be little justification in retaining the Green Belt status of the western part of the golf course as it would be entirely contained by the urban area, but a SINC designation constraint precludes any development on it. There are several dwellings on the eastern edge of the parcel along Ounty John Lane that relate more strongly to the urban area than to the wider countryside. These could be released without significant harm to Green Belt purposes, with the adjacent woodland block forming a clear alternative boundary but constitutes too small an area to identify as a distinct release scenario.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield	
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 Quality using Magicmap Landscape post-1988 map	Not agricultural	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Woodland Order covers the majority of the site and has the same boundary as the SINC	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SINC – Ounty John Wood	
Heritage Assets on site or significantly affecting boundaries	Within an Area of High Historic Landscape Value Quarry Cottage – simple 19thcentury cottage HER ref 10122	
Flood risk, drainage and ground water	Not within Flood Zones 2 or 3 Not liable to surface water flooding	
Ground Contamination	There appears to have been a quarry on part of the site. Potential for ground contamination.	
Ground stability	Former quarry in places. Potential for land stability issues	
Air Quality impact of adjoining uses	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 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	
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None known	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Highways access and transportation	Long narrow site with frontage to Ounty John Lane		
Impact on the wider road network	Junction of Ounty John Lane and Racecourse Lane requires improvement. Poor visibility looking eastwards created by rock outcrop		
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	Over 15 mins following any viable mitigation
Primary School	Over 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 30 mins following any viable mitigation
Secondary School	Within 15 mins following any viable mitigation	Centre/Foodstore	Over 15 mins following any viable mitigation
Any character constraints on density	Narrow elongated site Site slopes away from Ounty John Road Prominent, exposed site		
Connections to local cycle route networks	None known		
Impact on visual amenity of adjacent land users, including existing residents	Loss of prominent TPO trees		
Public Open Space	None		
Loss of Playing Field / Sports Pitches	None		
Other Social	None known		
Opportunities			
Opportunities	No opportunities identified.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Not assessed		
Conclusion			
<p>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.</p> <p>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</p> <p>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.</p> <p>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.</p>			

Pedmore and Stourbridge East

Site Known as	Bromwich Lane		
Site Address	Land off Bromwich Lane, Pedmore, Stourbridge		
Ward	Pedmore and Stourbridge East	Call for Site Ref	103
Site Area (ha)	4.2		
Site Reference	SA-0016-DUD		
Background/Context			
Current uses	Horse grazing		
Surrounding land uses	Housing to north, east and west. Agricultural land to south.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 (whole site) Area of High Historic Landscape Value (whole site) Mineral Safeguarding Area (southern section) Woodland TPO along Bromwich Lane frontage which wraps slightly round the southern boundary		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B60As1)	Very High	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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Greenfield / Previously Developed Land	Greenfield in the Green Belt	
Topography	Slight rise from Bromwich Lane	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Grade 1	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Group Order along Bromwich Lane frontage boundary and slightly along southern boundary. Other boundary trees particularly along southern boundary require survey.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Boundaries are well defined by hedgerow and trees.	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value	
Visual Amenity and Character of the Area	Neighbours backing onto the site will lose outlook. Site forms part of an open wedge of land	
Flood risk, drainage and ground water	The site is not within a Flood Zone. Some medium (1/100) and low risk (1/1000) of surface water flooding in the west of the site, unlikely to significantly reduce capacity	
Ground Contamination	No issues identified	
Ground stability	No Coal Authority designation	
Air Quality impact of adjoining uses	None envisaged	
Noise impact of adjoining uses	None envisaged	
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,	No limitations / negligible impact on development viability	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

water, sewage treatment		
Infrastructure constraints on / under site	No issues identified	
Highways access and transportation	Bromwich Lane is narrow. TPO along frontage trees therefore may be difficult to widen road/provide safe access	
Impact on the wider road network	None envisaged	
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	Over 15 mins following any viable mitigation
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore
Any character constraints on density	Bromwich Lane is very narrow along the frontage.	
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 Appraisal Conclusion	The site has some negative impacts for SA objectives 2, 4, 6 and 7 and positive impacts for SA objectives 10.	
Conclusion		
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.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as		Land at Worcester Lane	
Site Address		Land between Worcester Lane and railway cutting, Stourbridge	
Ward	Pedmore and Stourbridge East	Call for Site Ref	114
Site Area (ha)		10.0	
Site Reference		SA-0018-DUD-C	
Background/Context			
Current uses	Agriculture and playing fields plus buildings fronting Worcester Lane known as Trehern's Farm		
Surrounding land uses	Open fields to the north, agriculture to the east, housing to the south and agriculture to the west on opposite side of railway cutting		
Constraints			
Any character constraints on density	Mature boundary hedgerow and trees		
Gateway Constraints (where affecting part of submitted site)		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		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 Area of High Historic Landscape Value SLINC 'Farmland South of Racecourse Lane' -two hedges running perpendicular to Worcester Lane and along the western boundary		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B60As1)	Very High	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 (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.	
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Topography	Reasonably flat	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Northern section Grade 1, southern section Grade 3a	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None known. Boundary trees	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC 'Farmland South of Racecourse Lane' -two hedges running perpendicular to Worcester Lane and along the western boundary – railway cutting SLINC	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value Trehern's Farm HER ref 15514	
Visual amenity and character of the area	Negligible	
Flood risk, drainage and ground water	The site is not within a Flood Zone. High (1/30) and medium (1/100) surface water flood risk running east to west in the centre of the site (north of Trehern's Farm). Larger clusters of low risk (1/1000) in the centre and southern half of the site.	
Ground Contamination	None known	
Ground stability	Not within Coal Authority at Risk Area	
Air Quality impact of adjoining uses	None known	
Noise impact of adjoining uses	The eastern section is adjacent to the railway cutting. Norton Road (A451) forms the western boundary of the 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 constraints	
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 – electricity, gas, water, sewage treatment	No limitation known/negligible impact on development viability	
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 transportation	Access should be acceptable onto Worcester Lane	
Impact on the wider road network	Quite a large parcel, junction improvements might be required within the vicinity	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Other Economic	The North Worcestershire Path – a long distance recreational walking route follows footpath along part of the southern boundary 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	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
Connections to local cycle route networks	None		
Public Open Space	No loss of open space		
Loss of Playing Field / Sports Pitches	Loss of school playing fields in southern part of site		
Other Social	None		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 2, 4, 6, 8 and positive impacts for SA objectives 9 and 14 and a major positive impact for SA objective 10.		
Conclusion			
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land off Pedmore Lane		
Site Address	Land south of Pedmore Lane, Pedmore, Stourbridge		
Ward	Pedmore and Stourbridge East	Call for Site Ref	203
Site Area (ha)	19.8		
Site Reference	SA-0031-DUD		
Background/Context			
Current uses	A mixture of grassland and horse grazing		
Surrounding land uses	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 Constraints (where affecting part of submitted site)		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		N/A	
Registered Park & Garden		Outside the site but nearby	
Scheduled Ancient Monument		Outside the site but in close proximity	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	Green Belt Area of High Historic Landscape Value Area to north of Pedmore Hall is a Mineral Safeguarding Area SLINC "Pedmore Lane" hedgerow which forms the northern boundary of the site		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B65As1)	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. 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	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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield in the Green Belt	
Topography	Area to the north of Pedmore Hall rises towards Wychbury Hill quite steeply in places	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Majority Grade 3a and some Grade 3B	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None, however, there are numerous roadside and field boundary trees plus some clumps and large individual specimens.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC "Pedmore Lane" which forms the northern boundary of the site. Pond within central part of the site.	
Heritage Assets on site or significantly affecting boundaries	Within an Area of High Historic Landscape Value 'Pedmore and Foxcote Landscape Heritage Area' The site is in close proximity to Wychbury Hill Scheduled Ancient Monument and Grade 1 Hagley Hall Registered Park and Garden.	
Visual amenity and Character of the Area	Very prominent site. Neighbours facing the site would lose the open aspect. Concerns also that the site is readily visible from Wychbury Hill Scheduled Ancient Monument.	
Flood risk, drainage and ground water	The site is not within a Flood Zone. 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 Contamination	No issues identified	
Ground stability	The land to the north of Pedmore Hall is a Coal Authority Low Risk Area	
Air Quality impact of adjoining uses	None envisaged	
Noise impact of adjoining uses	None envisaged	
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)	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Other Environmental	None known		
Economic			
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability		
Infrastructure constraints on / under site	One footpath through the site from Pedmore Lane up to Wychbury Hill		
Highways access and transportation	Access onto Pedmore Lane would seem to be acceptable. Pedmore Hall Lane however is narrow and its existing junction with Hagley Road has very poor visibility onto the busy road. Junction improvement works would be required.		
Impact on the wider road network	If junction works can be achieved the southern part of the site could readily gain access to the Hagley Road A491		
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	Over 15 mins following any viable mitigation	
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	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	None		
Public Open Space	No loss of public open space		
Loss of Playing Field / Sports Pitches	Not a playing field		
Other Social	None		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 2, 4, 6 and 8 and positive impacts for SA objectives 9 and 14 and a major positive impact for SA objective 10.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Conclusion
<p>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.</p> <p>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.</p> <p>Access to Pedmore Lane is likely to be achievable however Pedmore Hall Lane is narrow and its junction with Hagley Road has poor visibility</p> <p>Site is unsuitable for allocation for housing and its sensitive location means that it is not suitable for industrial development.</p>

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Pedmore Hall Lane		
Site Address	Pedmore Hall Lane, Stourbridge		
Ward	Pedmore and Stourbridge East	Green Belt Parcel Ref	B64A
Site Area (ha)	32.0		
Site Reference	SA-0095-DUD		
Background/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	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.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		Wychbury Hill	0.18
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		Wychbury Hill Fort	2.5
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	Green Belt Mineral Safeguarding Area (majority of site) Scheduled Ancient Monument – 'Wychbury 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 – 'Wychbury Hill Fort' Area of High Historic Landscape Value – whole site Wychbury Hill and Iron Age Fort are Geosites within the Black Country Geopark		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B65As1)	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. 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.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Landscape Sensitivity (BL16s1)	High	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.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Majority Greenfield	
Topography	Very steep in places. Forms part of Wychbury Hill	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Majority Grade 3b, some Grade 3a, 4 and 5	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None although there are areas of woodland and some large individual trees	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Small section of site is "Wychbury Hill" SINC - hedgerow The southern part of the site towards the summit of Wychbury Hill – "Wychbury Hill Fort" SLINC Northern section of the site "Pedmore Lane" SLINC	
Heritage Assets on site or significantly affecting boundaries	"Wychbury Camp" – Scheduled Ancient Monument (SAM) - southern section Area of High Historic Landscape Value Pedmore Hall, stables and coach house HER ref 15378 Ridge and furrow evident within numerous fields to the north of the SAM	
Visual amenity and Character of the Area	A very sensitive area of agricultural land that is highly visible from surrounding areas given its topography, with a SAM at the summit of the hill	
Flood risk, drainage and ground water	The site is not within a Flood Zone. Small cluster of high (1/30), medium (1/100) and low (1/1000) surface 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 Development Low Risk Area	
Air Quality impact of adjoining uses	None envisaged	
Noise impact of adjoining uses	None envisaged	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraint based on the draft Black Country Plan Policy MIN2 (Minerals Safeguarding) (using 250m site assessment agreed buffer)	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraint	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 – electricity, gas, water, sewage treatment	No limitation known/negligible impact on development viability		
Infrastructure constraints on / under site	Two footpaths run through the site. One from Pedmore Lane towards the hill summit STR0138 and another from the summit in an easterly direction to Pedmore Lane STR0139.		
Highways access and transportation	Pedmore Hall Lane and the northern section of Pedmore Lane have the feel of country lanes with no footpaths. Significant tree loss required to widen road and provide footpaths.		
Impact on the wider road network	Large site that would put pressure on nearby road junctions. Adjacent country lanes would receive more traffic		
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	Over 15 mins following any viable mitigation	
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	The site contains Pedmore Hall and its associated coach houses considered to be heritage assets, with an avenue of lime trees leading from Pedmore Hall Lane. The site forms the northern flank of Wychbury Hill, the southern part of which is 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 Garden		
Connections to local cycle route networks	None		
Public Open Space	None		
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.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard constraint - not assessed.		
Conclusion			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Dobbins Oak Road		
Site Address	Dobbins Oak Road, Stourbridge		
Ward	Pedmore and Stourbridge East	Green Space Ref	10
Site Area (ha)	1.16		
Site Reference	SA-0173-DUD		
Background/Context			
Current uses	This site is the amenity area surrounding Dobbins Oak flats – five blocks of three storey flats constructed during the 1960’s. It is mostly grassed with scattered trees. The main area of trees/woodland are along the boundary with Pedmore Lane and directly to the east of the site.		
Surrounding land uses	Housing to the north and west. Woodland (SLINC) directly to the east and farmland to the south on the opposite side of Pedmore Lane that are both within the Green Belt and a Landscape Heritage Area.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	MIN1 - Mineral safeguarding area SLINC – Pedmore Lane hedgerow		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield		
Topography	The site rises from Gauden Road		
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	No TPO’s. There are a significant number of trees within the area defined as a SLINC. A survey is required to ascertain if they are veteran trees. Also, some individual trees within the site that require consideration.		
Biodiversity or Geodiversity on site	Part of the site is a SLINC. It does however form a linear feature along the southern and eastern boundaries.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

or significantly affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	Southern boundary abuts an Area of High Historic Landscape Value	
Flood risk, drainage and ground water	The site is not within a flood zone. 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 Contamination	None known	
Ground stability	Coal Authority Low Risk Area. Potential shallow workings and stability issues.	
Air Quality impact of adjoining uses	None	
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 known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None known	
Highways access and transportation	Access onto Dobbins Oak Road or Gauden Road.	
Impact on the wider road network	None envisaged	
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	Within 10 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 15 mins following any viable mitigation
Any character constraints on density	The belt of trees along the southern boundary with Pedmore Lane and part of the eastern boundary are within 'Pedmore Lane' SLINC. The existence of the flats is also a constraint to development unless demolished.	
Connections to local cycle route networks	None	
Impact on visual amenity of adjacent land users, including existing residents	If removed it would take away the amenity space for the residents of the adjacent flats	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Public Open Space	Amenity Greenspace Amenitv 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 / Sports Pitches	None	
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		
<p>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.</p> <p>Not suitable for development for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land West of Cherrington Gardens		
Site Address	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		
Background/Context			
Current uses	Agricultural		
Surrounding land uses	Part housing/ horse grazing field to the north, housing to the east, fields to the south, farm buildings and farmland to the west beyond Worcester Lane.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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 – whole area Area of High Historic Landscape Value Mineral Safeguarding Area – northern section		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B60As1)	Very High	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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield		
Topography	Relatively level		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Agricultural Land Quality using Magicmap Landscape post-1988 map	Northern section Grade 1, southern section Grade 3a	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Woodland Order on trees along the northern field boundary close to Bromwich Lane. Mostly boundary and hedgerow trees	
Biodiversity or Geodiversity on site or significantly affecting boundaries	None known	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value Central field – post medieval finds HER ref 7090	
Visual amenity and character of the area	Narrow wedge of land between Bromwich Lane and the outskirts of Hagley in Worcestershire. The site is visible from nearby Wychbury Hill Scheduled Ancient Monument.	
Flood risk, drainage and ground water	Site is not within a Flood Zone 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 Contamination	None known	
Ground stability	Not within Coal Authority Development Risk Area	
Air Quality impact of adjoining uses	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 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	No limitations known/negligible impact on development liability	
Infrastructure constraints on / under site	Two footpaths cross the site - one between Worcester Lane and Bromwich Lane STR0143 and the other leads from Worcester Lane south eastwards towards Hagley STR0144	
Highways access and transportation	Access could be created onto Worcester Lane	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Impact on the wider road network	None envisaged		
Other Economic	None envisage		
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	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	This area forms a narrow wedge of agricultural Green Belt land between the south western edge of the West Midlands conurbation and the northern extremity of Hagley in North Worcestershire. The site is visually prominent from nearby Wychbury Hill Scheduled Ancient Monument.		
Connections to local cycle route networks	None		
Public Open Space	None		
Loss of Playing Field / Sports Pitches	None		
Other Social	None known		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard constraint - not assessed		
Conclusion			
<p>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).</p> <p>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.</p> <p>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.</p> <p>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.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land South of Dobbins Oak Road		
Site Address	Land South of Dobbins Oak Road, Pedmore		
Ward	Pedmore and Stourbridge East	Green Belt Parcel Ref	B64A
Site Area (ha)	6.5		
Site Reference	SA-0251-DUD		
Background/Context			
Current uses	Agricultural		
Surrounding land uses	Housing to the north (on other side of Dobbins Oak Road, woodland to the east and west and grazing land on the opposite side of Pedmore Lane		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 Mineral Safeguarding Area SINC - 'Hodgehole Dingle' (Ancient Woodland) along part of north western boundary (not within site) SLINC – 'Pedmore Lane' directly to southern boundary (not within site) Area of High Historic Landscape Value		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B65As2)	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 on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Stourbridge and Halesowen. Although southward development would constitute a weakening of the Green Belt boundary, which is well defined by tree belts to the east and west and follows a consistent line with this area, this area has only a gentle slope and is separated from Wychbury Hill by Pedmore Lane and associated hedgerows. There is also strong containment by trees to the west, so harm to the wider Green Belt would be limited.	
Landscape Sensitivity (BL16s1)	High	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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield		
Topography	Slopes gently towards the houses		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Agricultural Land Quality using DEFRA information	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None. However, the north eastern boundary of the site abuts Hodgehole Dingle SINC Ancient Woodland	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Pedmore Lane SLINC directly to southern boundary (not within site) Hodgehole Dingle SINC (Ancient Woodland) along part of north western boundary (not within site)	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value Various finds within field dating from Pre-historic through to Roman	
Visual amenity and Character of the Area	Greenfield	
Flood risk, drainage and ground water	Site is not within a Flood Zone. Small clusters of low (1/1000) surface water flood risk to the north of the site.	
Ground Contamination	None known	
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 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	No limitations known/negligible impact on development viability	
Infrastructure constraints on / under site	A definitive footpath runs along the eastern boundary of the site STR0126	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Highways access and transportation	Access could be gained from Dobbins Oak Road. Pedmore Lane has no footpaths at this point and has a rural feel. The hedgerows along Pedmore Lane have SLINC status.		
Impact on the wider road network	This is a large site which would place large volumes of traffic onto Dobbins Oak Road and the wider estate.		
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	Over 15 mins following any viable mitigation
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	One large agricultural field surrounded by well-developed hedgerow and with woodland to the north eastern and south western boundaries. The site slopes gently towards the houses in Dobbins Oak Road and would therefore be highly visible from the residential area.		
Connections to local cycle route networks	None		
Public Open Space	None		
Loss of Playing Field / Sports Pitches	None		
Other Social	None		
Opportunities			
Opportunities	No opportunities identified.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard constraint - not assessed		
Conclusion			
<p>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.</p> <p>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.</p> <p>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.</p> <p>On the basis of the above, the site is unsuitable for release for housing or industrial purposes.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

--

Site Known as	Land rear of Woodfield Avenue		
Site Address	Land rear of Woodfield Avenue, Stourbridge		
Ward	Pedmore and Stourbridge East	Green Belt Parcel Ref	B65
Site Area (ha)	14.0		
Site Reference	SA-0253-DUD		
Background/Context			
Current uses	Part woodland, part agricultural. A watercourse runs northwards through Hodgehole Dingle		
Surrounding land uses	Housing to the north and part of the west, open countryside to east and south. Field to part of the western boundary		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		Hodgehole Dingle	1.15
Ancient Woodland / Veteran Trees		Hodgehole Dingle Hodge Hill Coppice	0.78 0.34
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 – whole site Are of High Historic Landscape Value ‘ – whole site Mineral Safeguarding Area – whole site Two Areas of Ancient Woodland: 1. Large strip of woodland running diagonally through the site associated with Hodgehole Dingle 2. Hodge Hill Coppice SINC ‘Hodgehole Dingle’ – running diagonally associated with the watercourse and Ancient woodland of Hodgehole Dingle SLINC ‘Hodge Hill Coppice’ - runs directly behind houses in Woodfield Avenue		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B65As1)	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. 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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		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	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.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield	
Topography	Steep ridgeling above housing in Woodfield Avenue	
Agricultural Land Quality using DEFRA information	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None. Although a significant amount of the site is wooded. Two sections of Ancient Woodland – Hodgehole Dingle Hodge Hill Coppice	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Hodgehole Dingle SINC towards southern part of the site Hodge Hill Coppice SLINC runs directly behind houses in Woodfield Avenue	
Heritage Assets on site or significantly affecting boundaries	The whole of the site is within an Area of High Historic Landscape Value 'Pedmore and Foxcote Landscape Heritage Area' A number of pre-historic and Roman finds within fields	
Visual amenity and Character of the Area	This is a ridgeline site occupying a much higher level to houses in Woodfield Avenue. Potentially overbearing/privacy issues for adjacent houses. Loss of woodland on exposed site that can be extensively seen from open land to the south and east	
Flood risk, drainage and ground water	Site is not within a Flood Zone. High (1/30), medium (1/100) and low (1/1000) surface water flood risk located around the existing water course 'Hodgehole Dingle' in the west of the site, south of the existing Wychbury Medical Centre.	
Ground Contamination	None known	
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 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)	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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	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	Access onto Queensway adjacent to Wychbury Medical Centre would require widening with the loss of trees within Hodgehole Dingle SINC. 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		
Highways access and transportation	Additional traffic onto estate roads within Wollescote and country lanes to the east of the site		
Impact on the wider road network	None known		
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			
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 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	Heavily wooded, linear shaped site. Parts of Ancient woodland, SINC and SLINC Watercourse		
Connections to local cycle route networks	None		
Public Open Space	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		
Loss of Playing Field / Sports Pitches	None		
Other Social	None		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Sustainability Appraisal Conclusion	Hard constraint - not assessed.	
Conclusion		
<p>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.</p> <p>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.</p> <p>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.</p> <p>Landscape sensitivity is rated as 'High' due to the distinctive landform, historic features, settlement setting and visual character of the area.</p> <p>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</p> <p>Not suitable for residential or employment development.</p>		

Quarry Bank and Dudley Wood

Site Known as	Playing Field off 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		
Background/Context			
Current uses	Mown grassed area identified as playing field on OS base. No permanent goal posts or pitches marked out.		
Surrounding land uses	Dudley No. 2 canal to north and garden/building supply firm to north east, residential to south and west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations (list)	Linear Open Space "Quarry Bank/Netherton" Mineral Safeguarding Area Archaeological Priority Area (Northern Section) Outdoor Sports Facility known as 'Primrose Hill Playing Field'		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield/Previously Developed Land	Greenfield		
Topography	Relatively flat with embankment approximately 4m high up to canal along northern section which will reduce site capacity. Site set considerably higher than residential properties to the south. Garden/building firm to north is set at a higher level than the site.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land		
Tree Preservation Orders / Mature	No TPO's but numerous trees along the north-eastern, southern, and western boundaries and at the entrance to Cradlev Road.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Trees of Value on site or significantly affecting boundaries		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Mown grassland with boundary trees. Adjacent to Dudley No 2 Canal SLINC along northern boundary	
Heritage Assets on site or significantly affecting boundaries	The northern boundary of the site is adjacent to an Area of High Historic Townscape Value associated with the adjacent canal 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 north is the Cradley Road, Saltwells Canal Basin SMR ref 2730 There appears to have once been a canal basin on part of the site SMR ref 15006	
Visual Amenity and Character of the Area	Impact of residential on the existing businesses requires consideration. The existing residential development to the south is at a much lower level therefore there is potential for overlooking and loss of privacy.	
Flood risk, drainage and ground water	The site is not within a Flood Zone. 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 Contamination	Part of former colliery. Potential for ground contamination	
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 adjoining uses	None known	
Noise impact of adjoining uses	There are general industrial premises on the opposite side of the 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 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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	A definitive right of way runs north-east to south west across the site linking Cradley Road with Golden Hillock Road	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Highways access and transportation	Highway safety concerns. The only vehicular access point would be onto Cradley Road which is used by grounds maintenance vehicles. It would be very close to the building supply firm access which are both close to a canal bridge where visibility is poor travelling over bridge towards the entrance and Cradley Road is very steep at that point		
Impact on the wider road network	No significant vehicular impact		
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 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 10 mins following any viable mitigation
Any character constraints on density	Flat grassed site. However steep bank up to canal on most of northern boundary which would require a setback for canal stability. Residential dwellings directly to the south are set at a much lower level which may affect the layout		
Connections to local cycle route networks	None although the site has direct access to a towpath		
Public Open Space	Classed as an Outdoor Sports Facility – Primrose Hill Playing Field. The pitch is unmarked, and the site is used by dog walkers.		
Loss of Playing Field / Sports Pitches	One football pitch clearly visible on aerial photographs and it is annotated as a playing field on the Ordnance Survey base maps. However, no pitch is marked out and there are no goal posts.		
Other Social	Canal towpath runs along the northern section of the site. Need to consider safety and good design principles.		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 11 and positive impacts for SA objectives 9,10 and 14.		
Conclusion			
<p>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.</p> <p>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.</p> <p>Access onto Cradley Road is poor due to visibility issues associated with the adjacent canal bridge.</p> <p>Not suitable for residential or employment development.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Bristol Road Open Space		
Site Address	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		
Surrounding land uses	Residential to south, west, east and north west. School playing field to north west		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	MIN1 - Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Amenity Greenspace		
Topography	Around half of site not suitable for development due to topography.		
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 there are a considerable number of mature and attractive trees on the site		
Biodiversity or Geodiversity on site	None although the site is within 45m of the Mousesweet Brook Valley SLINC. Potential for bats.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

or significantly affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	Coal mine recorded – Pit 25 HER ref 7920	
Visual Amenity and Character of the Area	<p>Loss of views from residential properties. Also need to provide separation to existing neighbours coverage is further reduced.</p> <p>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 and possibly views of the industrial premises beyond. Could impact visual amenity of properties 56-62 High Street.</p>	
Flood risk, drainage and ground water	<p>The site is not within a flood zone.</p> <p>Low level of surface water flood risk with a 1/1000 risk to small-scale areas of the north, central and south of site.</p>	
Ground Contamination	Former site of a coal pit therefore potential for ground contamination	
Ground stability	In the main Coal Authority Low Risk Area however there two High Risk areas associated with mine shafts within the western part of the site. Potential for shallow workings and stability issues	
Air Quality impact of adjoining uses	None	
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 known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Paths cross the site but, they are not Public Rights of Way.	
Highways access and transportation	Access onto Bristol Road	
Impact on the wider road network	None envisaged due to the size of the site	
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	Within 10 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

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 as 'Bristol Road Open Space'. It is located within Community Forum 6: Netherton, Woodside and St Andrews, Quarry Bank and Dudley Wood that has above the quantity standards of playable space and public open space (Open Space Review 2019). There are three other areas of Amenity Greenspace within 400m walking distance: Norwich Road (not audited) - across a road from the site and is much smaller and is dominated by a MUGA which covers around 20% of the area. Molineux Road (not audited) - smaller and disjointed with commercial premises within the centre Bowling Green Road - is on the extreme edge of the 400m range and is up hill from the site. It is dominated by noise from adjoining main road and is lower quality medium value.		
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 impacts for SA objectives 12 and positive impacts for SA objectives 10 and 14.		
Conclusion			
<p>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 off-road routes to school between houses to the south and Netherbrook Primary School to the north of the site.</p> <p>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.</p> <p>Not suitable for residential or employment development.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

St. James's

Site Known as	Milking Bank North		
Site Address	Land between Milking Bank and Himley Road, Dudley		
Ward	St. James's	Green Belt Parcel Ref	B47A
Site Area (ha)	10.4		
Site Reference	SA-0116-DUD		
Background/Context			
Current uses	Open space and Community Park (southern section). Containing grass and wooded areas. Sports pitches adjacent to the primary school and a children's play area.		
Surrounding land uses	Open space to the south and residential to the east and west, adjoins a primary school. Residential to the north.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 Community Park (land south of Aintree Way) Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B47As1)	Very Low	The sub-parcel makes a weak contribution to all green belt purposes. It is adjacent to the urban edge and is contained to the north, east, and west by housing in Dudley. Release of this sub-parcel would result in a simplified green belt boundary to the south and would not weaken the integrity of surrounding areas in green belt terms.	
Landscape Sensitivity (BL11s1)	Moderate	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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield in the Green Belt		
Topography	Site gradually rises in a northerly direction		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Areas of woodland on the site. Tree survey required.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	None known however there are areas of trees within the site. The southern boundary of the site abuts Milking Bank Pond which is a BAP Pond that also has SLINC status.	
Heritage Assets on site or significantly affecting boundaries	None	
Visual Amenity and Character of the Area	Loss of woodland, open space and a Community Park	
Flood risk, drainage and ground water	The site is not within a Flood Zone. Significant areas of the site have a risk of surface water flooding. The highest risk is to the south and west of the site.	
Ground Contamination	Former landfill site potential for ground contamination	
Ground stability	Within a Coal Authority High Risk Area. Former landfill site potential stability issues.	
Air Quality impact of adjoining uses	None envisaged	
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 – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Several definitive rights of way cross the site	
Highways access and transportation	Formal access points identified into the site. Access can be achieved at various points.	
Impact on the wider road network	Increased traffic on existing network due to the size of the site	
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	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area Within 20 mins following any viable mitigation

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Over 15 mins following any viable mitigation
Any character constraints on density	None		
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		
Opportunities			
Opportunities	No opportunities identified.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard Constraint - not assessed		
Conclusion			
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Milking Bank South		
Site Address	Land to the North of Himley Road, Dudley		
Ward	St James's	Green Belt Parcel Ref	B48A
Site Area (ha)	10.0		
Site Reference	SA-0117-DUD		
Background/Context			
Current uses	Community Park. Open space and wooded areas. Large pool within the site.		
Surrounding land uses	Open space and residential to the north, residential to the east and south, open space to the west. Barrow Hill Local Nature Reserve to the south western corner of the site.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 BAP Pond (Biodiversity Action Plan) known as Milking Bank Pool Part SLINC known as Milking Bank Pool Local Nature Reserve (small section in south western corner) which is a Geosite within the Black Country Geopark Area of High Historic Landscape Value –' (small section in south western corner) Community Park		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B48As1)	Low	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation and to preventing encroachment on the countryside. However the fact that it is entirely contained by urban settlement edges, other than a narrow section on the western boundary, means that releasing this sub-parcel would not weaken the integrity of the wider green belt and would lead to a strengthened green belt boundary, defined by the Barrow Hill and Cooper's Bank SINC. Releasing this sub-parcel would lead to the complete containment of sub-parcel B47A, leaving no justification for the latter remaining within the Green Belt, but this would not increase harm to green belt purposes.	
Landscape Sensitivity (BL11s1)	Moderate	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.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Greenfield / Previously Developed Land	Areas of woodland, green space, watercourses and a large pond.	
Topography	Site gradually rises in a northerly direction	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Significant amount of woodland on the site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Part of the site is SLINC – associated with Milking Bank Pool which is also a BAP Pond	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value – ‘Barrow Hill Landscape Heritage Area’ (small section in south western corner) Local Nature Reserve (small section in south western corner) which is a Geosite within the Black Country Geopark South western boundary marks the line of the former Hunts Mill-Dibdale Branch Railway HER ref 7393	
Visual Amenity and Character of the Area	Loss of woodland, open space and a community park	
Flood risk, drainage and ground water	The site is not within a Flood Zone, but a significant risk of 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 adjoining uses	None envisaged	
Noise impact of adjoining uses	None envisaged	
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 – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Telefonica mast within the eastern section of the site	
Highways access and transportation	Site is mainly woodland. Trees would have to be removed to allow vehicular access. Access could be linked to the existing traffic Island.	
Impact on the wider road network	Increased traffic	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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	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	Over 15 mins following any viable mitigation
Any character constraints on density		Large pond centrally located with the site. The site is heavily wooded.	
Connections to local cycle route networks		None	
Public Open Space		Loss of Public Open Space that is part of a Community Park	
Loss of Playing Field / Sports Pitches		No loss of playing field	
Other Social		None	
Opportunities			
Opportunities		No opportunities identified	
Sustainability Appraisal			
Sustainability Appraisal Conclusion		Hard Constraint - not assessed	
Conclusion			
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Shavers End Open Space		
Site Address	Shavers End Open Space, Burton Road, Dudley DY1 3DE		
Ward	St. James's	Green Space Ref	61
Site Area (ha)	4.0		
Site Reference	SA-0181-DUD		
Background/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 (ha'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	
Existing Policy Designations	MIN1 - Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield/Previously Developed Land	Majority Greenfield		
Topography	Topography on a significant part of the site would reduce capacity and/or affect access into site.		
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	Trees within site that restrict capacity. Trees not subject of a TPO. TPO within rear garden of 29 Dibdale Road.		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No designations.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 greenspace from residential properties	
Flood risk, drainage and ground water	The site is not within a flood zone. 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 Contamination	Two small sections of landfill on the site	
Ground stability	The majority of the site is within a Coal Authority High Risk Area	
Air Quality impact of adjoining uses	None	
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 known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	One Public Right of Way crosses the site diagonally and then runs along the southern boundary. There is also a public right of way along the eastern boundary	
Highways access and transportation	Access may be difficult to achieve as part of the frontage to Dibdale Road has extant permission to develop the frontage.	
Impact on the wider road network	None envisaged	
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	Within 10 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 15 mins following any viable mitigation
Any character constraints on density	Topography – the site rises steeply southwards from Dibdale Road Trees – cover a significant part of the site	
Connections to local cycle route networks	None	
Public Open Space	Amenity Greenspace known as 'Shavers End Open Space'	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	<p>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.</p> <p>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.</p> <p>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.</p>	
Loss of Playing Field / Sports Pitches	None	
Other Social	None	
Opportunities		
Opportunities	No opportunities identified.	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	The site has some positive impacts for SA objectives 10, 12 and 14.	
Conclusion		
<p>This is an area of Amenity Greenspace. The topography of the majority of the site is very challenging and may make development very difficult.</p> <p>The site contains a significant number of trees.</p> <p>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.</p> <p>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.</p> <p>Not suitable for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Greystone Street Open Space		
Site Address	Greystone Street, Dudley, DY1 1SH		
Ward	St. James's	Green Space Ref	541
Site Area (ha)	0.44		
Site Reference	SA-0202-DUD		
Background/Context			
Current uses	Amenity Greenspace. Grassed area containing trees.		
Surrounding land uses	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 (ha'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	
Existing Policy Designations	Mineral Safeguarding Area (all) 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 Passage) Conservation Area (eastern section to front of Nos. 30-40 Greystone Street)		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield		
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		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Biodiversity or Geodiversity on site or significantly affecting boundaries	Not known but mature trees so potential for bats. Ecological survey required.	
Heritage Assets on site or significantly affecting boundaries	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	Site is prominent gateway to Dudley Town Centre. Trees on site are also very prominent and add greenery to town centre approach.	
Flood risk, drainage and ground water	Not in a Flood Zone. No risk of surface water flooding	
Ground Contamination	Previous uses unclear, appears to be a mixture of high-density housing with possibly some commercial activity	
Ground stability	High Risk Mining. Potential stability issues	
Air Quality impact of adjoining uses	Nothing apparent.	
Noise impact of adjoining uses	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 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	Unclear how site could effectively be developed due to depth of site.	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations known/negligible impact on development viability	
Infrastructure constraints on / under site	One undefined path runs through the site from No. 1 High street to Greystone Passage DUD0451.	
Highways access and transportation	Access from High Street, although there is retaining structure, and from Greystone Street which is at a higher level. Levels would make access difficult on most of the site and would involve significant excavation reducing capacity, if accessed from High Street. Site is close to town centre amenities and public transport.	
Impact on the wider road network	None known	
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	Within 10 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

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following any 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	There is a cycleway from King Street to the Flood Street area.		
Public Open Space	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 Cloughton 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 / Sports Pitches	None		
Other Social	None known		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 7 and 11 and positive impacts for SA objectives 10, 14 and 9.		
Conclusion			
<p>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.</p> <p>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</p> <p>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.</p> <p>Not suitable for residential or industrial purposes.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

St. Thomas's

Site Known as	Alton Grove Open Space				
Site Address	Alton Grove, Dudley, DY2 7JU				
Ward	St. Thomas's	Green Space Ref	565		
Site Area (ha)	0.32				
Site Reference	SA-0204-DUD				
Background/Context					
Current uses	Natural and Semi Natural Greenspace				
Surrounding land uses	Residential to north, east and south. There is also a convenience store to the east. Graveyard to west.				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph) X
Constraints					
Any character constraints on density	Trees Shape of site limits capacity Relationship with neighbours will reduce capacity (short rear gardens to houses in Alton Grove)				
Gateway Constraints (where affecting part of submitted site)	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	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 11a In close proximity to St John's Church and its curtilage – a Grade II listed building which is also within an Area of High Historic Townscape Value				
Green Belt and Landscape Sensitivity Assessment					
Criteria	Assessment	Rating			
Green Belt Harm	Not in the Green Belt				
Landscape Sensitivity					
Detailed assessment against environmental, economic and social criteria					
Criteria	Assessment				Rating
Environmental					
Greenfield / Previously Developed Land	Greenfield				
Topography	Site is fairly level although falls away towards its eastern edge.				

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Agricultural Land Quality DEFRA info	Not agricultural land	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs. Tree to entrance, trees around edge of site. Tree survey required.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No designation. However, large mammals are known to present in area. Adjoins area of woodland and former cemetery. Ecological survey required.	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value close to the western boundary St John's Church and its curtilage – a Grade II listed building close to western boundary	
Visual Amenity and Character of the Area	Loss of views to adjoining dwellings. Urbanising impact to graveyard. Forms part of a wider area of undeveloped land	
Flood risk, drainage and ground water	Not in a Flood Zone Low risk of surface water flooding in the south eastern 'arm' of the site, remaining area of site has no surface water flood risk.	
Ground Contamination	Unlikely given previous use which may have been associated with the nearby church or a school	
Ground stability	Coal Authority High Risk Area	
Air Quality impact of adjoining uses	Unlikely given adjoining land uses	
Noise impact of adjoining uses	Part of site adjoins service yard to a TESCO Express.	
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	No limitation known/negligible impact on development viability	
Infrastructure constraints on / under site	No definitive footpaths but informal paths cross the site.	
Highways access and transportation	Access is only viable from Alton Grove, however, there is pinch point where the access would not be more than 3-3.5m wide which means access without third party land is not possible. Bus service runs close by but infrequent.	
Impact on the wider road network	None known	
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	Within 10 mins following any viable mitigation

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 Greenspace known as Alton Grove Open Space. The site is 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). It adjoins a larger area of Natural and Semi Natural Greenspace known as Alton Grove Urban Forest (not audited) which does not appear to have public access as is fenced and gated to Watsons Green Road, and there is no apparent access from Caroline Street. If this site is removed therefore there would be a deficit of publicly available Natural and Semi Natural Greenspace in the locality of the site		
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 impacts for SA objectives 7 and 11 and positive impacts for SA objectives 10 and 9.		
Conclusion			
<p>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.</p> <p>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.</p> <p>Furthermore, vehicular access to the land is unlikely to be possible without third party land.</p> <p>Not suitable for residential or industrial purposes.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Dawson Brothers Timber		
Site Address	Dawson Brothers Timberyard, Blowers Green Crescent, Dudley		
Ward	St. Thomas's	Call for Site Ref	506
Site Area (ha)	0.97		
Site Reference	SA-0222-DUD		
Background/Context			
Current uses	Industrial		
Surrounding land uses	Housing to the north, recycling depot to the east, Duncan Edwards Way to the south and part residential/undeveloped land to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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 11a		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Occupied industrial site		
Topography	The eastern part of the site slopes steeply towards the adjacent recycling centre and is tree lined		
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	None but there is a significant belt of trees along the eastern/south-eastern boundary. No relevant trees / negligible impact on site capacity Tree Survey needed.		
Biodiversity or Geodiversity on site or significantly affecting boundaries	None known. Mostly hardstanding/buildings however a bat survey might be required.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Heritage Assets on site or significantly affecting boundaries	None	
Flood risk, drainage and ground water	The site is not within a Flood Zone. Negligible impact of surface water flooding within the site's boundaries.	
Ground Contamination	None known but as the site is industrial use it is likely	
Ground stability	Coal Authority High Risk Area. At least two shafts appear to be present on the County Series 1 st edition map 1881-1887	
Air Quality impact of adjoining uses	Recycling centre adjacent to the site. Unknown if this creates any air quality issues. The southern boundary is close to Duncan Edwards Way (A461) which is a heavily trafficked dual 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	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact 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	
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

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Any character constraints on density	The eastern/south-eastern boundaries slope down steeply towards the recycling depot such that the site is approximately 7m higher. The slope contains a significant number of trees that are very prominent when viewed from Blowers Green Road.	
Connections to local cycle route networks	Nearby Stourbridge Road and Wellington Road form part of National Cycle Route NCN81	
Impact on visual amenity of adjacent land users, including existing residents	None envisaged. Housing development should be an improvement on the commercial use of the site	
Highways access and transportation	Access is via Blowers Green Crescent which is a narrow road 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 / Sports Pitches	None	
Other Social	None known	
Opportunities		
Opportunities	Opportunity to bring to a productive use a site that has remained vacant for several years.	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 7, 11 and 13 and positive impacts for SA objectives 10 and 14.	
Conclusion		
<p>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.</p> <p>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.</p> <p>The current access to the site is substandard and it may be very difficult to achieve a satisfactory access.</p> <p>Not suitable for redevelopment for residential purposes mainly due to poor access which may be extremely difficult to resolve and also adjacent recycling plant.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Sedgley

Site Known as		Gorge Road	
Site Address		Land to the rear of 30, Gorge Road, Sedgley, DY3 1LA	
Ward	Sedgley	Call for Site Ref	113
Site Area (ha)		0.37	
Site Reference		SA-0001-DUD	
Background/Context			
Current uses	Contractors yard with associated parking and storage of commercial vehicles and equipment with a building at the front of the site, no. 30 Gorge Road, which is in residential and ancillary office use.		
Surrounding land uses	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			
Gateway Constraints (where affecting part of submitted site)		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		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Bat Corridor/Dark corridor for bats		Entire Green Belt section of the site	0.13
Existing Policy Designations	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 Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
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 lost its connection to the wider countryside designated as green belt. The sub-parcel also hosts urbanising uses due to housing development along Turls Hill Road. Releasing land within this sub-parcel, whether as a whole or just the constrained areas, would not weaken the integrity of surrounding green belt land due to its lack of connectivity.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		and release of the area as a whole would simplify the Green Belt boundary.
Landscape Sensitivity (BL9s1)	Moderate to High	The landscape is considered to have moderate-high overall sensitivity to residential development as a result of the high sensitivity of settlement setting, visual prominence, natural heritage, landscape pattern and time-depth.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Previously Developed Land as contractor's yard with associated parking and storage of commercial vehicles and equipment with a building at the front of the site, no. 30 Gorge Road, which is in residential and ancillary office use	
Topography	Slopes down towards the rear of the site	
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 majority of the site, with the exception of the southern section is covered by an All-Inclusive Order. Two separate TPO trees along south eastern boundary.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is bounded by the Turl's Hill SLINC (Site of Local Importance for Nature Conservation). The whole of the curtilage of 30 Gorge road is within the Bat Migration Corridor. The rear section within the Green Belt is also a Dark corridor for bats	
Heritage Assets on site or significantly affecting boundaries	No. 30 Gorge Road on frontage is a locally listed building dating from the late 19th Century, but with some later somewhat unsympathetic additions to the rear. Area of High Historic Landscape Value – 'Turl's Hill Landscape Heritage Area' – southern part of the site	
Visual Amenity and Character of the Area	Would remove a non-conforming commercial use from a residential area	
Flood risk, drainage and ground water	Not in flood zone, slight risk of surface water flooding to southern point of site but this is negligible.	
Ground Contamination	Past Use Listed in Application: Contractors Yard. Potential Contaminative Uses on Site: Tarmac contractors yard, materials and fuel. Other Info / Additional Comments: The site lies in a radon affected area.	
Ground stability	Within low risk area for coal mining	
Air Quality impact of adjoining uses	None envisaged	
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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability		
Infrastructure constraints on / under site	No issues identified		
Highways access and transportation	Existing access. Need to provide service delivery vehicles adequate space to manoeuvre at the rear of the development.		
Impact on the wider road network	Improvement removing a commercial use in a residential area and site only capable of accommodating 7 additional residential units		
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	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	No. 30 Gorge Road fronting the site is a locally listed building dating from the late 19th Century, but with some later somewhat unsympathetic additions to the rear.		
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		
Opportunities			
Opportunities	No opportunities identified.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has some negative impacts for SA objectives 2, 7 and 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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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		
Background/Context			
Current uses	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.		
Surrounding land uses	Residential area to the west and north, allotments and woodland to east and fields to south.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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		2.5
Existing Policy Designations	Green Belt Turls Hill (majority of the site with the exception of the frontage curtilages to Gorge Road) Mineral Safeguarding Area Area of High Historic Landscape Value - entire site except frontage curtilages to Gorge Road 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		
Green Belt and Landscape Sensitivity Assessment			
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 lost its connection to the wider countryside designated as green belt. The sub-parcel also hosts urbanising uses due to housing development along Turls Hill Road. Releasing land within this sub-parcel, whether as a whole or just the constrained areas, would not weaken the integrity of surrounding green belt land due to its lack of connectivity, and release of the area as a whole would simplify the Green Belt boundary.	
Landscape Sensitivity (BL9s1)	Moderate to High	The landscape is considered to have moderate-high overall sensitivity to residential development as a result of the high sensitivity of settlement setting, visual	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		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.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land at Alder Coppice		
Site Address	Land at Alder Coppice, Sedgley		
Ward	Sedgley	Green Belt Parcel Ref	B34
Site Area (ha)	8.67		
Site Reference	SA-0124-DUD		
Background/Context			
Current uses	Completely wooded. Publicly accessible area of Natural and Semi-Natural Greenspace		
Surrounding land uses	Residential to the north, east and south. Penn Brook marks the western boundary of the parcel and this is also the borough boundary		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
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 Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
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 Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Rear of Beacon Centre for the Blind		
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		
Background/Context			
Current uses	Agricultural Land		
Surrounding land uses	Residential dwellings to the north-east, east and south (including Beacon Centre for the Blind), fields to the north and wooded area to the west, both of which are outside the borough boundary.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 Area of High Historic Landscape Value Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B36As1)	High	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Sedgley and the suburbs of Wolverhampton, and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Dudley and Wolverhampton. The sub-parcel has a strong relationship with further open countryside to the west, and Park Hill is a prominent area of high ground linking visually to the ridge at Sedgley Beacon to break up the urban form. The block of houses on the eastern edge of the sub-parcel could be released with less harm but is too small to identify as a distinct release scenario.	
Landscape Sensitivity (BL7s2)	Moderate	The area is considered to have moderate overall sensitivity to residential development as although it has time-depth it contains development which detracts from the landscape character (the Colton Hills Secondary School and Beacon Centre for the Blind).	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield		
Topography	The site slopes down towards the north and west.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Agricultural Land Quality using DEFRA data	Grade 3	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No Tree Preservation Orders some trees within hedgerows. Woodland order directly adjoining the site to the west. This would reduce capacity on the western boundary, likely to require a tree survey.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	None known although the site is in close proximity to a Bat Migration Corridor and is adjacent to a large area of woodland. Ecological Survey required.	
Heritage Assets on site or significantly affecting boundaries	Area of High Historic Landscape Value Flint finds in northern section of the site.	
Visual Amenity and Character of the Area	Residential development would overlook properties on Charles Hayward Drive and possibly those bordering the site on the Northway. Dwellings on Wolverhampton Road	
Flood risk, drainage and ground water	The site is not within a Flood Zone. Negligible risk of surface water flooding within the site	
Ground Contamination	Greenfield site with no previous development – no known contamination issues.	
Ground stability	No known issues and in low risk coal mining area.	
Air Quality impact of adjoining uses	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 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 – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	Electricity pylon in south western part of the site would have some capacity limitations. Lines run diagonally across the lower part of 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 and transportation	Two gaps along the Northway where there is potential to provide vehicular access – The existing one used for access is likely to	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	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 road network	The Northway serves a large residential area and is a well-used and maintained highway. The junction with Wolverhampton Road would have a significant increase in traffic at this junction if the site were to be developed.		
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	Within 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 10 mins following any viable mitigation
Any character constraints on density	Well-developed boundary and some internal hedgerow. Majority of western boundary abuts woodland (Ashen Coppice). Electricity pylon in south-western part of the site and lines run diagonally across the southern part of the site.		
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		
Opportunities			
Opportunities	No opportunities identified.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard Constraint - not assessed		
Conclusion			
<p>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.</p> <p>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'</p> <p>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.</p> <p>Not suitable for residential or employment development.</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Sedgley Beacon		
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		
Background/Context			
Current uses	Sedgley Beacon Open fields/grazing land		
Surrounding land uses	Petrol station, farm and residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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	33
Existing Policy Designations	Green Belt Mineral Safeguarding Area Area of High Historic Landscape Value Archaeological Priority Area 'Roundhill Quarry' - central section SINC – 'Beacon Hill Quarry' central/north westerly section SLINCs – 'Sedgley Beacon' -majority of the site with the exception of the SINC Sedgley Beacon SINC Geosite within the Black Country Geopark – associated with the SINC Bat Migration Corridor – whole site Dark Corridor for Bats – vast majority of the site		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B38As1)	Moderate	The sub-parcel is adjacent to the settlement edge on all sides and is separated from the open countryside to the north by the housing development to the north on Hayward Drive. Despite being contained by urban development on all sides, this elevated sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation and to maintaining the separation of the neighbouring towns of Dudley and Wolverhampton. It also makes a moderate contribution to preventing encroachment on the countryside due to its visual relationship with the wider Green Belt land to the north and west. Release of all parts of this parcel would not weaken the contribution of other Green Belt land due to its separation from the rest of the Green Belt.	
Landscape Sensitivity (BL8s1)	Moderate -High	The area has a moderate-high sensitivity to residential development as a result of natural and historic character, the visual prominence of its	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		distinctive landform and recreational value. The area has a high sensitivity to employment development due to the same reasoning, and in particular the distinctive landform, natural and historic character.
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.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Upper Gornal and Woodsetton

Site Known as	Tipton Road/Setton Drive		
Site Address	Land adjacent to Tipton Road/Setton Drive, Sedgley		
Ward	Upper Gornal and Woodsetton	Call for Site Ref	57
Site Area (ha)	5.92		
Site Reference	SA-0013-DUD		
Background/Context			
Current uses	Agricultural, Farm complex (east of site).		
Surrounding land uses	Residential to south and west. Countryside to north and east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 Designations	Green Belt Mineral Safeguarding Area Area of High Historic Landscape Area 'Turl's Hill Landscape Heritage Area' SLINC – 'Turl's 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 (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 lost its connection to the wider countryside designated as green belt. The sub-parcel also hosts urbanising uses due to housing development along Turl's 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 considered to have moderate-high overall sensitivity to residential development as a result of the high sensitivity of settlement setting, visual prominence, natural heritage, landscape pattern and time-depth.	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Turls Hill Road		
Site Address	Turls Hill Road, Sedgley, DY3 1HG		
Ward	Upper Gornal and Woodsetton	Call for Site Ref	179
Site Area (ha)	0.82		
Site Reference	SA-0028-DUD		
Background/Context			
Current uses	Horse grazing		
Surrounding land uses	Residential area to the north and west, open land to south and east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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	0.82
Existing Policy Designations	Area of High Historic Landscape Value 'Turls Hill Landscape Heritage Area' Mineral Safeguarding Area Green Belt – Turls Hill SLINC – Turls Hill Bat Migration Corridor (eastern part of the site) Dark corridor for bats (entire site)		
Green Belt and Landscape Sensitivity Assessment			
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 lost its connection to the wider countryside designated as green belt. The sub-parcel also hosts urbanising uses due to housing development along Turls Hill Road. Releasing land within this sub-parcel, whether as a whole or just the constrained areas, would not weaken the integrity of surrounding green belt land due to its lack of connectivity, and release of the area as a whole would simplify the Green Belt boundary.	
Landscape Sensitivity (BL9s1)	Moderate to High	The landscape is considered to have moderate-high overall sensitivity to residential development as a result of the high 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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Eve Lane		
Site Address	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		
Background/Context			
Current uses	Area of Natural and Semi-Natural Greenspace – ‘Swanbrook Valley and Tenacre’ publicly accessible		
Surrounding land uses	Beacon Hill Academy playing fields to the north, residential and grazed field to the east, Residential area to south and open land to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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	3.96
Existing Policy Designations	Bat Migration Corridor – (central and northern part of site) Dark corridor for bats – (entire site) Area of High Historic Landscape Value (entire site) Mineral Safeguarding Area Linear Open Space SLINC – Swanbrook Valley (entire site)		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Bramble Green		
Site Address	Bramble Green, Dudley, DY1 3TR		
Ward	Upper Gornal and Woodsetton	Green Space Ref	663
Site Area (ha)	0.77		
Site Reference	SA-0208-DUD		
Background/Context			
Current uses	Amenity Greenspace – mown grassland		
Surrounding land uses	Residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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 Area of High Historic Townscape Value		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield		
Topography	Set at a slightly higher level than surrounding roads but relatively flat		
Agricultural Land Quality DEFRA info	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None		
Biodiversity or Geodiversity on site or significantly affecting boundaries	None		
Heritage Assets on site or significantly affecting boundaries	The wider estate is designated an Area of High Historic Townscape Value ‘Eve Lane Greens’ due to the distinctive greens which are characteristic of the 1950’s estate. The loss of the green(s) would have harmful impact on character of the AHHTV.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Visual Amenity and Character of the Area	The wider estate is designated an Area of High Historic Townscape Value 'Eve Lane Greens' due to the distinctive greens which are characteristic of the 1950's estate. The loss of the green(s) would have harmful impact on character of the AHHTV.		
Flood risk, drainage and ground water	Not within a Flood Zone. No risk of surface water flooding within the site		
Ground Contamination	Some coal mining shown on historic plans, but principally appears to be agricultural prior to development in 1950s		
Ground stability	Southern section Coal Authority High Risk Area. Northern section is a Low Risk Area		
Air Quality impact of adjoining uses	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 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	No limitation known/negligible impact on development viability		
Infrastructure constraints on / under site	None known		
Highways access and transportation	Estate roads are narrow. Estate is not well served by public transport due to narrow roads.		
Impact on the wider road network	Negligible impact in isolation.		
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	Within 10 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 10 mins following any viable mitigation
Any character constraints on density	None		
Connections to local cycle route networks	None		
Public Open Space	Amenity Greenspace known as Bramble Green. 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).		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	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		
<p>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.</p> <p>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.</p> <p>The site is not suitable for residential or industrial development.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Hazelwood Road		
Site Address	Hazelwood Road, Dudley, DY1 3TL		
Ward	Upper Gornal and Woodsetton	Green Space Ref	664
Site Area (ha)	0.63		
Site Reference	SA-0209-DUD		
Background/Context			
Current uses	Amenity Greenspace, mown grassland		
Surrounding land uses	Residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	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 Area of High Historic Townscape Value		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Greenfield		
Topography	The land slopes down towards Blackthorne Road		
Agricultural Land Quality DEFRA info	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Two isolated trees one of which is quite small, the other appears to be showing signs of die back		
Biodiversity or Geodiversity on site or significantly affecting boundaries	None		
Heritage Assets on site or significantly affecting boundaries	The wider estate is designated an Area of High Historic Townscape Value 'Eve Lane Greens' due to the distinctive greens which are characteristic of the 1950's estate.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	The loss of the green(s) would have harmful impact on character of the AHHTV.	
Visual Amenity and Character of the Area	The wider estate is designated an Area of High Historic Townscape Value 'Eve Lane Greens' due to the distinctive greens which are characteristic of the 1950's estate. The loss of the green(s) would have harmful impact on character of the AHHTV.	
Flood risk, drainage and ground water	Not within a Flood Zone. No risk of surface water flooding within site	
Ground Contamination	Some coal mining shown on historic plans, but principally appears to be agricultural prior to development in 1950s	
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 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	No limitation known/negligible impact on development viability	
Infrastructure constraints on / under site	None known	
Highways access and transportation	Estate roads are narrow. Estate is not well served by public transport due to narrow roads.	
Impact on the wider road network	Negligible impact in isolation.	
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	Within 10 mins following any viable mitigation
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore
Any character constraints on density	None	
Connections to local cycle route networks	None	
Public Open Space	Amenity Greenspace known as East of Hazlewood Road	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	<p>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).</p> <p>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.</p> <p>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.</p>	
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		
<p>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.</p> <p>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.</p> <p>The site is not suitable for residential or industrial development.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Wellesbourne Drive Open Space		
Site Address	Wellesbourne Drive, Coseley, WV14 9TH		
Ward	Upper Gornal and Woodsetton	Green Space Ref	721
Site Area (ha)	0.55		
Site Reference	SA-0210-DUD		
Background/Context			
Current uses	Two sections of Amenity Greenspace – mown grassland with trees and bushes located on either side of Wellesbourne Drive.		
Surrounding land uses	Shop and Silver Jubilee Park to the north, residential to other boundaries		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		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 Adjacent to a Conservation Area – eastern boundary ‘Oak Street Woodsetton Coseley Conservation Area’ Silver Jubilee Community Park directly to the north		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Greenfield Amenity Greenspace		
Topography	Site is fairly flat/gentle slope.		
Agricultural Land Quality DEFRA info	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	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.		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Forms part of wider network of open land/green corridor		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Heritage Assets on site or significantly affecting boundaries	Adjoins Oak Street Conservation Area	
Visual Amenity and Character of the Area	Loss of views from dwellings. Views from Chad Road. Space is well maintained and attractive and forms a welcoming entrance feature to the estate	
Flood risk, drainage and ground water	Not within a Flood Zone No risk of surface water flooding within site.	
Ground Contamination	Previous mining, quarrying and industrial history apparent from mapping. Planning history implies previous use as tip including foundry waste.	
Ground stability	Coal Authority High Risk Area, including two mineshafts within site boundary. Historic mapping shows mining and quarrying on site. Planning history implies previous use as tip, including foundry waste.	
Air Quality impact of adjoining uses	Nothing apparent	
Noise impact of adjoining uses	Nothing apparent	
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	Shape of site and relationship with existing neighbours means capacity will be low.	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations known/negligible impact on development viability	
Infrastructure constraints on / under site	None known	
Highways access and transportation	Access onto Wellesbourne Drive. Access from Oak Street not suitable as only single track. Any widening would require large section of hedge to be removed and would harm the character of adjoining Conservation Area. Daily bus service along Chad Road. Short walk to Birmingham New Road with buses to Birmingham and Merry Hill.	
Impact on the wider road network	Negligible impact in isolation	
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	Within 10 mins following any viable mitigation
Primary School	Strategic Centre/Employment Area	Within 20 mins following any viable mitigation
Secondary School	Centre/Foodstore	Within 10 mins following any viable mitigation

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Any character constraints on density	Trees and Hedgerow Shape of site, particularly the northern section Location of existing dwellings may affect layout	
Connections to local cycle route networks	Shared surface cycle way to Birmingham New Road. Can be 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 Road		
Site Address	Land off Bowling Green Road, Stourbridge		
Ward	Wollaston & Stourbridge Town	Call for Site Ref	229
Site Area (ha)	0.62		
Site Reference	SA-0044-DUD		
Background/Context			
Current uses	Open land (former school playing field). Area of Natural Semi Natural Gren space		
Surrounding land uses	Open land to west (being development for residential), existing residential to north east and south.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	Stourbridge Area Action Plan Policy – Allocated Public Open Space Mineral Safeguarding Area of High Historic Townscape Value – ‘Stourbridge Old Quarter’		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment 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		
Tree Preservation Orders / Mature Trees of Value on	Trees to edge of site, with a further concentration in south eastern corner. Site is subject of a group TPO.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

site or significantly affecting boundaries	Group TPO and individual trees to Lion Passage/Albert Street subject to TPOs.		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Protected mammals within site. Mitigation associated with adjacent residential development.		
Heritage Assets on site or significantly affecting boundaries	Located within an Area of High Historic Townscape Value associated with the 'Stourbridge Old Quarter'		
Visual Amenity and Character of the Area	Loss of views from local residents onto existing open land. Trees within site can be seen over a wide area.		
Flood risk, drainage and ground water	The site is not within a Flood Zone. There is no known risk of surface water flooding within the site's boundaries		
Ground Contamination	No issues identified		
Ground stability	A former building on the site is known to have contained a cellar. Not within a Coal Authority Risk Area		
Air Quality impact of adjoining uses	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 Environmental	None known		
Economic			
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability		
Infrastructure constraints on / under site	None		
Highways access and transportation	Access to site is limited due to narrow width of Lion 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 road due to the extended length of the cul-de-sac.		
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	Within 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

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore	Within 10 mins following any viable mitigation
Any character constraints on density	Open land with protected mammals present		
Connections to local cycle route networks	Whilst no direct link, although immediate residential streets could be made be suitable for cycling to town centre or railway station.		
Public Open Space	Site is allocated as open space within Stourbridge AAP. 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.		
Loss of Playing Field / Sports Pitches	Previously used as school playing field. Consultation with Sport England required to ascertain their position.		
Other Social	None known		
Opportunities			
Opportunities	Could be combined with adjoining existing allocated a site. However, the need to provide a 7.3m access through the adjoining site would severely restrict its capacity. Also, it is unclear how the necessary space to mitigate against badgers is unclear.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has a negative impact of SA objective 7 and positive impacts for SA objectives 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.			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Enville Street		
Site Address	Enville Street, Stourbridge		
Ward	Wollaston & Stourbridge Town	Call for Site Ref	236
Site Area (ha)	0.45		
Site Reference	SA-0051-DUD		
Background/Context			
Current uses	Open space/playing field publicly accessible (formally playing field associated with Beauty Bank Primary School now signposted outside as Scotts Road Play Space).		
Surrounding land uses	Stourbridge children & families centre (Forge Road) to the west, new residential development to the east (former community centre). Residential to the north. Land to the south is an allocated housing site within the Dudley Borough Development Strategy ref H11B.2		
Constraints			
Gateway Constraints (where affecting part of submitted site)		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		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	Within Stourbridge Area Action Plan Boundary – no specific policy relating to the site Mineral Safeguarding Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield		
Topography	Site relatively 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	Trees within and around perimeter of site – not protected (Council owned) but some look relatively mature. Tree survey required		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Biodiversity or Geodiversity on site or significantly affecting boundaries	Grassed site but numerous trees therefore potential for bats. Ecological survey required	
Heritage Assets on site or significantly affecting boundaries	None	
Visual Amenity and Character of the Area	Loss of greenfield site/open aspect	
Flood risk, drainage and ground water	The site is not within a Flood Zone. There is no known risk of surface water flooding within the site's boundaries	
Ground Contamination	None known	
Ground stability	Not within a Coal Authority Risk Area	
Air Quality impact of adjoining uses	Not within an air quality hotspot	
Noise impact of adjoining uses	Stourbridge Family Centre directly to the west	
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	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None known	
Highways access and transportation	Potential for new access from Scotts Road	
Impact on the wider road network	None envisaged as the site is not large	
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 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 10 mins following any viable mitigation
Any character constraints on density	Sports pitch although the goal posts have been removed	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Connections to local cycle route networks	None	
Public Open Space	<p>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.</p> <p>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.</p>	
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. <u>Loss of sports pitch if developed</u>	
Other Social	None known	
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		
<p>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.</p> <p>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.</p> <p>The site should be retained as open space to prevent a deficiency in the local area.</p> <p>Not suitable for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Rear of Meadowpark Road		
Site Address	Land rear of Meadowpark Road, Wollaston		
Ward	Wollaston & Stourbridge Town	Call for Site Ref	245
Site Area (ha)	0.54		
Site Reference	SA-0148-DUD		
Background/Context			
Current uses	Woodland.		
Surrounding land uses	Stourbridge Canal to the north, River Stour to the east, housing to the south and open field to the west		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		N/A	
Ancient Woodland / Veteran Trees		Unknown	
Local Nature Reserve		N/A	
Flood Risk Zone 3		The eastern section where is abuts the River Stour is within Flood Risk Zone 3. The majority of the site is located within the 20m Main Riverbank Top Planning Zone (consultation with EA required) The whole site is within a Canals and Rivers Trust Planning Buffer Zone	0.2
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	Green Belt SLINC 'Stour Valley' Mineral Safeguarding Area Area of High Historic Landscape Value The northern boundary abuts 'Stourbridge Sixteen Locks Wordsley' Conservation Area The whole site forms part of a larger area of Natural and Semi Natural Greenspace to the east and west known as Meadow Park		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B55As1)	Moderate	The sub-parcel makes a strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing sprawl of the West Midlands conurbation westwards from Stourbridge, with no clear distinction between this area and the adjacent fields in South Staffordshire District. However. the extent to which the urban edge to the south extends westward beyond the parcel means that an extension of the urban area would not have a significant impact on the strength of the wider Green Belt. The existing houses and outbuildings within the Green Belt in the south western corner of the sub-parcel do not constitute a significant urbanising influence, but, as they are contiguous with	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		the urban edge, would mark a clear alternative Green Belt boundary
Landscape Sensitivity (SL7s1)	High	The landscape 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.
Detailed assessment 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 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 adjoining uses	None envisaged	
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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Economic			
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability		
Infrastructure constraints on / under site	No identifiable issues		
Highways access and transportation	None at the moment however there is a cul-de-sac off Meadowpark Road that could be extended.		
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	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	Over 15 mins following any viable mitigation
Any character constraints on density	Woodland. The eastern section is within the flood plain of River Stour Narrow site		
Connections to local cycle route networks	None at the moment but the site has informal links to the nearby canal towpath.		
Public Open Space	Forms part of a corridor of Natural and Semi Natural Greenspace known as “Meadow Park Open Space” that has unrestricted access. The Open Space Audit identified it as being of Higher Quality, Lower Value’. Higher quality sites are the best within the borough. If this section is developed the open space would become fragmented		
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 assessed		
Conclusion			
<p>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.</p> <p>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</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Wordsley

Site Known as	Watery Lane A		
Site Address	Side garden of 24, Watery Lane, Wordsley, Stourbridge, DY8 5SH		
Ward	Wordsley	Call for Site Ref	169
Site Area (ha)	0.04		
Site Reference	SA-0024-DUD-B		
Background/Context			
Current uses	Residential garden land		
Surrounding land uses	23 Watery Lane adjacent to the south, residential to the north, a steeply sloping bank separates the site from open land to the west and there is an area of vacant land to the east. Wordsley Brook lies to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	Site almost entirely within Zones 2 & 3 (just a small section of the northern boundary is outside)	0.031	
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	All Green Belt Majority Flood Zone 2 & 3 Mineral Safeguarding Area SINC in close proximity to the rear boundary		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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 (BL14s1)	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 landscape	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		is considered to have a moderate-high sensitivity to residential development.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield/Previously Developed Land	Vacant land, green belt, Garden Land	
Topography	Steeply sloping bank at the rear of the site separates the site from open land to the west. The site is otherwise relatively 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	Steep bank to the rear of the site is heavily populated with trees. Tree survey required.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SINC in close proximity to the rear of the site. Ecological survey required.	
Heritage Assets on site or significantly affecting boundaries	None	
Visual Amenity and Character of the Area	Loss of side garden land. Loss of vegetation.	
Flood risk, drainage and ground water	Almost all of the site sits within Flood Zone 2 and 3a. 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 Contamination	None known	
Ground stability	Coal Authority Low Risk Area	
Air Quality impact of adjoining uses	Not within an air quality hotspot	
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 known	
Economic		
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	No known constraints	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Highways access and transportation	Watery Lane is narrow. However, it is not a through road but may need widening.		
Impact on the wider road network	None		
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	Within 10 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 10 mins following any viable mitigation
Any character constraints on density	Trees along front boundary. Topography – site rises steeply towards the rear – wooded banks.		
Connections to local cycle route networks	None		
Public Open Space	None		
Loss of Playing Field / Sports Pitches	None		
Other Social	None known		
Opportunities			
Opportunities	No opportunities identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard constraint - not assessed		
Conclusion			
<p>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.</p> <p>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.</p> <p>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.</p> <p>A planning application was refused on 30th June 2021 for the 'Erection of 1 No. dwelling' on the land. The reasons for refusal were:</p> <p>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).</p>			

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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; Policies 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.

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Watery Lane B		
Site Address	Watery Lane, Wordsley, Stourbridge, DY8 5SH		
Ward	Wordsley	Call for Site Ref	169
Site Area (ha)	0.06		
Site Reference	SA-0024-DUD-B		
Background/Context			
Current uses	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	Garage site to the south, residential to the north, a steeply sloping bank separates the site from open land to the west and there is an area of vacant land to the east. Wordsley Brook lies to the south and east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	Buckpool and the Leys	0.005	
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	Site almost entirely within Zones 2 & 3	0.044	
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	Part SINC (extreme northern section) All Green Belt Majority Flood Zone 2 & 3 Mineral Safeguarding Area Area of High Historic Landscape Value – majority of the site		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

		would simplify the Green Belt boundary, and development constraints would limit the physical impact of any such release.
Landscape Sensitivity (BL14s1)	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 landscape is considered to have a moderate-high sensitivity to residential development.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield/Previously Developed Land	Vacant land, green belt, Garden Land	
Topography	Steeply sloping bank separates the site from open land to the west but the site is otherwise relatively 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	Steep bank to the rear of the site is heavily populated with trees. There are some trees on the remainder of the site boundaries	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Site falls partially within a SINC at rear 'Buckpool and The Leys'	
Heritage Assets on site or significantly affecting boundaries	The majority of the site is within an Area of High Historic Landscape Value	
Visual Amenity and Character of the Area	None	
Flood risk, drainage and ground water	Almost all of the site sits within Flood Zone 2 and 3a. High risk (1/30) of surface water flooding along the eastern, and part of the southern boundary. Medium (1/100) and low risk (1/1000) for the majority of the remaining areas of the site, with the exception of the western boundary which has no known risk of surface water flooding.	
Ground Contamination	None known	
Ground stability	Coal Authority Low Risk Area	
Air Quality impact of adjoining uses	Not within an air quality hotspot	
Noise impact of adjoining uses	None	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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	No limitations / negligible impact on development viability		
Infrastructure constraints on / under site	No known constraints although there is a culvert underneath Watery Lane in front of the site		
Highways access and transportation	Watery Lane is narrow however, it is not a through road		
Impact on the wider road network	None		
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	Within 10 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 10 mins following any viable mitigation
Any character constraints on density	The site appears to have the footings built of a large detached house. An outbuilding at the rear has been constructed.		
Connections to local cycle route networks	None		
Public Open Space	None		
Loss of Playing Field / Sports Pitches	None		
Other Social	None known		
Opportunities			
Opportunities	No opportunities identified.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard constraint - not assessed		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Conclusion
<p>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.</p> <p>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.</p> <p>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.</p> <p>Not suitable for residential or industry purpose.</p>

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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		
Background/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.		
Surrounding land uses	Mostly residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI/SAC/SINC	Buckpool and The Leys		8.0
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	Area associated with the stream		0.7
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 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 Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

(BL14s1)		<p>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.</p> <p>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.</p>
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield/Previously 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	<p>Area of High Historic Landscape Value – eastern section (school not included)</p> <p>Area of Special Townscape Value – associated with Holy Trinity Church</p> <p>Conservation Area – section associated with Holy Trinity Church</p> <p>Holy Trinity Church Grade II listed</p> <p>Cenotaph Memorial adjacent to Holy Trinity Church HER ref WM1025</p>	
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	One coal mining shaft within the site. Potential for ground contamination	
Ground stability	Coal Authority Low Risk Area with one area of High Risk in the school grounds of the school associated with a mine shaft	
Air Quality impact of adjoining uses	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)	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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	No limitations / negligible impact on development viability		
Infrastructure constraints on / under site	Several footpaths cross the site Several culvers and watercourse grills along the stream course A telecommunications mast to the north of watery Lane		
Highways access and transportation	Access could be made on to Brierley Hill Road		
Impact on the wider road network	This is a large parcel. The junction of Brierley Hill Road and High Street may need improvement		
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	Within 10 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	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	None known		
Opportunities			
Opportunities	None identified		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	Hard constraint - not assessed		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Conclusion
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Not suitable for residential or industrial purposes.</p>

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Ashwood Park		
Site Address	Ashwood Park, Kinver Street, Wordsley		
Ward	Wordsley	Green Belt Parcel Ref	54A
Site Area (ha)	8.8		
Site Reference	SA-0109-DUD		
Background/Context			
Current uses	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		
Surrounding land uses	Residential to the north, east and west. The Stourbridge Canal forms the southern and eastern boundaries. To the south east there is open land and the River Stour runs through the southern part of the site		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	Southern part of the site – River Stour and northern section of site.	1.02	
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	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 Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

(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 / Previously Developed Land	The whole site is within the Green Belt. It forms a narrow wedge of land within generally a residential area.	
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	None but numerous trees within the site (Council owned) Tree survey required.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Stourbridge Canal SLINC banks of River Stour within southern part of the site and adjacent to the eastern boundary	
Heritage Assets on site or significantly affecting boundaries	Conservation Area 'Stourbridge Sixteen Locks Wordsley' - the adjacent canal and River Stour corridor The adjacent canal is also a Local Archaeological Priority Area.	
Visual amenity and Character of the Area	The loss of the park would have a negative impact on its users – walkers, cyclists, football players and visually for surrounding residents	
Flood risk, drainage and ground water	Both the northern and southern part of the site are within Flood 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. 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 Contamination	None known	
Ground stability	The extreme northern part of the site is located within a Coal Authority "Development Low Risk Area"	
Air Quality impact of adjoining uses	None envisaged	
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	

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

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 – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability		
Infrastructure constraints on / under site	The northern part of the site contains a Water Pumping station with adjacent storm water tanks. This would prevent development on this part of the site. Wordsley Brook is culverted and runs almost north south through the central part of site.		
Highways access and transportation	The majority of the site is readily accessible for vehicles off Kinver Street		
Impact on the wider road network	Limited access south and eastwards due to the Stourbridge canal. This will place greater pressure on existing junctions particularly with High Street (A491) and Lawnswood Road		
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 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 15 mins following any viable mitigation
Any character constraints on density	A primary school and its playing fields occupy part of the site. The river Stour and its wooded banks are located in the southern part of the site		
Connections to local cycle route networks	There is a cycle way DCY0592 within the park. The site is readily accessible to the Stourbridge Canal towpath and onwards to National Cycle Route 54.		
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 create a hub for both formal and informal recreational use. It is adjacent to the Stourbridge Canal		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	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		
<p>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.</p> <p>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.</p> <p>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.</p> <p>Not suitable for residential or industrial purposes.</p>		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	High Street, Wordsley		
Site Address	High Street/Brierley Hill Road, Wordsley		
Ward	Wordsley	Green Space Ref	338
Site Area (ha)	0.4		
Site Reference	SA-0187-DUD		
Background/Context			
Current uses	Part treed/grassed area/amenity greenspace. Part of site appears to be the private front gardens of 24-40		
Surrounding land uses	Primarily residential surrounding the site, Wordsley Hall adjacent to the eastern part of the site is a Care Home.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	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	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	MIN1 - Mineral safeguarding area Amenity Greenspace		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield		
Topography	Site slopes from 76m to 69m – contours fairly close together considering the site width.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Woodland Order (681/W1) covers the majority of the site		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No specific designation but potential for nesting birds and bats roosts		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Heritage Assets on site or significantly affecting boundaries	Eastern tapered edge of site borders Wordsley Hall - a Grade II Listed Building– Any development would have to respect the setting of this building. Wordsley Hall is also an Area of High Historic Townscape Value (HTV19).		
	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	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	The site is not within a flood zone.		
	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 Contamination	None known		
Ground stability	Coal Authority Low Risk Area		
Air Quality impact of adjoining uses	Not an Air Quality Hotspot		
Noise impact of adjoining uses	Busy junction of High Street and Brierley Hill Road some mitigation likely to be required		
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	No limitations / negligible impact on development viability		
Infrastructure constraints on / under site	Two pedestrian access crossings that serve Nos 24-40 Brierley Hill Road		
Highways access and transportation	Brierley Hill Road although the proximity to the junction with High Street would require careful thought		
Impact on the wider road network	None envisaged due to the size of the site		
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	Within 10 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 15 mins following any viable mitigation
Any character constraints on density	The site tapers to the east such that the thin section is likely to be undevelopable. In addition, part of the tapered section of the site is adjacent to the front gardens of Nos 24-40 Brierley Hill Road that have pedestrian access/crossings to Brierley Hill Road (B4180).		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

	The eastern taper of the site borders Wordsley Hall, a Grade II Listed Building The site is mostly covered in trees at the western side where the topography of the land steeply rises from the road.	
Connections to local cycle route networks	None known	
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	
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.	
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.		

A-5 Sites Assessed for Housing and/or Employment and Not Selected (Dudley)

Site Known as	Land adjacent to Cookley Wharf		
Site Address	Land adjacent to Cookley Wharf, Wordsley		
Ward	Wordsley	Green Belt Parcel Ref	B53
Site Area (ha)	31.0		
Site Reference	SA-0231-DUD		
Background/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	Majority residential to the north. The Dell Stadium and industrial premises to the east. The Wordsley School to the south and in the main, residential to the north plus a primary school.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI/SAC/SINC	Fens Pool, Pensnett (north western tip) Buckpool and The Leys		0.2 31
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	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		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	The whole site has SINC status		
Landscape Sensitivity			
Conclusion			
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

512

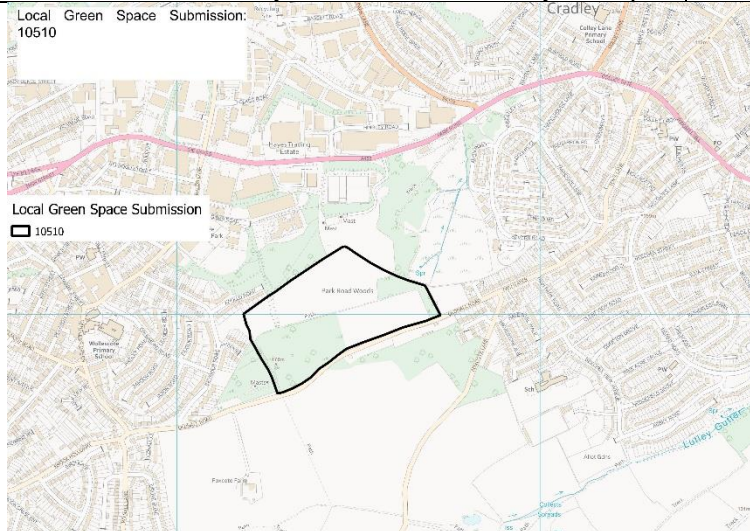
A-6 Sites Assessed for Local Green Space

					<p>The site provides significant visual amenity within the local area and provides a particular significance to the setting of the Corbett Ambulatory Outpatients Hospital.</p> <p>Therefore, the site is in reasonable walking distance to the local community and residents of Amblecote.</p>
Support:	Yes		Does the site meet all Part A criteria?	Yes	
	Local Group Ward Councillor				
Part B					
Criteria	Details			Assessment	
Beauty	It has undoubted rural qualities, rolling meadowland with wildflowers in abundance all surrounded by mature trees. The landscape setting of The Corbett Meadow is very important. This land represents a part of the only significant expanse of green space in Amblecote and contributes significantly to retaining the character of what was once a small village under the jurisdiction of the Enville Estate. The Meadow sits at the heart of this locality, demonstrating many, if not all the above key positives, supporting the area's sense of place, local identity and distinctiveness.			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	John purchased the 'The Hill' estate solely with the intention of the land to be used for medical purposes, for the people of Stourbridge and the surrounding areas. It states in the constitution and Bye-laws (page 5): <i>The gardens and grounds belonging to the hospital may in the discretion of the Trustees be used for the purposes of a Public Park, subject nevertheless to such Rules and regulations as may from time to time be prescribed by the By-laws.</i> The Land had significant recreational value to local people due to the holding of 'The Corbett Hospital Fete' which attracted thousands of visitors.			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.	

A-6 Sites Assessed for Local Green Space

	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 role in the landscape. The site has been demonstrated to have beauty significance due to its unique parkland appearance within an urban area. Historical significance has been shown due to its connection to local figures and being the site of local events, with evidence of this local history being presented. Wildlife significance has been established due to the existing wildlife found on the site and the sites role within a wider wildlife corridor in the urban area. While the site cannot be accessed it is considered that the site has significance in relation to tranquillity due to the lack of man-made interference and the oasis of green space the area provides in a tight urban location.	
Recommendation:	To be allocated as a Local Green Space	

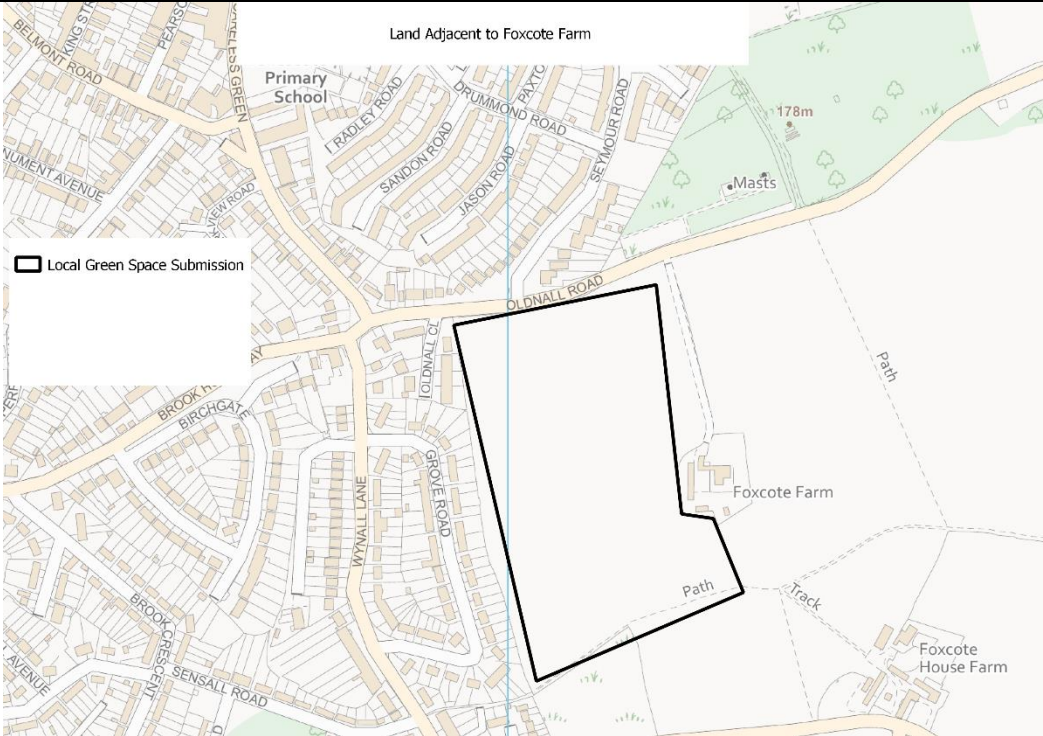
Cradley and Wollescote

Site Known As	Land on Oldnall Road				
Site Address	Land to the North of Oldnall Road, Halesowen, B63 2BF				
Ward	Cradley and Wollescote	Site ID	10510		
Description:	Agricultural land				
Submitted by:	The Friends of Homer Hill Park and Cradley Then & Now History Group				
<div><div>Local Green Space Submission: 10510</div><div></div></div>					
Part A					
Existing Designations:		Green Belt			
Existing Permissions:		None			
Other Call for sites:		Local Green Space and Housing			
Size (ha)	12.6	Defined Boundary:	The eastern boundary does not appear to follow a defined boundary	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.

A-6 Sites Assessed for Local Green Space

Support:	Yes	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.
	Letters of support from Councillors and local groups		
Part B			
Criteria	Details		Assessment
Beauty	No Details Submitted		
Historical Significance			
Recreational Value			
Tranquillity			
Wildlife			
Other			
Summary	No details of significance have been submitted. The site submission has an overlapping boundary with submission 10522		
Recommendation:	Do not allocate		

A-6 Sites Assessed for Local Green Space

Site Known As	Land between Foxcote Farm and Grove Road				
Site Address	Land between Grove Road and Foxcote Farm, Oldnall Road, Wollescote, DY9 9AR				
Ward	Cradley and Wollescote		Site ID	10518	
Description:	Farm land				
Submitted by:	Councillor Gaye Partridge				
<div></div>					
Part A					
Existing Designations:		Green Belt Landscape Heritage Area (AHHLV)			
Existing Permissions:		None			
Other Call for sites:		Yes			
Size (ha)	6.9		Yes		Adjoining

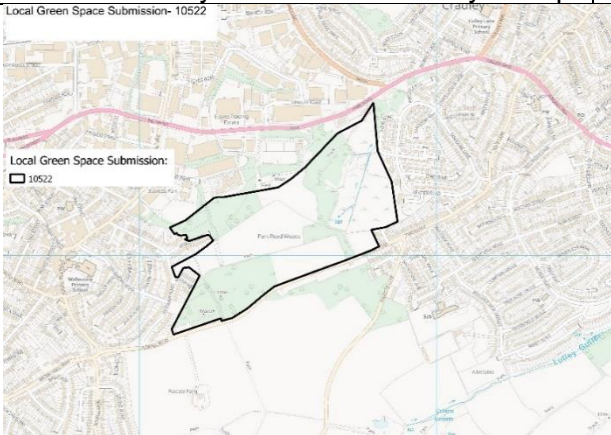
A-6 Sites Assessed for Local Green Space

		Defined Boundary:		Distance to Community:	<p>The site is located at the edge of a residential area, with a number of residential dwellings backing on to the site with rights of ways running from the residential area to the site.</p> <p>Therefore, the site is in reasonable walking distance to the local community and residents of Wollescote.</p>
Support:	Unknown due to lack of further information but submitted by Local Councillor	Does the site meet all Part A criteria?			<p>Yes</p> <p>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</p>
Part B					
Criteria	Details				Assessment
Beauty	No details submitted				
Historical Significance					
Recreational Value					
Tranquillity					
Wildlife					
Summary	No details of significance have been submitted.				
Recommendation:	Do not allocate				

A-6 Sites Assessed for Local Green Space

Site Known As	Foxcote Farm				
Site Address	Foxcote Farm field at rear of Grove Road, Wollescote, DY9 8AR				
Ward	Cradley and Wollescote	Site ID	10519		
Description:	Farm land				
Submitted by:	Councillor Gaye Partridge				
No location plan/ boundary was submitted with the application, therefore no mapping could be produced					
Part A					
Existing Designations:		Green Belt Landscape Heritage Area (AHHLV)			
Existing Permissions:		None			
Other Call for sites:		Yes			
Size (ha)	1	Defined Boundary:	No	Distance to Community:	Adjoining The site is located at the edge of a residential area, with a number of residential dwellings backing on to the site with rights of ways running from the residential area to 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?		No – due to lack of defined boundary being demonstrated and unknown level of support. Not progressed to Part B Assessment	

A-6 Sites Assessed for Local Green Space

Site Known As	Flint Field				
Site Address	'Flint Field' Land to the north of Oldnall Road, in Cradley, Halesowen and Wollescote, B63 2BF				
Ward	Cradley and Wollescote	Site ID	10522		
Description:	Part agricultural land				
Submitted by:	The Friends of Homer Hill Park and Cradley Then & Now History Group				
					
Part A					
Existing Designations:		Green Belt Landscape Heritage Area (AHHLV) SINC (part)			
Existing Permissions:		None			
Other Call for sites:		Local Green Space 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 all Part A criteria?			Yes
Part B					

A-6 Sites Assessed for Local Green Space

Criteria	Details	Assessment
Beauty	<p>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.</p> <p>Views of the black country, including Dudley Castle and the Wrekin. Any visit is a different experience to anything in the immediate locality.</p> <p>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.</p>	<p>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.</p>
Historical Significance	<p>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.</p> <p>Neolithic flints have been found including arrowheads and Neolithic stone axes.</p> <p>Pot Sherd have been found from the Bronze age and Iron Age.</p> <p>Evidence of a Romano-British farmstead with 350 pottery-sherds found.</p> <p>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.</p> <p>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.</p> <p>Part of Oldnall Farm, the buildings of which date from at least the 18th century may be located upon, or near, the medieval settlement of Oldnall which is at least 700 years old.</p>	<p>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.</p> <p>The site is located within a larger AHHLV which contains numerous Prehistoric, Roman and Medieval archaeological remains.</p> <p>The historical significance of the site comes the archaeological interest, there is no evidence of modern/contemporary historical significance and local history.</p>

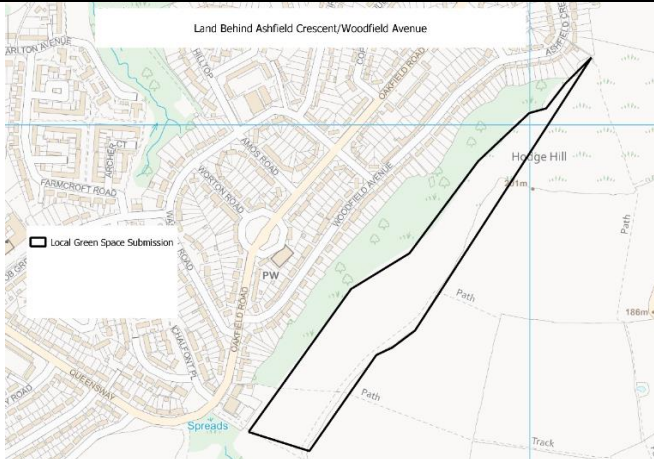
A-6 Sites Assessed for Local Green Space

	<p>A number of Post-Medieval artefacts have also been discovered within the area, including Charles I and James I silver coins</p> <p>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.</p>	
Recreational Value	<p>Running/walking</p> <p>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.</p> <p>Meditative prayer walks by the congregation of Overend Methodist Mission have been held in this place.</p>	<p>There are a number of rights of way running through the site.</p> <p>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.</p> <p>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.</p>
Tranquillity	<p>An area of calming natural beauty.</p> <p>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.</p> <p>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.</p>	<p>It is considered that given the size of the site and the description provided that the site could be considered tranquil.</p>
Wildlife	<p>Reports of buzzards, owls, bats, badgers, foxes, deer, hedgehogs and the usual kind of small mammals that are found in the fields and woods.</p>	<p>The site has recorded wildlife on the site with part of the site being located within a SINC and varying</p>

A-6 Sites Assessed for Local Green Space

	<p>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.</p> <p>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.</p> <p>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.</p>	<p>Phase 1 Habitat Classification – Arable/ Amenity Grassland/ Broadleaved Semi-natural Woodland/ Scrub.</p> <p>5 Protected Species are found on the site and 11 Axiophyte species.</p>
Other	<p>The lack of green open space in general in Cradley and Dudley Borough is shown in Parks & green Space Strategy 2009.</p>	<p>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 semi-natural sites.</p>
Summary	<p>While the site does have some significance, the site falls within the greenbelt and is therefore already protected through greenbelt policy. The NPPG states:</p> <p><i>‘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’</i></p> <p>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.</p> <p>It is therefore considered that the site will be adequately protected by the current designations on the site.</p>	
Recommendation:	Do not allocate	

A-6 Sites Assessed for Local Green Space

Site Known As		Land rear of Woodfield Avenue			
Site Address		Land behind Ashfield Crescent, Woodfield Avenue and Oakfield Road, Wollescote, DY9 9DS			
Ward		Cradley and Wollescote	Site ID		10525
Description:		Agricultural land			
Submitted by:		Beech Tree and Wollescote Welfare Institute			
<div><div></div><div></div></div>					
Part A					
Existing Designations:		Green Belt Landscape Heritage Area (AHHLV) SLINC (part) Ancient Woodland (Part)			
Existing Permissions:		None			
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 residential area of Wollescote. Around 2000 properties within a 20 minute walk.
Support:	Yes				

A-6 Sites Assessed for Local Green Space

	Ward Councillor	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	<p>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.</p> <p>The fields roll both away and towards you with a backcloth leading to Clent Hills, Foxcote, Lutley and beyond. With ancient hedgerows and lone field trees and socially groups tree features.</p>		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	<p>During WWII, the field was cultivated as part of the national "Dig for Victory" initiative.</p> <p>Designated at historic (Policy S13) and has local social history.</p> <p>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.</p> <p><i>It would also be good for LGS designation to be given in the run up to the Estates Centenary Celebrations.</i></p>		<p>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</p> <p>The submission document does not provide any details of the historical significance of the site.</p>
Recreational Value	<p>Rights of way run though the locale.</p> <p>This space has been used by the residential and walking communities, without inflicting any major difficulties, for almost 100 years.</p>		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	A space that is without traffic, cafes, crowds or any of the other trappings of the urban environment.		The site sits at a higher level than the surrounding residential area, as such there is no traffic or noise from the adjoining roads and houses.

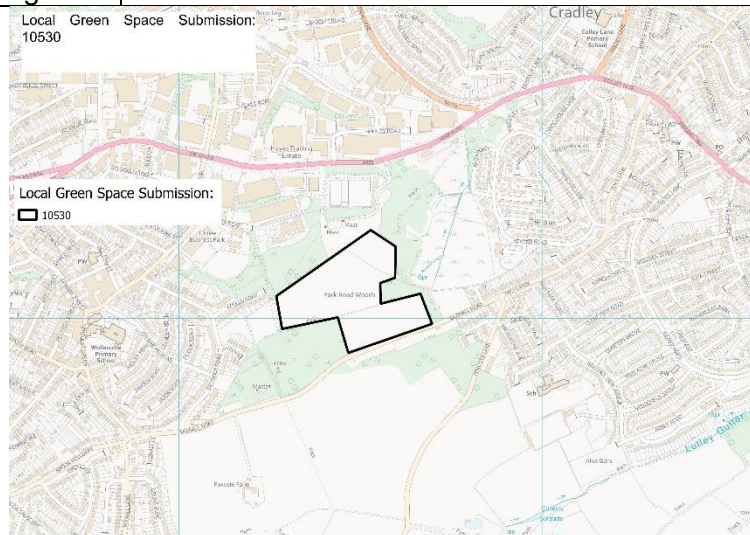
A-6 Sites Assessed for Local Green Space

	<p>The terrain is either natural or ploughed, you are exposed to the elements, part of the landscape.</p> <p>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.</p> <p>The site is not overlooked by roads or properties.</p>	
Wildlife	<p>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 LGS</p>	<p>The submission document does not provide any details of the wildlife significance of the site.</p> <p>The majority of the site has no documented wildlife, a small section to the edge of the boundary has some recorded wildlife.</p> <p>Part of the site is classed as Ancient Woodland (Hodge Hill Coppice), this area is also part of a SLINC.</p> <p>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</p>
Summary	<p>While the site does have some significance, the site falls within the Greenbelt and is therefore already protected through greenbelt policy. The NPPG states:</p> <p><i>'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'</i></p> <p>Therefore, consideration is given to whether the evidence demonstrates that there will be added benefits by an additional designation. It is considered that given 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. Additionally, the north east boundary of the site is not set within a clearly defined boundary.</p>	

A-6 Sites Assessed for Local Green Space

	It is therefore considered that the site will be adequately protected by the current designations on the site.
Recommendation:	Do not allocate

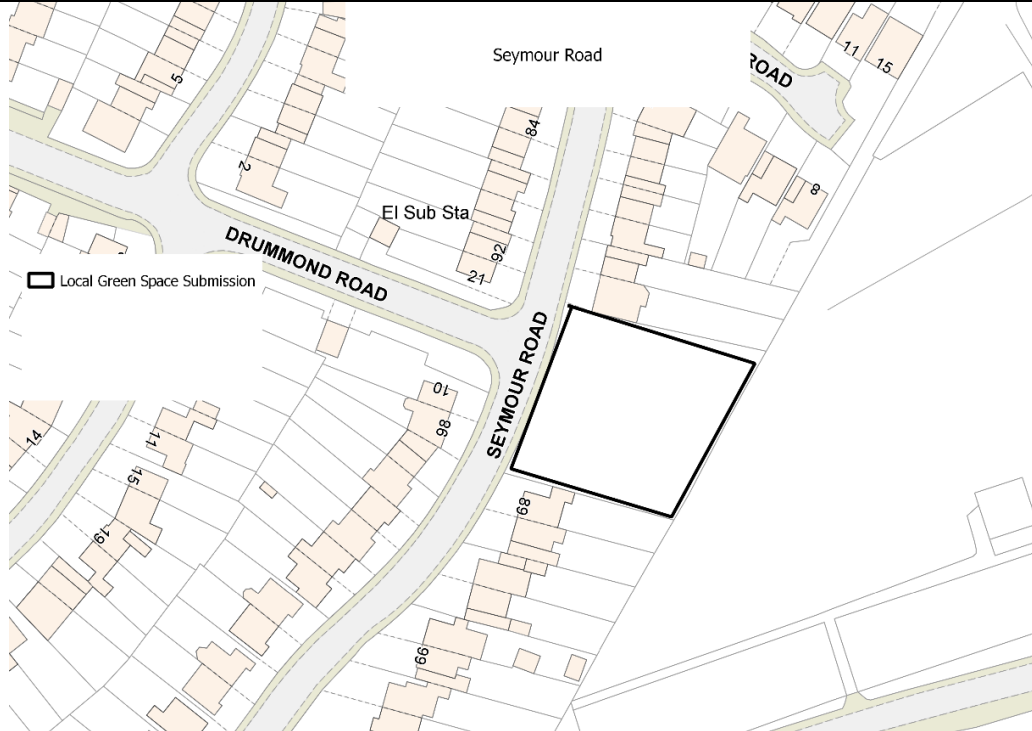
A-6 Sites Assessed for Local Green Space

Site Known As		Top Field, Oldnall			
Site Address		Top Field at Oldnall, Wollescote			
Ward		Cradley and Wollescote	Site ID	10530	
Description:		Farm land			
Submitted by:		Councillor Gaye Partridge			
		<div><div>Local Green Space Submission: 10530</div></div>			
Part A					
Existing Designations:		Green Belt Landscape Heritage Area (AHHLV)			
Existing Permissions:		None			
Other Call for sites:		Yes			
Size (ha)	8	Defined Boundary:	Yes	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.

A-6 Sites Assessed for Local Green Space

				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	No details submitted			
Historical Significance				
Recreational Value				
Tranquillity				
Wildlife				
Summary	No details of significance have been submitted. The site submission has an overlapping boundary with submission 10522			
Recommendation:	Do not allocate			

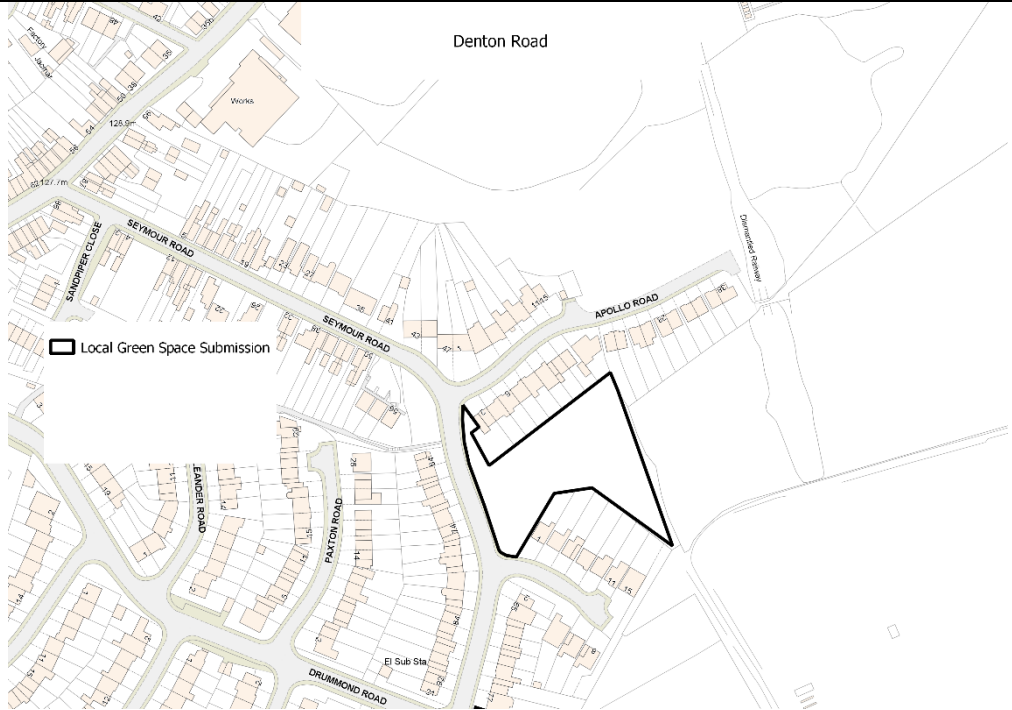
A-6 Sites Assessed for Local Green Space

Site Known As	Green Space on Seymour Road				
Site Address	Green Space on Seymour Road, Wollescote, DY9 8YQ				
Ward	Cradley and Wollescote			Site ID	10531
Description:	Amenity space				
Submitted by:	Councillor Gaye Partridge				
					
Part A					
Existing Designations:		None			
Existing Permissions:		None			
Other Call for sites:		Yes			
Size (ha)	0.2	Defined Boundary:	Yes	Distance to Community:	Adjoining
				The Site is public amenity greenspace located within a residential area.	

A-6 Sites Assessed for Local Green Space

					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	No details submitted				
Historical Significance					
Recreational Value					
Tranquillity					
Wildlife					
Summary	No details of significance have been submitted.				
Recommendation:	Do not allocate				

A-6 Sites Assessed for Local Green Space

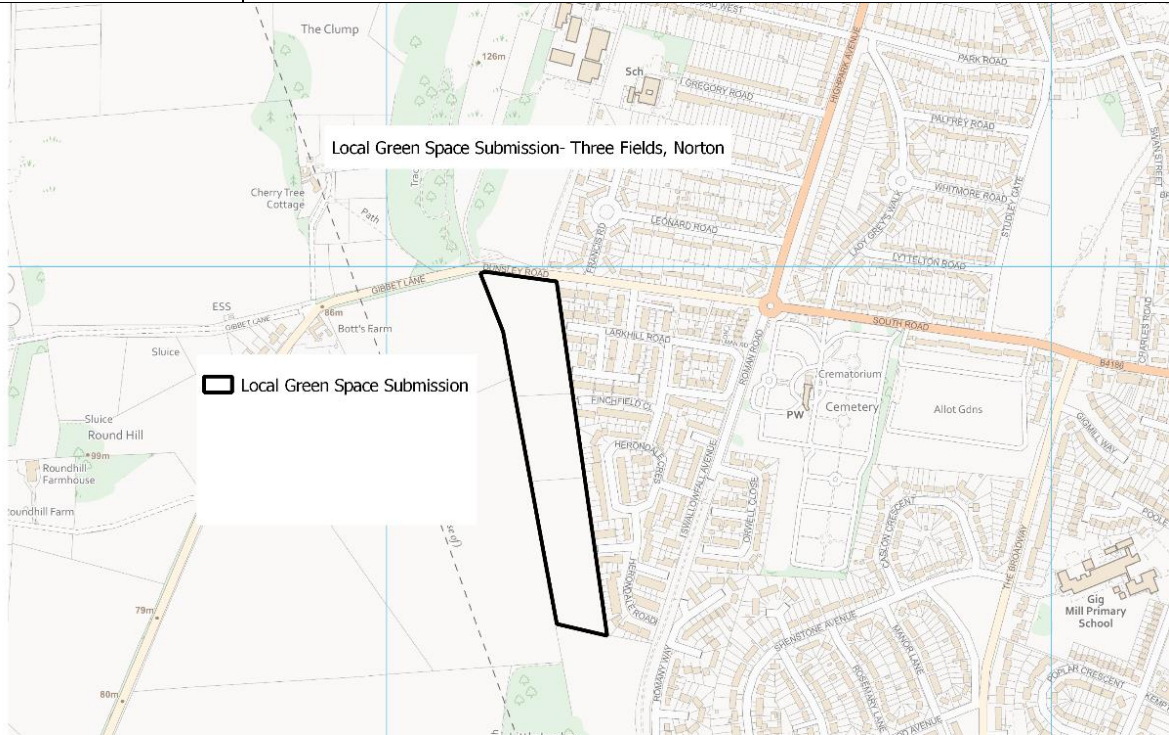
Site Known As		Open space between Denton Road and Apollo Road			
Site Address		Open Space between Denton Road and Apollo Road, Wollescote, DY9 8YE			
Ward		Cradley and Wollescote	Site ID	10533	
Description:		Amenity space			
Submitted by:		Councillor Gaye Partridge			
					
Part A					
Existing Designations:		Green Belt			
Existing Permissions:		None			
Other Call for sites:		No			
Size (ha)	5.5	Defined Boundary:	Yes	Distance to Community:	Adjoining
				The Site is public amenity greenspace located within a residential area.	

A-6 Sites Assessed for Local Green Space

					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	No details submitted				
Historical Significance					
Recreational Value					
Tranquillity					
Wildlife					
Summary	No details of significance have been submitted.				
Recommendation:	Do not allocate				

A-6 Sites Assessed for Local Green Space

Norton

Site Known As		Three Fields	
Site Address		Three Fields/Dunsley Fields, Dunsley Road, Norton, DY8 3LS	
Ward		Norton	Site ID 10511
Description:		Open grass fields	
Submitted by:		Christine Farmer	
<div></div>			
Part A			
Existing Designations:		Green Belt	
Existing Permissions:		None	
Other Call for sites:		Yes	
Size (ha)	4.5	Yes	Adjoining

A-6 Sites Assessed for Local Green Space

		Defined Boundary:		Distance to Community:	<p>The site is located at the edge of a residential area, with a number of residential dwellings backing on to the site with rights of ways running from the residential area to the site.</p> <p>Therefore, the site is in reasonable walking distance to the local community and residents of Norton</p>
Support:	Yes	Does the site meet all Part A criteria?	Yes		
	From local community groups				
Part B					
Criteria	Details				Assessment
Beauty	<p>Visually attractive, with the site being popular with local photographers, with fine views, open nature. Attractive mature hedgerows which incorporate hazel, crab-apple, oak and blackthorn and a number of mature lime trees frame the far-reaching views.</p> <p>The elevated location and open aspects of the site emphasise this feeling of being at a borderland where neighbouring countryside can be surveyed.</p> <p>The open nature of the site provides an open expanse which contrasts with the urban area to the East.</p> <p>The First field, located nearest to Dunsley Road, is at such an elevation that there is a full panoramic view of the surrounding area from this high point.</p> <p>The views are truly breath-taking and extend over open countryside towards the Malverns, and Clee Hill. Over the urban area the views are different in nature though no less magnificent, with the Rowley Hills being a prominent landmark.</p>				<p>The beauty of the site comes from the sites ridgeline and the surrounding views that can be seen from the site.</p>
Historical Significance	<p>The undeveloped and open nature of the site and its surroundings offers the opportunity for the archaeological study of this location which forms part of the longer ridge system running adjacent to the county boundary.</p>				<p>The historical significance of the site comes from its potential ancient history, given the history of the wider area.</p>

A-6 Sites Assessed for Local Green Space

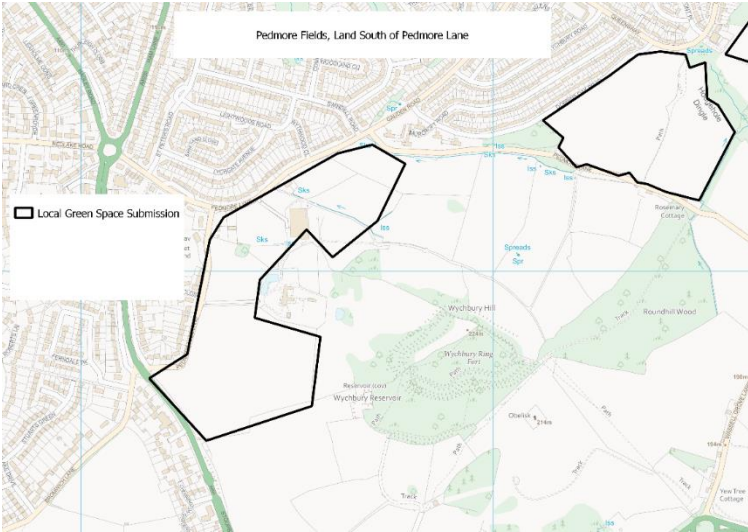
	<p>The three fields site is located in the vicinity of the ancient county boundary which for more than a millennium, has separated Worcestershire and Staffordshire. It may have also marked the north-west edge of the 7th – 9th Century Hwiccan Kingdom and perhaps been post-Roman Tribal territories. Whilst the boundary line probably has its roots in earlier frontiers dating back to prehistoric times.</p> <p>The Triassic sandstone ridges form a natural boundary and were likely used to physically demarcate the limits of territories from a very early date</p> <p>Two manmade ancient boundary features are also located in the landscape nearby; a first Century Roman Road and the boundary dykes on Wollaston Ridge.</p> <p>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 <i>Croked Apeltre</i>, and there is a boundary hedge containing limetrees and other species which probably dates to the late 18th or early 19th century.</p>	<p>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.</p> <p>The proposed significance is based on the potential history of the site and not evidenced history.</p>
Recreational Value	<p>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.</p> <p>Dog-walking.</p> <p>Children's Games, Recreation and Nature Education Organised Recreation and Public Events – Bonfire and Firework evenings, barbecues, live bands, games.</p>	<p>Given the public access to the site, and the previous formal events on the site, the site does have recreational value.</p>

A-6 Sites Assessed for Local Green Space

	Local therapists and health professionals use the site in their practice.	
Tranquillity	<p>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.</p> <p>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.</p> <p>While well used the site is never crowded.</p>	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.
Wildlife	<p>A survey of the birds present on the site was carried out on 28th 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)</p> <p>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.</p>	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.
Summary	<p>While the site does have some significance, the site does fall within greenbelt and is therefore already protected through greenbelt policy. The NPPG states:</p> <p><i>'if land is already protected by Greenbelt Policy then consideration should be give to whether any additional local benefits would be gained by designations as local green space'</i></p> <p>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.</p>	
Recommendation:	Do not allocate	

A-6 Sites Assessed for Local Green Space

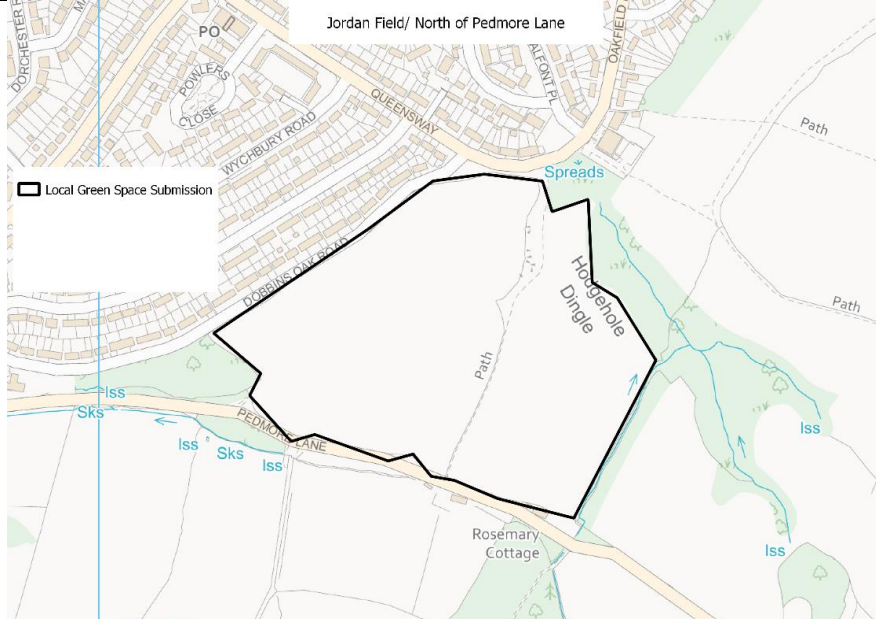
Pedmore and Stourbridge East

Site Known As		Pedmore Fields			
Site Address		Pedmore Fields, land south of Pedmore Lane, Stourbridge, DY9 0SX			
Ward		Pedmore and Stourbridge East		Site ID	10523
Description:		Agricultural land			
Submitted by:		Beech Tree and Wollescote Welfare Institute			
<div></div>					
Part A					
Existing Designations:		Green Belt Landscape Heritage Area (AHHLV)			
Existing Permissions:		None			
Other Call for sites:		Housing			
Size (ha)	20	Defined Boundary:	No – The boundary appears to follow a previous call for sites submission for residential	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.

A-6 Sites Assessed for Local Green Space

				Therefore, the site is in reasonable walking distance to the local community
Support:	The site was submitted by a local group but no additional letters of support by cllrs or other local groups were submitted	Does the site meet all Part A criteria?	No	<p>The site is not considered to 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.</p> <p>Not progressed to Part B Assessment</p>

A-6 Sites Assessed for Local Green Space

Site Known As	Jordan Field				
Site Address	Land rear of Dobbins Oak Road, Wollescote				
Ward	Pedmore and Stourbridge East			Site ID	10528
Description:	Agricultural land/playing field				
Submitted by:	Councillor Gaye Partridge				
<div></div>					
Part A					
Existing Designations:		Green Belt Landscape Heritage Area (AHHLV) Playing Field Part SINC			
Existing Permissions:		None			
Other Call for sites:		No			
Size (ha)	11	Defined Boundary:	Yes	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.					

A-6 Sites Assessed for Local Green Space

					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	No details submitted				
Historical Significance					
Recreational Value					
Tranquillity					
Wildlife					
Summary	No details of significance have been submitted.				
Recommendation:	Do not allocate				