

Appendix A

Parcel Assessments

Parcel assessment outputs

A.1 The individual parcel assessment proformas include

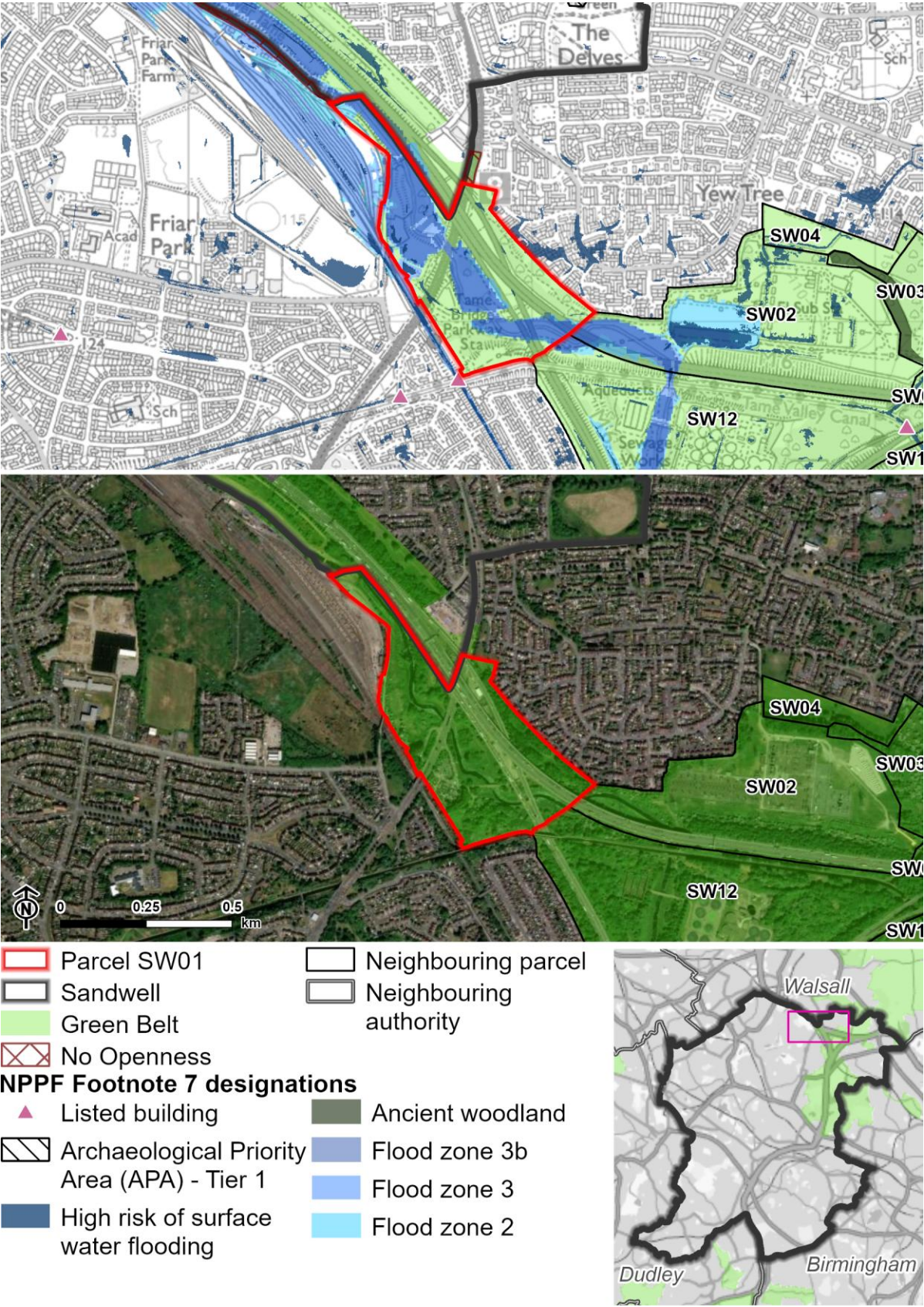
- Map of each parcel with Footnote 7 designations, and an aerial view
- Locational description, and description of the relationship between the parcel and the settlement, and with the wider countryside
- Parcel ratings for contribution to each of the Green Belt Purposes, and summary of the key factors supporting the assessed contribution ratings
- Concluding text to indicate whether the parcel is identified as grey belt, or potential grey belt, on the basis of its contribution ratings and in line with the February 2025 PPG.

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Additional map information: NPPF Footnote 7 designations not listed and mapped in this figure are generally not located within the study area or local data sets were not readily available. Available listed building point data has been mapped to draw attention to the location of these NPPF footnote 7 assets. Like other footnote 7 areas and assets, their presence highlights the need for further detailed work to establish the effects on these assets.

Parcel SW01

Parcel SW01



Parcel SW01

Contribution of land in Parcel SW01

Parcel SW01 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Weak/No	Weak/No	Equal	Yes

Parcel SW01 Description

Parcel Location, Land Uses and Boundaries
Land at the north-western edge of Wednesbury, along the M6. Parcel size: 21ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Wooded motorway embankments define the settlement edge of the Delves and Yew Tree, (Walsall) to the north-east. West Midlands Railway defines the settlement edge of Friar Park/Stone Cross, Wednesbury/West Bromwich. There is some change in landform which creates a sense of separation between the settlement and the parcel. There are a number of embankments and engineered earthworks throughout the parcel associated with M6 motorway, River Tame, West Midlands Railway and the Tame Valley Canal Aqueduct. There is a strong perception of urban development outside of the parcel. Despite strong boundaries there is a strong perception of the urban edge. The parcel is narrow and largely contained by transport infrastructure and urban development. Land use creates some association with the urban area but there is little urbanising activity in the parcel. The M6 motorway and A4031 cut through this narrow parcel north to south. Tame Bridge Parkway Station is located within the parcel. Urbanising development limits perception of the wider countryside. Although there is some remnant sense of connection to the adjacent open land to the north-west and south-east, the elevated motorways within the parcel contribute to an increased sense of containment by the urban areas.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Wednesbury is part of the West Midland Conurbation and is defined as part of a large built-up area
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The M6 and A4031 run through the parcel, although the remainder comprises open land.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SW01

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Well-treed transit corridors define the parcel boundaries, including the M6 and railway line.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing containment by the urban area. Although open land within the parcel plays some role in maintaining separation between the north-eastern edge of Wednesbury and the south-eastern edge of Walsall, the extent to which these settlements are already merged limits the parcel's overall contribution.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. The parcel comprises the entirety of a small gap between Walsall and Wednesbury (West Bromwich), although these two settlements are effectively merged to the north-west.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The M6 and A4031 run through the parcel, although the remainder comprises open land.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms the entirety of the gap in this location.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns. The extent to which the settlements are already merged limits the parcel's role in maintaining separation.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.

Parcel SW01

Assessment Considerations	Assessment
	Although there is some remnant connection with the adjacent open land to the south-east, major transport routes within the parcel contribute to an increased sense of containment by the urban edge.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The M6 and A4031 run through the parcel, although the remainder comprises open land.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	N/A

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

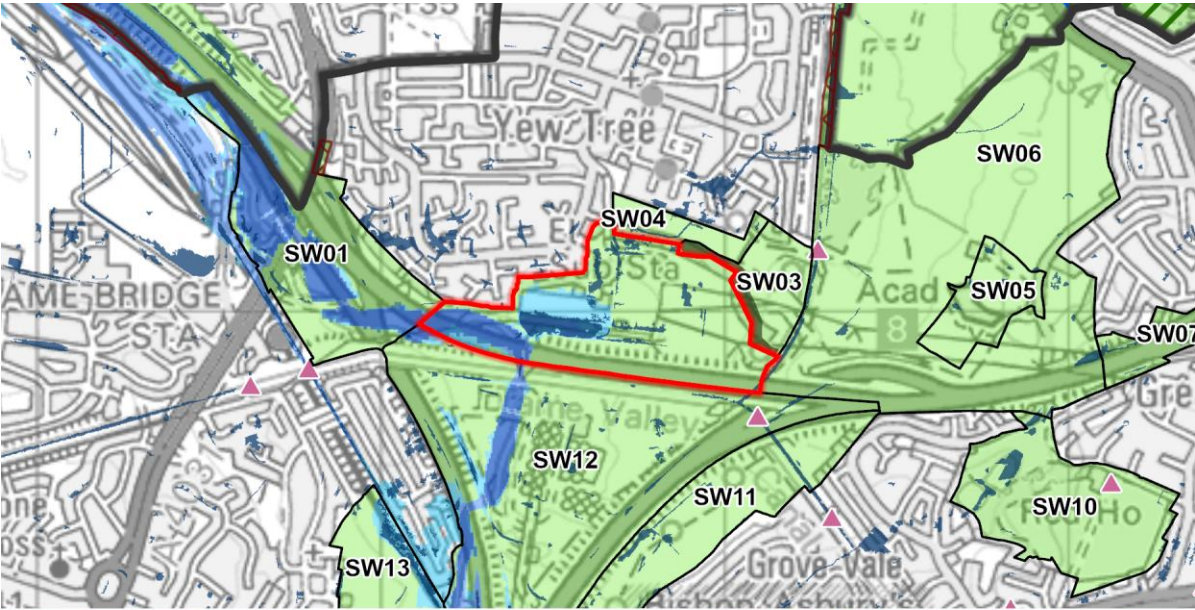
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SW02



- | | |
|-------------|------------------------|
| Parcel SW02 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |
| No Openness | |
- NPPF Footnote 7 designations**
- | | |
|-------------------------------------|------------------|
| Listed building | Ancient woodland |
| Conservation area | Flood zone 3b |
| Registered Parks and Gardens | Flood zone 3 |
| High risk of surface water flooding | Flood zone 2 |



Parcel SW02

Contribution of land in Parcel SW02

Parcel SW02 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Moderate	Weak/No	Equal	Yes

Parcel SW02 Description

Parcel Location, Land Uses and Boundaries
Land between Yew Tree (West Bromwich) and east of Wednesbury. Parcel size: 27ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. To the west of the parcel property boundaries form the settlement edge of Yew Tree, Walsall. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. Gaps in the tree line boundaries allows intervisibility with the settlement edge. Although defined by wooded embankments the M6 motorway is in close proximity, having an urbanising influence. Existing development in the green belt has some urbanising influence. The parcel contains an electrical substation. Urbanising development limits perception of the wider countryside. The parcel is contained within the urban area of Yew Tree, The M6 is a strong boundary limiting views out to adjacent land to the south. Connectivity with land to the east is restricted by a gradual rise in landform and woodland.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Yew Tree, a suburb of the large built-up area of West Bromwich, is adjacent to the north-west.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. A substation and associated infrastructure occupies much of the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The settlement edge is immediately adjacent to the north-west, with some intervisibility.

Parcel SW02

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Woodland forms a strong boundary to the east, and the wooded embankment along the M6 is a strong boundary to the south.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in a narrow gap between Yew Tree (West Bromwich) and Birmingham to the south-east. The M6 is a linear feature in the gap which strengthens the sense of separation, along with various areas of woodland.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. A substation and associated infrastructure occupies much of the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. Considering the existing level of development in the parcel along with strong containment from the wooded embankments along the M6 to the south, there would be limited impact on visual separation between settlements.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.

Parcel SW02

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. A substation and associated infrastructure occupies much of the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The settlement edge is immediately adjacent to the north-west, with some intervisibility.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

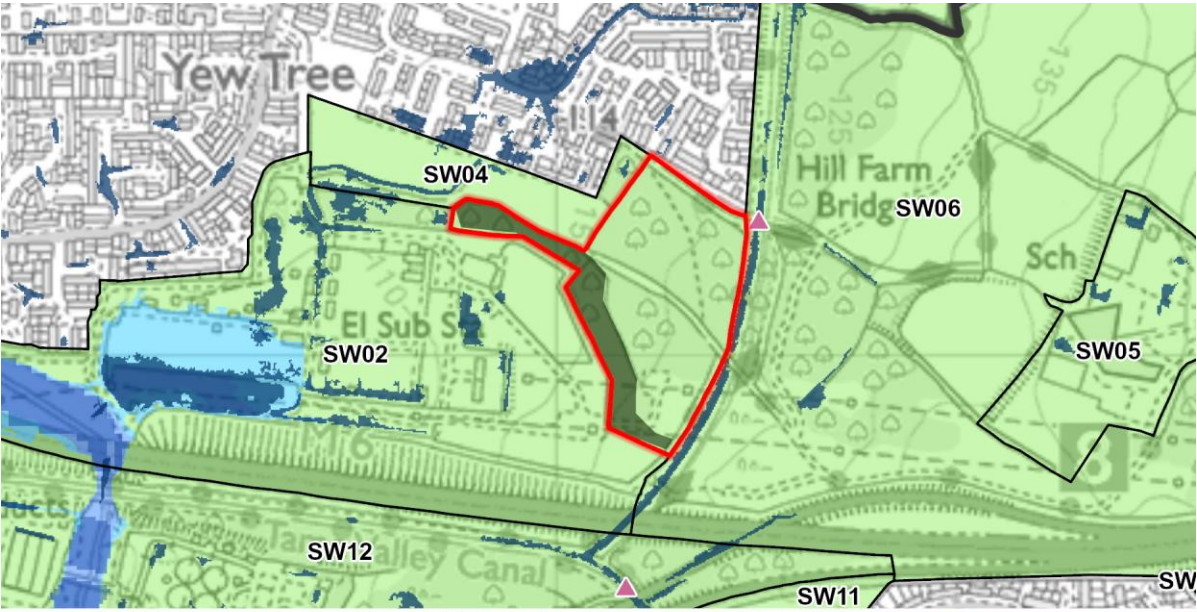
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SW03



- | | |
|-------------|------------------------|
| Parcel SW03 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- | | |
|-------------------------------------|---------------|
| Listed building | Flood zone 3b |
| High risk of surface water flooding | Flood zone 3 |
| Ancient woodland | Flood zone 2 |



Parcel SW03

Contribution of land in Parcel SW03

Parcel SW03 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SW03 Description

Parcel Location, Land Uses and Boundaries
Land south of Yew Tree (West Bromwich), north-west of Birmingham. Parcel size: 6ha. There is a strong boundary feature between the settlement and the parcel. Dense woodland coverage across much of the parcel contributes to a strong sense of separation from the adjacent settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Despite the proximity of the settlement edge, the extensive woodland at the northern edge of the parcel limits intervisibility. There is no significant urbanising development or activity in the green belt affecting this parcel. Natural features limit perception of the wider countryside. Dense woodland bands at the peripheries of the settlement limit outward visual connection with adjacent open land.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. The parcel is near to the suburb of Yew Tree (West Bromwich) and north of Birmingham, both part of a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. A substation is present to the west.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Extensive

Parcel SW03

Assessment Considerations	Assessment
	woodland within the parcel forms a strong containing feature to the settlement edge.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in a narrow gap between Yew Tree (West Bromwich) and Birmingham.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms a large part of the gap, with woodland within the parcel forming a strong separating feature between the two settlements.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Development in the parcel would reduce visual separation between the two settlements through the loss of woodland and open space, which currently play an important role in maintaining separation between West Bromwich and Birmingham.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel SW03

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. A substation is present to the west.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Woodland within the parcel currently plays a role in containing development to the north and in maintaining separation between settlements, and an partial development would have an urbanising influence on the adjacent open land to the south and east.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

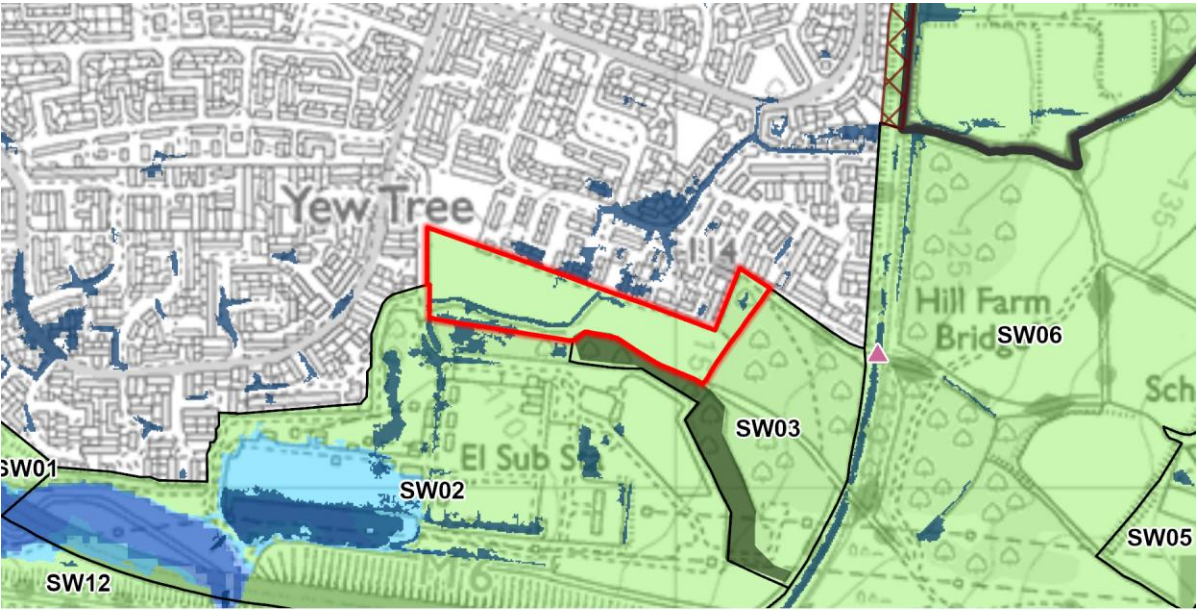
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SW04



- | | |
|-------------|------------------------|
| Parcel SW04 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |
| No Openness | |
- NPPF Footnote 7 designations**
- | | |
|-------------------------------------|---------------|
| Listed building | Flood zone 3b |
| High risk of surface water flooding | Flood zone 3 |
| Ancient woodland | Flood zone 2 |



Parcel SW04

Contribution of land in Parcel SW04

Parcel SW04 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Moderate	Weak/No	Equal	Yes

Parcel SW04 Description

Parcel Location, Land Uses and Boundaries
Land south of Yew Tree (West Bromwich). Parcel size: 4ha. There are no significant boundary features to separate the parcel from the settlement. The settlement edge of Yew Tree is open with very limited garden vegetation or screening preventing intervisibility between parcel and urban area. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. The urban edge is strongly visible north and west of the parcel, with limited intervening boundary features. There is no significant urbanising development or activity in the green belt affecting this parcel. Natural features limit perception of the wider countryside. Woodland to the south and east screen views out across the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Yew Tree, a suburb of the large built-up area of West Bromwich, is adjacent to the north and west.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The urban edge is clearly visible from the entirety of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Woodland to the south and east forms a containing feature.

Parcel SW04

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Considering the extent of existing urbanising influence within the parcel and the strong containment from woodland to the south and east, there would be limited urbanising influence on adjacent open land.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies between Yew Tree (Walsall) and Grove Vale (Birmingham).
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns. Due to the strong woodland boundaries to the south and east of the parcel which form a strong separating feature between settlements, development within the parcel would not impact the visual separation.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The urban edge is clearly visible from the entirety of the parcel.

Parcel SW04

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Due to the strength of woodland boundaries to the south and east, there would be limited urbanising influence on adjacent land should the parcel be developed.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

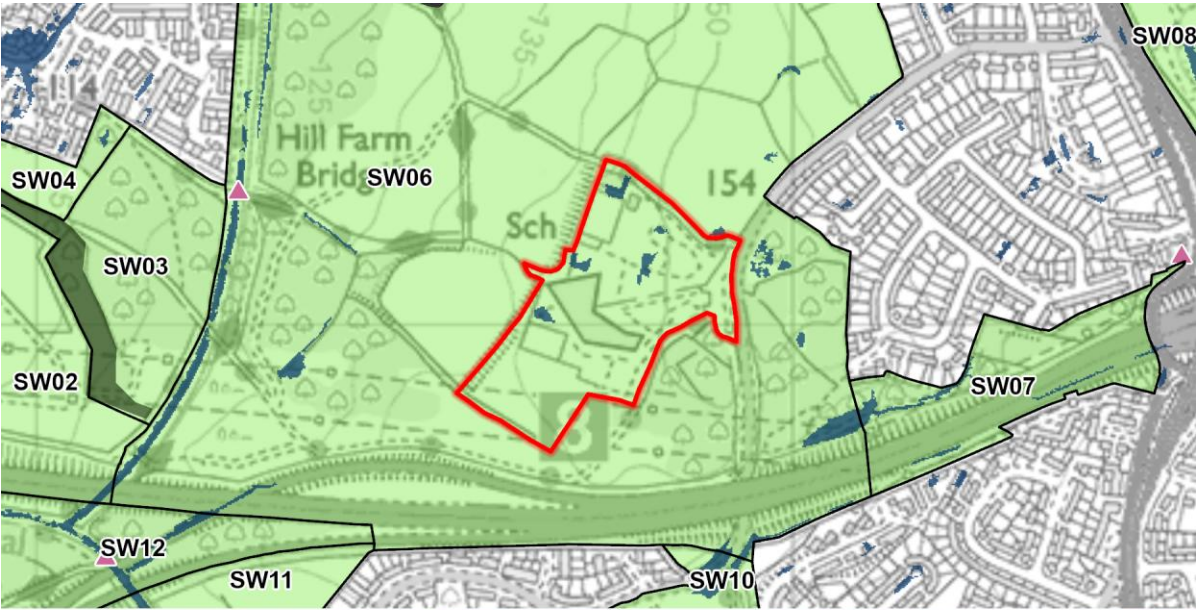
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SW05

Parcel SW05



- | | |
|-------------|------------------------|
| Parcel SW05 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- Listed building
- High risk of surface water flooding
- Ancient woodland



Parcel SW05

Contribution of land in Parcel SW05

Parcel SW05 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Moderate	Weak/No	Equal	Yes

Parcel SW05 Description

Parcel Location, Land Uses and Boundaries
Land between West Bromwich and the Great Barr neighbourhood, associated with the Q3 Academy. Parcel size: 7ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Extensive woodland to the south, east, and further afield to the west create a strong sense of separation from the settlements. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Woodland generally contains outward views, but there is some intervisibility to the north-east. There is substantial urbanising influence associated with development or activity in the Green Belt. A school, and associated hardstanding contributes to urbanising influence within this parcel. Natural features limit perception of the wider countryside. Treelines to the west, east and south form strong containing features, limiting outward views.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Bromwich and Birmingham are defined as large built-up areas.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Strong woodland boundaries to the south and east, and mature woodland bands to the west contain development.

Parcel SW05

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. It lies in a narrow gap between West Bromwich and Birmingham to the east.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. , due to to the existing level of development in the parcel.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Although development in the parcel would have some urbanising impact on land beyond, it would not

Parcel SW05

Assessment Considerations	Assessment
	significantly weaken its contribution to Purpose C, due to the existing degree of development in the parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

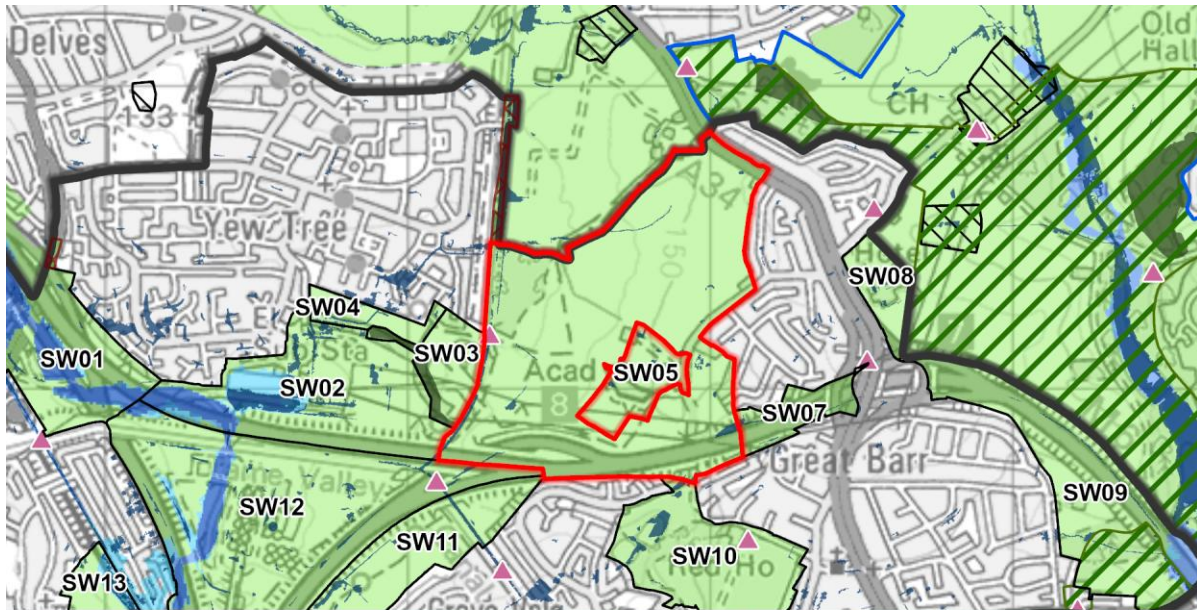
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

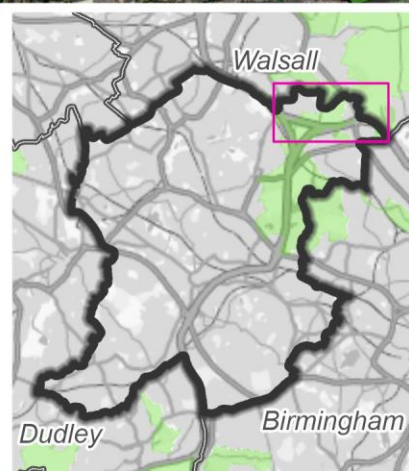
Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SW06



- | | |
|--|--|
| Parcel SW06 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |
| No Openness | |
- NPPF Footnote 7 designations**
- | | |
|--|---|
| ▲ Listed building | High risk of surface water flooding |
| Conservation area | Ancient woodland |
| Registered Parks and Gardens | Flood zone 3b |
| Archaeological Priority Area (APA) - Tier 1 | Flood zone 3 |
| | Flood zone 2 |



Parcel SW06

Contribution of land in Parcel SW06

Parcel SW06 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SW06 Description

Parcel Location, Land Uses and Boundaries
Land between West Bromwich and Great Barr (Birmingham). Parcel size: 70ha. There is a consistent strong boundary feature between the settlement and the parcel. The canal and associated woodland along its length provide a strong and consistent boundary to the Yew Tree suburb of West Bromwich. Mature hedgerows and hedgerow trees form a more porous boundary to Great Barr (Birmingham) in the west. There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform slopes down from east to west, contributing to a sense of distinction from the settlements either side of the parcel. There is a weak perception of urban development outside of the parcel. Although there is some urbanising influence in the west near Great Barr, the majority of the parcel has a weak perception of surrounding settlement, with mature hedgerows and the sloping landform reducing perception of urban influences. There is no significant urbanising development or activity in the green belt affecting this parcel. Natural features limit perception of the wider countryside. Treelines to the north and south form strong containing features, limiting outward views.

Purpose A: Checking the unrestricted sprawl of large built-up areas: Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Bromwich and Birmingham are defined as large built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Land close to the edge of Great Barr is subject to greater urbanising influence than fields further downslope.

Parcel SW06

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Field boundary hedgerows and trees would not restrict and contain development, and any development would in turn weaken the integrity of other land in the parcel.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Lack of strong internal boundaries means that development within the parcel would have an incongruous impact. Although outer boundaries are relatively strong, the narrowing of the gap between Great Barr and Yew Tree would increase the perception of Green Belt being fragmented by urban sprawl.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. It lies in a narrow gap between West Bromwich and Birmingham to the east.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Any partial development would weaken the remainder of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Although there is potential for development in fields immediately adjacent to the urban edge which would only have a minor impact on visual separation, development further downslope would increase the urban containment of remaining land between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel SW06

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Land close to the edge of Great Barr is subject to greater urbanising influence than fields further downslope.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Internal hedgerow boundaries would not contain development, and there would be urbanising influence on adjacent open land. Any partial development of the parcel would in turn weaken adjacent land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

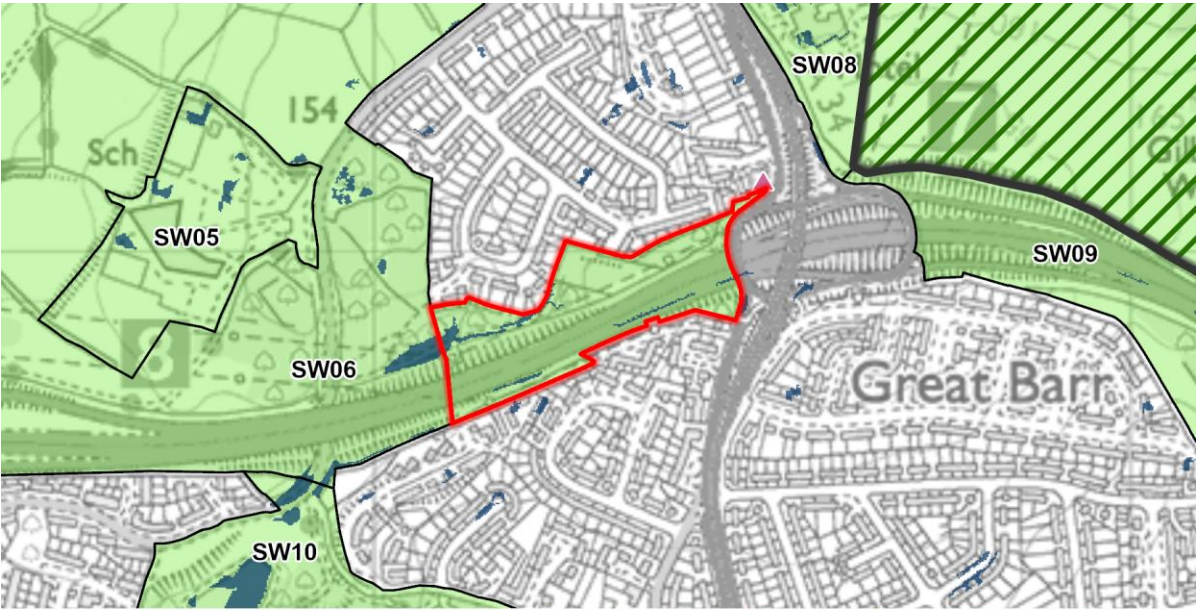
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

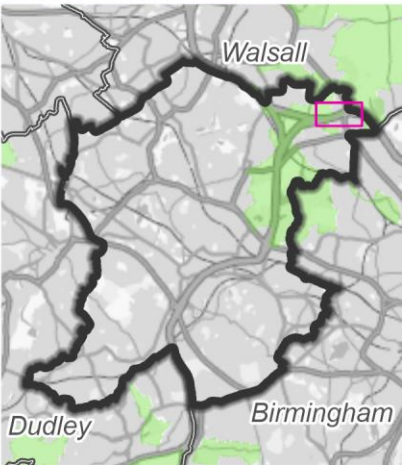
Parcel SW07



- | | |
|-------------|------------------------|
| Parcel SW07 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- Listed building
- Conservation area
- Registered Parks and Gardens
- High risk of surface water flooding



Parcel SW07

Contribution of land in Parcel SW07

Parcel SW07 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SW07 Description

Parcel Location, Land Uses and Boundaries
Land adjacent to Great Barr, a suburb of Birmingham. Parcel size: 5ha. There is a strong boundary feature between the settlement and the parcel. Woodland forms a strong boundary to either side of the M6 separating the parcel from the settlement of Great Barr, lying either side of the motorway. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. The M6 motorway is elevated in this location. Woodland embankments run through the parcel east to west supporting the infrastructure and providing a strong sense of separation between settlements. There is a strong perception of urban development outside of the parcel. A busy round about for the Birmingham ring road is elevated further above the M6 to the east of the parcel, having an urbanising influence. There is significant urbanising influence associated with development, land use and activity in the green belt. The parcel forms a busy transport corridor for the M6 motorway. Natural features limit perception of the wider countryside. Dense wooded embankments limit views of the parcel to adjacent open land.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. The parcel is adjacent to the suburb of Great Barr, which is part of the large built-up area of Birmingham.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The M6 runs through the centre of the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The parcel is contained by the urban edge on three sides, although strong tree coverage along the parcel peripheries contributes to some filtering.

Parcel SW07

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Dense tree coverage across the parcel is a containing feature.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The motorway and tree coverage form strong boundaries, and the extent of containment by the settlement limits the potential for incongruous impact on the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel is almost entirely contained by urban edges.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The M6 runs through the centre of the parcel.

Parcel SW07

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The parcel is contained by the urban edge on three sides, although strong tree coverage along the parcel peripheries contributes to some filtering.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The extent of containment by the urban edges, along with extensive tree coverage, would limit the impact on adjacent open land to the west.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

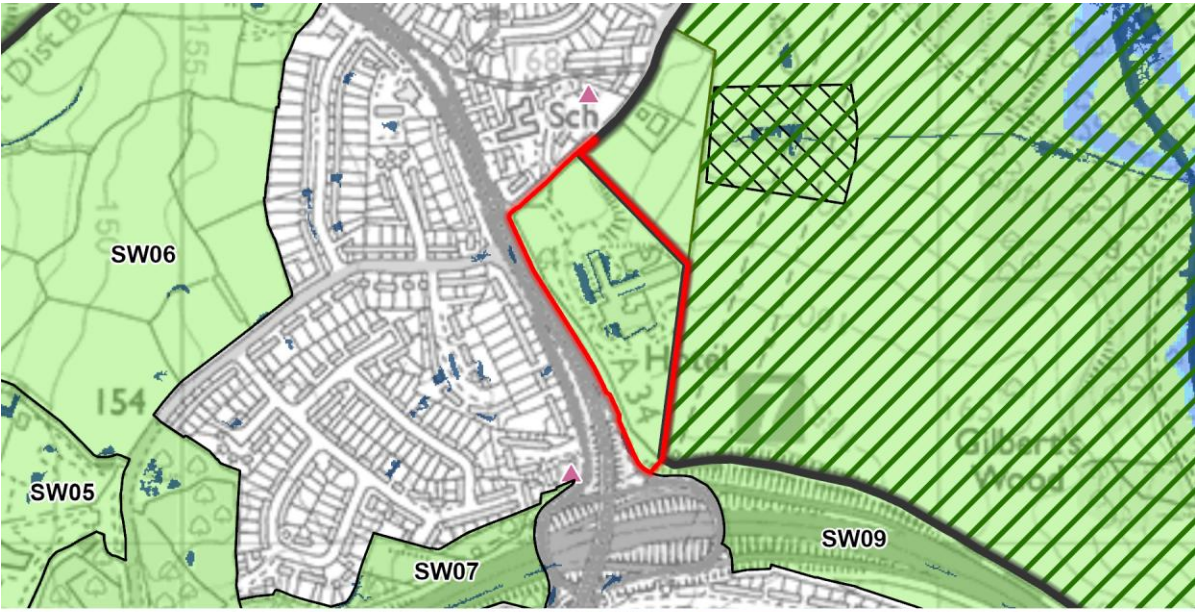
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

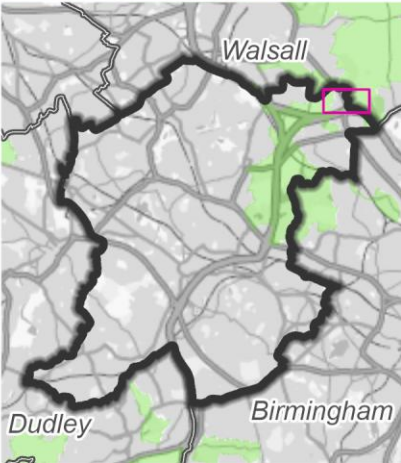
Parcel SW08



- | | |
|-------------|------------------------|
| Parcel SW08 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- | | |
|---|-------------------------------------|
| Listed building | High risk of surface water flooding |
| Conservation area | Flood zone 3 |
| Registered Parks and Gardens | Flood zone 2 |
| Archaeological Priority Area (APA) - Tier 1 | |



Parcel SW08

Contribution of land in Parcel SW08

Parcel SW08 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel SW08 Description

Parcel Location, Land Uses and Boundaries
Land north of Great Barr, Birmingham. Parcel size: 5ha. There are no significant boundary features to separate the parcel from the settlement. Scattered trees and areas of open lawn form a weak boundary to the settlement edge in the north. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is significant urbanising influence associated with development, land use and activity in the green belt. A hotel occupies the centre of the parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. The parcel is adjacent to Great Barr, a suburb of Birmingham which is a large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. A hotel and associated hardstanding forms a large area of the parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The A34 and adjacent settlement edge has an urbanising influence.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Hedgerows form weak boundaries to the adjacent open land in the east.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Parcel SW08

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. A hotel and associated hardstanding forms a large area of the parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The A34 and adjacent settlement edge has an urbanising influence.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Considering the existing level of development in the parcel, there would be limited impact on the adjacent open land to the east.

Parcel SW08

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

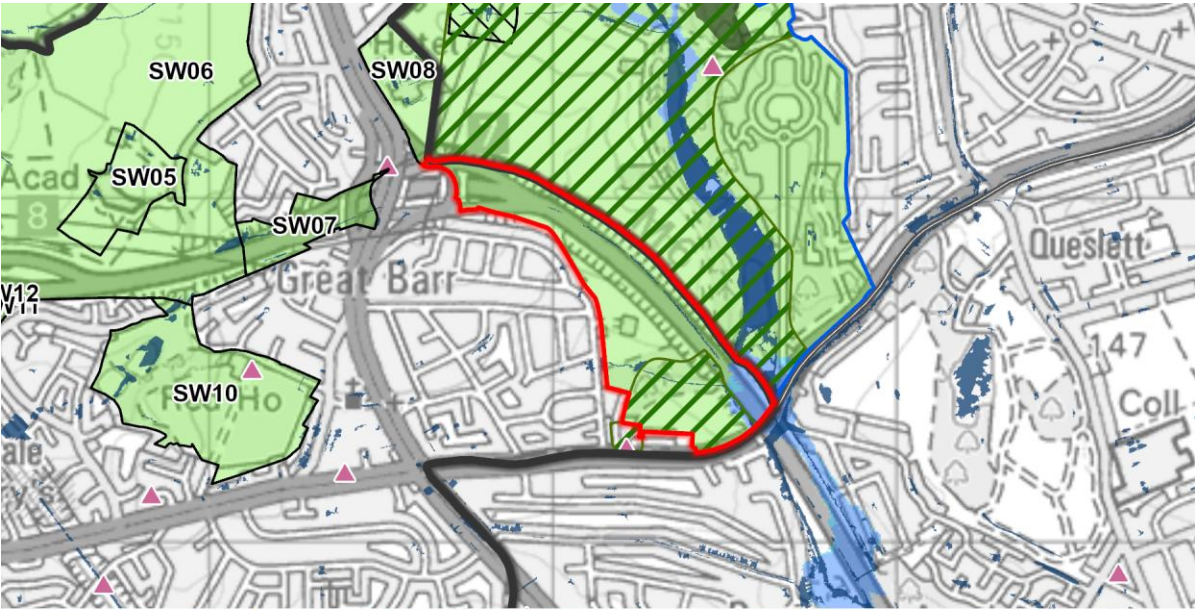
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

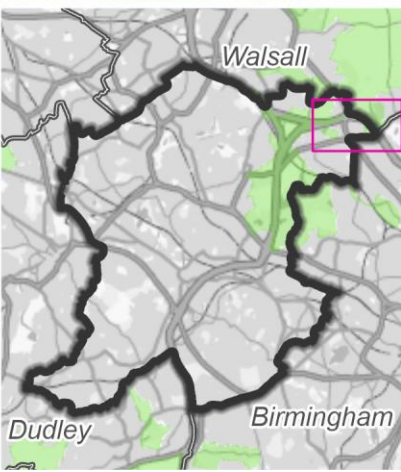
Parcel SW09



- | | |
|-------------|------------------------|
| Parcel SW09 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- | | |
|---|-------------------------------------|
| Listed building | High risk of surface water flooding |
| Conservation area | Ancient woodland |
| Registered Parks and Gardens | Flood zone 3 |
| Archaeological Priority Area (APA) - Tier 1 | Flood zone 2 |



Parcel SW09

Contribution of land in Parcel SW09

Parcel SW09 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SW09 Description

Parcel Location, Land Uses and Boundaries
Land north-east of Great Barr, Birmingham. Parcel size: 25ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Woodland and mature hedges form some separation from the settlement along the western parcel boundary. Dense areas of woodland at the southern edge of the parcel form strong boundaries to the settlement. There is some change in landform which creates a sense of separation between the settlement and the parcel. The M6 motorway is elevated in this location. Land descends to a small valley in the south-east of the parcel, and rises to the north and west within the adjacent settlement. There is a strong perception of urban development outside of the parcel. The adjacent urban edge is in close proximity, and can be seen in gaps in tree coverage. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. The M6 is elevated along the eastern edge of the parcel and has some urbanising influence. A primary school and associated hardstanding is located in the centre of the parcel. Large areas of open land and woodland balance this. Appropriate development limits perception of the wider countryside. Dense wooded embankments along the M6 limit intervisibility between the parcel and adjacent open land.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. The parcel is adjacent to Great Barr, a suburb of the large built-up area of Birmingham.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The M6, and a primary school are located within the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The adjacent urban edge is intermittently visible where gaps in boundary vegetation allow.

Parcel SW09

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Wooded embankments along the elevated M6 form strong boundaries to adjacent open land in the north and north-east.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is contained from adjacent open land to the north-east by strong outer boundaries.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it. Although there is some development within the parcel and limited intervisibility to the adjacent open land to the north, the areas of open land and woodland are considered part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The M6, and a primary school are located within the parcel.

Parcel SW09

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The adjacent urban edge is intermittently visible where gaps in boundary vegetation allow.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The strong outer boundaries of the parcel would limit urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SW10

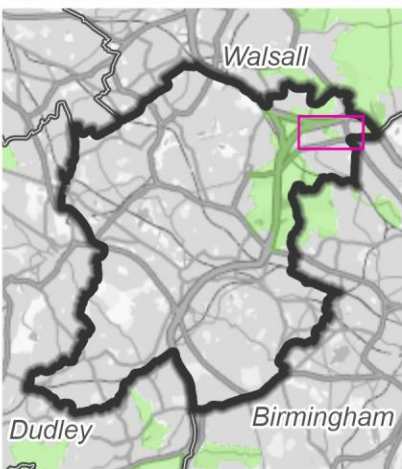
Parcel SW10



- | | |
|-------------|------------------------|
| Parcel SW10 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- | | |
|------------------------------|-------------------------------------|
| Listed building | High risk of surface water flooding |
| Conservation area | Ancient woodland |
| Registered Parks and Gardens | |



Parcel SW10

Contribution of land in Parcel SW10

Parcel SW10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SW10 Description

Parcel Location, Land Uses and Boundaries
Land adjacent to Great Barr, at the north-western edge of Birmingham. Parcel size: 19ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Woodland and waterbodies form a strong boundary to the west of the parcel, but weaker property boundaries define the settlement edge of Great Barr to the east. There is some change in landform which creates a sense of separation between the settlement and the parcel. The eastern extents of the parcel lie at the same elevation as the settlement edge. In the west, land slopes down to the lakes on the western boundary, contributing to a sense of distinction from the surrounding settlement. There is some perception of urban development outside of the parcel. The parcel is largely contained by the urban area, but in the west dense woodland and lakes limit the perception of surrounding urban edge to some degree; in the east weak property boundaries allow clear views of properties along Pages Lane and Newton Road. Land use creates some association with the urban area but there is little urbanising activity in the parcel. The parcel consists wholly of Red House Park, Red House Park Tennis Court and sports pitches. Urbanising development limits perception of the wider countryside. The parcel is largely contained by urban development, with the M6 and associated wooded embankments also limiting any relationship with wider Green Belt land to the north.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. The large built-up area of Birmingham is adjacent to the west, east and south.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel SW10

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The surrounding settlement has a stronger influence in the east of the parcel, while woodland boundaries provide stronger separation in the west.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is largely contained within the urban area and the wooded embankment of the M6 forms a strong outer boundary to the north, limiting any urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing containment by the urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside. It is also largely contained by urban edges.

Parcel SW10

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The surrounding settlement has a stronger influence in the east of the parcel, while woodland boundaries provide stronger separation in the west.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel is largely contained by urban development and the M6 corridor forms a strong separating boundary from the wider countryside to the north.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

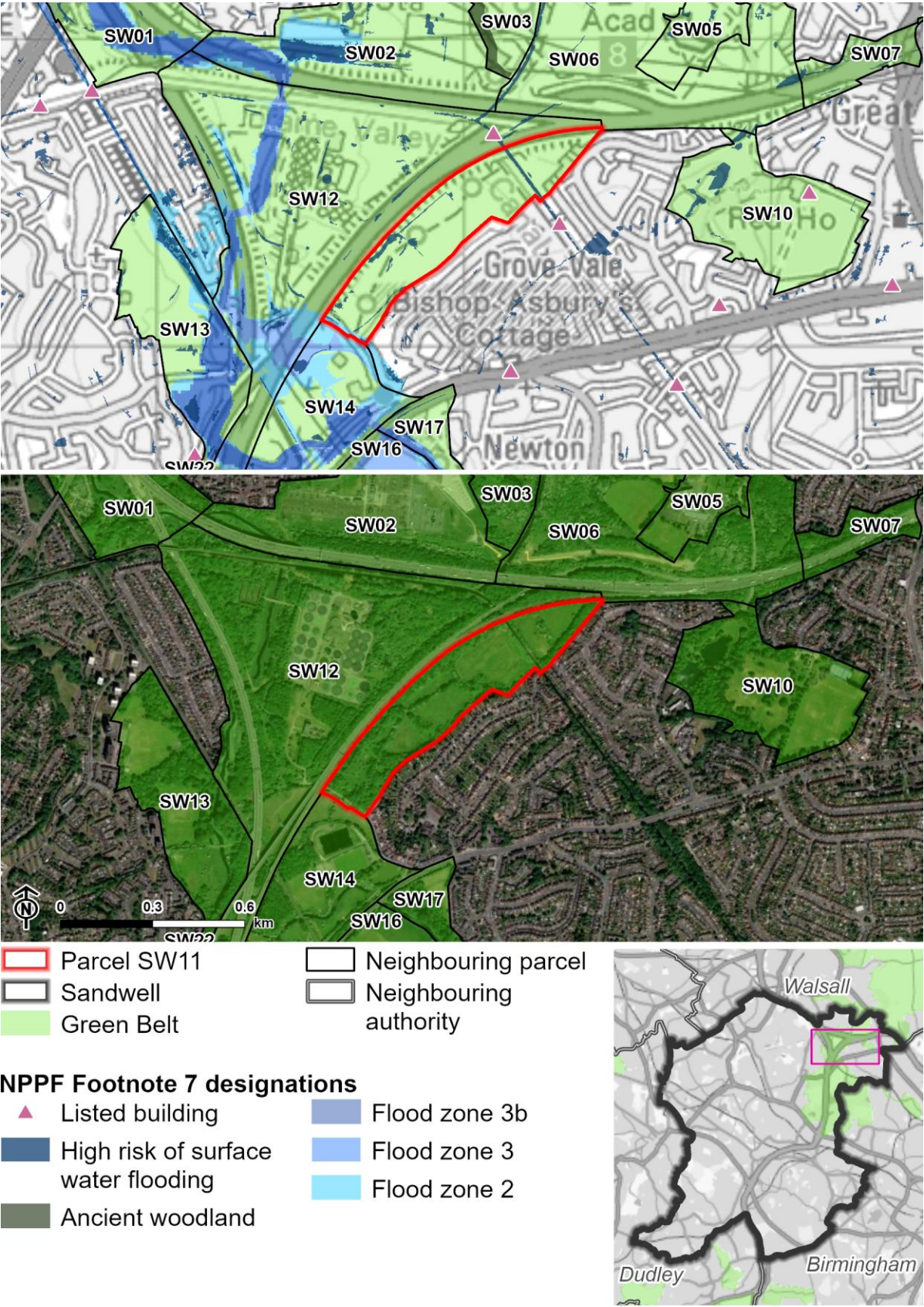
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SW11



Parcel SW11

Contribution of land in Parcel SW11

Parcel SW11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Moderate	Weak/No	Equal	Yes

Parcel SW11 Description

Parcel Location, Land Uses and Boundaries
Land at the north-western edge of Birmingham. Parcel size: 18ha. A combination of features creates a boundary of moderate strength between the settlement and the parcel. To the south-east tree lined property boundaries with minor breaches define the settlement edge of Grove Vale, Birmingham. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is contained between the M6 and the urban edge, although strong tree cover filters invisibility to the settlement. There is no significant urbanising development or activity in the green belt affecting this parcel. Natural features limit perception of the wider countryside. Dense bands of woodland within the parcel adjacent to the M6 in the west and along Ray Hall Lane in the south limit views out to the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas: Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. The parcel is adjacent to Birmingham, a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Woodland bands along the M6 to the west and Ray Hall Lane to the south form strong outer boundaries to the parcel.

Parcel SW11

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of strong physical features restricting and containing development within it.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in a fragile gap between West Bromwich and Grove Vale (Birmingham).
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel is contained by strong woodland boundaries and the M6.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. Considering the extent of existing containment provided by the wooded boundaries along the M6, development would not have a significant impact on visual separation between the towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Due to the existing degree of containment by the

Parcel SW11

Assessment Considerations	Assessment
	M6 and associated tree cover, there would be limited urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

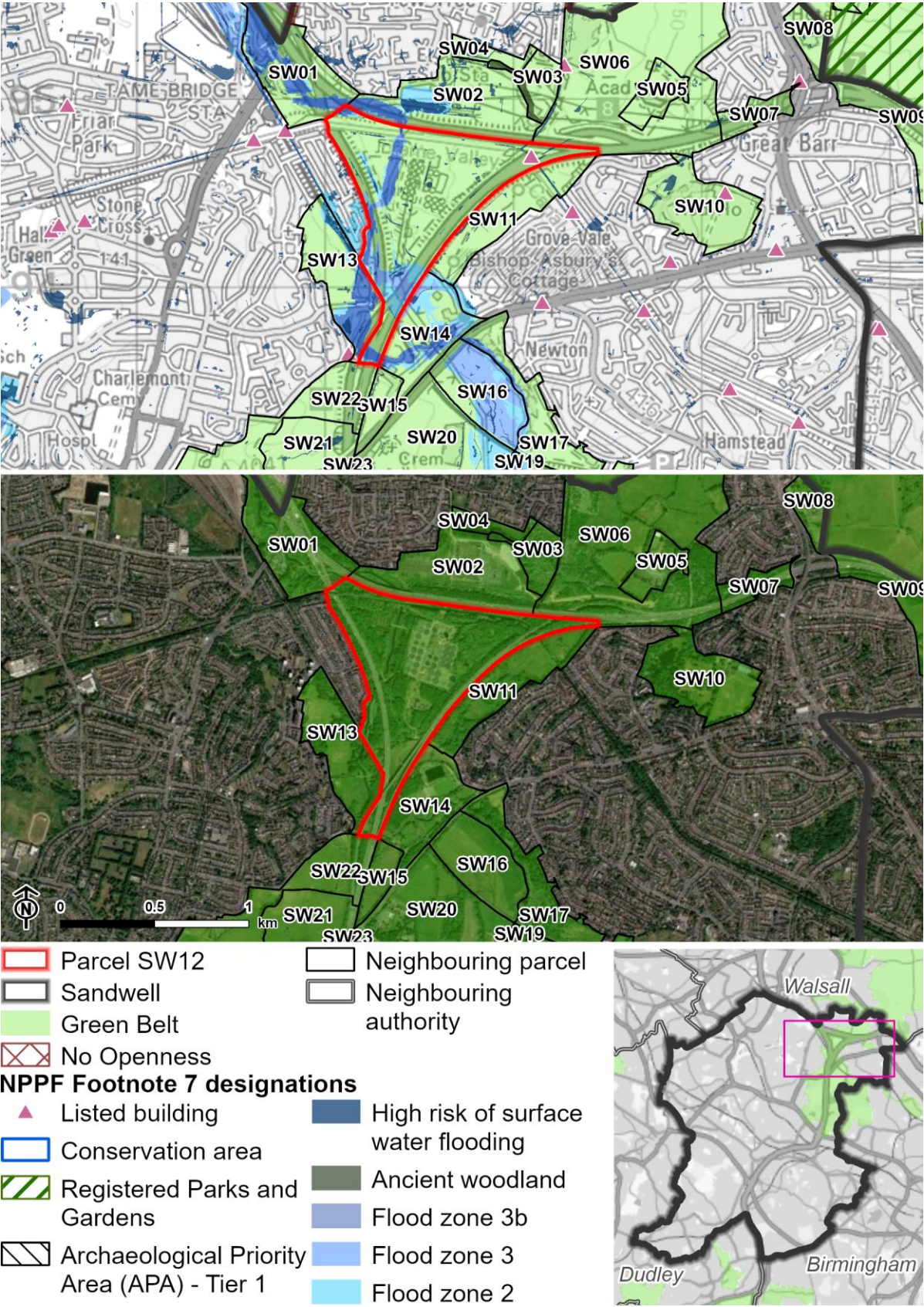
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SW12



Parcel SW12

Contribution of land in Parcel SW12

Parcel SW12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SW12 Description

Parcel Location, Land Uses and Boundaries
Land between West Bromwich and Birmingham. Parcel size: 62ha. There is a consistent strong boundary feature between the settlement and the parcel. The parcel lies between the settlements of Yew Tree (north) , Grove Vale (east) and Stone Cross (west). The M6 motorway is elevated and forms a strong boundary to all three sides of the parcel, in addition the Tame Valley canal aqueduct cuts through the parcel east to west aligned with its northern boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Surrounding infrastructure and high-rise urban development to the south-west have an urbanising influence. There is no significant urbanising development or activity in the green belt affecting this parcel. Although the parcel is bounded by the M6 motorway and contains sewage works, these are not considered urbanising features, and the parcel otherwise contains dense woodland and natural features which are associated with the countryside. Urbanising development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. The parcel is adjacent to West Bromwich and Birmingham.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Although the sewage works dominate much of the area, this is not considered urbanising development and land within the parcel retains openness.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SW12

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The wooded M6 corridor forms a strong boundary on all three sides of the parcel.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in a narrow gap between West Bromwich and Birmingham.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Although the sewage works dominate much of the area, this is not considered urbanising development and land within the parcel retains openness.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms the core of the gap between West Bromwich and Birmingham, and openness within the parcel plays an important role in maintaining separation. Development within the parcel would reduce the sense of separation between settlements.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Development in the parcel would contribute to loss of openness which characterises the parcel, reducing the sense of distinction between settlements.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel SW12

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Although the sewage works dominate much of the area, this is not considered urbanising development and land within the parcel retains openness.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

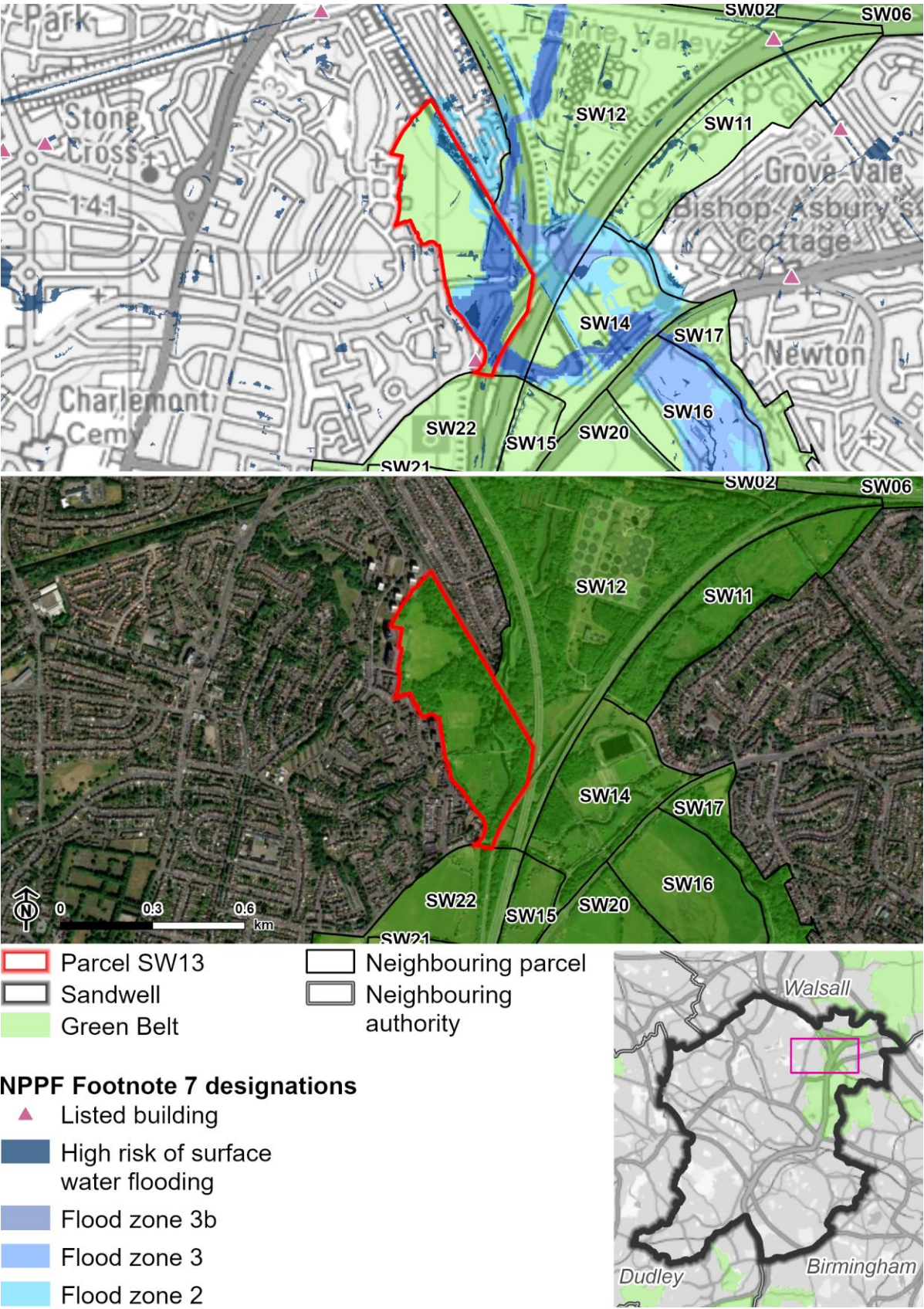
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SW13



Parcel SW13

Contribution of land in Parcel SW13

Parcel SW13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel SW13 Description

Parcel Location, Land Uses and Boundaries
Land at the eastern edge of West Bromwich. Parcel size: 18ha. There are no significant boundary features to separate the parcel from the settlement. High rise residential development defines the much of the settlement edge of Charlemont. Trees provide limited separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. Open views of the settlement edge to the west and the proximity of the M5 have an urbanising influence. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Charlement playing fields and sports pitches form a large portion of the site and have a strong connection with adjacent urban settlement. Urbanising development limits perception of the wider countryside. Land is contained within residential development to the north and the motorway forms a strong boundary to the south limiting views out to adjacent land.

Purpose A: Checking the unrestricted sprawl of large built-up areas: Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Bromwich, a large built-up area, is adjacent to the west.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. High-rise development is clearly visible along the western edge of the parcel.

Parcel SW13

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The railway and dense woodland form a strong outer boundary along the eastern edge of the parcel.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in a narrow gap between West Bromwich and Birmingham. The M6 and areas of woodland form intervening features in the gap.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Strong boundary features in the adjacent parcel to the east play an important role in maintaining separation in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. Intervening woodland and the motorway corridors would limit loss of visual separation.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. High-rise

Parcel SW13

Assessment Considerations	Assessment
	development is clearly visible along the western edge of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Strong outer boundaries to the east would limit urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

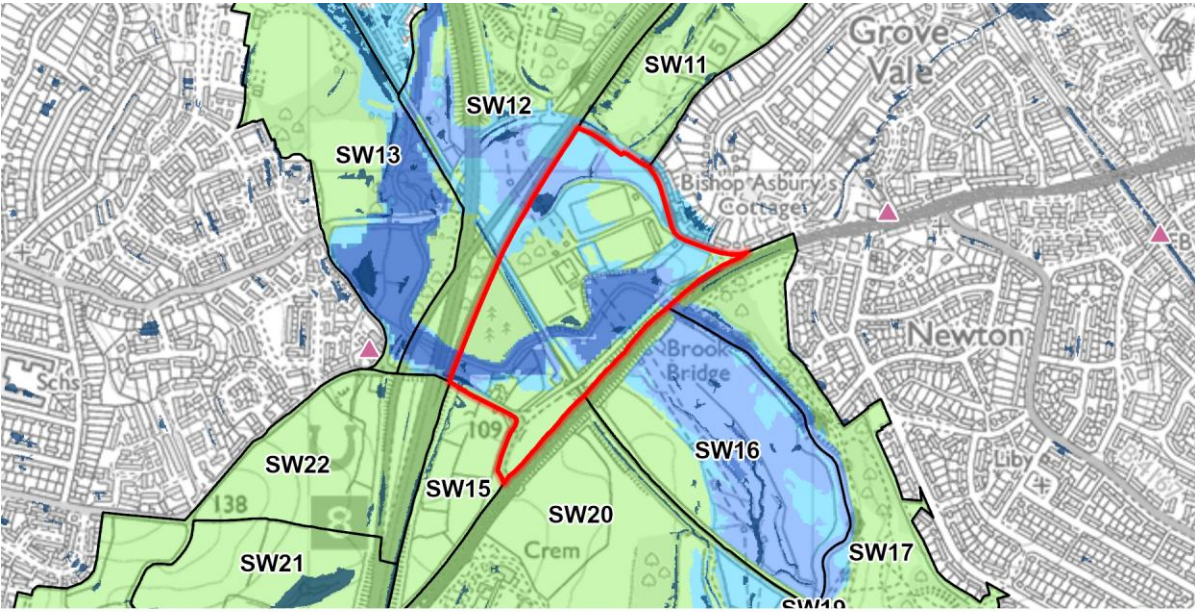
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

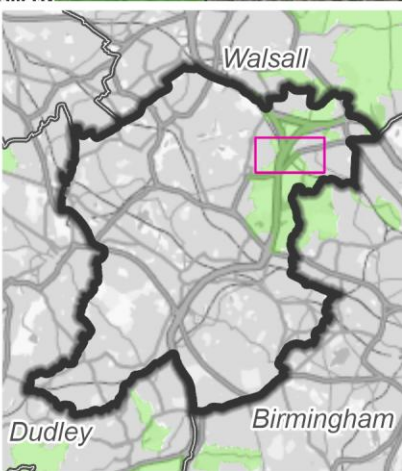
Parcel SW14



- Parcel SW14
- Sandwell
- Green Belt
- Neighbouring parcel
- Neighbouring authority

NPPF Footnote 7 designations

- Listed building
- High risk of surface water flooding
- Flood zone 3b
- Flood zone 3
- Flood zone 2



Parcel SW14

Contribution of land in Parcel SW14

Parcel SW14 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Moderate	Weak/No	Equal	No

Parcel SW14 Description

Parcel Location, Land Uses and Boundaries
Land between West Bromwich and Birmingham Parcel size: 17ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Ray Hall lane defines the settlement edge, with a relatively inconsistent boundary made up of fencing, hedgerows and some stronger woodland bands in proximity to the eastern parcel edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Although properties along Ray Hall Lane are clearly visible in the north-west of the parcel, extensive woodland cover and openness along the River Tame reduces the perception urban influence elsewhere in the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel. The Birmingham County FA Club and football pitches are located within the parcel, balanced with the River Tame and extensive woodland which more strongly associates with the wider countryside. Natural features limit perception of the wider countryside. Dense and extensive woodland, including along the M5 to the west, form strong outer boundaries which limit outward views.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. The parcel is adjacent to Birmingham.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SW14

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Strong woodland boundaries at the peripheries of the parcel would limit urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in a gap between West Bromwich and Birmingham.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms a large portion of the gap in this location and features the River Tame, railway line and M5 which form significant separating features of the gap
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Development in the parcel would negate the role of the boundary features which contribute to maintaining separation between settlements.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.

Parcel SW14

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Considering the strong boundary features to the west and south, there would be limited urbanising impact on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

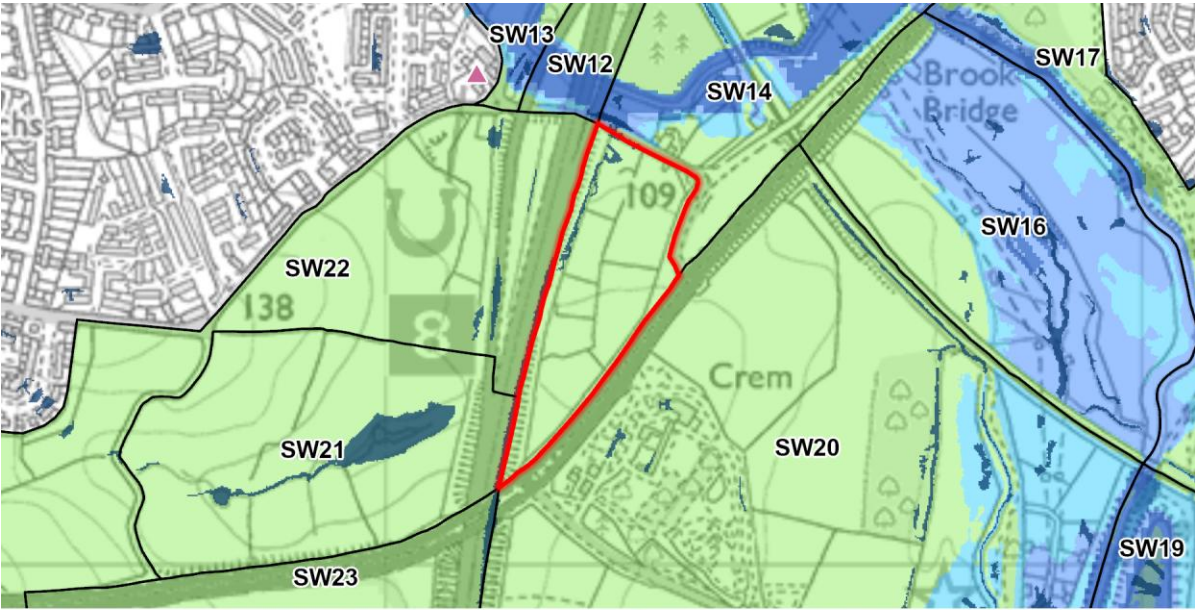
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

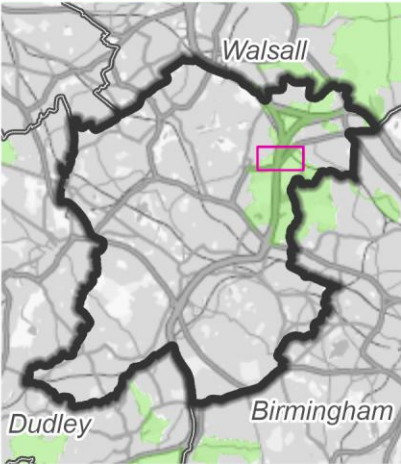
Parcel SW15



- | | |
|-------------|------------------------|
| Parcel SW15 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- Listed building
- High risk of surface water flooding
- Flood zone 3b
- Flood zone 3
- Flood zone 2



Parcel SW15

Contribution of land in Parcel SW15

Parcel SW15 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SW15 Description

Parcel Location, Land Uses and Boundaries
Land between West Bromwich and Birmingham, along the M5. Parcel size: 5ha. There is a consistent strong boundary feature between the settlement and the parcel. The M5, A401, and dense and mature bands of woodland along the roads form strong boundaries to the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Wooded boundaries create separation from the urban edges. There is no significant urbanising development or activity in the green belt affecting this parcel. Natural features limit perception of the wider countryside. Treelines form strong containing features, limiting outward views.

Purpose A: Checking the unrestricted sprawl of large built-up areas: Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. West Bromwich and Birmingham are defined as large built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Mature woodland bands and motorways form boundaries around the parcel.

Parcel SW15

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Development in the parcel would cross strong boundary features to both settlements, and would weaken distinction between West Bromwich and Birmingham.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. It lies in the core of the gap, between West Bromwich and Birmingham to the east. The M5 forms a strong boundary feature in the gap. The A401 is a connecting feature.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a large part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. The parcel lies in the core of the gap, and development would likely be visible from the connecting main road.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open

Parcel SW15

Assessment Considerations	Assessment
	land. The roadways and woodland band clearly marks the parcel boundary to the east and west. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

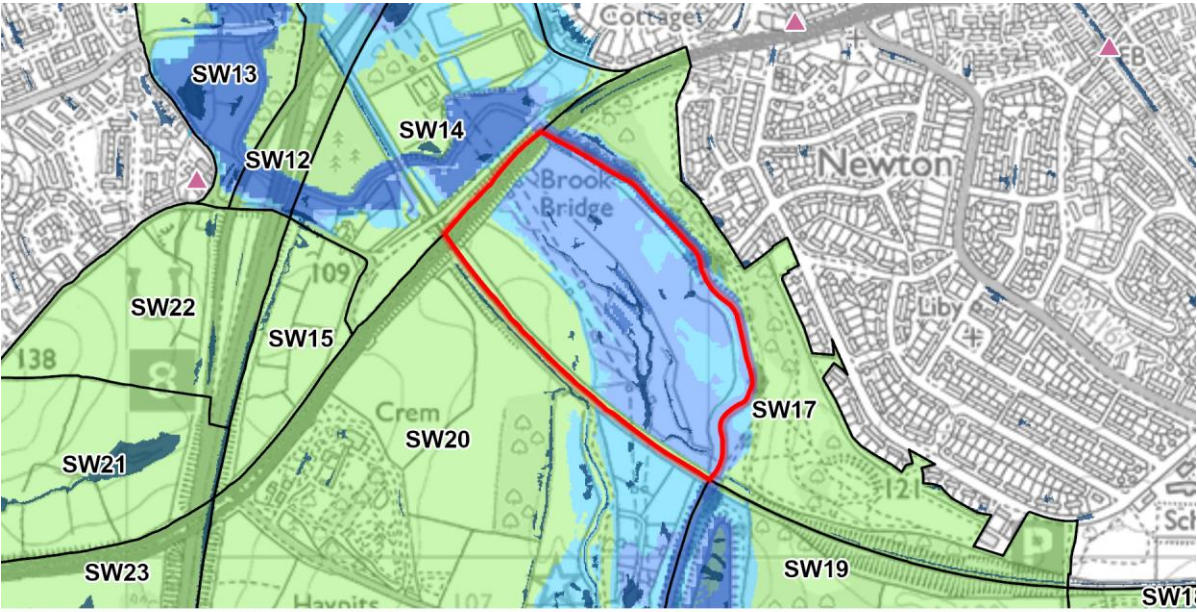
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

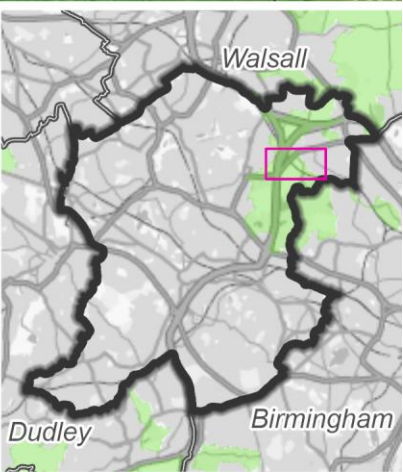
Parcel SW16



- Parcel SW16
- Sandwell
- Green Belt
- Neighbouring parcel
- Neighbouring authority

NPPF Footnote 7 designations

- Listed building
- High risk of surface water flooding
- Flood zone 3b
- Flood zone 3
- Flood zone 2



Parcel SW16

Contribution of land in Parcel SW16

Parcel SW16 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SW16 Description

Parcel Location, Land Uses and Boundaries
Land west of Newton (Birmingham). Parcel size: 16ha. There is a strong boundary feature between the settlement and the parcel. The River Tame and adjoining woodland form a strong boundary between the parcel and the settlement edge of Newton (Birmingham). There is some change in landform which creates a sense of separation between the settlement and the parcel. Woodland north of the River Tame between the parcel and the settlement edge lies on sloping ground. There is a weak perception of urban development outside of the parcel. Woodland and elevated land to the north and east limit the perception of urban development from neighbouring settlements. Mature tree belts screens the A4041. There is no significant urbanising development or activity in the green belt affecting this parcel. There are a number of electrical pylons within the parcel but these are not considered to have a significant urbanising influence. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Gaps in vegetation along the railway that forms the south-western outer boundary of the parcel, and rising land within Sandwell Valley Country Park to the south afford a sense of connection to the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. The parcel is near to Newton/Hamstead which are defined a large built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.

Parcel SW16

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Development within the parcel would negate the role of the existing woodland buffers and the topographical boundary which forms the edge of the River Tame Valley.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between Newton (Birmingham) and West Bromwich to the west.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The open landform, woodland at the peripheries and railway boundary to the south-west play an important role in strengthening the gap between settlements.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it. Despite its proximity to the urban edge, the parcel maintains a strong open character defined by an open field and strong wooded

Parcel SW16

Assessment Considerations	Assessment
	boundaries, which creates a sense of distinction from the built environment.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Despite the wooded railway corridor to the south, rising landform within the wider countryside to the south creates intervisibility to the parcel, and development within the parcel would have an urbanising influence on the adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

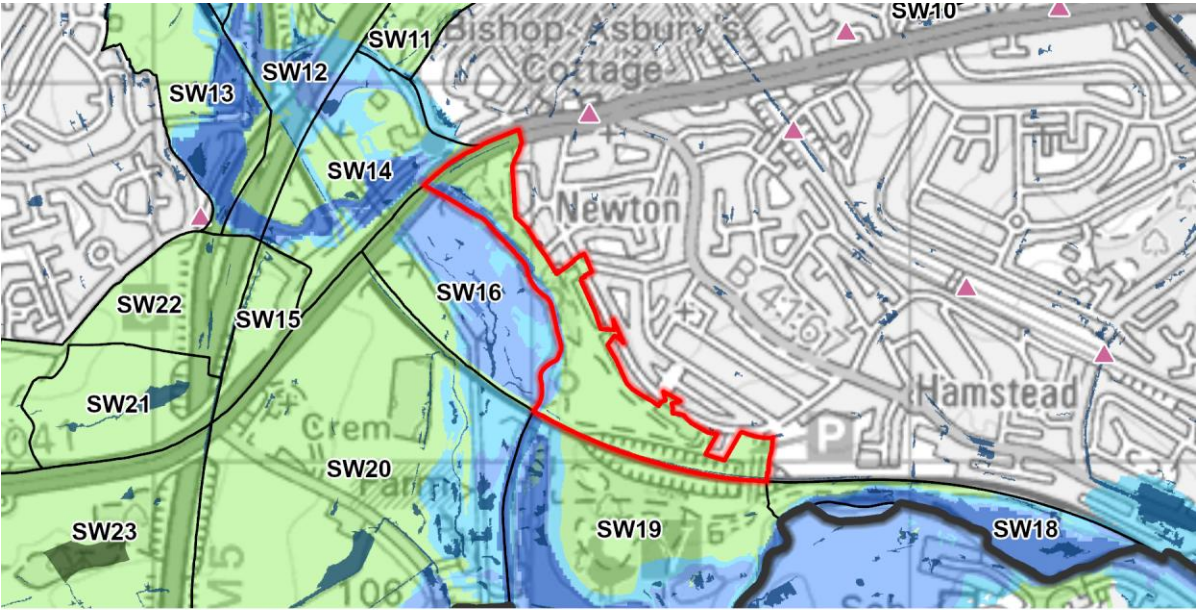
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

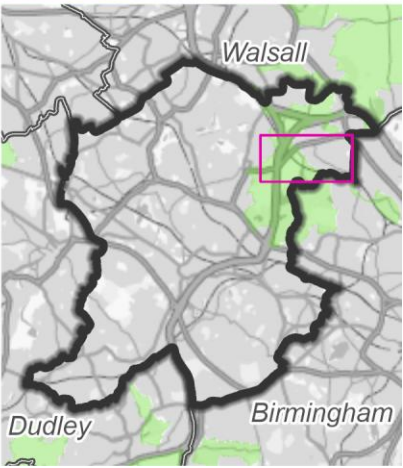
Parcel SW17



- | | |
|-------------|------------------------|
| Parcel SW17 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- | | |
|-------------------------------------|---------------|
| Listed building | Flood zone 3b |
| High risk of surface water flooding | Flood zone 3 |
| Ancient woodland | Flood zone 2 |



Parcel SW17

Contribution of land in Parcel SW17

Parcel SW17 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SW17 Description

Parcel Location, Land Uses and Boundaries
Land west of Newton, at the north-western edge of Birmingham. Parcel size: 17ha. There are no significant boundary features to separate the parcel from the settlement. Woodland defines the settlement edge of Newton along the central part of the parcel boundary, however the northern and southern parts of the parcel have stronger intervisibility to the urban edge. There is some change in landform which creates a sense of separation between the settlement and the parcel. The majority of the parcel slopes away from the settlement edge towards the River Tame on its outer boundary, providing a sense of separation from the urban edge. There is some perception of urban development outside of the parcel. The northern extent of the parcel is subject to urbanising influence from the adjacent settlement. Woodland through the centre of the parcel contributes to more extensive screening. There is no significant urbanising development or activity in the green belt affecting this parcel. Natural features limit perception of the wider countryside. Woodland within the parcel and along the River Tame restricts views out across adjacent land.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Newton (Birmingham) is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. While the woodland offers localised screening from Newton, the northern and southern extents of the parcel boundary retain intervisibility due to gaps in vegetation.

Parcel SW17

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The River Tame and strong woodland bands along its length, along with the wooded railway corridor in the south, form strong outer boundaries.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between Newton (Birmingham) and West Bromwich. The M5/M6 and areas of woodland within the parcel and within the core of the gap to the west provide strong separation between the two settlements.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap. The core of the gap, and stronger separating features, lie further west.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. Development would erode openness along the river corridor and increase perceived coalescence. However intervening woodland and transport corridors to the west would limit the impact on visual separation.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel SW17

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. While the woodland offers localised screening from Newton, the northern and southern extents of the parcel boundary retain intervisibility due to gaps in vegetation.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Development in the parcel would weaken the role woodland and topography within the parcel plays in containing the urban edge of Newton (Birmingham) and would have an urbanising influence on the adjacent open land to the west.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

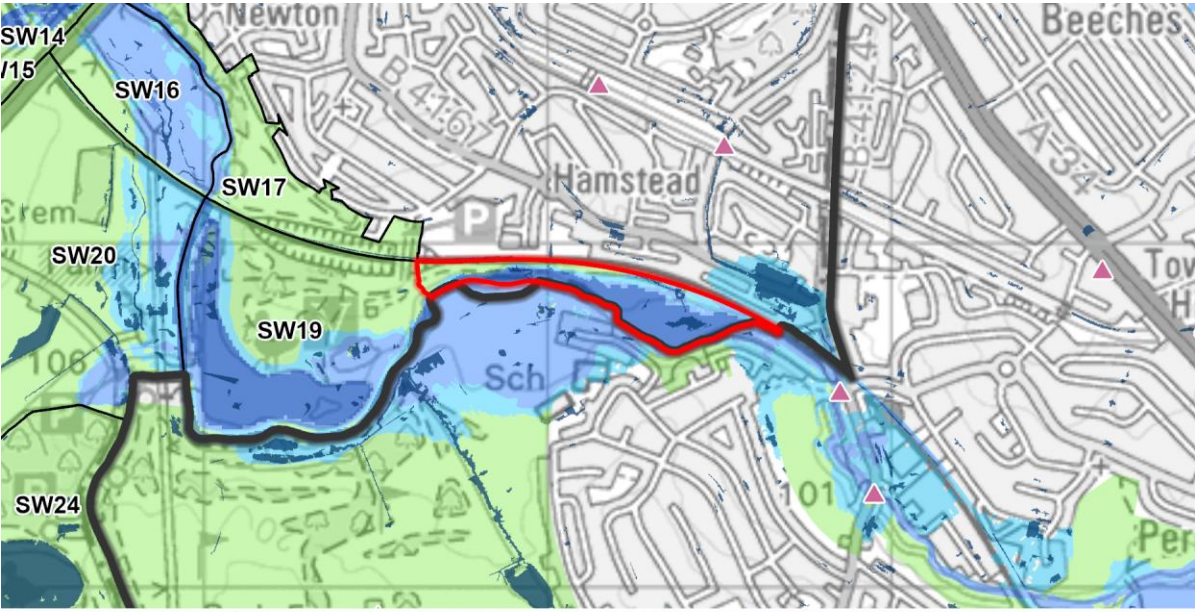
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SW18

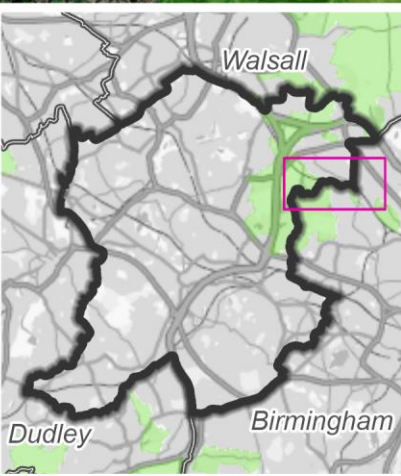
Parcel SW18



- Parcel SW18
- Sandwell
- Green Belt
- Neighbouring parcel
- Neighbouring authority

NPPF Footnote 7 designations

- Listed building
- High risk of surface water flooding
- Flood zone 3b
- Flood zone 3
- Flood zone 2



Parcel SW18

Contribution of land in Parcel SW18

Parcel SW18 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SW18 Description

Parcel Location, Land Uses and Boundaries
Land south of Hamstead, in the north-western edge of Birmingham. Parcel size: 10ha. There is a consistent, well-defined boundary between the settlement and the parcel. The West Midlands railway line combined with intermittent tree cover along the northern parcel boundary contributes to a sense of distinction from the adjacent settlement. Tree cover is denser in the south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. Land lies at the same elevation as the settlement edge of Hamstead. Scattered tree cover allows intervisibility to the urban edge in the north, while tree cover is more extensive in the south. There is no significant urbanising development or activity in the green belt affecting this parcel. Urbanising development limits perception of the wider countryside. The parcel is contained by the urban edge in the north and south, while areas of woodland limit views out to adjacent open land.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hamstead is a suburb of Birmingham, which is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. While the West Midland Railway embankment and tree cover provides some sense of separation to the north, the proximity of high-density residential development in Hamstead has an urbanising influence.

Parcel SW18

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The West Midland Railway and River Tame embankment form boundaries to the settlement edge to the north and south respectively.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing containment by the urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel lies between two suburbs of Birmingham, which are fully merged further east.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. While the West Midland Railway embankment and tree cover provides

Parcel SW18

Assessment Considerations	Assessment
	some sense of separation to the north, the proximity of high-density residential development in Hamstead has an urbanising influence.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Considering the existing degree of containment by the urban area, development would not have an urbanising impact on adjacent land beyond what is already experienced.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

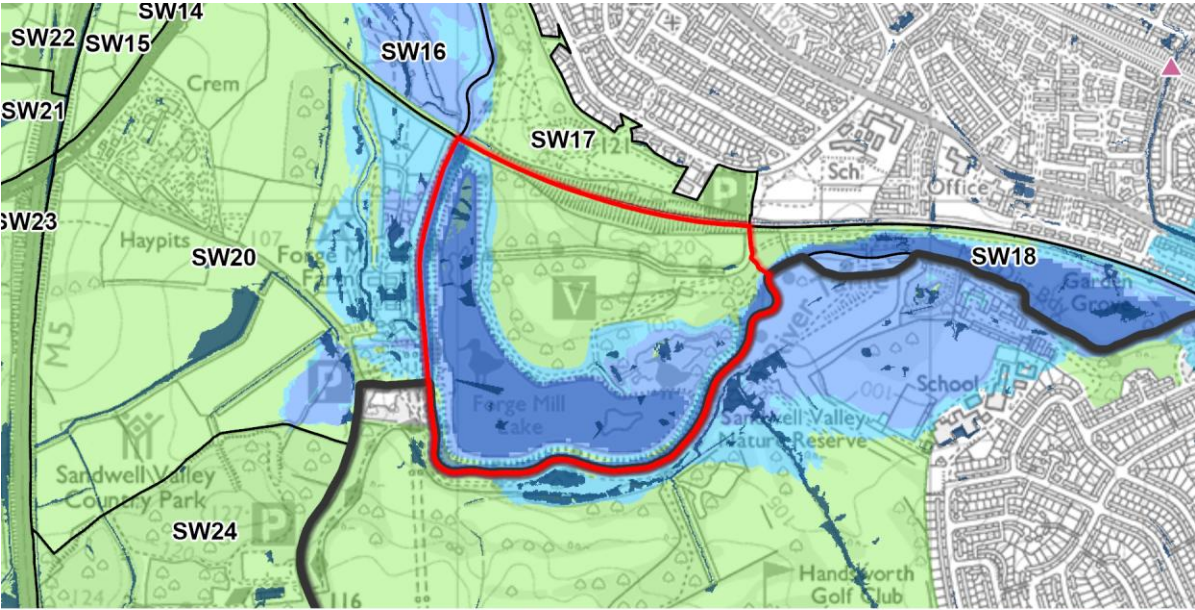
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SW19

Parcel SW19



- | | |
|-------------|------------------------|
| Parcel SW19 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- Listed building
- High risk of surface water flooding
- Flood zone 3b
- Flood zone 3
- Flood zone 2



Parcel SW19

Contribution of land in Parcel SW19

Parcel SW19 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel SW19 Description

Parcel Location, Land Uses and Boundaries
Land south-west of Hamstead , at the north-western edge of Birmingham. Parcel size: 38ha. There is a combination of features creating a strong boundary between the settlement and the parcel. The West Midland Railway embankment forms the northern boundary of the parcel along with mature woodland bands, providing strong separation between the parcel and the settlement edge of Newton. There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform descends towards Forge Mill lake and the River Tame in the south of the parcel, while a localised high point occupies the northern edge of the parcel. There is a weak perception of urban development outside of the parcel. Intervening woodland and landform reduces the perception of urban development to the north. There is no significant urbanising development or activity in the green belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Woodland and landform limit views out to the north and south, although these features are less prominent in the west of the parcel, affording a stronger connection to the adjacent open land.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hamstead is a suburb of Birmingham, which is defined as large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SW19

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the West Midland Railway and the significant downhill slope toward Forge Mill Lake, which currently provide a strong sense of separation from the settlement edge of Newton.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The parcel forms a natural landscape buffer to the nearby settlement, and development would negate the role the West Midland Railway embankment and topographical high point in the north play in creating distinction from the settlement edge.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel forms a part of the gap between Birmingham and West Bromwich in the west, although the core of the gap is further to the north-west and south-west.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. Although development within the parcel would have some impact on visual separation between the two urban areas, containment by strong woodland bands and intervening woodland in the gap which sits beyond the parcel boundaries would mitigate loss of visual separation.

Parcel SW19

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Development would negate the role of the railway embankment and the sloping land toward the River Tame which currently provide a strong sense of separation from urbanising influences. This would diminish the rural character of the reserve and increase encroachment pressures on the contiguous open land within the parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

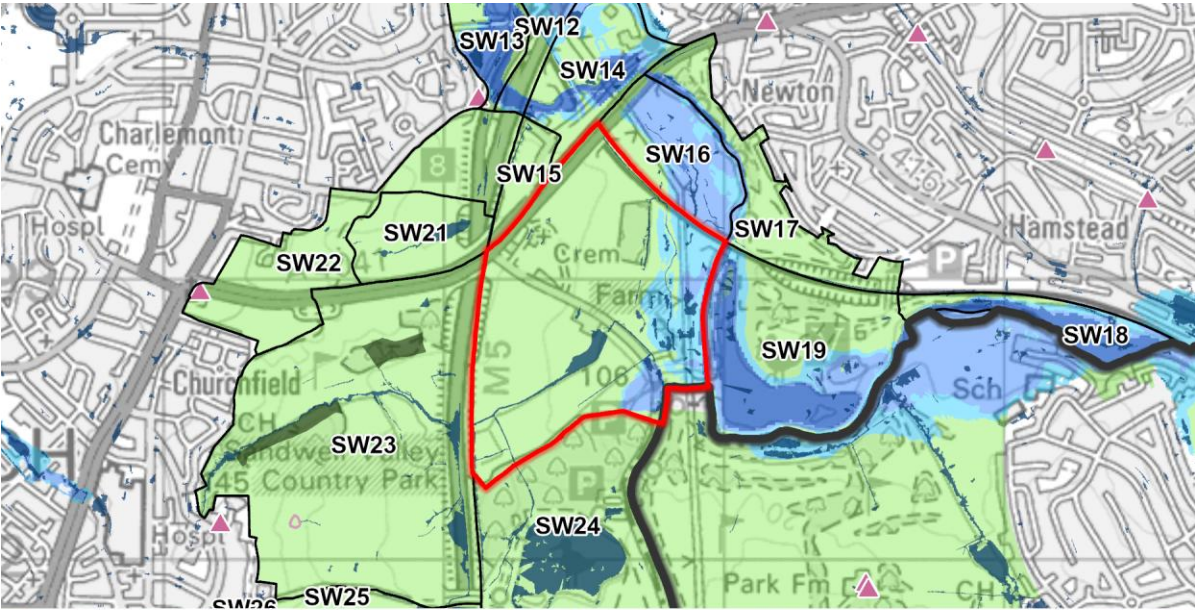
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

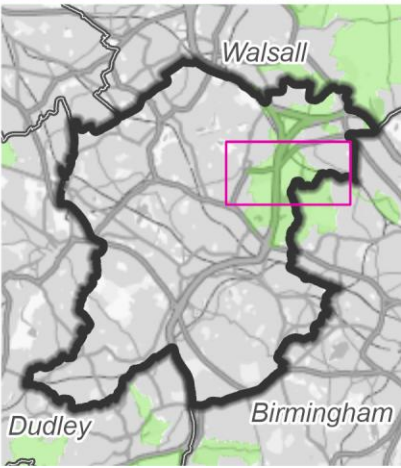
Parcel SW20



- | | |
|-------------|------------------------|
| Parcel SW20 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- | | |
|-------------------------------------|------------------|
| Listed building | Ancient woodland |
| Lowland fens | Flood zone 3b |
| High risk of surface water flooding | Flood zone 3 |
| | Flood zone 2 |



Parcel SW20

Contribution of land in Parcel SW20

Parcel SW20 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SW20 Description

Parcel Location, Land Uses and Boundaries
Land south-west of Newton (Birmingham), along the M5. Parcel size: 71ha. There is a combination of features creating a strong boundary between the settlement and the parcel. The West Midland Railway, River Tame and adjoining woodland form a strong boundaries between the parcel and the settlement edge of Newton (Birmingham). Motorways to the north and east provide separation between the parcel and West Bromwich. There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform slopes gradually away from the M5 across the parcel in an easterly direction, forming part of the wider Sandwell Valley. There is a weak perception of urban development outside of the parcel. Large areas of woodland within the parcel and undulating landform limit visibility of the settlement edges to the north and east. There is no significant urbanising development or activity in the green belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Sloping landform to the east connects to the wider Sandwell Valley, and to Forge Mill Lake in the adjacent parcel.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Newton (Birmingham) and West Bromwich are part of large built-up areas. The parcel has a strong enough relationship with these areas for development here to be associated with them.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SW20

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The sloping landform and natural features within the parcel are visually connected and associated with the wider surrounding countryside, and there are no features strong enough at the parcel boundaries to contain development across the higher ground of the parcel.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Natural features and distinctive valley landform within the parcel, along with strong intervening features between the settlement and outer parcel boundaries, mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a gap between Newton (Birmingham) to the north-east, and West Bromwich to the west. The M5 forms a strong separating feature on the western parcel edge.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Extensive woodland areas and distinctive sloping landform within the parcel strengthens the parcel's contribution to maintaining separation between the settlements.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel SW20

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Development would negate the role of the existing landform, openness and natural features which currently provide a strong sense of separation from urbanising influences, and would have an urbanising influence on the adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

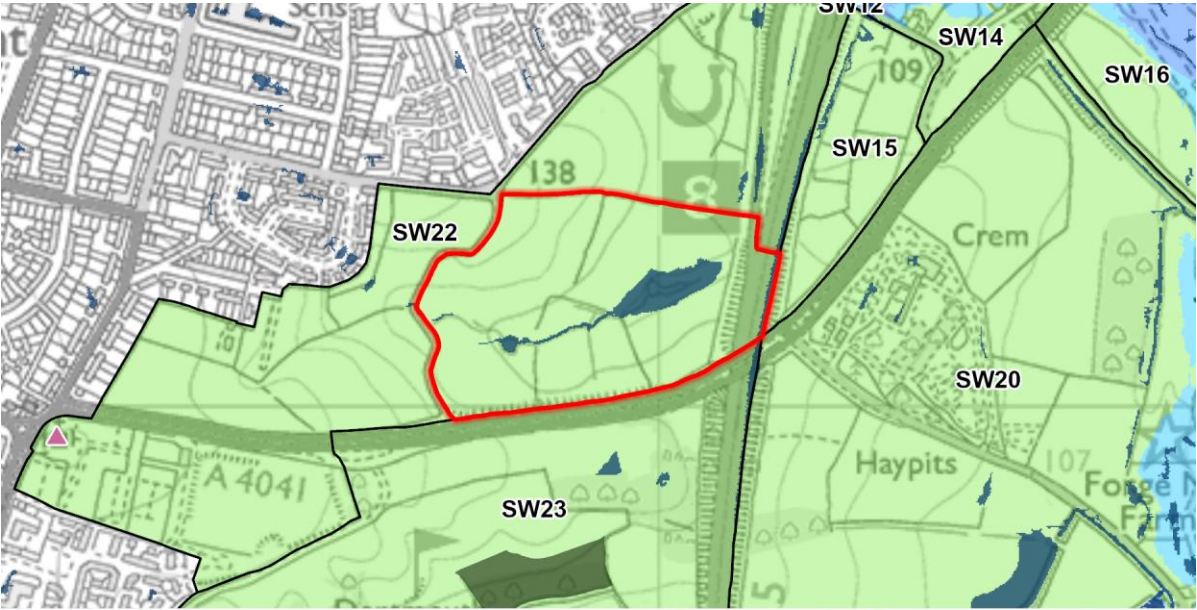
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

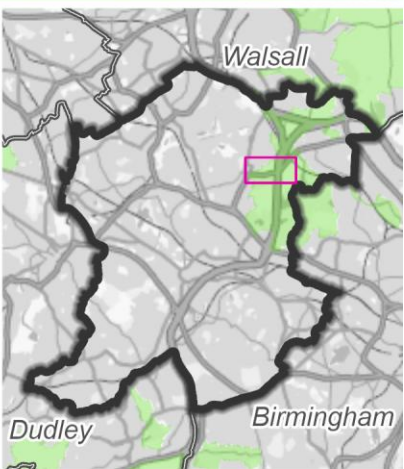
Parcel SW21



- Parcel SW21
- Sandwell
- Green Belt
- Neighbouring parcel
- Neighbouring authority

NPPF Footnote 7 designations

- Listed building
- High risk of surface water flooding
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2



Parcel SW21

Contribution of land in Parcel SW21

Parcel SW21 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Moderate	Weak/No	Equal	No

Parcel SW21 Description

Parcel Location, Land Uses and Boundaries
Land east of Charlemont, at the eastern edge of West Bromwich. Parcel size: 13ha. A combination of features forms a strong boundary feature between the settlement and the parcel. Rising landform to the north and west, and hedgerows and areas of mature trees create a sense of separation from the settlement edge. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform slopes from west to east affording elevated views to the east, with undulating landform associated with a minor watercourse which runs through the middle of the parcel. There is some perception of urban development outside of the parcel. The urban edge of the settlement is in proximity, but areas of mature trees and rising landform provide some screening. There is no significant urbanising development or activity in the green belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The elevated nature of the landform affords glimpses of further open land, however the wooded road corridors which form the boundaries of the parcel partially screen outward views.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Bromwich is a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The adjacent settlement edge is intermittently visible to the west, through boundary tree cover.

Parcel SW21

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. To the south and east the M5, A401 and bands of trees form containing features, as does rising landform to the north and west.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area. Rising land to the north and west and mature hedgerows and scattered trees contributes to a sense of separation from the urban edge that would be negated should development occur in the parcel.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It lies in a gap between West Bromwich, and Birmingham to the east. The north of the parcel lies peripheral to a more fragile part of the gap. The M5 forms a strong boundary feature in the gap.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. Development would not narrow the existing gap, and the M5 forms a strong separating feature which would contain development.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The elevated nature of the parcel affords existing views to the edge of Birmingham, and new development would not reduce the visual gap.

Parcel SW21

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The adjacent settlement edge is intermittently visible to the west, through boundary tree cover.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The roadways and woodland band clearly mark the parcel boundary to the east and south. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

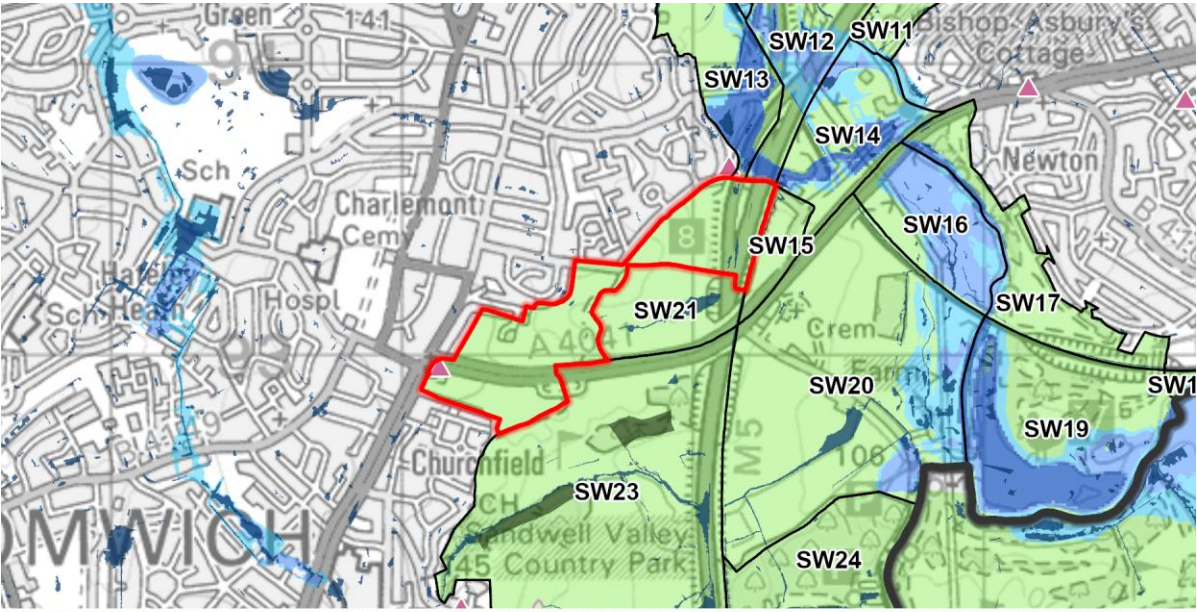
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

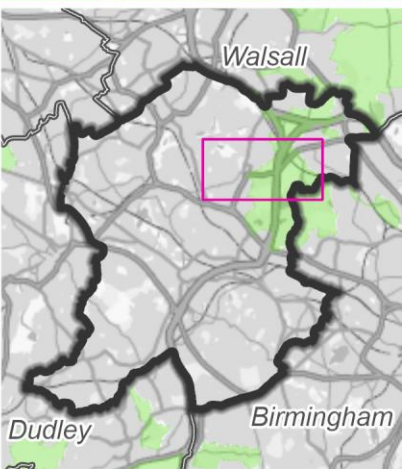
Parcel SW22



- | | |
|-------------|------------------------|
| Parcel SW22 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- | | |
|-------------------------------------|------------------|
| Listed building | Ancient woodland |
| Lowland fens | Flood zone 3b |
| High risk of surface water flooding | Flood zone 3 |
| | Flood zone 2 |



Parcel SW22

Contribution of land in Parcel SW22

Parcel SW22 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SW22 Description

Parcel Location, Land Uses and Boundaries
Land east of Charlemont, at the eastern edge of West Bromwich. Parcel size: 29ha. There are no significant boundary features to separate the parcel from the settlement. Scattered trees and garden features provide some filtering in outward views, but there is clear intervisibility to the settlement edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land is undulating, but broadly mirrors landform within the adjacent settlement. There is a strong perception of urban development outside of the parcel. The western extent of the parcel is contained within urban development. A combination of low walls, hedgerow and open boundaries allow clear views of the urban edge. Land use creates some association with the urban area but there is little urbanising activity in the parcel. All Saints Parish Church and Churchfields Playing Fields, and Newton Street allotments are located within the parcel but these have limited urbanising influence. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The eastern parts of the parcel are open with only weak hedge lined boundaries. The land is elevated with views across adjacent open land to the east and south-east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Bromwich is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The settlement edge to the west and north has an urbanising

Parcel SW22

Assessment Considerations	Assessment
	influence, as does the motorway which runs through the centre of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Woodland bands forms strong boundaries to the south-east of the parcel, while hedgerows and mature trees form more porous boundaries to adjacent open land in the north-east.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Although development in the parcel would not be completely restricted and contained, particularly in the north-east, the existing urban influence from the settlement edge would limit the impact of development within the parcel. Stronger boundaries along the south-western and eastern edge would contribute to some containment from the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The parcel lies in a moderate gap between West Bromwich and Birmingham. Sloping landform, woodland, and large waterbodies are separating features further east in the gap.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap. Development within the parcel would not weaken the strongest part of the gap, or significantly reduce it, due its containment within existing development.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Parcel SW22

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The settlement edge to the west and north has an urbanising influence, as does the motorway which runs through the centre of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Parts of the parcel to the south-east are more contained than those to the north, and land in the north-east is already subject to existing urban influence, such that development in the parcel would not increase urbanising influence on adjacent land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

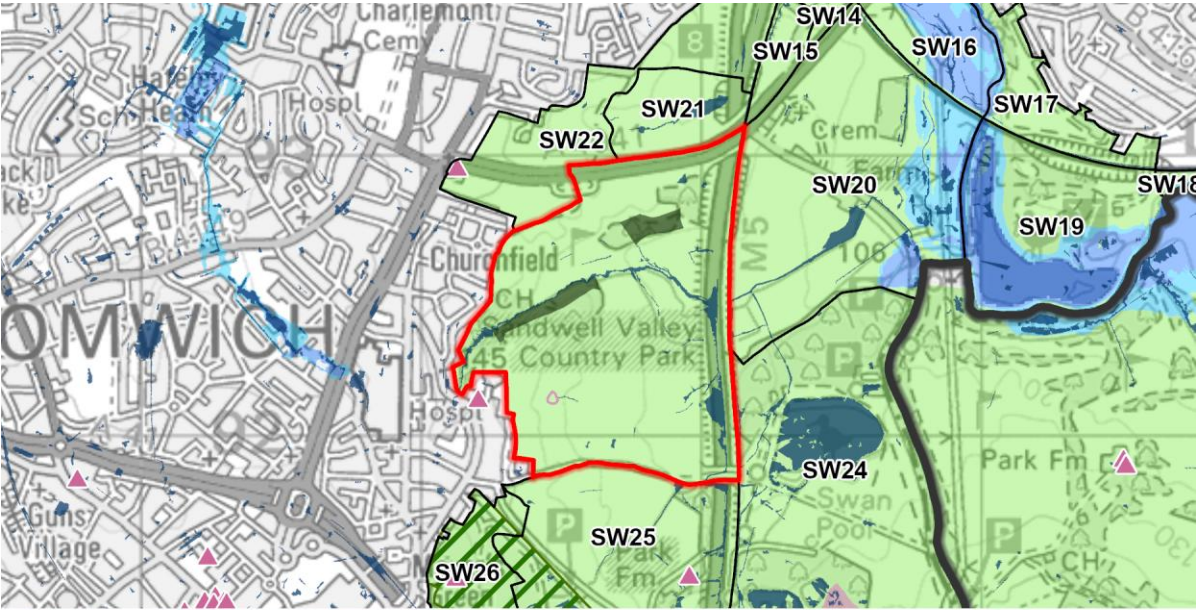
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

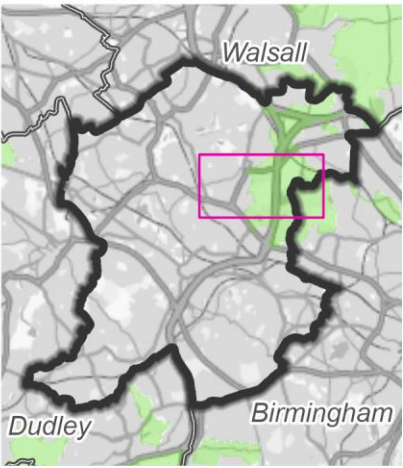
Parcel SW23



- | | |
|-------------|------------------------|
| Parcel SW23 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- | | |
|-------------------------------------|--------------------|
| Listed building | Scheduled monument |
| Lowland fens | Ancient woodland |
| Registered Parks and Gardens | Flood zone 3b |
| High risk of surface water flooding | Flood zone 3 |
| | Flood zone 2 |



Parcel SW23

Contribution of land in Parcel SW23

Parcel SW23 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel SW23 Description

Parcel Location, Land Uses and Boundaries
Land at the eastern edge of West Bromwich. Parcel size: 90ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Hedgerow field boundaries combined with mature trees to the west define the settlement edge of Lyndon, West Bromwich. Tree cover is more plentiful in the north (Dartmouth Golf Club) and south (Sandwell Park and Dartmouth Park) providing stronger separation. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. Sloping landform and steep valleys in the parcel form a strong sense of separation from the settlement, with a stronger association with the wider Sandwell Valley area. There is some perception of urban development outside of the parcel. Sloping landform and areas of woodland and scrub combine to limit the perception of the urban area to the west and south. There are some distant views of high rise development in Lyndon but urbanising influence diminishes with distance. There is no significant urbanising development or activity in the green belt affecting this parcel. The parcel comprises open fields and wooded areas. Natural features limit perception of the wider countryside. The majority of the parcel lies at a lower elevation than surrounding open land to the north, south and west. A lack of elevation combined with woodland along its eastern boundary limits views out across the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Bromwich is adjacent to the west.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Boundary tree cover limits the extent of

Parcel SW23

Assessment Considerations	Assessment
	urbanising influence from the adjacent settlement, although there are localised areas in proximity to the settlement edge subject to stronger urban influence.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The motorways form strong boundaries to the east and north, with extensive woodland along the corridors which form contain features. However, the sloping landform and natural features within the parcel are associated with the wider Sandwell Valley to the east and south.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between West Bromwich and Birmingham, which is almost entirely comprised of open and sloping land within the Sandwell Valley.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The core of the gap lies east of the motorway, which forms a strong boundary feature within the wider gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The majority of the gap between towns lies east of the motorway, and the settlements are linked further south, limiting the parcel's contribution to the separation of towns.

Parcel SW23

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Boundary tree cover limits the extent of urbanising influence from the adjacent settlement, although there are localised areas in proximity to the settlement edge subject to stronger urban influence.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Although the motorways form strong containing features to the east and north, the landform and natural features retain connection to the wider valley landform and to adjacent open land to the south.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

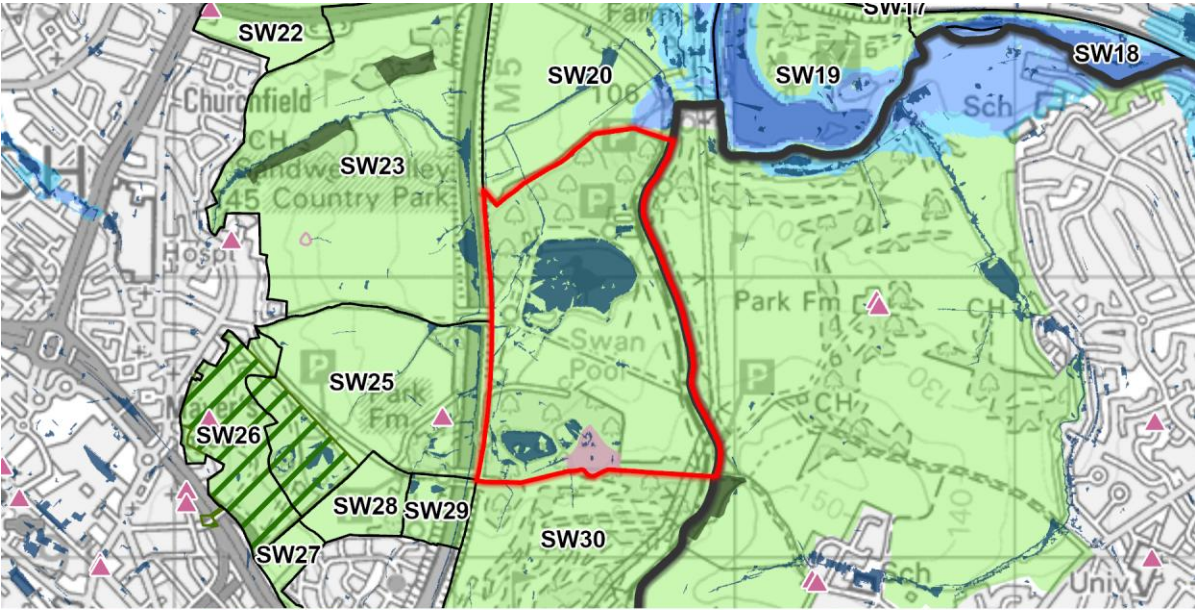
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SW24

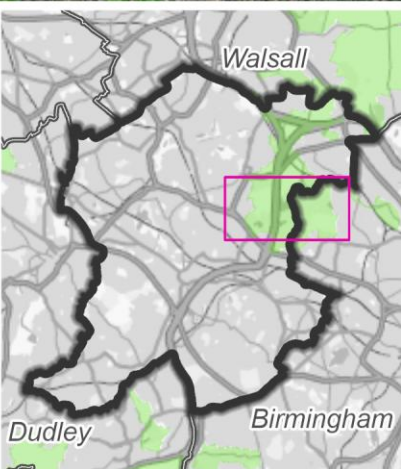
Parcel SW24



- | | |
|-------------|------------------------|
| Parcel SW24 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- | | |
|-------------------------------------|--------------------|
| Listed building | Scheduled monument |
| Lowland fens | Ancient woodland |
| Registered Parks and Gardens | Flood zone 3b |
| High risk of surface water flooding | Flood zone 3 |
| | Flood zone 2 |



Parcel SW24

Contribution of land in Parcel SW24

Parcel SW24 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SW24 Description

Parcel Location, Land Uses and Boundaries
Land at the eastern edge of West Bromwich within the Sandwell Valley, along the M5. Parcel size: 78ha. Strong boundary features within the gap between the settlement and the parcel combine to create strong separation. The M5 motorway, woodland, and distance across adjacent open land combine to provide a strong sense of separation from settlement to the east and west. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. Undulating land within the parcel rises to the south-east, and is strongly associated with the wider Sandwell Valley, and waterbodies within the parcel contribute to a sense of distinction from the urban. There is a weak perception of urban development outside of the parcel. The parcel is contained within the Sandwell Valley. Landform, woodland and distance limit the impact of urbanising influence from surrounding settlements. There is no significant urbanising development or activity in the green belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. The parcel has a strong enough relationship with West Bromwich for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SW24

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of natural pools, mature woodlands and the sloping landscape in the east which currently give the parcel a very strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Priory Woods, wooded hillocks and sloping landform form a well-defined vegetated buffer within the parcel, creating a strong sense of separation from the built-up area, and development within the parcel would be incongruous with the established urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between West Bromwich and the Hamstead/Handsworth suburb of Birmingham.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel lies within the core of the gap, with distinctive natural features which contribute significantly to the strength of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Development within the parcel would weaken the visual separation currently provided by the valley landform and woodland cover, and would additionally weaken the adjacent open land to the north, south and east.

Parcel SW24

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has a strong relationship with the wider Sandwell Valley, and development in the parcel would negate the role of the landform and woodland which currently give the parcel a strong sense of separation from urbanising influence

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

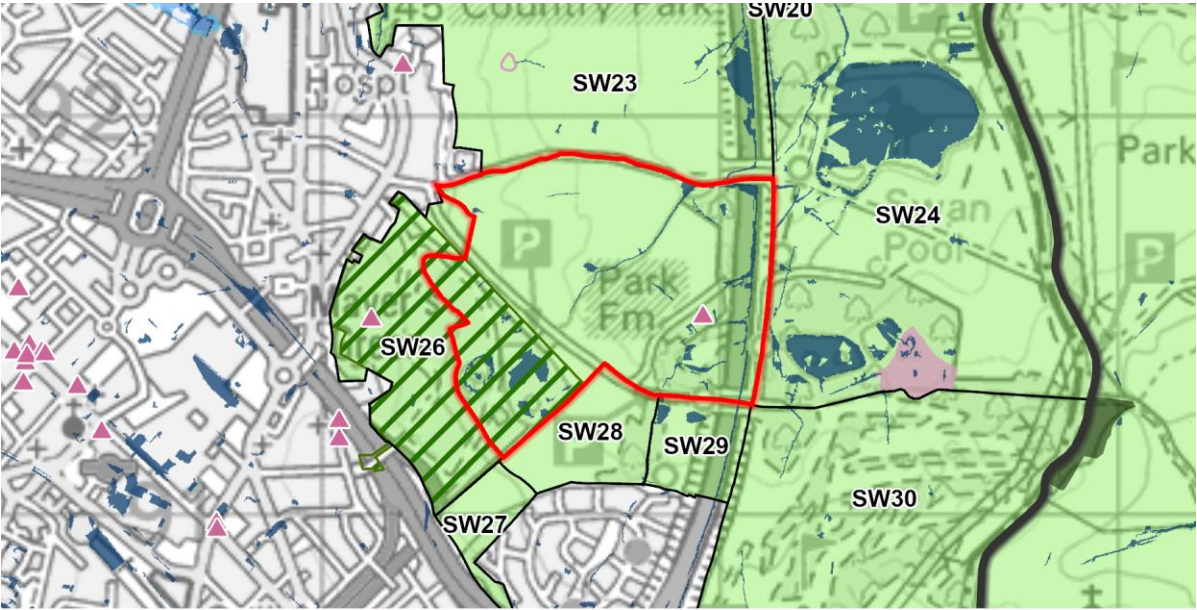
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

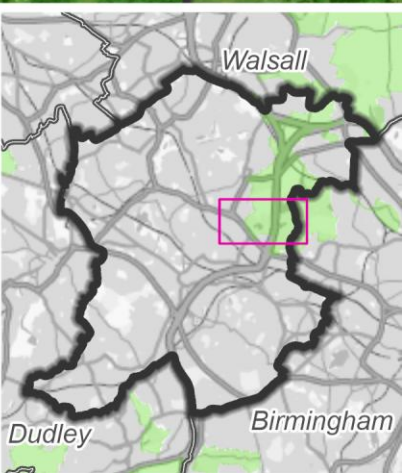
Parcel SW25



- | | |
|-------------|------------------------|
| Parcel SW25 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- | | |
|-------------------------------------|--------------------|
| Listed building | Scheduled monument |
| Lowland fens | Ancient woodland |
| Registered Parks and Gardens | Flood zone 3 |
| High risk of surface water flooding | Flood zone 2 |



Parcel SW25

Contribution of land in Parcel SW25

Parcel SW25 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel SW25 Description

Parcel Location, Land Uses and Boundaries
Land within the Sandwell Valley along the M5, east of West Bromwich. Parcel size: 46ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Mature woodland bands within the parcel and at the parcel edges and open parkland spaces to the south create distinction from the settlement edge. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Gaps in vegetation along the southern boundary mean that residential development is more clearly visible across open parkland to the south, although urbanising influence diminishes with distance. Existing development in the green belt has some urbanising influence. Sandwell Visitors Centre and other visitor attractions along with associated car parks are somewhat urbanising, although this is balanced with the wider natural character of the parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Woodland outer boundaries and the M5 limit views to the north, east and west, although visual connections are afforded where gaps in vegetation occur.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Bromwich is adjacent to the west.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Although visitor attractions and facilities contribute to some urbanising influence within the parcel, this is balanced with the distinctive natural character of the wider parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SW25

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Although the M5 affords some containment in the east, treed boundaries to the north and south are more limited in their containing roles.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Despite some urbanising influence, the natural features and connection to the wider Sandwell Valley within the parcel mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies within a moderate gap between West Bromwich and Birmingham, although these become merged further south.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Although visitor attractions and facilities contribute to some urbanising influence within the parcel, this is balanced with the distinctive natural character of the wider parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The core of the gap lies east of the motorway, which forms a strong boundary feature within the wider gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The majority of the gap between towns lies east of the motorway, and the settlements are linked further south, limiting the parcel's contribution to the separation of towns.

Parcel SW25

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Although visitor attractions and facilities contribute to some urbanising influence within the parcel, this is balanced with the distinctive natural character of the wider parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Although the motorway forms a containing feature to the east, the landform and natural features retain connection to the wider valley landform and to adjacent open land to the north and south, and development within the parcel would have an urbanising influence on adjacent land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

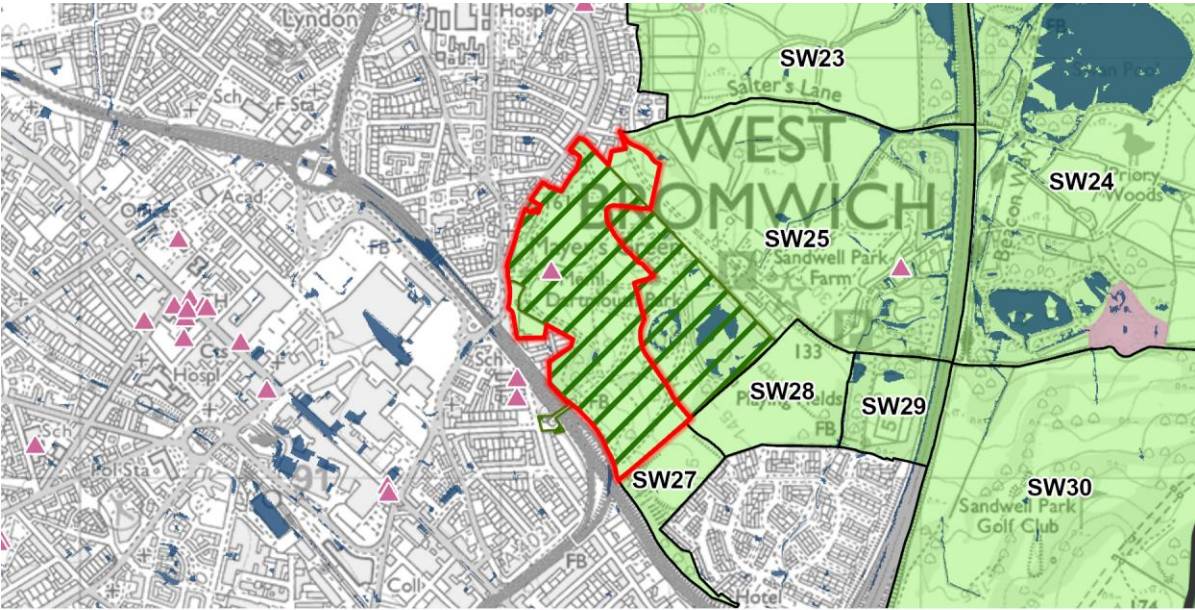
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

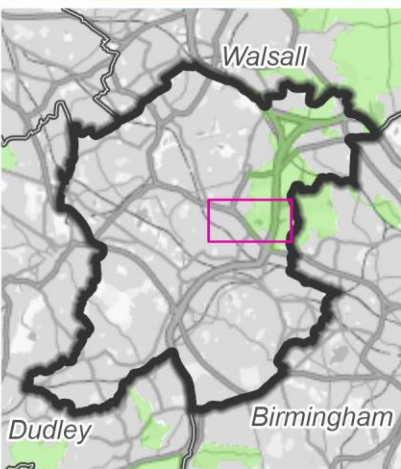
Parcel SW26



- | | |
|-------------|------------------------|
| Parcel SW26 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- | | |
|------------------------------|-------------------------------------|
| Listed building | High risk of surface water flooding |
| Lowland fens | Scheduled monument |
| Registered Parks and Gardens | |



Parcel SW26

Contribution of land in Parcel SW26

Parcel SW26 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SW26 Description

Parcel Location, Land Uses and Boundaries
Land at the eastern edge of West Bromwich. Parcel size: 18ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. The A41 Expressway forms a strong boundary to the south-west separating the parcel from the urban edge of West Bromwich. To the north-east boundaries are weaker with a combination of minor roads, property boundaries and intermittent tree lines. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land form descends to the east, away from the settlement edge, towards the Sandwell Valley. There is some perception of urban development outside of the parcel. The strength of the boundary to the south-west along the A41 and a combination of significant landform change with intermittent tree cover throughout the parcel reduces the influence of urban development, although the settlement edge is intermittently visible. Land use creates some association with the urban area but there is little urbanising activity in the parcel. There are a number of amenity uses within the parcel associated with Dartmouth Park, Sandwell Park and Sandwell Park Farm Visitors Centre. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Landform is elevated and tree cover is intermittent allowing views over adjacent open land to the north and to the east.

Purpose A: Checking the unrestricted sprawl of large built-up areas: Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Bromwich is a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The settlement edge is intermittently visible through gaps in the boundary vegetation.

Parcel SW26

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Tree cover is scattered across the parcel and adjacent open land, affording stronger connections to the wider countryside to the east.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Woodland and sloping landform associated with the Sandwell Valley mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between West Bromwich and Birmingham, although the settlements are merged to the south-east.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The core of the gap lies east of the motorway, which forms a strong boundary feature within the wider gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The majority of the gap between towns lies east of the motorway, and the settlements are linked further south, limiting the parcel's contribution to the separation of towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel SW26

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The settlement edge is intermittently visible through gaps in the boundary vegetation.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The landform and natural features retain connection to the wider valley landform and to adjacent open land to the south, and so development would have an urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SW27



- Parcel SW27
- Sandwell
- Green Belt
- Neighbouring parcel
- Neighbouring authority

NPPF Footnote 7 designations

- Listed building
- Registered Parks and Gardens
- High risk of surface water flooding



Parcel SW27

Contribution of land in Parcel SW27

Parcel SW27 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SW27 Description

Parcel Location, Land Uses and Boundaries
Land at the eastern edge of West Bromwich. Parcel size: 4ha. There are no significant boundary features to separate the parcel from the settlement. A wooded embankment along the A41 defines the settlement of West Bromwich to the south-west. However settlement to the east has weaker boundaries with gapped treelines. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a steep woodland embankment between the parcel and the A41. Land is at the same elevation as development to the east along a portion its boundary. There is a strong perception of urban development outside of the parcel. Landform change and dense woodland to the south-west limits views of the urban area to the south, but there are clear views to the settlement edge in the east. There is no significant urbanising development or activity in the green belt affecting this parcel. There is a some perception of the wider countryside, limiting the impact of any existing urbanising influence. Natural features limit views to the north-west, but there is some intervisibility to the parkland in the north-east, through tree cover.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Bromwich is a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SW27

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Hedgerows, fencing and mature trees form a boundary to the north-west, there is a weaker treed boundary to the north-east.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open

Parcel SW27

Assessment Considerations	Assessment
	land. Woodland and hedgerows clearly marks the parcel boundary to the north. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

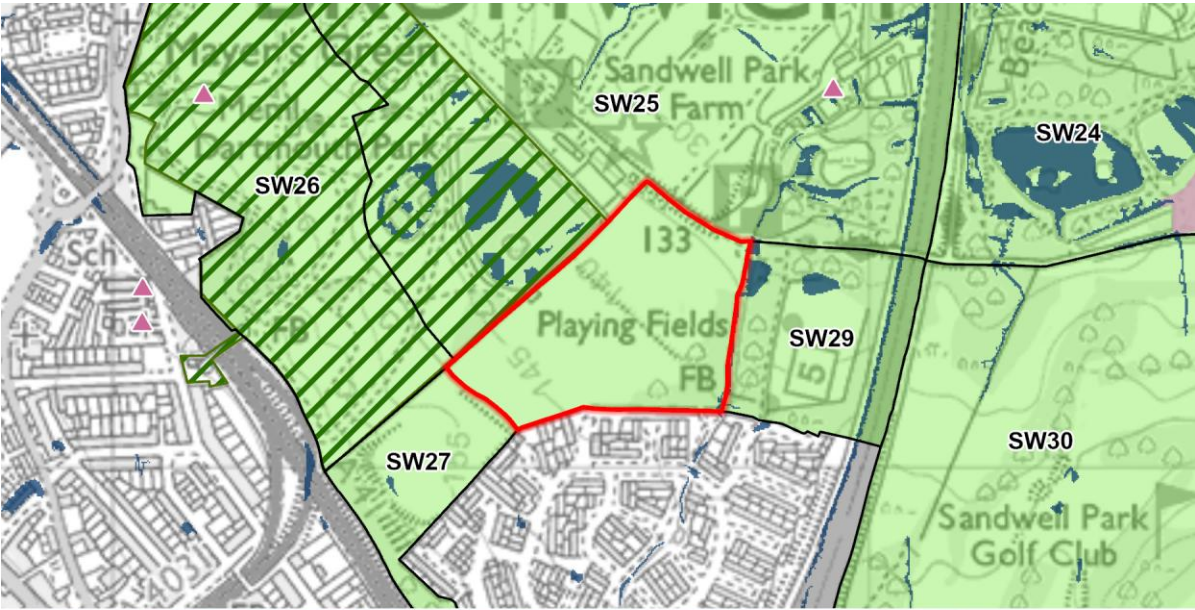
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

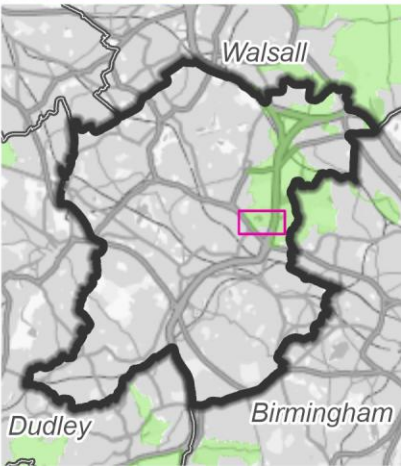
Parcel SW28



- | | |
|-------------|------------------------|
| Parcel SW28 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- Listed building
- Registered Parks and Gardens
- High risk of surface water flooding
- Scheduled monument



Parcel SW28

Contribution of land in Parcel SW28

Parcel SW28 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SW28 Description

Parcel Location, Land Uses and Boundaries
Land at the eastern edge of West Bromwich. Parcel size: 8ha. There are no significant boundary features to separate the parcel from the settlement. To the south the settlement edge is abrupt and open, with clear views of properties. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is intervisibility to the settlement edge in the south, although intervisibility with adjacent parkland creates a strong association with the wider Sandwell Valley. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Sport pitches within the parcel have little urbanising influence, and weak outer boundaries strengthens the parcel's association with adjacent parkland to the north. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are far reaching views out across the adjacent parkland.

Purpose A: Checking the unrestricted sprawl of large built-up areas: Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Bromwich is a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Playing fields occupy the majority of the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The northern parcel boundary is open to the adjacent parkland to the north.

Parcel SW28

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The parcel has a strong relationship with the wider Sandwell Valley, and considering the lack of strong outer boundaries development would have an urbanising influence on the adjacent open land.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies between West Bromwich and Birmingham, although these settlements are merged to the south-east.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Playing fields occupy the majority of the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The core of the gap lies to the north-east.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns. The majority of the gap between towns lies east of the motorway, and the settlements are linked further south, limiting the parcel's contribution to the separation of towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Playing fields occupy the majority of the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SW28

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel is open to adjacent parkland to the north and west, and development would have an urbanising influence on the adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

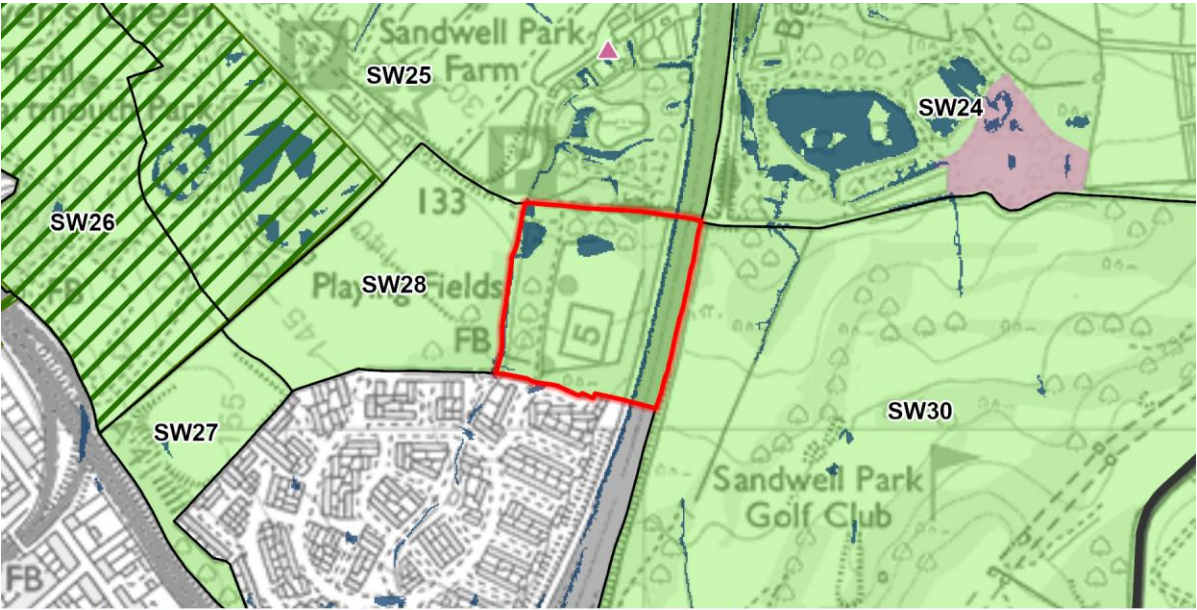
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SW29



- | | |
|-------------|------------------------|
| Parcel SW29 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- Listed building
- Registered Parks and Gardens
- High risk of surface water flooding
- Scheduled monument



Parcel SW29

Contribution of land in Parcel SW29

Parcel SW29 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SW29 Description

Parcel Location, Land Uses and Boundaries
Land at the eastern edge of West Bromwich. Parcel size: 6ha. There is a moderate boundary feature between the settlement and the parcel. A mature tree line defines the settlement edge which is adjacent to the south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is some intervisibility to the settlement edge in the south, through tree cover. There is no significant urbanising development or activity in the green belt affecting this parcel. Natural features limit perception of the wider countryside. Strong woodland boundaries limit outward views.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Bromwich/Sandwell is adjacent to the south.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some intervisibility to the urban edge, which lies immediately to the south.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Strong woodland boundaries on each parcel edge form containing features.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The extent of containment by the woodland bands, and presence of some existing urbanising influence mean that

Parcel SW29

Assessment Considerations	Assessment
	development here would not be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between West Bromwich and Birmingham, although these settlements are fully merged to the south.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap. The parcel is strongly contained, and so plays a limited contributing role in the wider gap, the core of which lies to the north-east.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns. Woodland boundaries would limit the impact of development in the parcel, and would not introduce loss of visual separation.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some intervisibility to the urban edge, which lies immediately to the south.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Strong containing features at the peripheries of

Parcel SW29

Assessment Considerations	Assessment
	the parcel would limit any impact on the adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

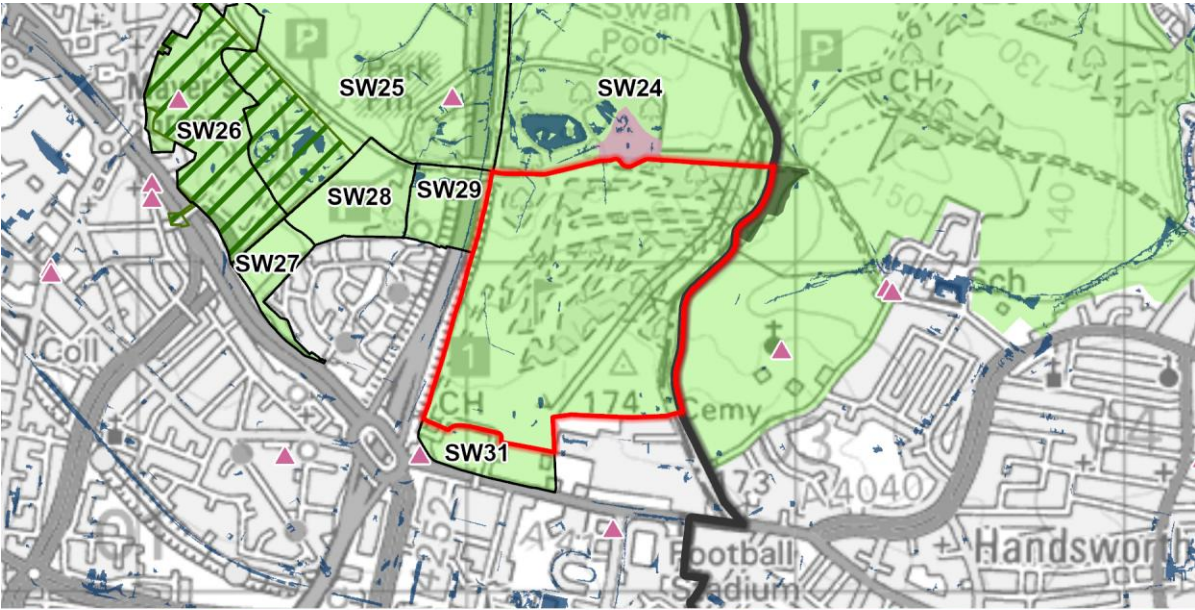
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SW30



- | | |
|-------------|------------------------|
| Parcel SW30 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- | | |
|------------------------------|-------------------------------------|
| Listed building | High risk of surface water flooding |
| Registered Parks and Gardens | Scheduled monument |
| | Ancient woodland |



Parcel SW30

Contribution of land in Parcel SW30

Parcel SW30 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SW30 Description

Parcel Location, Land Uses and Boundaries
Land at the eastern edge of West Bromwich, east of the M5. Parcel size: 60ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. The M5 forms a strong boundary to the west. However weaker boundaries of hedgerow and tree lines define the urban edge of West Bromwich to the south. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land slopes away from the settlement edge towards the Sandwell Valley, more steeply to the east of the parcel. There is some perception of urban development outside of the parcel. The industrial estate north of the A41 has weak boundaries of trees, which contributes to some urbanising influence, although this lessens elsewhere in the parcel due to sloping landform and more extensive tree cover. There is no significant urbanising development or activity in the green belt affecting this parcel. The parcel contains the Sandwell Park golf course which is associated with the settlement, although is not overly urbanising. Natural features limit perception of the wider countryside. The golf course has a high density of tree cover throughout, restricting outward views.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Bromwich is a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SW30

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the sloping landform and extensive woodland which currently give the parcel a strong sense of separation from the urban area.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The sloping landform and the openness of the parcel mean that the site has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. Development of the parcel would negate the role of the strong M5 corridor boundary and result in a loss of landscape features which create distinction from the settlement.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between West Bromwich and Birmingham, although these settlements are merged to the south-east.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The northern part of the parcel lies within the core of the gap, although the whole of the parcel contains distinctive natural features which contribute significantly to the strength of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. The parcel's rising landform limits intervisibility between the settlements, with the gently sloping terrain and woodland cover combining to form an effective visual barrier, and development would negate the role these features play in maintaining separation.

Parcel SW30

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Development in the parcel would negate the role of the landform and woodland which currently give the parcel a strong sense of separation from urbanising influences

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

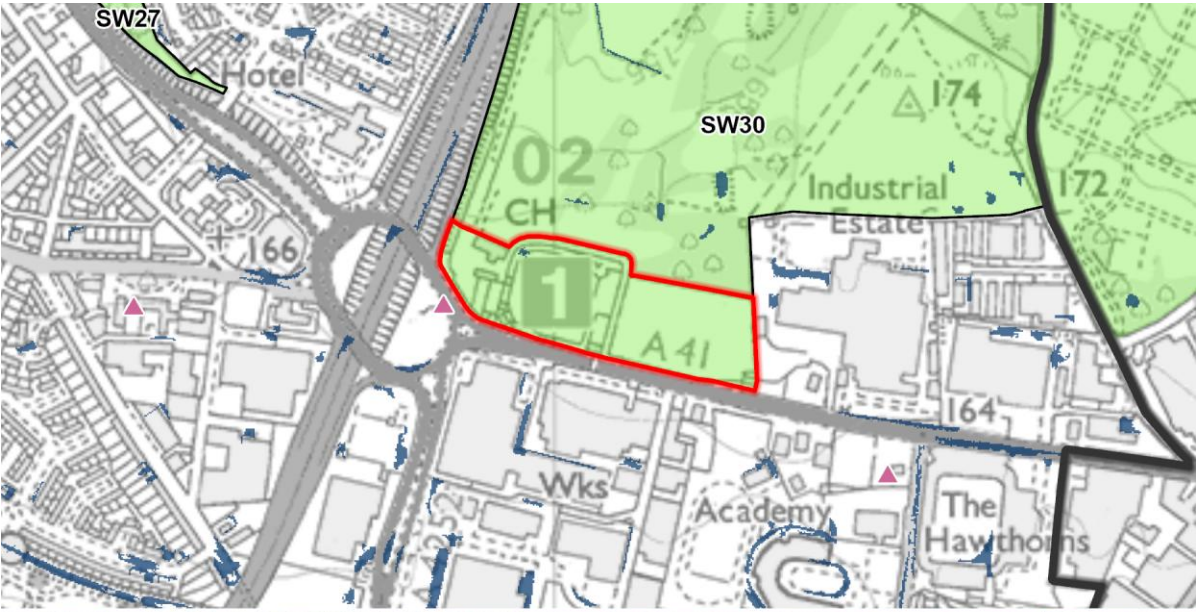
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

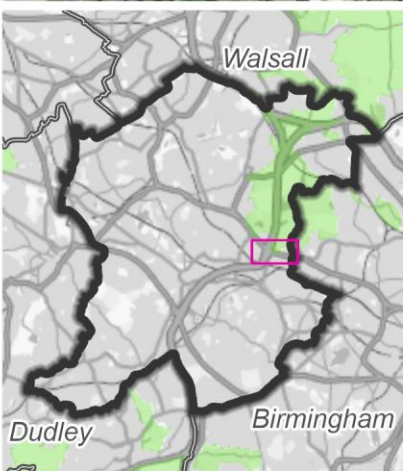
Parcel SW31



- | | |
|-------------|------------------------|
| Parcel SW31 | Neighbouring parcel |
| Sandwell | Neighbouring authority |
| Green Belt | |

NPPF Footnote 7 designations

- Listed building
- High risk of surface water flooding



Parcel SW31

Contribution of land in Parcel SW31

Parcel SW31 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SW31 Description

Parcel Location, Land Uses and Boundaries
Land at the western edge of West Bromwich. Parcel size: 5ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. The A41 and mature trees form a boundary to the adjacent settlement in the south, although weaker hedgerow boundaries define the edge of the industrial estate to the east. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. The parcel is contained within urban development on three sides. Tree cover along the southern parcel boundary contributes to some filtering of views, but gaps in vegetation and the scale of the adjacent buildings affords strong intervisibility to the adjacent urban edge. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Development within the parcel is mostly contained along the periphery, and is mainly associated with a cricket club and associated hardstanding. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Gaps in the wooded boundary to the north afford some visual connection to the adjacent Green Belt land.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Bromwich is a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. Large scale commercial buildings to the south and east are visible above the treeline, and gaps in boundary vegetation afford intervisibility to the A41 and M5..

Parcel SW31

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Although a woodland band marks the northern parcel boundary, it would not sufficiently contain development within the parcel and would contribute to some urbanising influence on land to the north.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing containment by the urban area. The parcel is subject to considerable existing urbanising influence, and is contained by the urban edge on three sides.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it. Although the parcel retains some connection to the countryside, it is also subject to considerable urban influence and containment.

Parcel SW31

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. Large scale commercial buildings to the south and east are visible above the treeline, and gaps in boundary vegetation afford intervisibility to the A41 and M5..
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. A treeline clearly marks the parcel boundary to the north. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Sandwell are considered to be historic towns to which surrounding Green Belt land contributes special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.