

# APPENDIX 1

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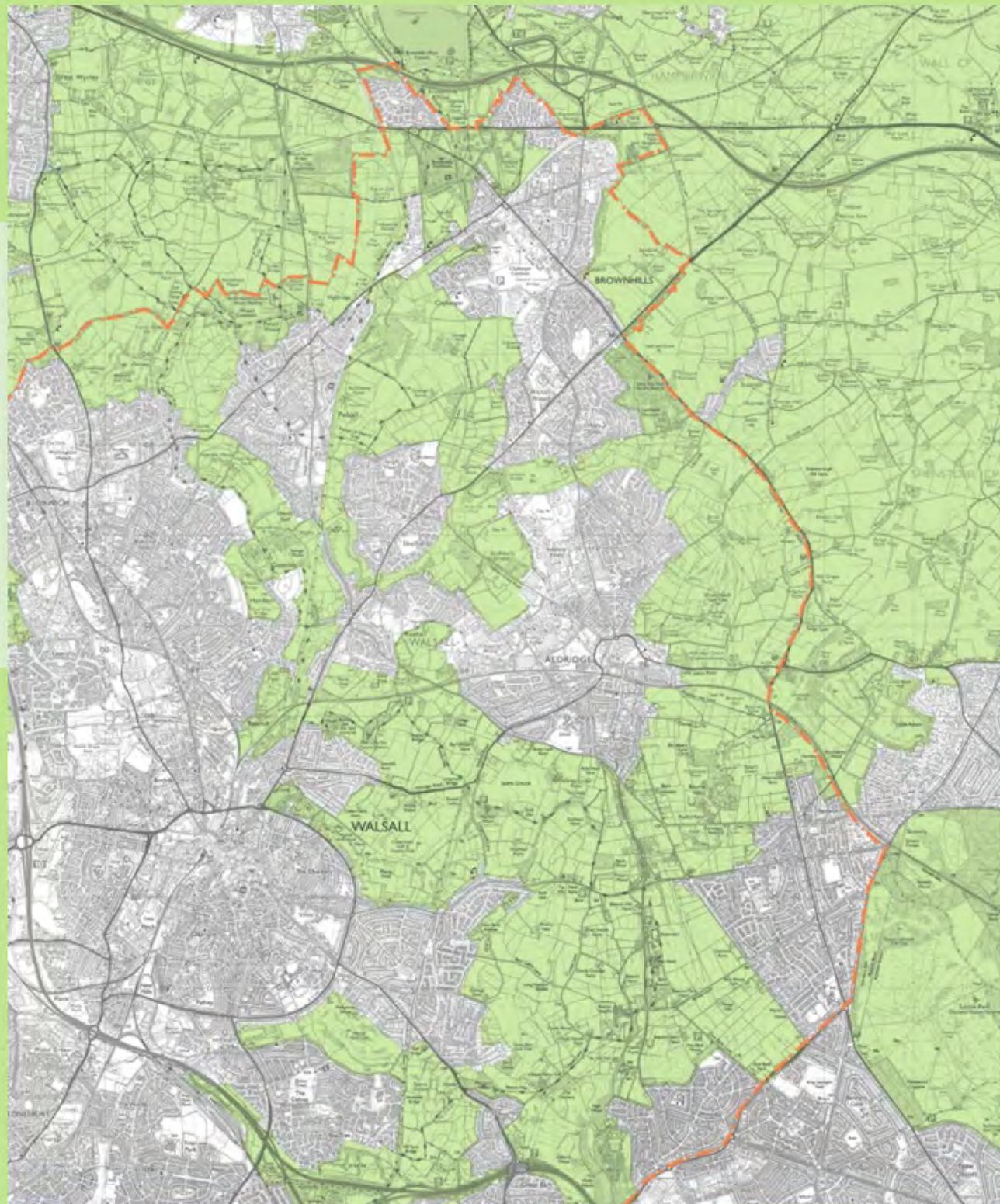
## Landscape and Green Belt Assessment of Strategic Sites in Walsall

**Strategic Sites within  
Walsall Green Belt**

# **LANDSCAPE AND GREEN BELT ASSESSMENT**

**Barratt Developments Plc**

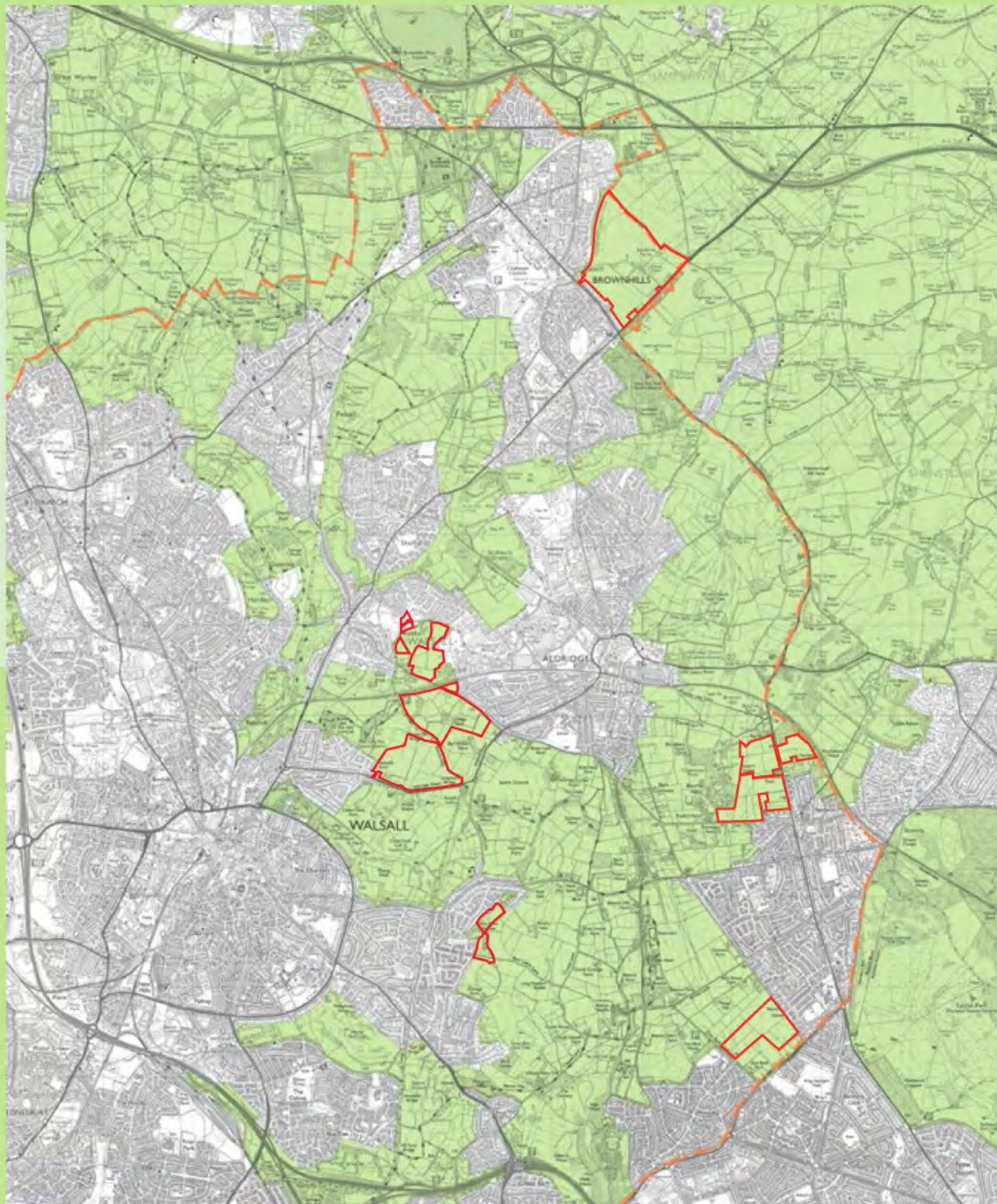
**September 2017**





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# 01. INTRODUCTION

## Background

FPCR Environment and Design Ltd were commissioned by Barratt Developments Plc to undertake a Green Belt Review of 8 strategic/key sites in Walsall, which have been promoted for residential development through previous rounds of development plan consultation.

FPCR Ltd is a multi-disciplinary environmental and design consultancy with over 50 years experience of architecture, landscape, ecology, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment.

## The purpose of this review

The Emerging Black Country Core Strategy (BCCS) has identified a need for a significant proportion of future new housing and supporting services to be accommodated outside the urban area and, therefore, within land that is currently designated as Green Belt.

Eight strategic/key sites have been identified in Walsall, most of which were among the sites submitted to the Council's "Call for Sites" between 2011 and 2014. These were rejected within the Walsall Council's Call for Sites Response Document because the adopted BCCS did not permit Green Belt release to accommodate development needs. These sites have not, therefore, been taken forward as potential allocations in the Site Allocation Document (SAD).

Each of these strategic sites has been assessed in overall Landscape and Visual terms to form a baseline for this partial Green Belt Assessment. Only these eight sites have been assessed and not the entire Green Belt. The following report assesses the strategic sites against the five purposes of the Green Belt as detailed at Para 80 of the NPPF. The assessment also includes the potential effects of any future development on the fundamental aim of Green Belt which is

its openness and permanence.

The sites considered are shown on the plan on Page 3.

## 01. Introduction

### KEY

-  Walsall Council's administrative boundary
-  Sites Assessed as part of this Green Belt Review

- 1 Home Farm, East of Brownhills
- 2 West of Aldridge (Wintery Lane)
- 3 South West of Aldridge (Bosty Lane)
- 4 Land at Stencils Farm (Mellish Road/Aldridge Road)
- 5 West of Walsall (Skip Lane)
- 6 West of Streetly (Doe Bank Lane and Aldridge Road)
- 7 North West Streetly (West of Chester Road)
- 8 Land to the north of Pacific Nurseries (East of Chester Road)

**Approximate Capacity as stated by Walsall Council, calculated reflecting gross land area (not net developable parcels)**

1	Home Farm, Sandhills, Walsall Wood	1280
2	(not found in SHLAA)	-
3	Land off Middlemore Lane West College Farm, South of Bosty Lane, Aldridge East of College Farm, South of Bosty Lane, Aldridge	(48) (890) (331) 1269
4	Land at Stencils Farm, North of Mellish Road	1317
5	Plot 1, Skip Lane (between Skip Lane, Fallowfield Road, Hay Hill and Corn Hill) Plot 2 Skip Lane (between Skip Lane, Newquay Road and Newquay Close) Plot 3, Skip Lane (between Skip Lane, Newquay Close and St Austell Road)	(156) (85) (62) 303
6	Land between Doe Bank Land and Aldridge Road, Streetly Land West of Aldridge Road (opposite Rangeview Close), Streetly	(946) (269) 1215
7	Land North of Little Hardwick Road West of Chester Road, Streetly	(378) (516) 894
8	(not found in SHLAA)	-



Location Plan

## 02. Context

### National Planning Policy Framework

This section outlines the planning, and landscape context for this review with reference to relevant national and regional policy and published documents.

Government policy is clear on the importance of securing the long term openness and permanence of Green Belts. The National Planning Policy Framework (NPPF) takes forward the previous national policy set out in PPG2, stating that the Green Belt serves the following five purposes (paragraph 80):

- *to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

NPPF also sets out at paragraph 81 that the opportunities to enhance beneficial uses of Green Belt land, as follows:

*‘Once Green Belts have been defined, local planning*

*authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.’*

Paragraph 82 states New Green Belts:

*‘should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions.’*

In addition, paragraph 83 states that Existing Green Belt boundaries:

*‘should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.’*

When defining new boundaries, the Framework requires local planning authorities to (Paragraph 85):

- *ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
- *not include land which it is unnecessary to keep*

*permanently open;*

- *where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- *make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
- *satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
- *define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.*

## 02. Context

### Local Planning Policy

The development plan for Walsall currently comprises:

- Black Country Core Strategy (BCCS) 2011
- Walsall Unitary Development Plan (UDP) 2005 – ‘saved’ policies
- UDP Proposals Map and Town and District Centre Inset Maps

These documents form part of Walsall’s Local Plans (formerly Local Development Framework - LDF). Additional planning policy documents are prepared by the Council to offer further guidance to the policies of the ‘development plan’, and these also make up part of the Local Plans.

#### **Black Country Core Strategy (BCCS) 2011**

The four Black Country Local Authorities of Dudley, Sandwell, Walsall and Wolverhampton have prepared a Core Strategy for the Black Country in partnership with the community and other key organisations.

The Black Country Core Strategy (BCCS) sets out the vision, objectives and strategy for future development in the Black Country up to 2026 and beyond. It forms the basis

of Walsall’s Local Development Framework and will guide future development decisions throughout the Black Country.

The following policies are of relevance to landscape and visual matters and the proposed development:

- CSP2 Development Outside the Growth Network
- ENV6 Open Space, Sport and Recreation

#### **Walsall Unitary Development Plan (UDP) 2005 – ‘saved’ policies**

The current UDP was adopted in 2005 and was set to cover the period up to 2011. However, “saved” policies, will now stand until they are replaced by policies from the BCCS.

The following Saved Policies from the UDP are of relevance to landscape and visual matters and the proposed development:

- *GP2 Environmental Protection*
- *ENV1 The Boundary of the Green Belt*
- *ENV6 Protection and Encouragement of Agriculture*
- *ENV7 Countryside Character*

Paragraph 3.22 states the Green Belt serves four out of five strategic purposes:

- *To check the unrestricted sprawl of the Borough’s built-up areas.*
- *To prevent neighbouring settlements from merging with one another.*
- *To assist in safeguarding the countryside from encroachment.*
- *To assist urban regeneration by encouraging the recycling of derelict and other urban land.*

Paragraph 3.23 states some additional roles of the Green Belt, which are:

- Providing opportunities for access to the open countryside for local people.
- Providing for outdoor sport and recreational needs which cannot be met within the urban area.
- Retaining land in agriculture, forestry and related open uses.
- Retaining attractive landscapes.
- Protecting nature conservation interests.

## 02. Context

### Local Planning Policy

- Providing greater certainty in pursuing the wider conservation, enhancement and management of the countryside.

#### **Emerging Site Allocations Document (April 2017)**

Sites and proposed land uses were submitted during the “Call for Sites” between 2011 and 2014. Walsall Council then identified those sites and uses that were consistent with existing Council and national planning policies, as contained in the Black Country Core Strategy (BCCS) 2011, the “saved” policies of the Walsall Unitary Development Plan (UDP) 2005 and the National Planning Policy Framework (NPPF). The compliant sites were then included as proposed allocations in the Preferred Option version of the SAD.

The SAD will form part of the Local Plan for Walsall within the framework provided by the Black Country Core Strategy (BCCS). The Site Allocation Document (SAD) is the plan that will identify specific sites to meet the current and future needs of Walsall. It will cover the whole of the borough excluding Walsall Town Centre and the District Centres of Aldridge, Brownhills, Bloxwich, Willenhall and Darlaston. The SAD

will replace many of the policies in Walsall’s current Unitary Development Plan (UDP), in particular the Proposals Map which shows the land uses that are currently allocated for individual sites.

On 7th June 2017 Walsall SAD was submitted to the Secretary of State for examination by the Planning Inspectorate. The policies of relevance include:

#### Policy GB1: Green Belt Boundary

The boundary and extent of the Green Belt within the borough is shown on the SAD Policies Map. In the Green Belt, UDP saved policies will apply as well as the relevant provisions within the NPPF, BCCS, and policies contained within the SAD.

#### Policy GB2: Control of Development in the Green Belt and Countryside

a) There is a presumption against inappropriate development, as defined in the NPPF, in the Walsall Borough Green Belt. Inappropriate development will be resisted unless ‘very special circumstances’ exist, which clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and

any other harm.

b) Where development is appropriate in principle according to the NPPF, or where very special circumstances exist to support development that would otherwise be inappropriate, the Council will also assess proposals for their impact on the Green Belt.

e) Buildings newly converted or newly constructed for residential use within the Green Belt will normally have permitted development rights removed to restrict the impact of domestication on the openness and character of the Green Belt.

#### **Emerging Black Country Core Strategy (Emerging BCCS) (June 2017)**

The existing BCCS Strategy, adopted in 2011, is now being reviewed for the coming years, up to 2036. The first stage of the Review is the Issues and Options Consultation, which is running from 3rd July to 8th September 2017.

In relation to accommodating development needs the emerging core strategy states at Paragraph 1.19:

## 02. Context

### Local Planning Policy

*'Urban regeneration will remain the focus of the new Core Strategy; however it will not be possible to accommodate all future development needs within the urban area. Therefore, an examination of the potential for additional development on land outside the existing urban area, **all of which within the areas of the four authorities is currently green belt**, will need to take place as part of the Core Strategy review.'*

At paragraph 3.16 states:

*"A key source of housing supply under the existing spatial strategy is the release of surplus employment land for housing. Local Plans have been successful in identifying and allocating 300 ha of such sites, with capacity to deliver around 10,400 homes during 2016-26, subject to overcoming delivery constraints."*

Paragraph 3.17 states:

*'... a large number of new homes and supporting services will need to be accommodated outside the existing urban area of the Black Country, All such land in the Black Country is currently green belt.'*

Similarly, 3.42 states:

*'... there will be a significant housing need within the Black Country and the wider HMA, and a need for employment land, which will require the identification of new sites on land outside the urban area that is not currently proposed for development. Within the four Black Country authorities and immediate neighbours nearly all such land is currently green belt and the Review of the Core Strategy will therefore need to explore and identify the potential to accommodate such growth in these areas.'*

Paragraph 3.61 summarises the key issues including:

*"There is a need to continue to plan for a growing population. The existing strategy will meet the majority of long term needs and prioritising the delivery of brownfield sites within the urban area should continue. But there is a gap between need and anticipated supply of around 22,000 homes and there is a need to look beyond the existing Growth Network to meet it."*

Paragraph 4.12 states:

*"However, new evidence indicates that further land will be needed, beyond the existing spatial strategy, to meet all of the Black Country's growth needs. It is estimated that further land will be required to provide 22-25,000 new homes and up to 300 ha of new employment land."*

The Issues and Options Report states that using 300ha of employment land for housing could deliver up to 10,400 homes. This would still leave a shortfall of at least 11,600 homes from beyond the existing Growth Network.

A more detailed Green Belt review for the Black Country will be undertaken as part of the Core Strategy Review. Completion of the Black Country Green Belt Review is expected by the middle of 2018, to inform the Preferred Options version of the BCCS.

The sites assessed here comprise strategic Green Belt sites promoted through the Call for Sites process and SHLAA.

## KEY

- Town and District Centres
- Borough Boundary

### BCCS Regeneration Corridors

- 5 Loxdale - Moxley
- 6 Wednesfield - Willenhall - Darlaston
- 7 Bloxwich - Birchills - Bescot
- 8 Hill Top
- 15 Brownhills

### Homes for Our Communities

#### (a) General Housing

- Land Allocated for New Housing Development - HC1

#### (b) Accommodation for Gypsies, Travellers and Travelling Showpeople

- Existing Traveller Sites to be Safeguarded - HC4
- Existing Showpeople Sites to be Safeguarded - HC4
- Existing Temporary or Personal Traveller Sites to be Made Permanent - HC4
- New Showpeople Sites - HC4
- New Traveller Sites and Existing Sites to Be Expanded - HC4
- New Traveller or Showpeople Sites - HC4

### Providing for Industrial Jobs and Prosperity

- Existing High Quality Industry - IND1
- Potential High Quality Industry - IND2
- Retained Local Quality Industry - IND3
- Local Industry Consider for Release - IND4
- New Employment Opportunities - IND5
- Employment Sites Vacant at January 2016

### Strengthening Our Local Centres

- Local Centres - SLC1
- Local Centres Development Opportunities - SLC2

### Open Space, Leisure and Community Facilities

- Open Space - OS1
- University of Wolverhampton Campus - UW1
- Cemetery Extension - UDP Saved Policy LC11
- Greenways (Complete, Protected) - UDP Saved Policy LC5
- Greenways (Proposed) - UDP Saved Policy LC5

### Environmental Network

- Green Belt - GB1

#### Nature Conservation

- Special Area of Conservation (SAC) - EN1
- Site of Special Scientific Interest (SSSI) - EN1
- Local Nature Reserves (LNR) - EN1
- Site of Importance for Nature Conservation (SINC) - EN1
- Site of Local Importance for Nature Conservation (SLINC) - Linear - EN1
- Site of Local Importance for Nature Conservation (SLINC) - EN1
- Ancient Woodland - EN2

#### Water Environment

- Flood Zone 2 - EN3
- Flood Zone 3 - EN3
- Source Protection Zones - UDP Saved Policy ENV40
- Canals - EN4
- Indicative Route of Hatherton Branch Canal Restoration - EN4

#### Historic Environment

- Conservation Area - EN5
- Listed Buildings
- Locally Listed Buildings
- Scheduled Monuments
- Registered Parks and Gardens
- Great Barr Hall and Estate and St Margaret's Hospital - EN7
- Highgate Brewery - EN6

#### Sustainable Waste Management

- Strategic Waste Sites - W1, W2
- Other Existing Waste Sites - W1, W2
- Potential Waste Sites - W1, W3, W4

#### Sustainable Use of Minerals

- Minerals Safeguarding Area - M1
- Mineral Infrastructure Sites - M2, M3
- Brick Works - M6
- Permitted Minerals Sites - M4, M5, M7, M8, M9
- Minerals Areas of Search - M4, M5, M7
- Potential New Minerals Sites - M7

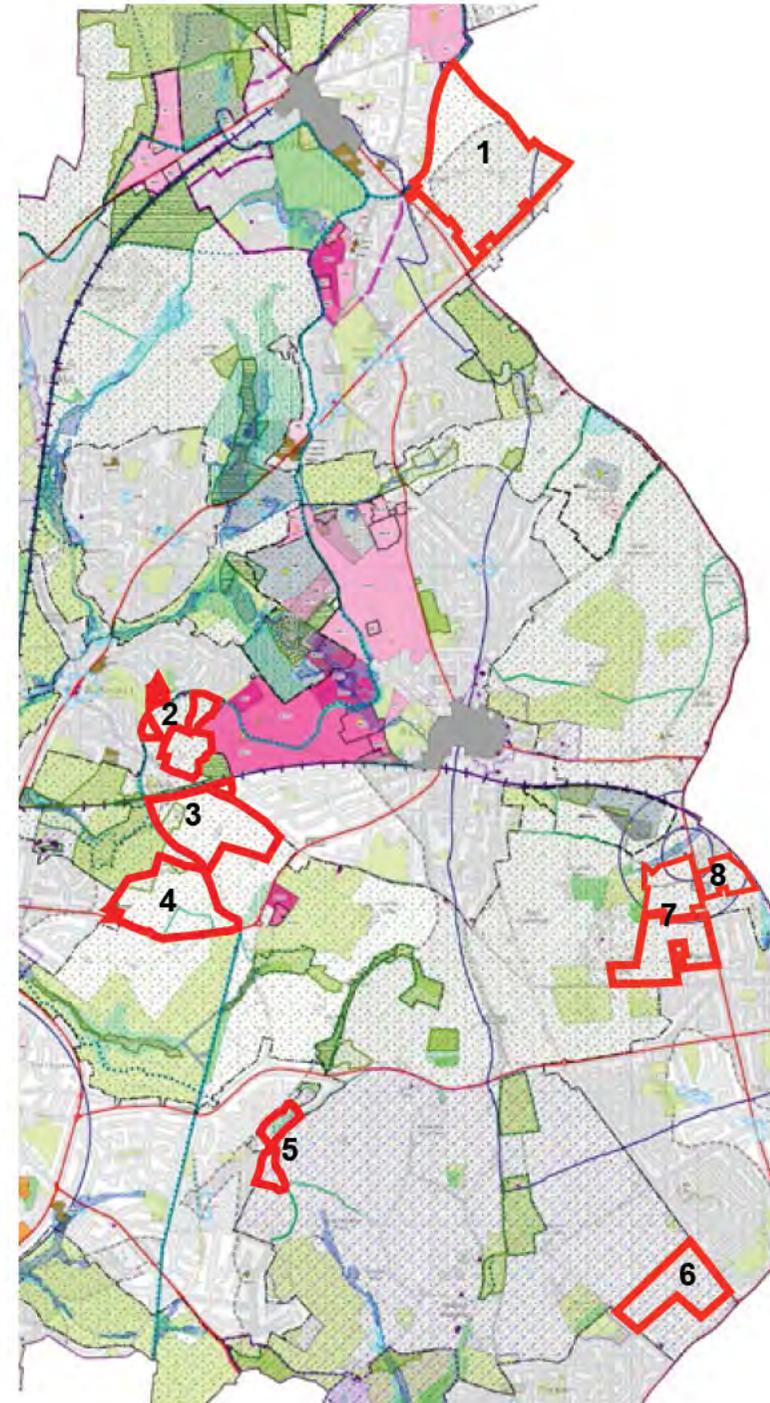
#### Strategic Transport Network

- Strategic Highways Network: Motorways - UDP Saved Policies T4(a), T5
- A5 - UDP Saved Policies T4(a), T5
- Key Road Network (Draft) - UDP Saved Policies T4(a), T5
- Strategic Rail Network - UDP Saved Policy T3
- Bradley Lane Metro Park and Ride - UDP Saved Policy T3

- Sites Assessed as part of this Green Belt Review

- Home Farm, East of Brownhills
- West of Aldridge (Winterly Lane)
- South West of Aldridge (Bosty Lane)
- Land at Stencils Farm (Mellish Road)
- West of Walsall (Skip Lane)
- West of Streetly (Doe Bank Lane and Aldridge Road)
- North West Streetly (West of Chester Road)
- Land to the north of Pacific Nurseries (East of Chester Road)

Extract from: SAD Submission Policies Map (showing Pre-Submission Modifications agreed Post-Publication and Further Proposed Modifications following the Pre-Submission Consultation) (April 2017)



## 02. Context

### National Landscape Character

National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCA's defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics.

At this very broad landscape scale, all the sites lie within the National Character Area (NCA) 67 Cannock Chase & Cank Wood. NCA No. 67 covers a large part of the Birmingham and Black Country conurbation. Consequently the landscape is extremely varied including extensive areas of urban development interspersed with farmland. There are no major rivers within the area but canals are a significant feature and major transport routes also cross the NCA.

With regards to future changes as a result of development within the NCA, this provides opportunities for enhancing both the landscape quality and biodiversity value through green infrastructure.

Key characteristics for the broad area are described below.

- A varied landscape ranging from the open heathlands and plantations of Cannock Chase, through towns, reclaimed mining sites and new developments, to dense urban areas.
- The dominant rounded central plateau is mainly formed of the Coal Measures of the South Staffordshire Coalfield, with other prominent hills in the south at Wren's Nest, Castle Hill, Rowley Hills and Barr Beacon.
- Extensive coniferous plantations, woodlands and historic parklands occur across the NCA, even within the urban areas where they are predominantly small and include lots of young plantations.
- Away from the unenclosed landscape of Cannock Chase, fields generally have a regular pattern and are frequently enclosed by mature hedgerows with some hedgerow trees. Here farming is generally mixed with arable cultivation in large fields. Livery is concentrated around the flanks of the Chase.
- Heathland and associated acid grassland were once much more extensive, although significant tracts still remain. Post-industrial sites and remnant countryside

within the urban areas provide a mosaic of additional valuable habitats.

- The major rivers of the Trent and Tame lie adjacent to the NCA, both of which lie in broad flood plains. Streams and small rivers such as the Sow and the Penk drain radially from the higher ground into these rivers.
- The canal network is a notable feature and contributes significantly to the drainage of the urban areas.
- Industrial archaeology from the industrial revolution is a characteristic feature.
- The predominant building material of the 19th- and early 20th century buildings is red brick, with more modern structures within the urban areas.
- The settlement pattern is complex and contrasting, with some areas densely populated and others relatively sparse. The conurbation includes a mosaic of urban areas, former industrial land and patches of farmland, with an extensive urban fringe.
- The extensive networks of canals and railways reflect the industrial history of the area. Major roads include the M6, the M6 Toll and the A5.

### County Landscape Character

'Statements of Environmental Opportunities' are set out within the profile, including:

*SEO 2: Manage, enhance and expand the network of green infrastructure, such as woodlands, restored mining sites, parklands and canal routes, to increase biodiversity, access and recreational use and increase understanding of the area's rich industrial heritage, particularly geodiversity.*

#### The Black Country An Historic Landscape Characterisation 2009

The Black Country Historic Landscape Characterisation (BCHLC) divides Walsall into 14 Character Areas, and includes a Character Area Profile for each area. The areas of interest for this study are:

- Brownhills & Walsall Wood (WL04) (Site 1)
- Barr Beacon & Aldridge Fields (WL09) (Sites 2-8)
- Rushall and Shelfield (WL14) (Site 2 (part))
- South East Walsall (WL11) (Site 5 (part))

##### Brownhills & Walsall Wood (WL04)

*Summary: This area is dominated by settlement (50% of its area), although field systems are also important. These fields contribute to the fact that half of the landscape in this area originates before 1930. To the North and West the area ends at the Borough Boundary, while open land and extractive sites outside of the area are important in forming its limits to the East and South.*

*Geology and Topography: The area generally lies just to the*

*East of the coal measures, largely on sandstone, mudstone, and conglomerate. The areas of settlement are generally on the highest ground, especially in the south-east where it reaches a high point for the area of about 170m. The fields to the north-east fall away to less than 130m.*

*Modern Character: The area is dominated by two settlements: the small town of Brownhills to the north; and the more dispersed area of Walsall Wood to the south...*

*The modern settlement of Brownhills is dominated by housing estates, with a commercial core along the High Street comprising late 19th and 20th century buildings...*

*Immediately north-west of Lichfield Road is a large school, beyond which are further housing estates mainly dating to the mid 20th century. To the west of the school is a sports ground known as Oak Park, which had been established in the inter-war period.*

*Large and medium semi-detached and detached houses of 19th/20th century date line the Lichfield Road heading east towards Staffordshire. To the north-east of this road a field system survives, along with a small, probably 19th century, country house known as Sandhills and an associated farm. The field system was probably enclosed after the 1876 Act of Parliament.*

## 02. Context

### County Landscape Character

#### Barr Beacon and Aldridge Fields (WL09)

*Summary: This area is the most rural landscape in Walsall, with field systems covering more than two thirds of its surface (although recreational land is also important). Four fifths (80%) of the area dates to before 1900. It is bounded on almost all sides by Staffordshire and Birmingham respectively.*

*Geology & Topography: The area has a mixed geology. In the west it lies on mudstone and limestone, in its central part on sandstone, mudstone and conglomerate, and east of Barr Beacon, on sandstone. In the west Rushall Hall lies on coal measures.*

*A ridge runs north-south through the centre of the area rising to 227m at Barr Beacon, the highest point in Walsall. The low point of around 124m is on the A452 Chester Road which forms the area's north-eastern boundary. Streams flow off the ridge in the east (Bourne Vale), the west (near Rushall Hall and Walsall Arboretum), and the south (through Great Barr Park).*

*Modern Character: Unusually for the Black Country, this area is characterised mainly by agricultural land and dispersed farms. Important recreational land also makes up the area and, in the central part, there are two small areas of housing, parcels of woodland, and a surviving area of ancient heath at*

#### *Barr Beacon.*

*...Ridge and furrow earthworks survive; a legacy of how medieval open fields were ploughed. However, some of these fields have been subject to boundary loss, especially during the 20th century. To the east lie field systems enclosed during the late 18th / early 19th century, which exhibit straight roads and boundaries typical of parliamentary enclosure.*

*Like the field systems, the associated farms date from many different periods. The earliest have medieval origins, although the oldest surviving farm buildings date to around the early 18th century. Others have been rebuilt between the 18th and 20th centuries but have much earlier origins.*

*Three of Walsall's five golf courses are located in the area, at Druid's Heath in the north, in the West adjacent to Walsall Arboretum, and at the Great Barr in the south. All were laid out in the 20th century, but the oldest recreational area is Great Barr Park in the very south of the area. This covers 100 hectares and is an English Heritage registered park and garden (grade II). There had been an earlier park here, but in c.1797 it was redesigned by Humphrey Repton, and much of this layout survives.*

*Two small clusters of housing lie in the centre of the area. One is distinctive estate of large houses in woodland at*

*Bourne Vale...The other is a number of detached houses from a similar period on the Longwood and Erdington Roads south of Aldridge.*

*Also south of Aldridge, small areas of woodland survive – originating from at least the 18th/19th century. Some of these are areas of former limestone quarrying. A further survival is the heath land at Barr Beacon, which is the only area of what had once formed part of Cannock Forest to survive planned enclosures of the 18th / 19th century.*

*In addition to the evidence of former extractive industries, modern sand extraction still continues east of Aldridge.*

#### Rushall and Sheffield (WL14)

- *Summary: This area is dominated by settlement (46% of its area) although land given to extractive industries is also important. The landscape, which is largely (59%) of mid to late 20th century origin, is surrounded by field systems to the north and south, and an industrial district to its west.*
- *Geology and Topography: The area lies over the eastern edge of the South Staffordshire coalfield. In its north-east, sandstone, mudstone and conglomerate are present. Alluvium lines the sides of the Ford Brook which*

## 02. Context

### KEY

 Sites Assessed as part of this Green Belt Review

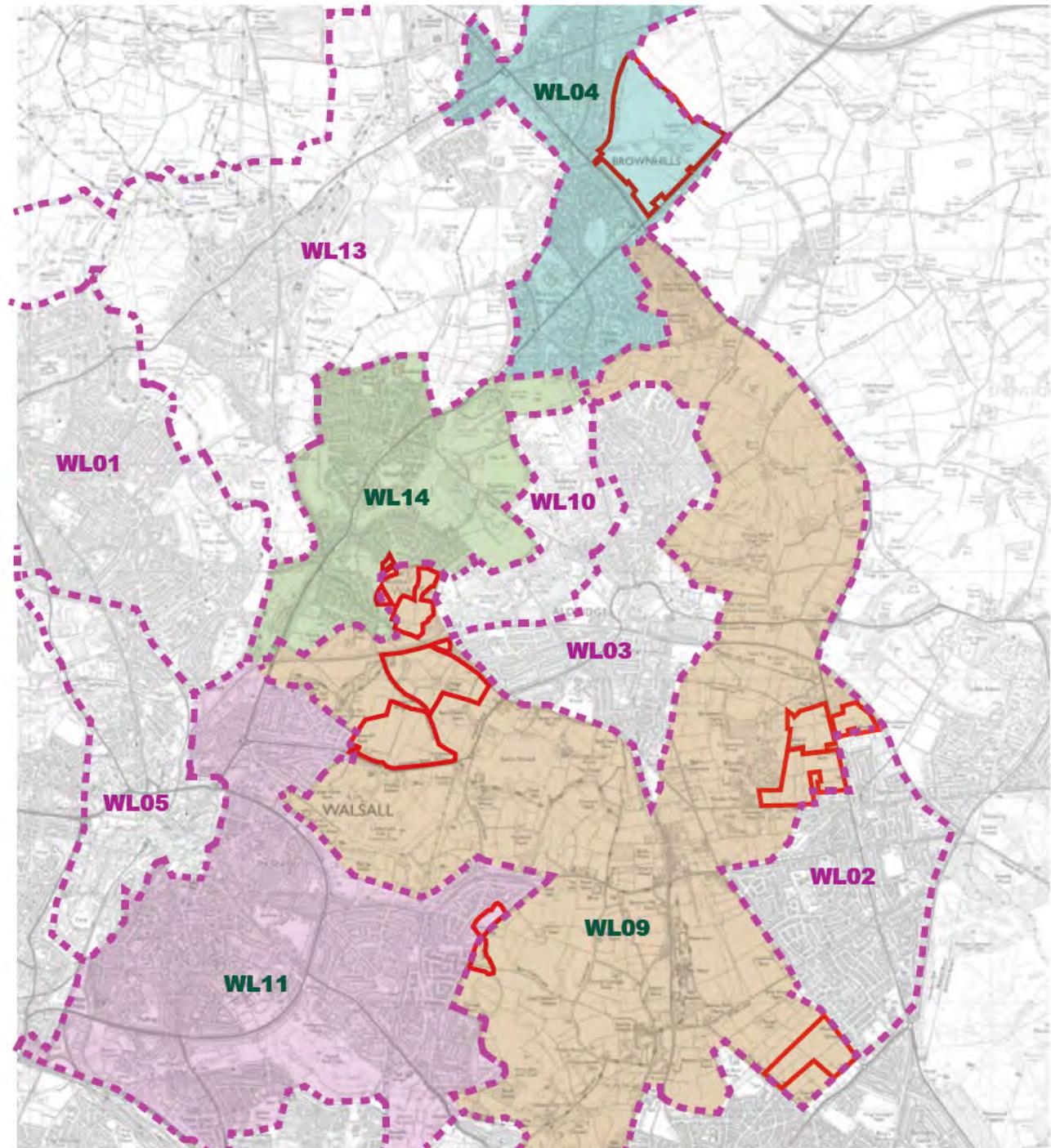
 Character Areas  
(The Black Country: An Historic Landscape Characterisation, 2009)

*runs north-south down the western side of the area... The area is fairly flat lying at around 140m, except where it falls down to around 120m in the valley of the Ford Brook and its tributary.*

- *Modern Character: The area forms the industrial part of Aldridge. The majority of the buildings date to the mid/late 20th century and include several large warehouses, depots and factories. There are also three brick works and an associated clay quarry: the latter may date to the 19th century and may represent one of the oldest surviving features of the area. Brick making has been a characteristic of this area, reflected in the street name Brickyard Road, for example, which runs through the northern part of the area. While extractive industries have featured more prominently in the area's past, its modern character is of much more mixed industrial use.*

### South East Walsall (WL11)

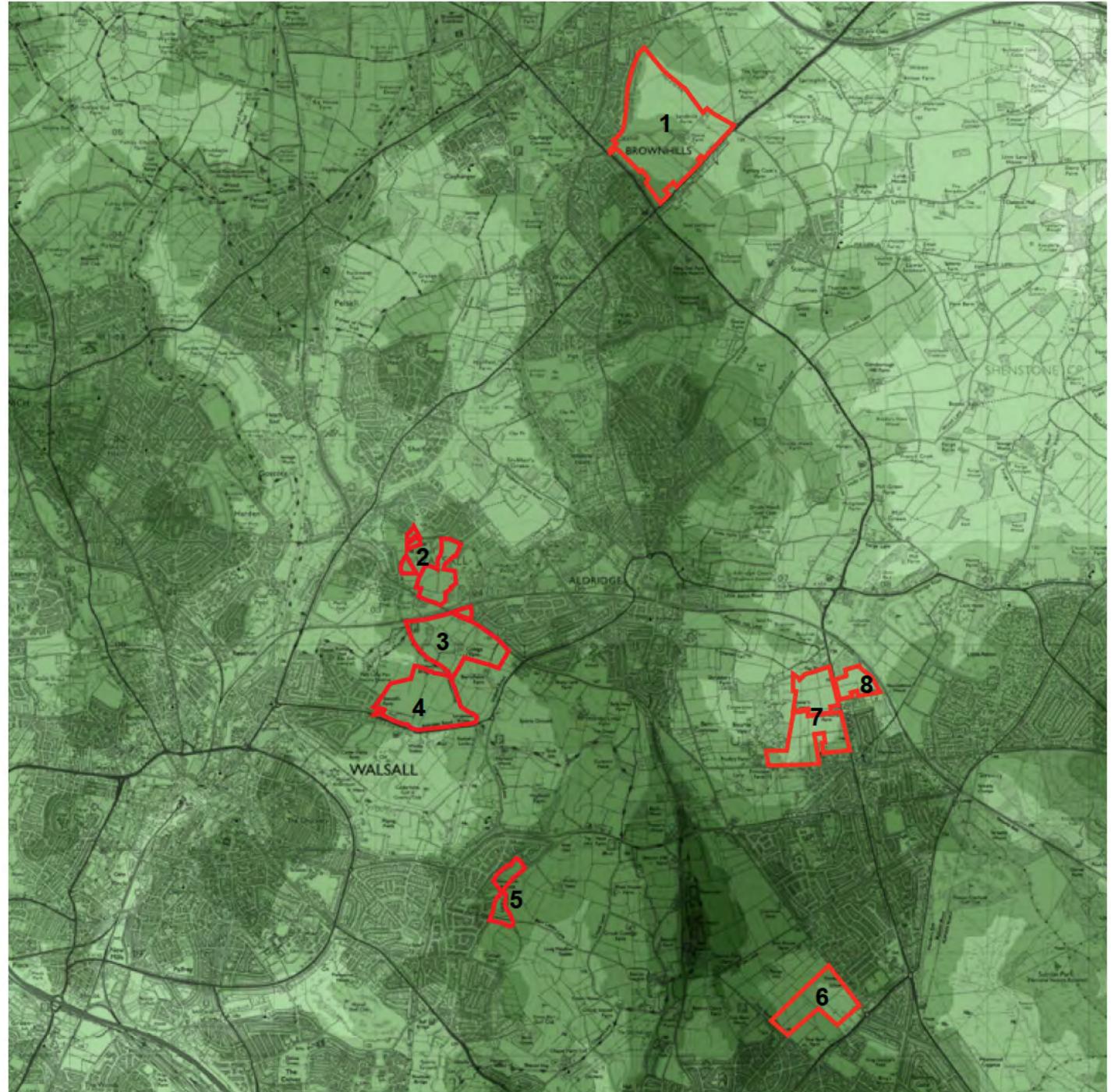
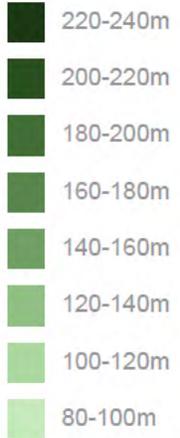
- *Summary: This area is dominated by settlement and is largely of mid to late 20th century origin. It comprises the residential centre of Walsall, together with more suburban areas to the South, West and North.*



## 02. Context

### KEY

 Sites Assessed as part of this Green Belt Review



## 02. Context

### Topography

The Topography Plan shows Aldridge located on the ridgeline roughly orientated north-south. This continues south to Barr Beacon at 227m, the highest point in Walsall, and forms a prominent feature within the landscape. Shallow valleys occur along minor watercourses which flow to the east and west away from the ridgeline. Away from the lower lying valleys the topography is gently undulating with low hills and ridgelines.

The following is a summary of the topographical and landscape context of each site;

Site 1: is located on north-east facing undulating land at Home Farm, Sandhills. The land slopes away from Brownhills and is physically cut-off from the settlement by the Wyrley and Essington Canal. The ground levels range from 125m in the east to 170m in the south. The existing settlements of Brownhills, Shire Oak and Walsall Wood are located on higher ground ranging from approximately 150m to 170m.

Site 2: is located on a plateau of land between Daw End, Rushall and Aldridge. The ground levels range between

140m and 150m, similar in height to the surrounding existing settlement.

Site 3: is located on undulating farm land on south-west facing slopes which drops down towards the Daw End Branch Canal. Ground levels range from 160m in the east to 145m in the south. The existing settlement at Aldridge is on higher ground ranging from approximately 155m to 160m in the area.

Site 4: is located to the east of Walsall. A ridge line runs through the middle of the site from west to east. The land falls north towards the canal, and south towards Aldridge Road. The ground levels range from 150m in the west to 140m in the south and north. The existing settlement in Walsall ranges from approximately 150m to 140m AOD in this area.

Site 5: is located on a ridge of higher ground at around 170m AOD. The land falls to the east and west of the site towards small streams and the Rushall canal respectively. The settlement to the west is on lower ground at around 160m AOD.

Site 6: is located on east facing slopes between Pheasey and Streetley. The ground level ranges between 185m and 153m. The neighbouring settlements are at similar levels.

Site 7: is located to the west of Chester Road (A452) between Bourne Vale and Hardwick. The ground levels range from 140m to 130m and slope north towards a block of woodland and the railway. Settlement in Hardwick is on higher ground ranging from 150 to 140m AOD.

Site 8: is located to the east of Chester Road (A452), and to the north of Pacific Nurseries. The ground levels range from 145m to 130m and slope north towards Bourne Farm before rising again to Branton Hill. Settlement at Bourne Vale, Little Hardwick Road and in Hardwick are on higher ground, ranging from 150 to 140m AOD.

## 02. Context

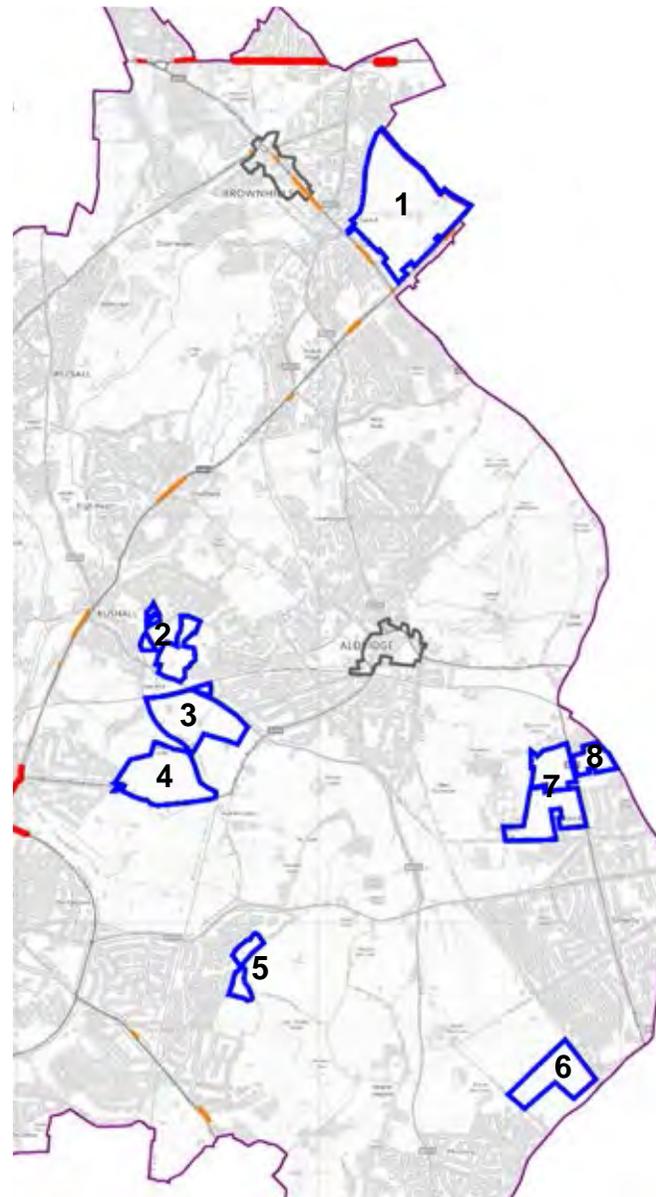
### Environmental Assets and Constraints

Environmental assets and constraints have been plotted from the SAD appendices maps, extracts of which are shown in the next three pages and are listed in the table overleaf.

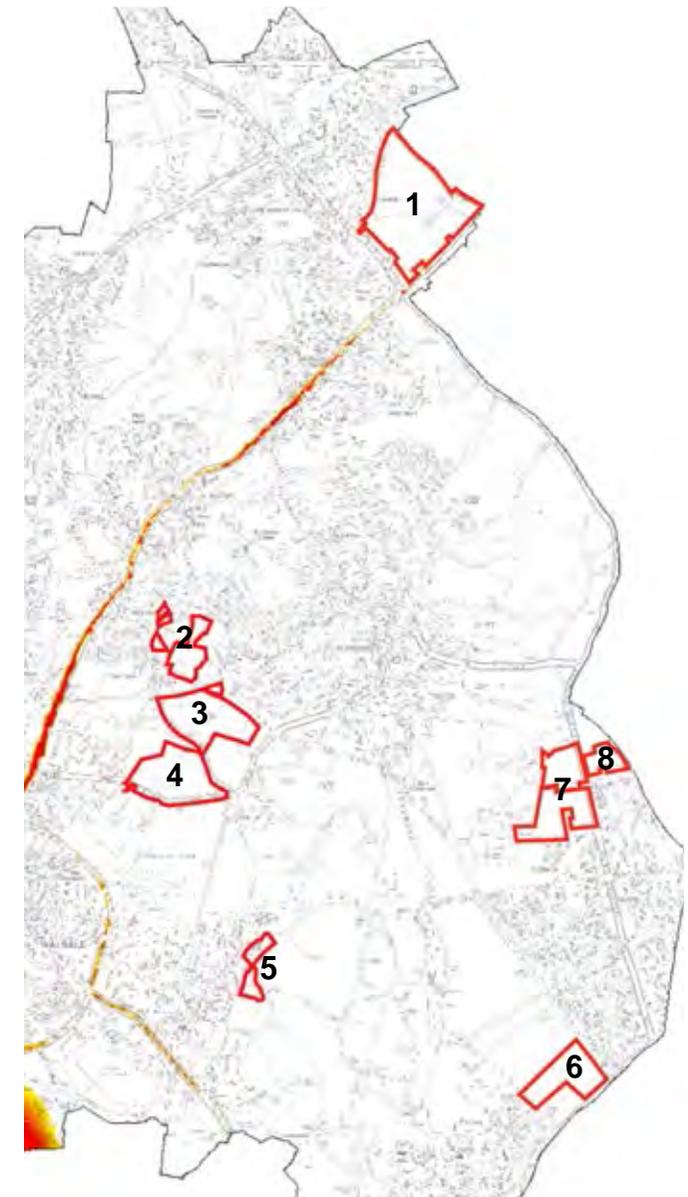
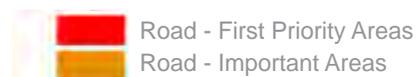
All the sites are subject to a number of assets and / or constraints on or adjacent to the site. All of the sites are within the Green Belt and all of the sites are within or partly within Mineral Safeguarding Areas (MSAs). Site 2 is in an area of untreated limestone and an adjacent field has been used as landfill. Only sites 3 and 4 have a proportion of their land not covered by MSAs or limestone buffers.

Four of the sites (2, 3, 4 and 5) are partially covered by Sites of Importance for nature Conservation (SINC) and / or Sites of Local Importance for Nature Conservation (SLINC). These are generally small areas within the sites and would require buffering. Site 8 is covered by ground water source protection zones 1 and 2, and sites 1 and 7 are within zone 3 for ground water protection. Site 1 is also adjacent to areas of high noise and air pollution.

Sites 5 and 6 are within the Great Barr Conservation Area and Sites 3, 4 and 7 have listed buildings adjacent to the sites. Sites 1 and 6 are in areas of high quality agricultural land.



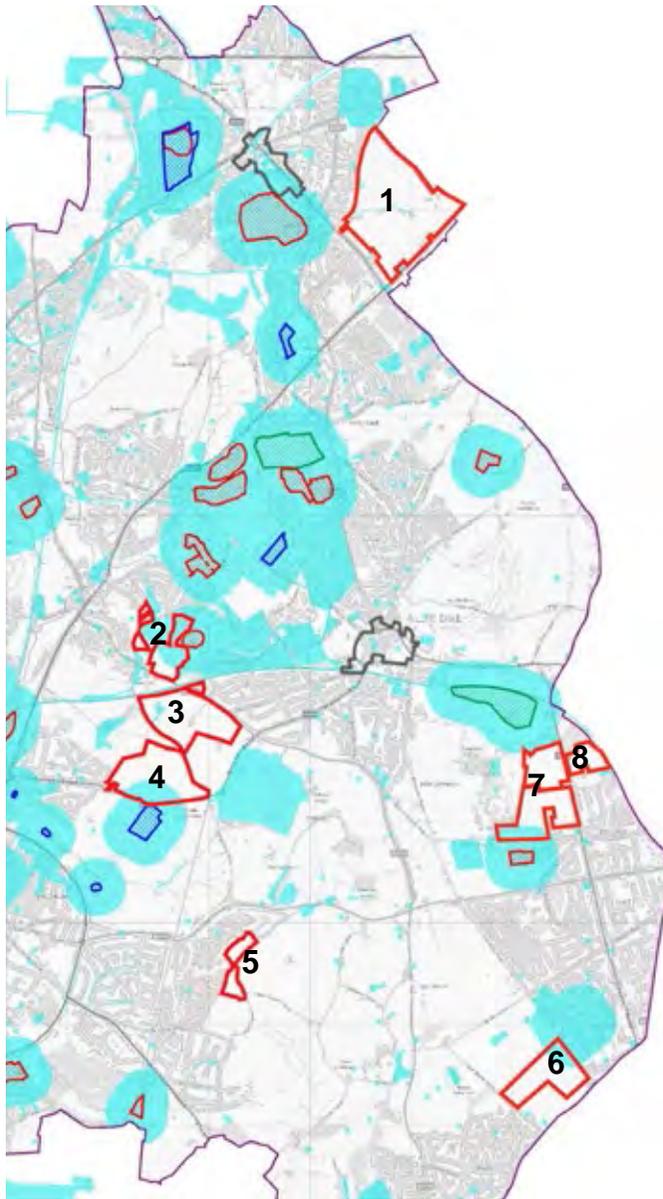
**NOISE AREAS  
KEY**



**AIR QUALITY MODEL**

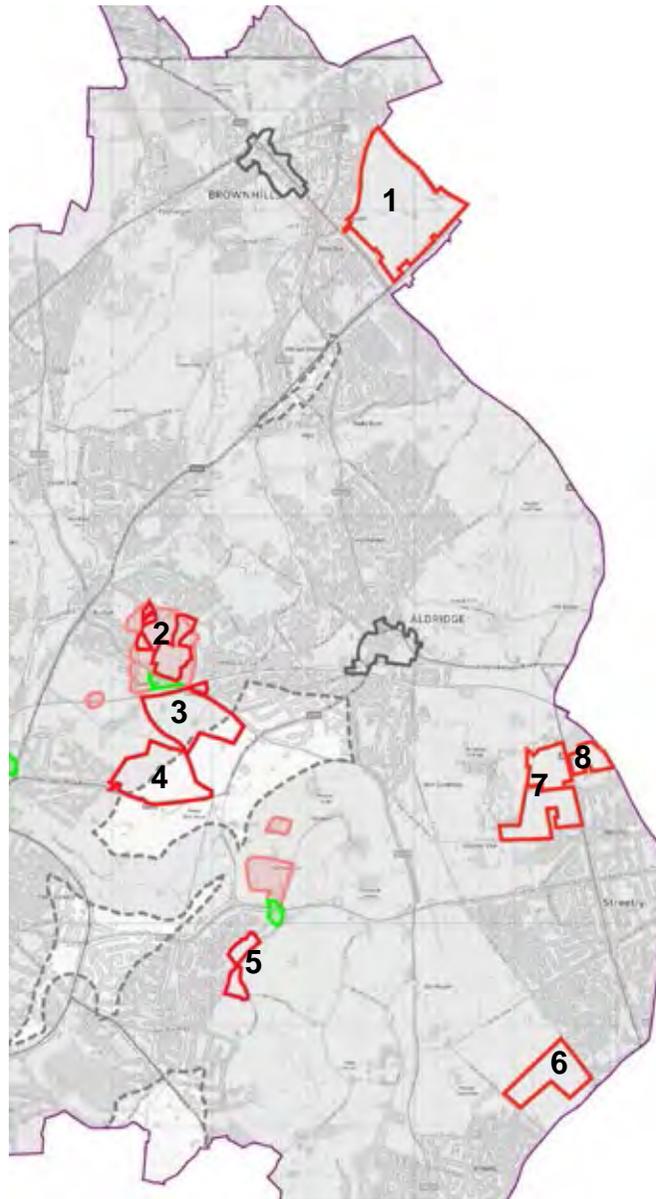
No key given

Extracts from: SAD Pre-Submission Modifications: Draft Plan Updated Technical Appendices - Maps



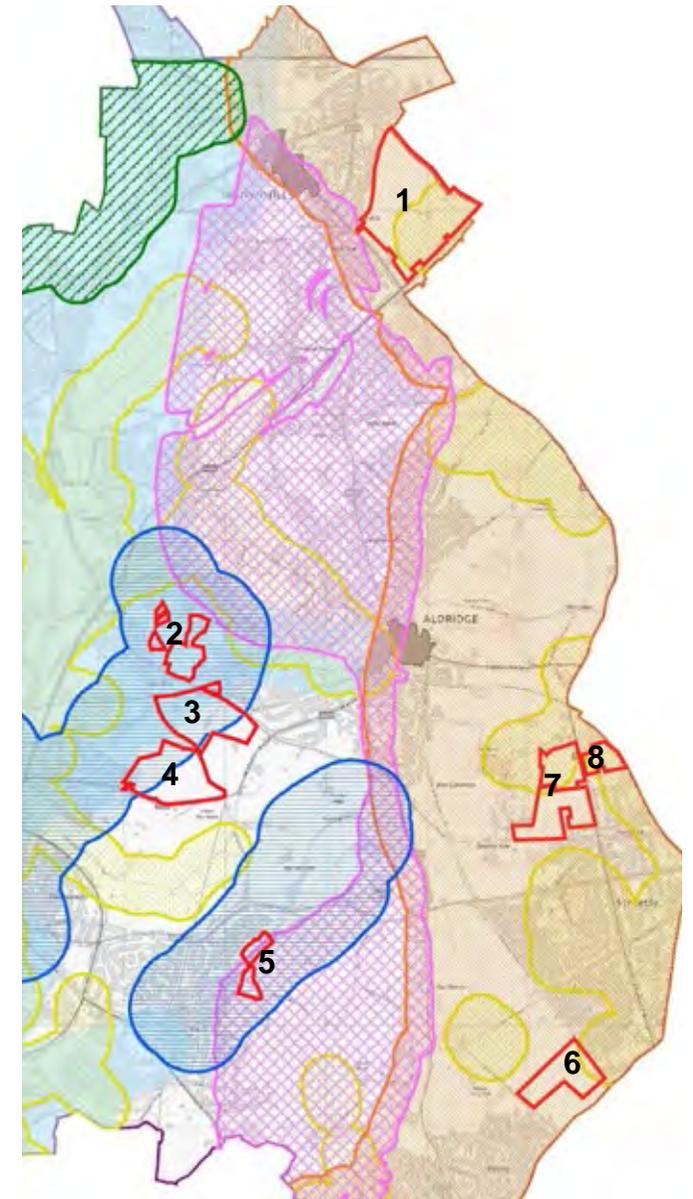
**POTENTIALLY CONTAMINATED LAND KEY**

-  Operational landfill site
-  Historic landfill site - issues
-  Historic landfill site - lower likelihood of issues
-  Land where contamination may need to be addressed during development



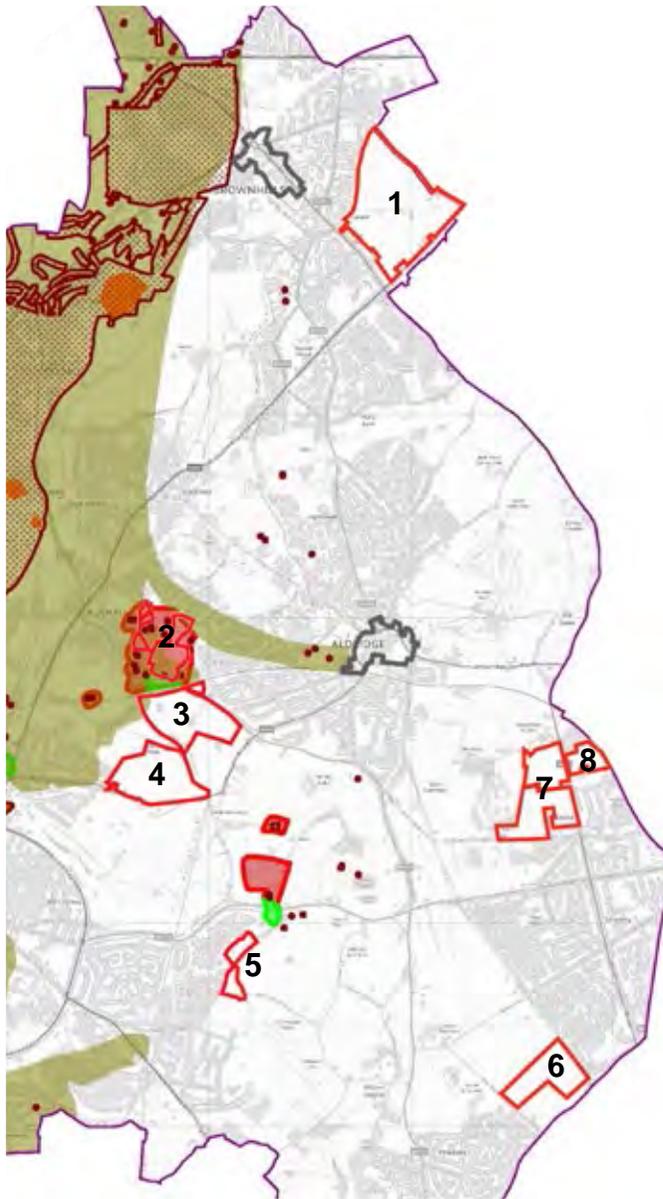
**GEOLOGICAL CONSTRAINTS KEY**

-  Limestone - treated
-  Limestone - untreated



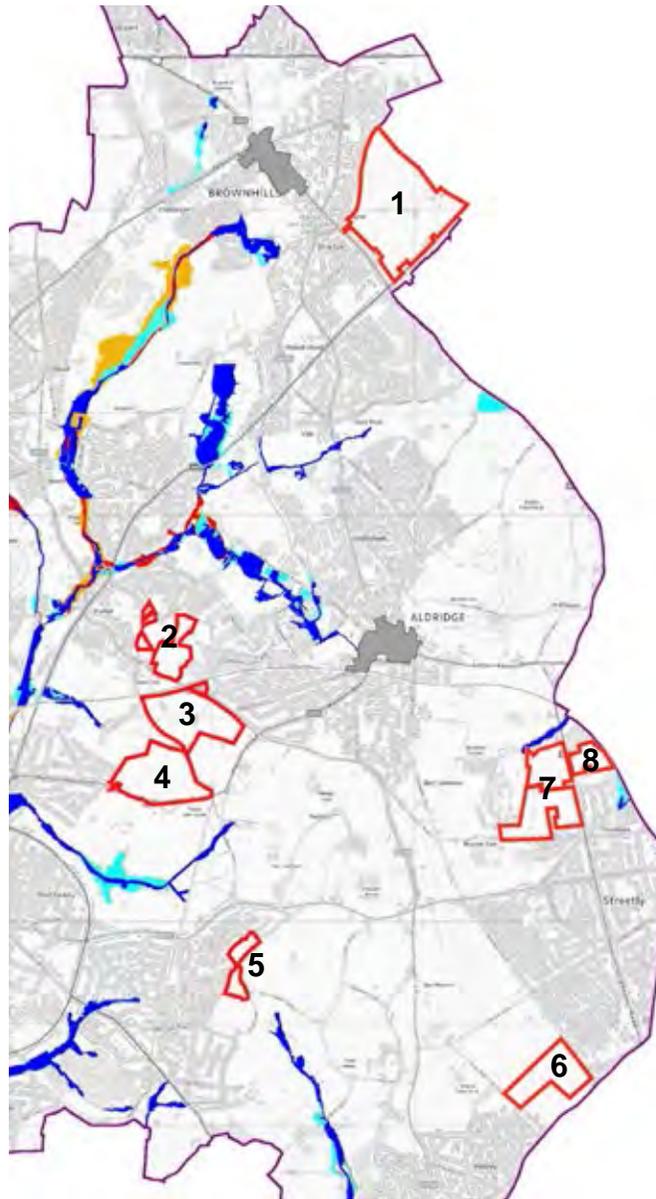
**MINERAL SAFEGUARDING KEY**

-  Sands and Gravels (S)
-  Sands and Gravels (B)
-  Brick Clays
-  Limestone
-  Fireclay
-  Surface Coal



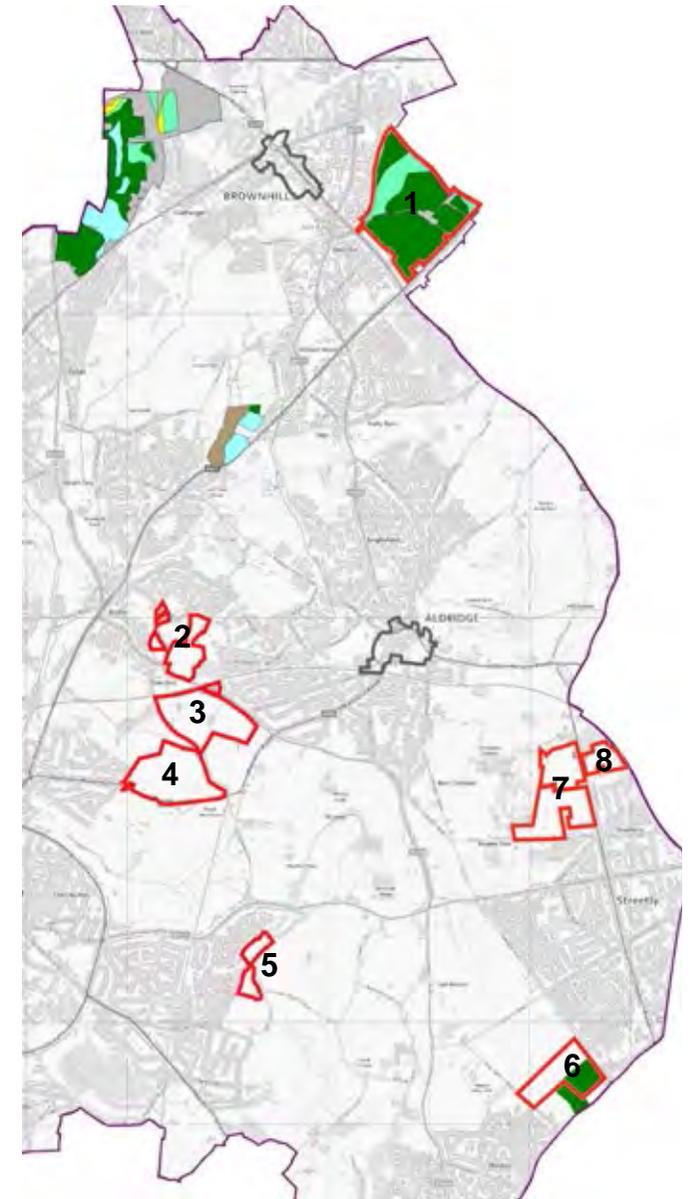
**COAL AND LIMESTONE MINING  
KEY**

- |  |   |
|--|---|
|  Limestone - Treated   |  Surface Mining    |
|  Limestone - Untreated |  BCGS Surface Coal |
|  Coal Development      |   |



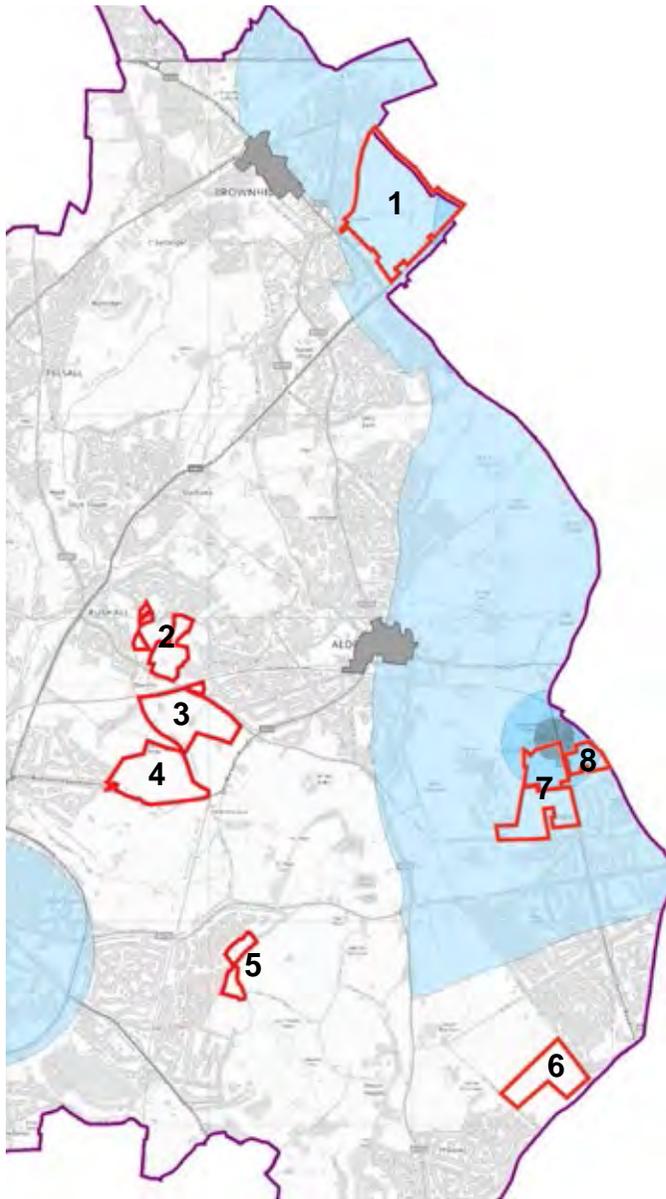
**FLOOD RISK  
KEY**

- |  |   |
|--|---|
|  JBA FZ 3 |  EA FZ 3 |
|  JBA FZ 2 |  EA FZ 2 |



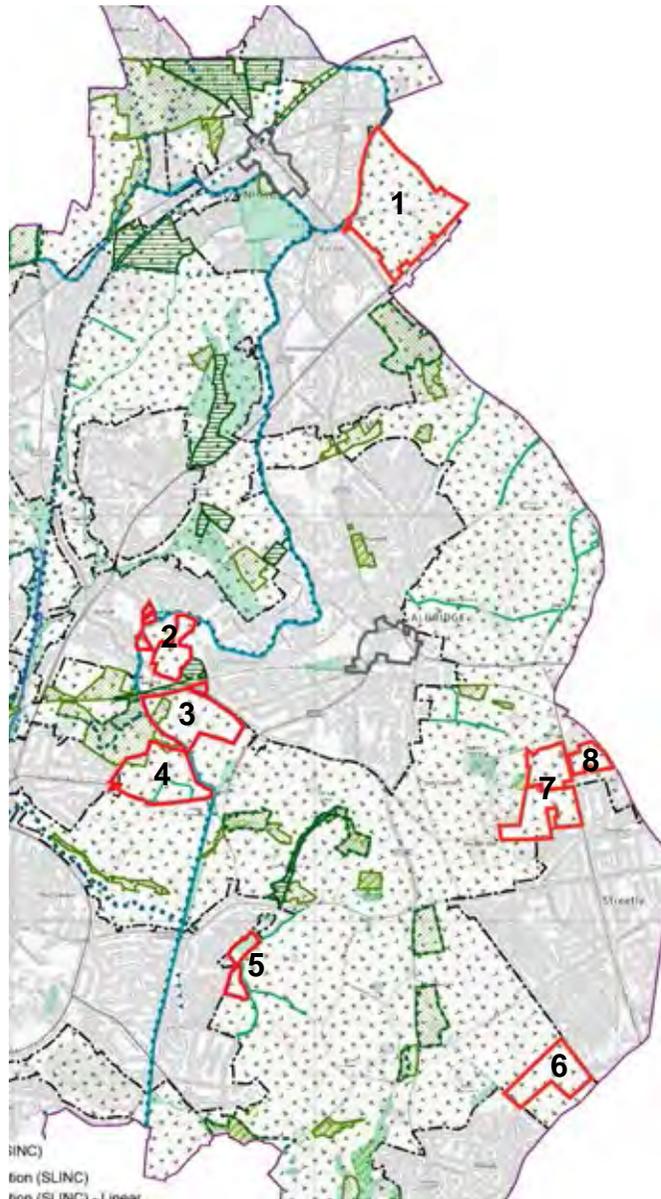
**AGRICULTURAL LAND  
KEY**

- |  |   |
|--|---|
|  Grade 2  |  Grade 4 |
|  Grade 3a |  Grade 5 |
|  Grade 3b |  Other   |



**GROUND WATER SOURCE PROTECTION ZONES KEY**

- Zone 1 - Inner Zone
- Zone 2 - Outer Zone
- Zone 3 - Total Catchment



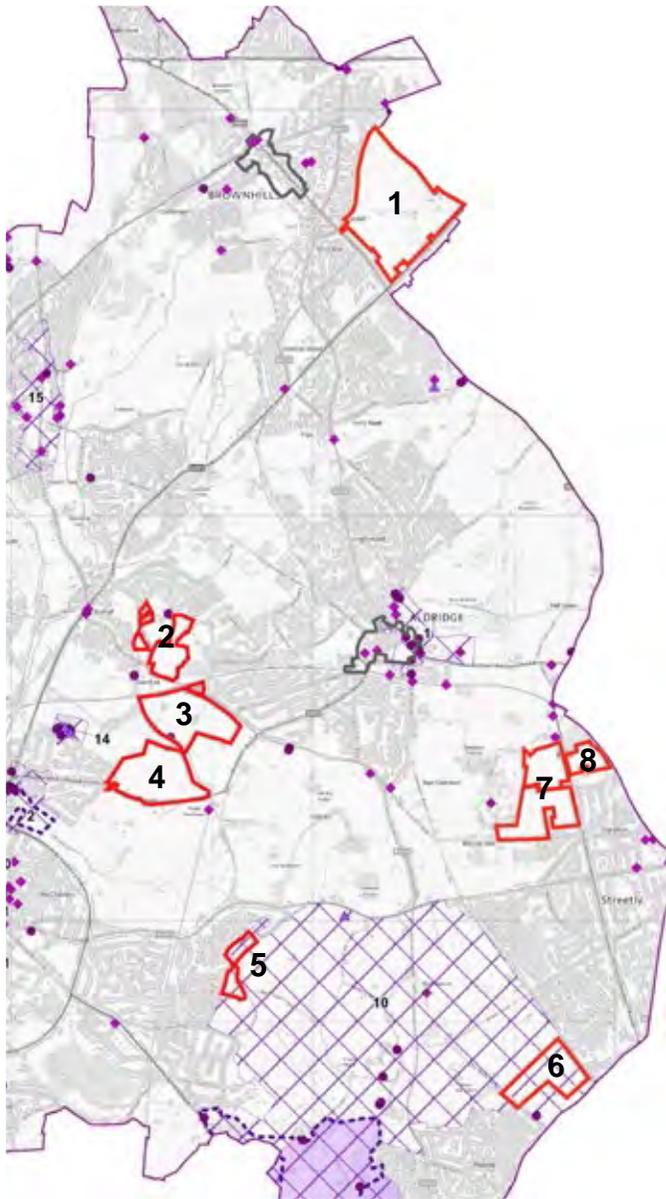
**NATURAL ENVIRONMENTAL ASSETS KEY**

- Greenways
- Green Belt
- SAC
- SSSI
- LNR
- SINC
- SLINC
- Ancient Woodland



**WILDLIFE CORRIDORS KEY**

- Wildlife Corridors



**Heritage Assets**

**KEY**

- ▲ Scheduled Monument
- Listed Building
- ◆ Locally Listed Building
- Registered Park and Garden
- Conservation Area
- Highgate Brewery
- Great Barr Hall and Estate and St Margaret's Hospital

## 02. Context

Site / Constraints (from Council's constraints plans)	1	2	3	4	5	6	7	8
Noise	A461 and A452	-	-	-	-	-	-	-
Air Quality	A461	-	-	-	-	-	-	-
Contamination (from Council's SAD document: Potentially contaminated land and landfill constraints plan)	Small areas of potentially contaminated land	Large area of potentially contaminated land to the north and east (historic landfill - issues)	Small area of potentially contaminated land to the west of the site	Area of potentially contaminated land to the south (historic landfill - lower likelihood of issues)	-	Area of potentially contaminated land to the north of the site	Area of potentially contaminated land to the south of the site (historic landfill - issues)	-
Geological	Mineral Safeguarding Area	Limestone untreated / Mineral Safeguarding Area	Mineral Safeguarding Area (Most of the site)	Mineral Safeguarding Area (north and west of the site)	Mineral Safeguarding Area	Mineral Safeguarding Area	Mineral Safeguarding Area	Mineral Safeguarding Area
Minerals	Sands and Gravels	Limestone Buffer	Most of the site within the Limestone Buffer	Limestone Buffer (north and west of the site)	Brick Clays and Limestone Buffer	Sands and Gravels	Sands and Gravels	Sands and Gravels
Mining	-	Limestone treated / untreated and Surface Mining Past and Present	-	-	-	-	-	-
Flood Risk	-	-	-	-	-	-	-	Near to Flood Risk Area
Agricultural Land	3a and 3b	-	-	-	-	3a	-	-
Ground Water Protection	Zone 2 and 3	-	-	-	-	-	Zone 3	Zone 1, 2 and 3
Natural Environment	Green Belt	Green Belt SINC/SLINC (north)	Green Belt SINC (west)	Green Belt SINC (north) SLINC (south)	Green Belt SINC (north) SLINC (east)	Green Belt	Green Belt	Green Belt -
Wildlife Corridors	-	north and west	west	north	-	-	-	-
Heritage	-	-	2 nearby Listed Buildings	1 nearby Listed Buildings	Great Barr Conservation Area	Great Barr Conservation Area	1 nearby Listed Building	1 nearby Listed Building

## 02. Context

Site / Opportunities	1	2	3	4	5	6	7	8
Opportunities to enhance public access?	Existing access along canal tow path adjacent to site. No existing access through the site. Create linear park alongside canal.	Access near to parcels along site boundaries on towpath Winterly Lane and Radley Road. No public access through parcels.	Existing public footpath through site and along the tow path adjacent to the site. Create linear park alongside canal.	Existing public footpath through site and along the tow path adjacent to the site. Create linear park alongside canal.	Existing public footpath through site.	No existing public access on or near the site.	No existing public access on the site.	No existing public access on the site.
Opportunities for sport and recreation?	Potential as part of development	Possibly part of development (small parcels)	Potential as part of development	Potential as part of development	Possibly part of development (small parcels)	Potential as part of development	Potential as part of development	Possibly part of development (small parcel)
Opportunities for agriculture or forestry?	Depending on site proposals.	Depending on site proposals.	Depending on site proposals.	Depending on site proposals.	Potential to retain some of the woodland	Depending on site proposals.	Woodland could be planted to the north.	Depending on site proposals.
Opportunities to improve attractiveness or setting (historic or otherwise)	Development would restrict longer distance views from canal. Potential for linear park alongside the canal.	Potential to enhance greenspace alongside the canal and listed bridge.	Potential to enhance greenspace alongside the canal, listed bridge and nature reserve.	Potential to enhance greenspace alongside the canal, listed bridge and nature reserve.	Existing mature woodland and vegetation could provide a mature setting within which to position new homes.	Structural planting to the north could provide some screening for the elevated views from the north west.	Undergrounding of pylons could improve attractiveness of the site.	Potential to soften the edge of the north of Streetly.
Opportunities for nature conservation?	Depending on site proposals.	Depending on site proposals.	Potential to create greenspace adjacent to nature reserve and canal to enhance wildlife corridor.	Potential to create robust wildlife corridor to connect the nature reserve and golf course.	Woodland would require removal for development.	Depending on site proposals.	Woodland planting could connect existing woodlands to the north and west.	Depending on site proposals.
Opportunities to restore derelict or damaged land?	Potential for restoration of small areas of contaminated land	Potential for restoration of large areas of contaminated land (historic landfill - issues)	Potential for restoration of small area of contaminated land	Potential for restoration of area of contaminated land (historic landfill - lower likelihood of issues)	NA	Potential for restoration of area of contaminated land.	Potential for restoration of area of contaminated land (historic landfill - issues)	NA
Does Green Belt follow defensible boundary?	Canal provides the existing defensible boundary.	Canal provides the existing defensible boundary.	Road provides existing defensible boundary.	Green Belt adjoins housing on eastern edge of Walsall.	Woodland on site currently forms part of the Green Belt boundary	Roads provide existing defensible boundaries.	Roads provide the existing Green Belt boundary.	The adjacent Nursery is within the Green Belt. Not a defensible boundary.
Could a new defensible boundary be created?	New physical boundary would need to be created. North east edge is not an obvious or physical boundary.	Some isolated parcels of green belt would remain, however, Bosty Lane could be robust boundary.	Canal would provide a defensible boundary to the south. Boundary would need to be created to the east.	Potential for positive and clear redefinition of the boundary along Aldridge Road and the canal	Skip Lane and existing vegetation would continue to be the Green Belt boundary.	New physical boundary would need to be created. North west edge is not an obvious or physical boundary.	Woodland at Bourne Vale could provide some of the boundary. Boundary would need to be created to the north.	Defensible edge to Green Belt could be created using existing features of railway, woodland and road.

# 03. LANDSCAPE AND VISUAL ASSESSMENT

## Landscape Assessment

At a very broad landscape scale, all of the sites lie within the central area of Natural England's National Character Area (NCA) 67 Cannock Chase & Cank Wood.

In terms of County landscape character Walsall does not have a landscape/townscape character assessment. The Black Country Historic Landscape Characterisation (BCHLC) divides Walsall into 14 Character Areas, and includes a Character Area Profile for each area as discussed in the previous section. The historic landscape character areas relevant to each site are noted below.

The key landscape characteristics and sensitivity of each site are summarised below:

### Site 1: (located within WL04)

- Areas of settlement are generally on the highest ground in this area.
- Irregular shaped fields with hedgerow boundaries and tall hedgerow trees.
- Areas/blocks of woodland which restrict openness and encloses areas to the south.
- Long distance views to the east over open fields.
- Farm buildings characteristic of the rural character.



Site 1 viewed from towpath



Site 2 viewed from Radley Road

### Landscape sensitivity (Overall: Medium-High)

Natural Factors - Open agricultural fields with blocks of woodland is fairly common in the area and is considered to be of medium sensitivity.

Cultural Factors - Heritage interest of canal and historic field patterns. Common but important to the culture of the area leading to medium sensitivity.

Aesthetic Factors - Attractive rolling topography sloping down to the north east and providing countryside setting to the canal. High sensitivity.

Quality / Condition - Good quality agricultural land. High Sensitivity.

### Site 2: (located within WL09 and WL14)

- (Parcel a) small area of grazing land contained by high hedgerows
- (Parcel b) small area of grazing land between Radley Road and the canal. Contained by hedgerows and hedgerow trees.
- (Parcel c) small area of rough grazing, with horses and chickens. Influenced by the urban area to the north.
- (Parcel d) larger parcel of land adjacent to the canal and Winterley Lane. Mainly contained by hedgerows and vegetation along the canal. Grazing, grassland, with urban influences of large shed and landfill signs, and fly-

### 03. Landscape Assessment

tipping surrounding the site.

#### Landscape sensitivity (Overall: Medium)

Natural Factors - Enclosed grazing land with high hedgerows is fairly common in the area. SINC/SLINC to north of site leading to judgement of high sensitivity.

Cultural Factors - Heritage interest of canal along with a listed bridge. Common but important to the culture of the area leading to medium sensitivity.

Aesthetic Factors - Adjacent to an old landfill site and influenced by the adjacent industrial estate and residential areas. Mixed character considered to be low sensitivity.

Quality / Condition - Average quality grazing land. Medium sensitivity.

#### **Site 3: (located within WL09)**

- (Parcel a) triangular parcel to the north of Main Road. Not well related to the main site. Well contained by high vegetation.
- (Parcel b) irregular shaped fields with hedgerows and hedgerow trees to the boundaries.
- Farm buildings characteristic of the rural area.
- Blocks of trees/woodland break up the views.
- Vegetation associated with canal and stream on lower ground.

#### Landscape sensitivity (Overall: Medium)



Site 3 viewed from canal towpath



Site 4 viewed from footpath within the site

Natural Factors - Agricultural fields enclosed by hedgerows and hedgerow trees, with blocks of woodland is fairly common in the area. SINC/SLINC to west of site leading to judgement of high sensitivity.

Cultural Factors - Heritage interest of canal, listed bridge and historic field patterns. Footpath through site. Common but important to the culture of the area leading to medium sensitivity.

Aesthetic Factors - Undulating topography sloping down to the south west and providing countryside setting to the canal. Influenced by settlement edge to the north but more secluded feel to the south, considered to be of medium sensitivity.

Quality / Condition - Agricultural land unspecified grade. Medium sensitivity.

#### **Site 4: (located within WL09)**

- Large arable field and rolling hills
- Two smaller fields to the south are lower lying adjacent to the canal, with high hedgerows and tree boundaries
- Vegetation associated with canal and stream on lower ground.
- Avenue tree planting along the A454

#### Landscape sensitivity (Overall: Medium)

Natural Factors - Agricultural fields enclosed by hedgerows and hedgerow trees, with blocks of woodland is fairly common

### 03. Landscape Assessment

in the area. SINC/SLINC to north and south of site leading to judgement of high sensitivity.

Cultural Factors - Heritage interest of canal and historic field patterns. Footpath through site. Common factors but important to the culture of the area leading to medium sensitivity.

Aesthetic Factors - Undulating topography sloping down to the north east and providing countryside setting to the canal but with some influence from units on Walsall Road and settlement edge, considered to be medium sensitivity.

Quality / Condition - Agricultural land unspecified grade. Medium sensitivity.

#### Site 5: (located within WL09 and WL11)

- (Parcel a) small area of grazing land contained by high hedgerows
- (Parcel b) area of woodland and woodland edge species providing dense cover over the whole site.
- Vegetation along Skip Lane is tall and enclosing and restricts views to both sides.
- (Parcel c) small area of horse grazing. Slight influence from the bungalows on the edge of the settlement to the west.

Landscape sensitivity (Overall: Medium-High)



Site 5 (parcel 5B) viewed from footpath through site



Site 6 viewed from Aldridge Road

Natural Factors - Large area of woodland and small-scale land for pasture is valuable and sensitive. SINC/SLINC to north and east of site leading to judgement of high sensitivity.

Cultural Factors - Footpath through the site and within Great Barr Conservation Area leading to high sensitivity.

Aesthetic Factors - Attractive rolling topography sloping to the south considered to be medium sensitivity.

Quality / Condition - Average quality grazing land and good quality woodland blocks. Medium sensitivity.

#### Site 6: (located within WL09)

- Long rectangular arable fields with hedgerow boundaries and some hedgerow trees.
- Mature hedgerow trees along Aldridge Road provide an enclosed character in summer.
- Rural character with sloping landform and views towards Barr Beacon.

Landscape sensitivity (Overall: Medium-High)

Natural Factors - Agricultural fields bounded by low hedgerows and some hedgerow trees particularly to the south east is fairly common in the area and is considered to be of medium sensitivity.

Cultural Factors - Historic field patterns and within Great Barr Conservation Area. Located to the south east of Barr Beacon

### 03. Landscape Assessment

and considered to be of high sensitivity.

Aesthetic Factors - Attractive sloping topography sloping down towards the east and providing countryside setting to the settlement edges and wooded hill at Barr Beacon. High Sensitivity.

Quality / Condition - Good quality agricultural land. High Sensitivity.

#### Site 7: (located within WL09)

- Rectangular arable fields with hedgerow boundaries.
- Large high power overhead lines and pylons dominant through the fields on the site.
- Urban influence from Chester Road and Little Hardwick Road.

#### Landscape sensitivity (Overall: Medium)

Natural Factors - Agricultural fields bounded by hedgerows and some hedgerow trees particularly to the south east is fairly common in the area and is considered to be of medium sensitivity.

Cultural Factors - Heritage interest of listed building to the north of the site leading to medium sensitivity.

Aesthetic Factors - Low lying agricultural land with detracting features of large pylons yet providing a countryside setting to



Site 7 viewed from Little Hardwick Road



Site 8 viewed from Chester Road

the surrounding settlement. Woodland off site at Bourne Vale encloses the setting. Medium sensitivity.

Quality / Condition - Agricultural land unspecified grade. Medium sensitivity.

#### Site 8: (located within WL09)

- Two arable fields with hedgerow boundaries and woodland block to the north.
- Urban influences from the neighbouring nursery to the south of the site and railway to the east of the site.

#### Landscape sensitivity (Overall: Medium)

Natural Factors - Agricultural field bounded by hedgerows is common in the area and is considered to be of medium sensitivity.

Cultural Factors - Heritage interest of listed building near to the north of the site leading to medium sensitivity.

Aesthetic Factors - Low lying agricultural land with detracting feature of adjacent nursery car park. Low sensitivity.

Quality / Condition - Agricultural land unspecified grade. Medium sensitivity.

## 03. Landscape Assessment

### Visual Assessment

The main visual characteristics are summarised below:

#### Site 1:

- Views possible from the canal adjacent to the site and from the southern end of Barracks Lane part of Lichfield Road (east of Home Farm).
- Some glimpsed views from Lichfield Road (west of Home Farm), but this is mainly enclosed by hedgerows and hedgerow trees.
- Existing settlement contains the site to the west, north and south and limits wider views.
- Woodland / tree blocks restrict views across the site, although longer views are possible due to the topography.

#### Site 2:

- Glimpsed views of the individual parcels are possible from the canal, Winterley Lane, Radley Road and some properties to the south of Rushall and east of Daw End.
- The site is well contained by vegetation along Bosty Lane (B4151).

#### Site 3:

- There is a public right of way running through the site and users of the footpath would perceive a large change in the view.

- Views possible from Bosty Lane (over a high hedge) and properties looking south over the site. Also from Middlemore Lane West and properties along this road looking west.
- Glimpsed views are possible from the canal towpath in breaks in the vegetation, looking north towards the site.

#### Site 4:

- There is a public right of way running through the site and users of the footpath would perceive a large change in the view.
- The south of the site is visible from Aldridge Road (Dual carriage way) and occasional glimpsed views from the canal, although the vegetation restricts the views along most of the length of the canal.
- Properties on Aldridge Road, Burton Road and Stencills Road and users of the caravan site at Stencills Farm may have glimpsed views towards the site.
- There were no views identified from Park Lime Pits Country Park due to vegetational and topographical barriers.

#### Site 5:

- Visually contained due to the high hedgerows and trees surrounding the site.
- The site is on higher ground than the surrounding

housing in Walsall and as a result new development here could overlook the existing settlement.

- Glimpsed views could be possible from Skip Lane, Barr Lakes Lane, Park Hall Road and properties on Launceston Road, St Austell Road and Newquay Close.

#### Site 6:

- There are clear views from Doe Bank Lane, Aldridge Road and also views from A4041 and residential properties sited along these roads.
- Road users of Donegal Road, Lindens Road, Frampton Way, Rangeview Close, Hundred Acre Road and Field Maple Road would also experience a change in their view.

#### Site 7:

- Views over the site would be possible from Bourne Vale, Little Hardwick Road and Chester Road and residential properties along these roads.
- Views are possible from Aldridge Rugby Club and new houses at Waterworks Farm will also experience some effects.

#### Site 8:

- Views to the site are possible from Chester Road and Pacific Nurseries.

# 04. GREEN BELT ASSESSMENT

## Green Belt Assessment

As part of this assessment, FPCR has undertaken its own review of part of the West Midlands Green Belt (WMGB) which surrounds Walsall and Aldridge, having regard for the five purposes of the Green Belt.

### **Purpose 1: Check unrestricted sprawl of large urban areas**

This purpose concerns both the location and form of development. Urban growth through planned sustainable urban extensions is not deemed to constitute 'sprawl'. However, there is a need for logical, enduring and clearly defensible boundaries which can prevent urban sprawl. Existing boundaries include built or natural features well related to the existing urban edge. Proposed features must form logical boundaries to defined areas for sustainable urban extensions, providing appropriate containment.

### **Purpose 2: Prevent neighbouring towns from merging into one another**

The objective of this Green Belt purpose focuses on the separate identities of settlements. A simple measure of how critically the Green Belt fulfils this purpose is the distance between settlement boundaries.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

This purpose encompasses the numerous uses the countryside fulfils which contribute positively to the Green Belt. This report considers the potential effects of encroachment resulting from development upon the countryside surrounding Walsall, Aldridge and Brownhills.

### **Purpose 4: to preserve the setting and special character of historic towns**

This Green Belt purpose is not regarded as a purpose for Green Belt in the Walsall UDP. However, influences from Conservation Areas, Listed Buildings and any other heritage assets have been considered and discussed.

### **Purpose 5: to assist in urban regeneration by encouraging the recycling of derelict and other urban land**

This purpose relies on the assumption that if development is restricted beyond the settlement boundaries, it will be focused within the settlement boundaries. Therefore any existing Green Belt areas will contribute positively to this purpose.

For ease of reference this assessment has been tabulated and a simple traffic light system applied in order to evaluate

the Green Belt function of each site against the others. The traffic light scoring system is applied simply as follows;

- 1** The site provides a negligible to slight contribution.
- 2** The site provides a slight to moderate contribution.
- 3** The site currently provides a moderate to major contribution.

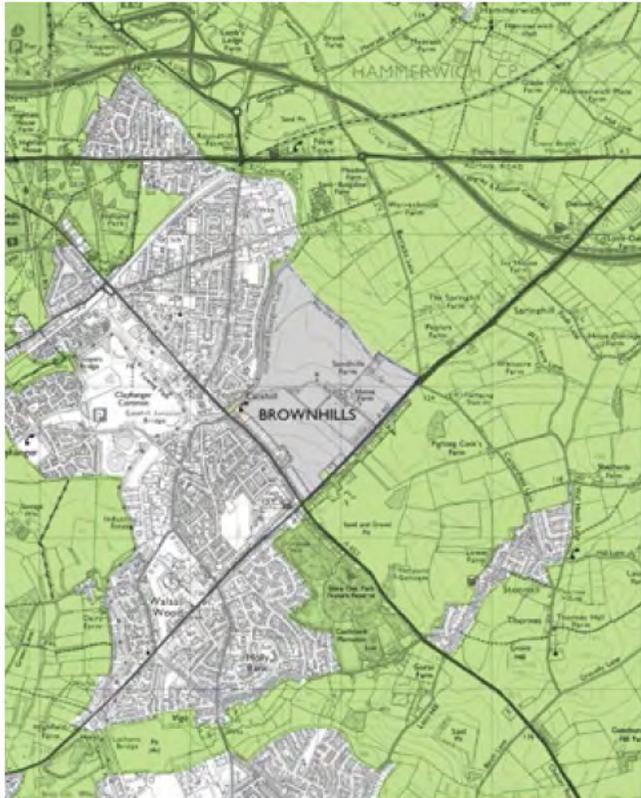
For each site a score of 1-3 is given against each of the five purposes, these are then averaged to give an assessed level of overall contribution to Green Belt function for the site.

The sites have a potential average score of 1 to 3. The sites with a lower score provide a more limited Green Belt function than those with a higher score. Additional roles for the Green Belt are also discussed in the summary table.

A brief analysis and summary of the assessment findings is presented in the tables in the following pages. The headings at the top of the tables show the relevant questions and scores that have been used to guide the assessment. Lower scoring sites, although contributing to the Green Belt in some way, do not contribute as significantly as the higher scoring sites. Sites with a lower score we would recommend to the Local Planning Authority for further consideration for potential release given that housing need is an exceptional circumstance.

## 04. Green Belt Assessment

### Home Farm, East of Brownhills



Theoretical Green Belt boundary with Site 1 removed, for illustrative purposes only

#### KEY

-  Site
-  Photo viewpoint location
-  Public Right Of Way (PROW)

#### Site 1: Aerial and Viewpoint Location Plan



## 04. Green Belt Assessment



Viewpoint 1: View south east from Wyrley and Essington Canal



Viewpoint 2: View north west from Lichfield Road (A461)



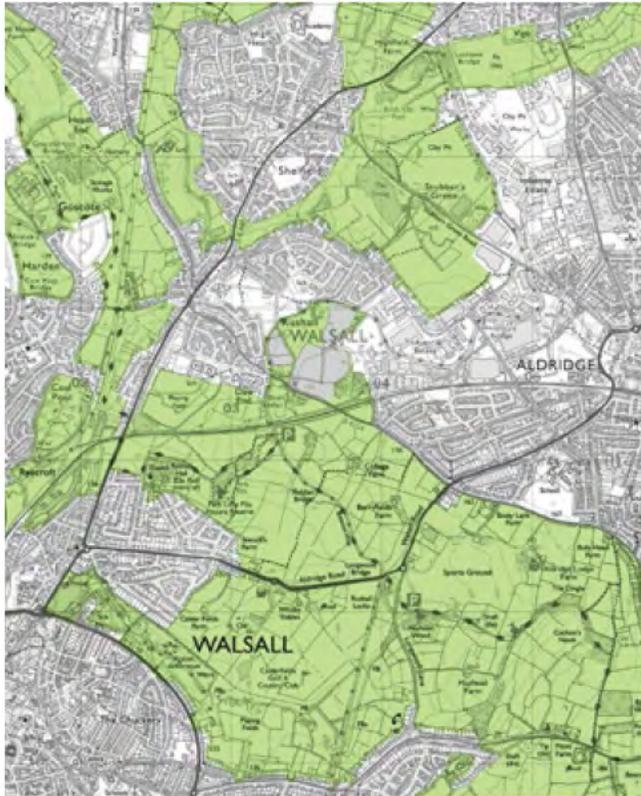
Viewpoint 3: View north west from Lichfield Road (A461)

## 04. Green Belt Assessment

Site	Purpose: To check the unrestricted <b>sprawl</b> of large built up areas.  Does a clearly defined physical Green Belt boundary already exist at the settlement boundary to prevent sprawl? 3. Would revision of the Green Belt boundary to exclude the site breach this? 3. Does the site include any clearly defined physical boundaries along which a Green Belt boundary could be redefined and which would check the unrestricted sprawl of the settlement in the future? 2. Is the site already contained by physical features? 1.	Purpose: To prevent neighbouring towns from <b>merging</b> into one another.  Are there any defined settlements within 1 mile of the site? 3. Would revision of the Green Belt boundary to exclude the site reduce the size of the gap and potentially result in inter-visibility if developed? 3. Are there other smaller rural settlement areas within the Green Belt that could be affected if this site was excluded from the Green Belt? 2. No merging of settlements identified 1.	Purpose: To assist in safeguarding the countryside from <b>encroachment</b> .  Does the current use of the site constitute open countryside? 3. What urban uses if any already impact on the tranquillity of the site? 2. Is the site in urban use and/or contained as a part of the urban area? 1.	Purpose: To preserve the <b>setting</b> and special character of historic towns.  Does the site provide the setting to any sensitive built heritage or landscape designations? 3. Does the site form part of the visual setting of the settlement in the key approaches to the town? 2. If not are there any general heritage / setting considerations that should be considered in the vicinity? 2. No sensitive heritage / setting considerations identified 1.	Purpose: To assist in urban <b>regeneration</b> , by encouraging the recycling of derelict and other urban land.  Is the site greenfield? 3. Is the site currently in urban use? 2. Is the site brownfield and development of the site would contribute to recycling of derelict or urban land? 1.	<b>Average score</b>  Other uses: <ul style="list-style-type: none"> <li>• access</li> <li>• outdoor sport and recreational</li> <li>• agriculture, forestry</li> <li>• attractive landscapes.</li> <li>• nature conservation</li> <li>• conservation, enhancement and management of the countryside.</li> </ul>
<p>A traffic light system is applied to clearly illustrate the relative scores for each area. Scores are allocated as follows:  <b>1. The site currently provides a moderate to major contribution to Green Belt function. 2. Provides a slight to moderate contribution. 3. Provides a negligible to slight contribution</b></p>						
<p>Site 1 (CFS25)</p> <p>The site is located in Brownhills and has development on three sides. Most of the land is agricultural with some farm buildings present on site. The fields are large and the ground is undulating. There are some blocks of large trees / woodland within the site. The Wyrley and Essington Canal borders the north west boundary. Properties along the Chester Road (A452) back on to the site on the south west boundary. The Lichfield Road (A461) forms the south eastern boundary and the edges of fields (not bounded by any hedgerows) form the north eastern boundary.</p>	<p>Although there is built development on three sides of the site, houses on Lichfield Road are filtered in the view by vegetation on site and alongside the A461. The canal is a clearly defined physical boundary to development. Altering the Green Belt boundary beyond the canal would breach this boundary and lead to sprawl of the built up area. The site boundary to the north east is not defined by any physical barrier and would need to be planted / reinforced.</p>	<p>Development here would further merge Brownhills and Walsall Wood. There are scattered farms in the adjacent rural area but no other defined settlement areas. No other merging of settlement has been identified.</p>	<p>The current land use is for agriculture and farm buildings. The land is seen as open rolling countryside, particularly in views from the canal, where there are long distance views towards the east. There are no urban uses on site but is contained by the urban area on three sides. There is limited influence from the houses on Lichfield Road (A461) due to the trees and hedgerows softening the edge.</p>	<p>Grade II listed Footbridge at Ogle Junction and Sandhills Pumping Station are nearby to the site but there was no intervisibility found.</p>	<p>The site is greenfield.</p>	<p>The site is used for agriculture and is an attractive landscape, so performs 2 of the additional roles for Green Belt as mentioned in the saved UDP policies.</p> <p>The land is good quality agricultural land being classified as 3a and 3b.</p> <p>3+3+3+1+3 = 13 13/5 = 2.6</p>
	<b>3</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>2.6</b>

## 04. Green Belt Assessment

### West of Aldridge (Winterly Lane)



Theoretical Green Belt boundary with Site 2 removed, for illustrative purposes only

#### KEY

-  Site
-  Photo viewpoint location
-  Public Right Of Way (PROW)

Aerial and Viewpoint Location Plan



#### 04. Green Belt Assessment



Viewpoint 4: View east from Daw End Branch Canal towards parcel 2A



Viewpoint 5: View east from Radley Road towards parcel 2B and 2C



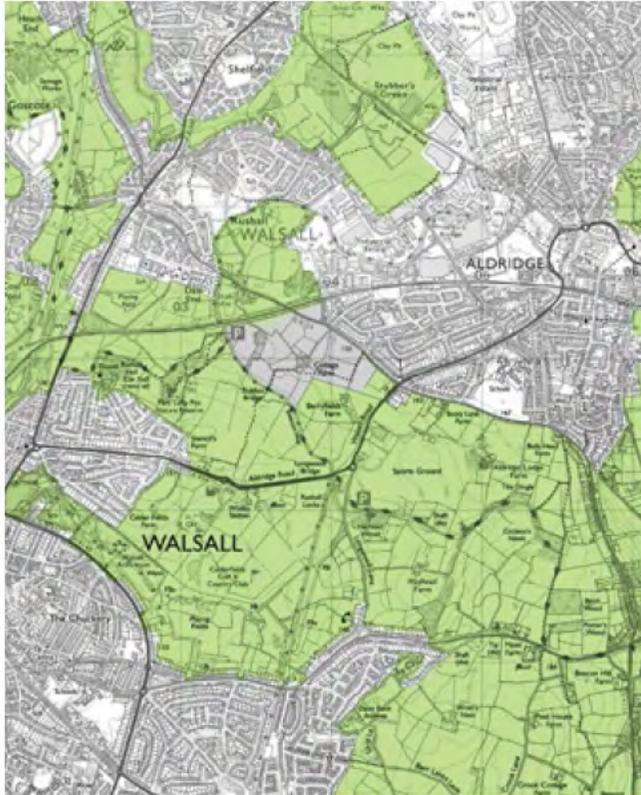
Viewpoint 6: View south from Daw End Branch Canal towards parcel 2D

## 04. Green Belt Assessment

Site	Purpose: To check the unrestricted <b>sprawl</b> of large built up areas.  Does a clearly defined physical Green Belt boundary already exist at the settlement boundary to prevent sprawl? 3. Would revision of the Green Belt boundary to exclude the site breach this? 3. Does the site include any clearly defined physical boundaries along which a Green Belt boundary could be redefined and which would check the unrestricted sprawl of the settlement in the future? 2. Is the site already contained by physical features? 1.	Purpose: To prevent neighbouring towns from <b>merging</b> into one another.  Are there any defined settlements within 1 mile of the site? 3. Would revision of the Green Belt boundary to exclude the site reduce the size of the gap and potentially result in inter-visibility if developed? 3. Are there other smaller rural settlement areas within the Green Belt that could be affected if this site was excluded from the Green Belt? 2. No merging of settlements identified 1.	Purpose: To assist in safeguarding the countryside from <b>encroachment</b> .  Does the current use of the site constitute open countryside? 3. What urban uses if any already impact on the tranquillity of the site? 2. Is the site in urban use and/or contained as a part of the urban area? 1.	Purpose: To preserve the <b>setting</b> and special character of historic towns.  Does the site provide the setting to any sensitive built heritage or landscape designations? 3. Does the site form part of the visual setting of the settlement in the key approaches to the town? 2. If not are there any general heritage / setting considerations that should be considered in the vicinity? 2. No sensitive heritage / setting considerations identified 1.	Purpose: To assist in urban <b>regeneration</b> , by encouraging the recycling of derelict and other urban land.  Is the site greenfield? 3. Is the site currently in urban use? 2. Is the site brownfield and development of the site would contribute to recycling of derelict or urban land? 1.	<b>Average score</b>  Other uses: <ul style="list-style-type: none"> <li>• access</li> <li>• outdoor sport and recreational</li> <li>• agriculture, forestry</li> <li>• attractive landscapes.</li> <li>• nature conservation</li> <li>• conservation, enhancement and management of the countryside.</li> </ul>
<p>A traffic light system is applied to clearly illustrate the relative scores for each area. Scores are allocated as follows:  <b>1. The site currently provides a moderate to major contribution to Green Belt function. 2. Provides a slight to moderate contribution. 3. Provides a negligible to slight contribution</b></p>						
<p>Site 2 (CFS14,16,17,19)</p> <p>Small Parcels of land on either side of the Daw End Branch canal. An old landfill site is adjacent to the largest parcel of land. Possible contamination issues. Each parcel is well contained by high hedgerows and trees at the boundaries. Winterley Lane also divides the parcels and is well vegetated to both sides providing an enclosed character.</p>	<p>The two northern parcels are influenced by the settlement edge at Rushall and are not within the Green Belt. The two southern parcels are detached from the urban edge due to the physical barrier of the canal and its associated vegetation. The canal makes a clear physical boundary to the Green Belt, however the southern parcels would breach this barrier. Developing in these separate parcels would contribute to sprawl and leave small dispersed areas of Green Belt left over.</p>	<p>There are areas of settlement to the north and west of the parcels and an industrial estate to the east. Building in this area would merge these three areas and leave only small parcels within the Green Belt.</p>	<p>The current land use is mainly horse grazing set either side of Winterley Lane. There are urban influences due to the adjacent landfill site and rubbish on the lanes due to fly-tipping. There is also an industrial estate to the east. There are limited views across the sites due to the high hedges and vegetation. The northern parcels have an influence from the settlement edge to the north. The southern parcels are quite contained by vegetation, although from the canal towpath there are glimpsed views over the southern parcels, which contribute to some openness of the area.</p>	<p>N/A</p>	<p>The site is greenfield.</p>	<p>The site does not perform any of the additional roles for Green Belt as mentioned in the saved UDP policies.</p> <p><math>3+3+2+1+3 = 12</math></p> <p><math>12/5 = 2.4</math></p>
	<b>3</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>2.4</b>

## 04. Green Belt Assessment

### South West of Aldridge (Bosty Lane)



Theoretical Green Belt boundary with Site 3 removed, for illustrative purposes only

#### KEY

-  Site
-  Photo viewpoint location
-  Public Right Of Way (PROW)

### Site 3: Aerial and Viewpoint Location Plan



## 04. Green Belt Assessment



Viewpoint 7: View north west from Middlemore Lane West



Viewpoint 8: View north towards settlement edge from footpath through the site



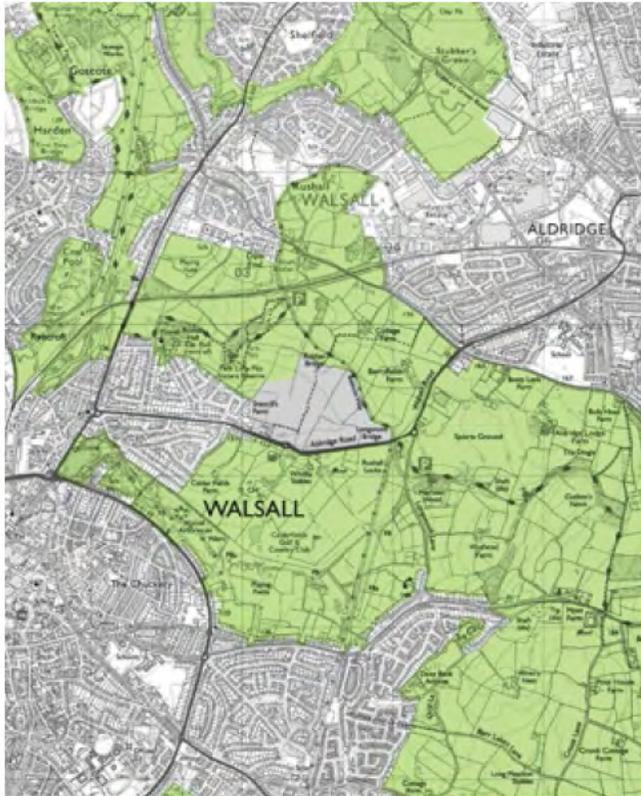
Viewpoint 9: View north east from the footpath through the site

## 04. Green Belt Assessment

Site	Purpose: To check the unrestricted <b>sprawl</b> of large built up areas.  Does a clearly defined physical Green Belt boundary already exist at the settlement boundary to prevent sprawl? 3. Would revision of the Green Belt boundary to exclude the site breach this? 3. Does the site include any clearly defined physical boundaries along which a Green Belt boundary could be redefined and which would check the unrestricted sprawl of the settlement in the future? 2. Is the site already contained by physical features? 1.	Purpose: To prevent neighbouring towns from <b>merging</b> into one another.  Are there any defined settlements within 1 mile of the site? 3. Would revision of the Green Belt boundary to exclude the site reduce the size of the gap and potentially result in inter-visibility if developed? 3. Are there other smaller rural settlement areas within the Green Belt that could be affected if this site was excluded from the Green Belt? 2. No merging of settlements identified 1.	Purpose: To assist in safeguarding the countryside from <b>encroachment</b> .  Does the current use of the site constitute open countryside? 3. What urban uses if any already impact on the tranquillity of the site? 2. Is the site in urban use and/or contained as a part of the urban area? 1.	Purpose: To preserve the <b>setting</b> and special character of historic towns.  Does the site provide the setting to any sensitive built heritage or landscape designations? 3. Does the site form part of the visual setting of the settlement in the key approaches to the town? 2. If not are there any general heritage / setting considerations that should be considered in the vicinity? 2. No sensitive heritage / setting considerations identified 1.	Purpose: To assist in urban <b>regeneration</b> , by encouraging the recycling of derelict and other urban land.  Is the site greenfield? 3. Is the site currently in urban use? 2. Is the site brownfield and development of the site would contribute to recycling of derelict or urban land? 1.	<b>Average score</b>  Other uses: <ul style="list-style-type: none"> <li>• access</li> <li>• outdoor sport and recreational</li> <li>• agriculture, forestry</li> <li>• attractive landscapes.</li> <li>• nature conservation</li> <li>• conservation, enhancement and management of the countryside.</li> </ul>
<p>A traffic light system is applied to clearly illustrate the relative scores for each area. Scores are allocated as follows:  <b>1. The site currently provides a moderate to major contribution to Green Belt function. 2. Provides a slight to moderate contribution. 3. Provides a negligible to slight contribution</b></p>						
<p>Site 3 (CFS 18, 29 and 30)</p> <p>Land around College Farm. One parcel is north of Bosty Lane and two larger parcels are south of Bosty Lane. Most of the land is in agricultural use with some farm buildings present on site. There are many irregularly shaped fields with hedgerows and hedgerow trees. A high hedge along Bosty Lane limits views into the site from pedestrian eye level. The Daw End Branch Canal provides part of the southern boundary to the site. Hedgerows provide the remaining boundaries.</p>	<p>The edge of the Green Belt is currently defined by Bosty Lane (B4154). Building in this location would breach this, however, the canal and railway could become a new defensible boundary to restrict urban sprawl. The hedge boundaries to the south east of the site would be less of a visual or permanent boundary and would need to be reinforced with green infrastructure.</p>	<p>Development here would bring Aldridge closer to Walsall and reduce the gap between Aldridge and Daw End. However, intervisibility would be limited, due to the landform and vegetation along the railway, canal and the streams on lower ground.</p>	<p>This is open countryside within agricultural use. There is an urban influence on the northern edge, but this influence is not felt further south in the site due to the topography and intervening vegetation.</p>	<p>Two listed Canal Bridges 'Riddian Bridge' and 'Brawn's Works Bridge' are adjacent to the site.</p> <p>Manor Arms Public House is nearby to the site but there was no intervisibility found.</p>	<p>The site is greenfield.</p>	<p>The site is used for agriculture, has a public right of way passing through it and is an attractive landscape, so performs 3 of the additional roles for Green Belt as mentioned in the saved UDP policies.</p> <p>2+2+3+2+3 = 12 12/5 = 2.4</p>
	<b>2</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>2.4</b>

## 04. Green Belt Assessment

### Land at Stencils Farm (Mellish Road/Aldridge Road)



Theoretical Green Belt boundary with Site 4 removed, for illustrative purposes only

#### KEY

-  Site
-  Photo viewpoint location
-  Public Right Of Way (PROW)

Site 4: Aerial and Viewpoint Location Plan



#### 04. Green Belt Assessment



Viewpoint 10: View north looking towards Aldridge from the footpath through the site



Viewpoint 11: View north west from the road bridge over the canal on Aldridge Road (A454)



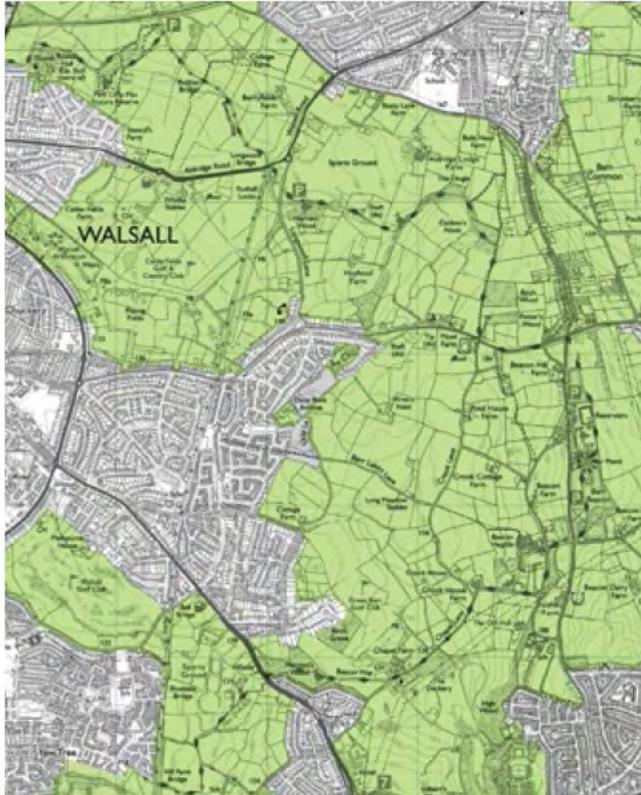
Viewpoint 12: View north east from Aldridge Road (A454)

## 04. Green Belt Assessment

Site	<p>Purpose: To check the unrestricted <b>sprawl</b> of large built up areas.</p> <p>Does a clearly defined physical Green Belt boundary already exist at the settlement boundary to prevent sprawl? 3. Would revision of the Green Belt boundary to exclude the site breach this? 3. Does the site include any clearly defined physical boundaries along which a Green Belt boundary could be redefined and which would check the unrestricted sprawl of the settlement in the future? 2. Is the site already contained by physical features? 1.</p>	<p>Purpose: To prevent neighbouring towns from <b>merging</b> into one another.</p> <p>Are there any defined settlements within 1 mile of the site? 3. Would revision of the Green Belt boundary to exclude the site reduce the size of the gap and potentially result in inter-visibility if developed? 3. Are there other smaller rural settlement areas within the Green Belt that could be affected if this site was excluded from the Green Belt? 2. No merging of settlements identified 1.</p>	<p>Purpose: To assist in safeguarding the countryside from <b>encroachment</b>.</p> <p>Does the current use of the site constitute open countryside? 3. What urban uses if any already impact on the tranquillity of the site? 2. Is the site in urban use and/or contained as a part of the urban area? 1.</p>	<p>Purpose: To preserve the <b>setting</b> and special character of historic towns.</p> <p>Does the site provide the setting to any sensitive built heritage or landscape designations? 3. Does the site form part of the visual setting of the settlement in the key approaches to the town? 2. If not are there any general heritage / setting considerations that should be considered in the vicinity? 2. No sensitive heritage / setting considerations identified 1.</p>	<p>Purpose: To assist in urban <b>regeneration</b>, by encouraging the recycling of derelict and other urban land.</p> <p>Is the site greenfield? 3. Is the site currently in urban use? 2. Is the site brownfield and development of the site would contribute to recycling of derelict or urban land? 1.</p>	<p><b>Average score</b></p> <p>Other uses:</p> <ul style="list-style-type: none"> <li>access</li> <li>outdoor sport and recreational</li> <li>agriculture, forestry</li> <li>attractive landscapes.</li> <li>nature conservation</li> <li>conservation, enhancement and management of the countryside.</li> </ul>
<p>A traffic light system is applied to clearly illustrate the relative scores for each area. Scores are allocated as follows:  <b>1. The site currently provides a moderate to major contribution to Green Belt function. 2. Provides a slight to moderate contribution. 3. Provides a negligible to slight contribution</b></p>						
<p>Site 4 (CFS46)</p> <p>Land at Stencils Farm, north of Aldridge Road. Consists of one large field and two smaller fields all irregularly shaped and bordered by hedgerows and hedgerow trees. To the south of the site, alongside Aldridge Road, there are mature trees and vegetation which filter views towards the site from the south.</p>	<p>The existing edge of the Green Belt is not clearly defined by a physical boundary in this location. To the west of the site the Green Belt boundary is defined by back gardens and not a clear physical or permanent boundary. The site boundaries of the canal and Aldridge Road could become defensible physical and permanent boundaries to restrict urban sprawl. To the north west the hedgerow is considered to be a permanent boundary as it leads to the local nature reserve / ecology area.</p>	<p>Development here would bring Walsall closer to Aldridge. However, intervisibility would be limited, due to the topography and intervening vegetation.</p>	<p>This is open countryside within agricultural use. There is an urban influence on the western and southern edges due to the edge of Walsall and the dual carriage way (A461). From the centre of the site, commercial development is also visible on Walsall Road.</p>	<p>Grade II Listed Riddian Bridge is nearby but some separation is afforded by the existing vegetation along the stream. There is a locally listed building to the south of the site along the canal, but there is no intervisibility with the site.</p>	<p>The site is greenfield.</p>	<p>The site is used for agriculture, has a public right of way passing through it and is an attractive landscape, so performs 3 of the additional roles for Green Belt as mentioned in the saved UDP policies.</p> <p>2+2+3+1+3 = 11</p> <p>11/5 = 2.2</p>
	<b>2</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>2.2</b>

## 04. Green Belt Assessment

### West of Walsall (Skip Lane)



Theoretical Green Belt boundary with Site 5 removed, for illustrative purposes only

#### KEY

-  Site
-  Photo viewpoint location
-  Public Right Of Way (PROW)



Site 5: Aerial and Viewpoint Location Plan

## 04. Green Belt Assessment



Viewpoint 13: View west from Skip Lane towards parcel 5A



Viewpoint 14: View from Barr Lakes Lane / Skip Lane towards parcels 5B and 5C



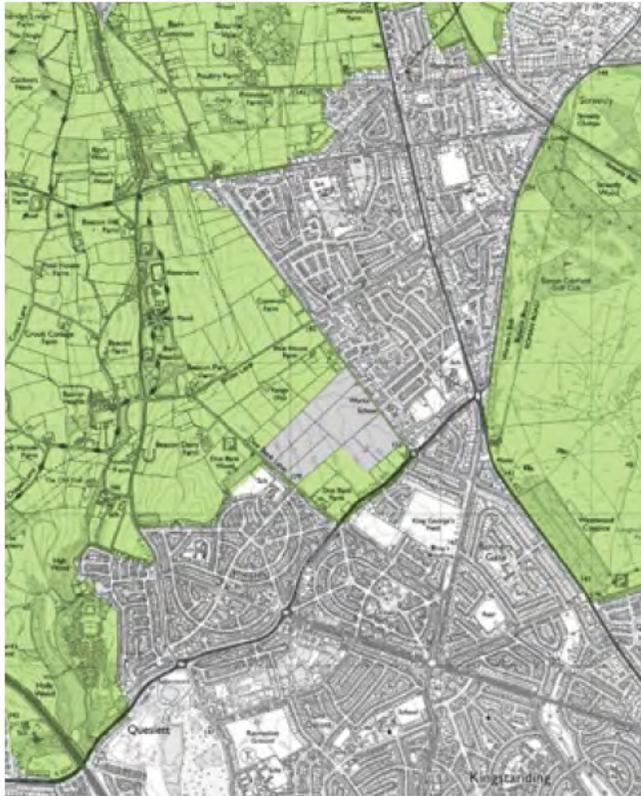
Viewpoint 15: View south west from footpath through the site

## 04. Green Belt Assessment

Site	<p>Purpose: To check the unrestricted <b>sprawl</b> of large built up areas.</p> <p>Does a clearly defined physical Green Belt boundary already exist at the settlement boundary to prevent sprawl? 3. Would revision of the Green Belt boundary to exclude the site breach this? 3. Does the site include any clearly defined physical boundaries along which a Green Belt boundary could be redefined and which would check the unrestricted sprawl of the settlement in the future? 2. Is the site already contained by physical features? 1.</p>	<p>Purpose: To prevent neighbouring towns from <b>merging</b> into one another.</p> <p>Are there any defined settlements within 1 mile of the site? 3. Would revision of the Green Belt boundary to exclude the site reduce the size of the gap and potentially result in inter-visibility if developed? 3. Are there other smaller rural settlement areas within the Green Belt that could be affected if this site was excluded from the Green Belt? 2. No merging of settlements identified 1.</p>	<p>Purpose: To assist in safeguarding the countryside from <b>encroachment</b>.</p> <p>Does the current use of the site constitute open countryside? 3. What urban uses if any already impact on the tranquillity of the site? 2. Is the site in urban use and/or contained as a part of the urban area? 1.</p>	<p>Purpose: To preserve the <b>setting</b> and special character of historic towns.</p> <p>Does the site provide the setting to any sensitive built heritage or landscape designations? 3. Does the site form part of the visual setting of the settlement in the key approaches to the town? 2. If not are there any general heritage / setting considerations that should be considered in the vicinity? 2. No sensitive heritage / setting considerations identified 1.</p>	<p>Purpose: To assist in urban <b>regeneration</b>, by encouraging the recycling of derelict and other urban land.</p> <p>Is the site greenfield? 3. Is the site currently in urban use? 2. Is the site brownfield and development of the site would contribute to recycling of derelict or urban land? 1.</p>	<p><b>Average score</b></p> <p>Other uses:</p> <ul style="list-style-type: none"> <li>access</li> <li>outdoor sport and recreational</li> <li>agriculture, forestry</li> <li>attractive landscapes.</li> <li>nature conservation</li> <li>conservation, enhancement and management of the countryside.</li> </ul>
<p>A traffic light system is applied to clearly illustrate the relative scores for each area. Scores are allocated as follows:</p> <p>1. The site currently provides a moderate to major contribution to Green Belt function. 2. Provides a slight to moderate contribution. 3. Provides a negligible to slight contribution</p>						
<p>Site 5 (CFS 35, 41, 42)</p> <p>There are three parcels within the site:</p> <p>a) A grazing field well contained by tall hedgerows and trees</p> <p>b) Woodland / woodland edge providing dense tree cover over the whole parcel</p> <p>c) an open paddock on high ground with a low hedgerow boundary to the south, providing some views to the countryside beyond.</p>	<p>The mature high hedgerows and trees within the parcels create a defensible physical feature to prevent urban sprawl. Revision of the Green Belt boundary would breach this and development would require the felling of many trees and much of the vegetation. This could increase the visibility of this urban edge, particularly from high areas such as Barr Beacon.</p>	<p>No merging of settlements identified.</p>	<p>This is open countryside, although the woodland blocks and high hedgerows enclose the area and restrict views across the site. The influence of the settlement edge is restricted to the western end of the footpath. None of the site is in urban use.</p>	<p>This site is within Great Barr Conservation Area. A large area of parkland once associated with great Barr Hall.</p>	<p>The site is greenfield.</p>	<p>The site could be used for forestry, has a public right of way passing through it and is an attractive landscape, so performs 3 of the additional roles for Green Belt as mentioned in the saved UDP policies.</p> <p><math>2+1+3+3+3 = 12</math></p> <p><math>12/5 = 2.4</math></p>
	<b>2</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>2.4</b>

## 04. Green Belt Assessment

West of Streetly (Doe Bank Lane and Aldridge Road)



Theoretical Green Belt boundary with Site 6 removed, for illustrative purposes only

### KEY

-  Site
-  Photo viewpoint location
-  Public Right Of Way (PROW)

Site 6: Aerial and Viewpoint Location Plan



#### 04. Green Belt Assessment



Viewpoint 16: View north east from Doe Bank Lane



Viewpoint 17: View south west from Aldridge Road



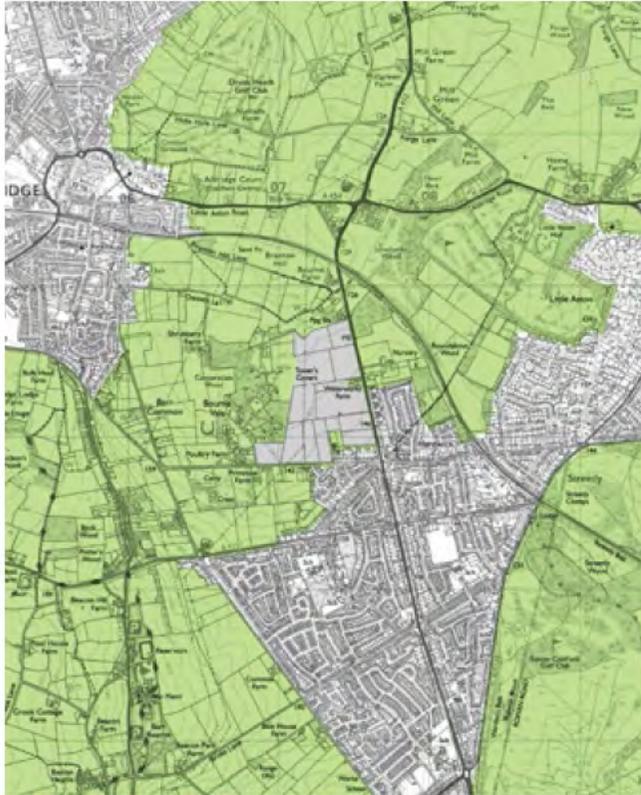
Viewpoint 18: View south from Aldridge Road

## 04. Green Belt Assessment

Site	Purpose: To check the unrestricted <b>sprawl</b> of large built up areas.  Does a clearly defined physical Green Belt boundary already exist at the settlement boundary to prevent sprawl? 3. Would revision of the Green Belt boundary to exclude the site breach this? 3. Does the site include any clearly defined physical boundaries along which a Green Belt boundary could be redefined and which would check the unrestricted sprawl of the settlement in the future? 2. Is the site already contained by physical features? 1.	Purpose: To prevent neighbouring towns from <b>merging</b> into one another.  Are there any defined settlements within 1 mile of the site? 3. Would revision of the Green Belt boundary to exclude the site reduce the size of the gap and potentially result in inter-visibility if developed? 3. Are there other smaller rural settlement areas within the Green Belt that could be affected if this site was excluded from the Green Belt? 2. No merging of settlements identified 1.	Purpose: To assist in safeguarding the countryside from <b>encroachment</b> .  Does the current use of the site constitute open countryside? 3. What urban uses if any already impact on the tranquillity of the site? 2. Is the site in urban use and/or contained as a part of the urban area? 1.	Purpose: To preserve the <b>setting</b> and special character of historic towns.  Does the site provide the setting to any sensitive built heritage or landscape designations? 3. Does the site form part of the visual setting of the settlement in the key approaches to the town? 2. If not are there any general heritage / setting considerations that should be considered in the vicinity? 2. No sensitive heritage / setting considerations identified 1.	Purpose: To assist in urban <b>regeneration</b> , by encouraging the recycling of derelict and other urban land.  Is the site greenfield? 3. Is the site currently in urban use? 2. Is the site brownfield and development of the site would contribute to recycling of derelict or urban land? 1.	<b>Average score</b>  Other uses: <ul style="list-style-type: none"> <li>• access</li> <li>• outdoor sport and recreational</li> <li>• agriculture, forestry</li> <li>• attractive landscapes.</li> <li>• nature conservation</li> <li>• conservation, enhancement and management of the countryside.</li> </ul>
<p>A traffic light system is applied to clearly illustrate the relative scores for each area. Scores are allocated as follows:  <b>1. The site currently provides a moderate to major contribution to Green Belt function. 2. Provides a slight to moderate contribution. 3. Provides a negligible to slight contribution.</b></p>						
<p>Site 6 (CFS 32, 68)</p> <p>The site consists of seven fields between Aldridge Road, Doe Bank Lane and A4041. The boundaries to the site are hedgerows with some hedgerow trees. Doe Bank Farm, a landscaping supplies yard and a small business area are located within the Green Belt but outside of the site.</p>	<p>The Green Belt boundary is defined by the roads in this location, which provide a clearly defined boundary. However, land to the north of the A4041 is in use as a landscaping yard and there are some small business units, which provide an urban feel to this end of the Green Belt. Further development, breaching the road boundary would increase the sprawl into the Green Belt. Hedgerows would provide the new boundary to the Green Belt and would need to be reinforced to provide a clear physical boundary.</p>	<p>Development in this area would merge Streetley with Pheasey.</p>	<p>This is open countryside.</p>	<p>This site is within Great Barr Conservation Area. A large area of parkland once associated with great Barr Hall. Nearby Doe Bank Farmhouse and Farm building is Grade II listed and can be seen in the context of the site.</p>	<p>The site is greenfield.</p>	<p>The site is used for agriculture and is an attractive landscape, so performs 2 of the additional roles for Green Belt as mentioned in the saved UDP policies.</p> <p>The land is good quality agricultural land being classified as 3a.</p> <p><math>2+3+3+3+3 = 14</math></p> <p><math>14/5 = 2.8</math></p>
	<b>2</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>2.8</b>

## 04. Green Belt Assessment

### North West Streetly (West of Chester Road)



Theoretical Green Belt boundary with Site 7 removed, for illustrative purposes only

#### KEY

-  Site
-  Photo viewpoint location
-  Public Right Of Way (PROW)



Site 7: Aerial and Viewpoint Location Plan

## 04. Green Belt Assessment



Viewpoint 19: View east from Bourne Vale



Viewpoint 20: View north from Little Hardwick Road



Viewpoint 21: View west from Chester Road (A452) and properties on Leacliffe Way

## 04. Green Belt Assessment

Site	<p>Purpose: To check the unrestricted <b>sprawl</b> of large built up areas.</p> <p>Does a clearly defined physical Green Belt boundary already exist at the settlement boundary to prevent sprawl? 3. Would revision of the Green Belt boundary to exclude the site breach this? 3. Does the site include any clearly defined physical boundaries along which a Green Belt boundary could be redefined and which would check the unrestricted sprawl of the settlement in the future? 2. Is the site already contained by physical features? 1.</p>	<p>Purpose: To prevent neighbouring towns from <b>merging</b> into one another.</p> <p>Are there any defined settlements within 1 mile of the site? 3. Would revision of the Green Belt boundary to exclude the site reduce the size of the gap and potentially result in inter-visibility if developed? 3. Are there other smaller rural settlement areas within the Green Belt that could be affected if this site was excluded from the Green Belt? 2. No merging of settlements identified 1.</p>	<p>Purpose: To assist in safeguarding the countryside from <b>encroachment</b>.</p> <p>Does the current use of the site constitute open countryside? 3. What urban uses if any already impact on the tranquillity of the site? 2. Is the site in urban use and/or contained as a part of the urban area? 1.</p>	<p>Purpose: To preserve the <b>setting</b> and special character of historic towns.</p> <p>Does the site provide the setting to any sensitive built heritage or landscape designations? 3. Does the site form part of the visual setting of the settlement in the key approaches to the town? 2. If not are there any general heritage / setting considerations that should be considered in the vicinity? 2. No sensitive heritage / setting considerations identified 1.</p>	<p>Purpose: To assist in urban <b>regeneration</b>, by encouraging the recycling of derelict and other urban land.</p> <p>Is the site greenfield? 3. Is the site currently in urban use? 2. Is the site brownfield and development of the site would contribute to recycling of derelict or urban land? 1.</p>	<p><b>Average score</b></p> <p>Other uses:</p> <ul style="list-style-type: none"> <li>access</li> <li>outdoor sport and recreational</li> <li>agriculture, forestry</li> <li>attractive landscapes.</li> <li>nature conservation</li> <li>conservation, enhancement and management of the countryside.</li> </ul>
<p>A traffic light system is applied to clearly illustrate the relative scores for each area. Scores are allocated as follows:  <b>1. The site currently provides a moderate to major contribution to Green Belt function. 2. Provides a slight to moderate contribution. 3. Provides a negligible to slight contribution</b></p>						
<p>Site 7 (CFS 48, 52 plus parcel c)  Located between Little Hardwick Road and Chester Road.</p>	<p>Green Belt boundary is not clearly defined, some of the boundary runs alongside the roads and some is defined by back gardens. Woodland and Hedgerows would constitute the new boundaries, which would require reinforcing but could provide a boundary to urban sprawl.</p>	<p>Merging with Bourne Vale to the west and would bring the built edge closer to Aldridge</p>	<p>This is open countryside, but with influences from the settlement, nursery and pylons that go through the site.</p>	<p>There are locally listed buildings in Bourne Vale and to the north of the site.</p>	<p>This is a greenfield site.</p>	<p>The site is used for agriculture and so performs 1 of the additional roles for Green Belt as mentioned in the saved UDP policies.</p> <p>3+3+2+1+3 = 12 12/5 = 2.4</p>
	<b>2</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>2.4</b>

## 04. Green Belt Assessment

Land to the north of Pacific Nurseries  
(East of Chester Road)



Theoretical Green Belt boundary with Site 8 removed, for illustrative purposes only

### KEY

-  Site
-  Photo viewpoint location
-  Public Right Of Way (PROW)

Site 8: Aerial and Viewpoint Location Plan



#### 04. Green Belt Assessment



Viewpoint 22: View towards sites 7 and 8 looking south on Chester Road (A452)



Viewpoint 23: View east from Chester Road (A452)



Viewpoint 24: View west from car park of Pacific Nurseries

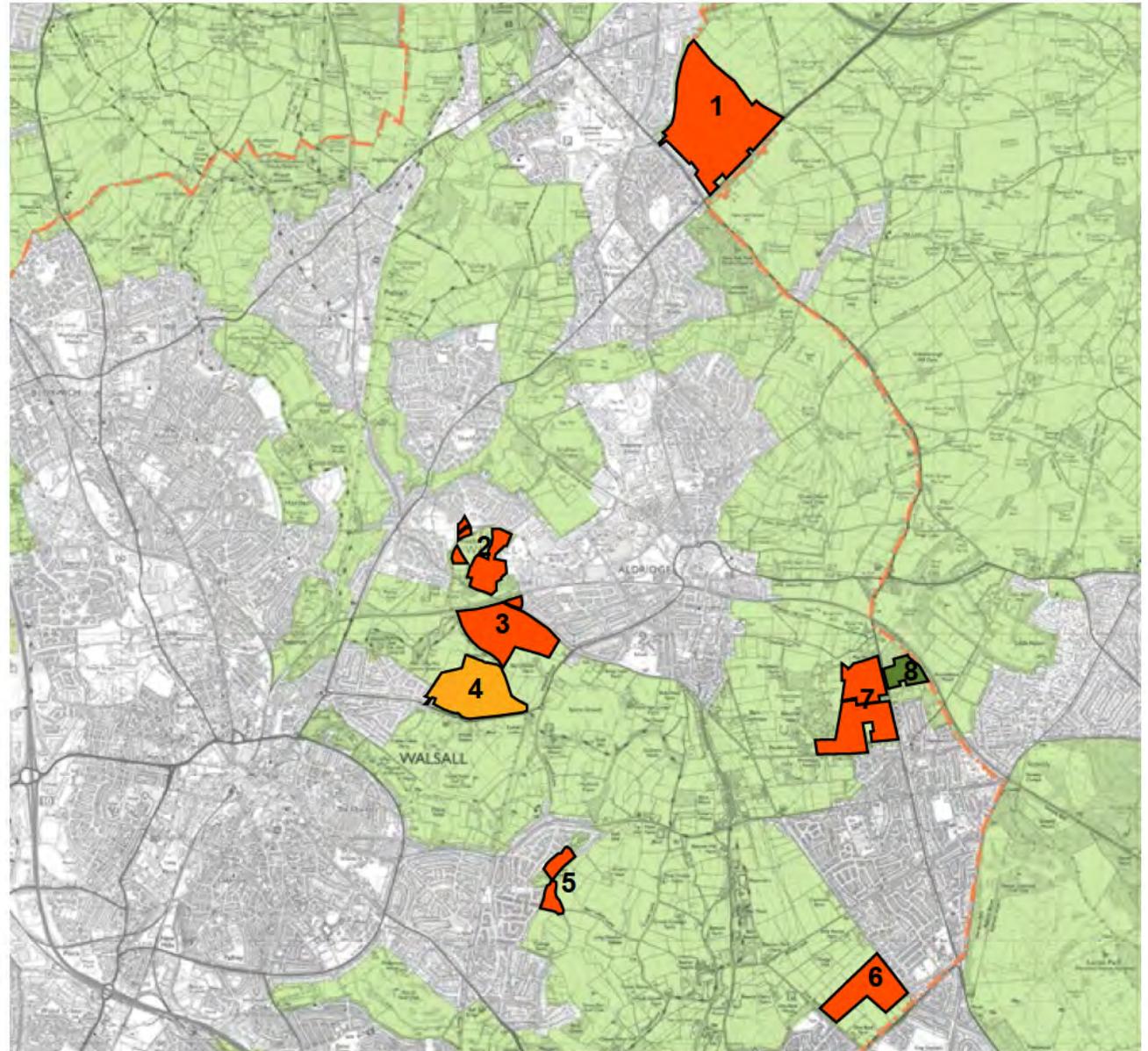
## 04. Green Belt Assessment

Site	<p>Purpose: To check the unrestricted <b>sprawl</b> of large built up areas.</p> <p>Does a clearly defined physical Green Belt boundary already exist at the settlement boundary to prevent sprawl? 3. Would revision of the Green Belt boundary to exclude the site breach this? 3. Does the site include any clearly defined physical boundaries along which a Green Belt boundary could be redefined and which would check the unrestricted sprawl of the settlement in the future? 2. Is the site already contained by physical features? 1.</p>	<p>Purpose: To prevent neighbouring towns from <b>merging</b> into one another.</p> <p>Are there any defined settlements within 1 mile of the site? 3. Would revision of the Green Belt boundary to exclude the site reduce the size of the gap and potentially result in inter-visibility if developed? 3. Are there other smaller rural settlement areas within the Green Belt that could be affected if this site was excluded from the Green Belt? 2. No merging of settlements identified 1.</p>	<p>Purpose: To assist in safeguarding the countryside from <b>encroachment</b>.</p> <p>Does the current use of the site constitute open countryside? 3. What urban uses if any already impact on the tranquillity of the site? 2. Is the site in urban use and/or contained as a part of the urban area? 1.</p>	<p>Purpose: To preserve the <b>setting</b> and special character of historic towns.</p> <p>Does the site provide the setting to any sensitive built heritage or landscape designations? 3. Does the site form part of the visual setting of the settlement in the key approaches to the town? 2. If not are there any general heritage / setting considerations that should be considered in the vicinity? 2. No sensitive heritage / setting considerations identified 1.</p>	<p>Purpose: To assist in urban <b>regeneration</b>, by encouraging the recycling of derelict and other urban land.</p> <p>Is the site greenfield? 3. Is the site currently in urban use? 2. Is the site brownfield and development of the site would contribute to recycling of derelict or urban land? 1.</p>	<p><b>Average score</b></p> <p>Other uses:</p> <ul style="list-style-type: none"> <li>access</li> <li>outdoor sport and recreational</li> <li>agriculture, forestry</li> <li>attractive landscapes.</li> <li>nature conservation</li> <li>conservation, enhancement and management of the countryside.</li> </ul>
<p>A traffic light system is applied to clearly illustrate the relative scores for each area. Scores are allocated as follows:  <b>1. The site currently provides a moderate to major contribution to Green Belt function. 2. Provides a slight to moderate contribution. 3. Provides a negligible to slight contribution</b></p>						
<p>Site 8 (parcel next to Pacific Nurseries)</p> <p>Land to the north of Pacific Nurseries.</p>	<p>Site is contained by physical features of railway, road and woodland that could restrict sprawl.</p>	<p>No merging of settlements identified</p>	<p>Open countryside adjacent to Pacific Nursery and its associated car park, giving the site an urban influence.</p>	<p>N/A</p>	<p>The site is greenfield.</p>	<p>The site is used for agriculture and so performs one of the additional roles for Green Belt as mentioned in the saved UDP policies.</p> <p>1+1+2+1+3 = 8 8/5 = 1.6</p>
	1	1	2	1	3	1.6

# 05. SUMMARY AND CONCLUSIONS

Utilising the baseline survey findings a review of each site against the five purposes of Green Belt has been undertaken and is presented in the table opposite. The constraints and opportunities of each site have been taken into account along with the contributions towards each purpose of the Green Belt. Sites have been ranked as shown in the following summary table.

One site has been shown to make a negligible to slight contribution to the Green Belt (Land to the north of Pacific Nurseries) and one site makes a slight to moderate contribution (Land at Stencils Farm). The remaining sites are all considered to make a moderate to major contribution to the role of the Green Belt.



## 05. Summary and Conclusions

Summary Table

SITE	SCORE	EXPLANATION
8	1.6	A score of 1½ or under suggests that the site currently provides a negligible to slight contribution to the Green Belt function. The site is greenfield, however, it is contained by the physical features of woodland, road and railway. No merging of settlements were identified and there were no sensitive heritage setting considerations. Although the site is considered to be open countryside, the nursery, urban edge, road and railway impact on the tranquillity of the site.
4	2.2	A score between 1½ and 2½ suggests that the site provides a slight to moderate contribution to the Green Belt function, with its contribution being more limited for lower scoring sites. The site is well contained by the canal and dual carriageway, which could be used to redefine the Green Belt and could provide a physical and permanent boundary. A listed canal bridge is located near to the site, but existing vegetation partially separates the bridge from the site. Although Walsall and Aldridge would become closer, intervisibility would be limited due to topography and intervening vegetation. The site is considered to be open countryside, although the road and urban influences from commercial and residential properties slightly impact on the tranquillity of the site.
2,3,5,7	2.4	Sites scoring over 2½ suggest these sites provide a moderate to major contribution to the Green Belt function. All of the sites are greenfield. Site 2 would breach the canal which currently acts as the boundary to the Green Belt in this location. Sites 3 and 4 have some boundaries which could be used as a permanent Green Belt boundary but also have some boundaries that would require reinforcement. Site 5 is in itself a clearly defined physical Green Belt barrier. It comprises scrub and trees and provides screening of the Daisy Bank area of settlement from the high point at Barr Beacon. Sites 2 and 7 would merge the surrounding settlements and so breach this purpose. Sites 3, 5 and 7 are all considered to be open countryside, and development here would constitute encroachment. Site 7 is within the Great Barr Conservation Area and Site 5 has a number of listed buildings on its boundaries.
1	2.6	Site 1 would breach the physical Green Belt boundary of the canal and there is no physical boundary to the east. It would also further merge the settlements in the area and encroach on the countryside to the east on the north-east facing slope.
6	2.8	Site 6 is within the Great Barr Conservation Area. The settlement edge is currently well integrated and the countryside between provides a buffer and long distance views towards Barr Beacon. This is visually open farmland and removal of it from the Green Belt would merge the areas of Pheasey and Streetly. The Green Belt Boundary would be defined by a hedgerow further north, which is not a physical barrier to development and would require reinforcement.

## Conclusions

This report provides a baseline desktop and site based analysis of eight strategic sites submitted as part of the Call for Sites between 2011 and 2014. The topography, environmental constraints, landscape character and visual characteristics of each site and the existing settlement edge have been considered and provide the baseline for this Green Belt Assessment.

The findings of the Green Belt Assessment suggest that all of the sites currently provide some contribution to Green Belt function. However, the assessment ranks the sites based upon their assessed contribution to the five purposes of Green Belt as defined in the National Planning Policy Framework. An average score between 1 and 1½ suggests that a site currently provides a negligible to slight contribution to the Green Belt and could be considered further for removal from Green Belt subject to any on-going requirement for the current uses of the site. Site 8 was assessed to have a score of 1½, so just qualifies within this category.

A score greater than 1½ up to 2½ (site 4) suggests that the site provides a slight to moderate contribution to Green Belt

function and could be considered further for potential removal from Green Belt, with particular consideration given to whether clear physical boundaries could be created through implementation of Green Infrastructure. Site 4 has the urban influence of the dual carriageway, containment provided by topography and vegetation and the potential to create a new Green Belt boundary to development provided by the road and canal.

The sites scoring above 2½ (sites 1, 2, 3, 5, 6 and 7) have been assessed as providing a moderate to major contribution to Green Belt function. They generally provide key buffer roles between the settlements or have sensitive landscape/built heritage features.

Sites 2, 3, 5 and 7 are only just within this category. However, Site 2 scores highly for contributing to sprawl and merging of settlements. Site 3 scores 2 or more in all the categories, but is considered to encroach into the countryside and would cause the gap between Daw End and Walsall to narrow considerably. Site 7 scores highly due to merging of Streetly and Bourne Vale and encroachment into the countryside. Sites

5 and 6 are part of the wider Great Barr Conservation Area and Site 6 would also cause Streetly to merge with Pheasey. Site 1 provides a significant role in separating Brownhills and Walsall Wood and is also on north-east facing sloping land which separates the site from the existing settlement which is historically built on the higher ground, this site is visually open with no defined defensible barriers to the east.

This report provides preliminary findings and further analysis is recommended to determine the right quantity and most appropriate sites for removal from Green Belt (those where boundaries can be defined clearly using features that are readily recognisable and likely to be permanent). Recognising that housing need is an exceptional circumstance, releasing some land from the Green Belt will allow Walsall to meet the identified requirements for sustainable development during the next plan period and beyond as required by the National Planning Policy Framework.



