

GREEN BELT REVIEW 2019

West of the West Midlands conurbation

5.10 Most land in South Staffordshire close to the conurbation lacks strong containment by development and therefore makes a strong contribution to Purpose 1.

South Staffordshire Green Belt Study – Stage 1 and Stage 2 Report

43 July 2019

Green Belt Purpose 1 seeks to check the unrestricted sprawl of large built-up areas. The West Midlands conurbation, including most land within the adjoining authorities of the City of Wolverhampton, Dudley and Walsall, is a large built-up area, and the combination of Cannock and Hednesford and the adjoining area of Great Wyrley (including Cheslyn Hay) is also defined as a large built-up area.

5.11 The limited separation between Codsall, Wombourne and the contiguous conurbation, and the narrow separation between Perton and Tettenhall, means that land adjacent to these settlements that forms part of their separation, and which also retains a relationship with the wider countryside and is not dominated by the urban area, is considered to make a strong contribution to Purpose 1. Reduction in separation would increase the extent to which the settlements are perceived to form part of the large built-up area. **However there are a few locations within the narrower strips/wedges of Green Belt that separate villages (e.g. Perton) from the main body of the conurbation that are too contained to make a strong contribution, regardless of openness.**

5.12 Westward expansion of these settlements would also be considered to have an association with the large built-up area, but contribution of land to this purpose is moderate because the direct association is with settlements that still retain some separation of identity from the main conurbation.

Green Belt Purpose 2 seeks to prevent neighbouring towns from merging into one another.

Green Belt Purpose 3 seeks to assist in safeguarding the countryside from encroachment.

5.25 The vast majority of land in South Staffordshire makes a strong contribution to preventing encroachment on the countryside. Other than isolated countryside locations where development has reduced openness, only small areas on the fringes of Great Wyrley / Cheslyn Hay and Wolverhampton and adjacent to the main inset villages (e.g. Wombourne, Featherstone, Kinver and Pattingham) are considered (due to loss of openness or containment by urbanising influences) to make a weaker contribution. **Land between Perton and Tettenhall is considered to be too narrow and too contained by urban development to retain any significant openness or relationship with the wider countryside.**

Green Belt Purpose 4 purposes seeks to preserve the setting and special character of historic towns. As set out in Section 3, analysis as part of this study has determined that no Green Belt land in South Staffordshire makes a contribution to the setting or special character of a historic town.