

10.0 Planning and Other Designations

Introduction

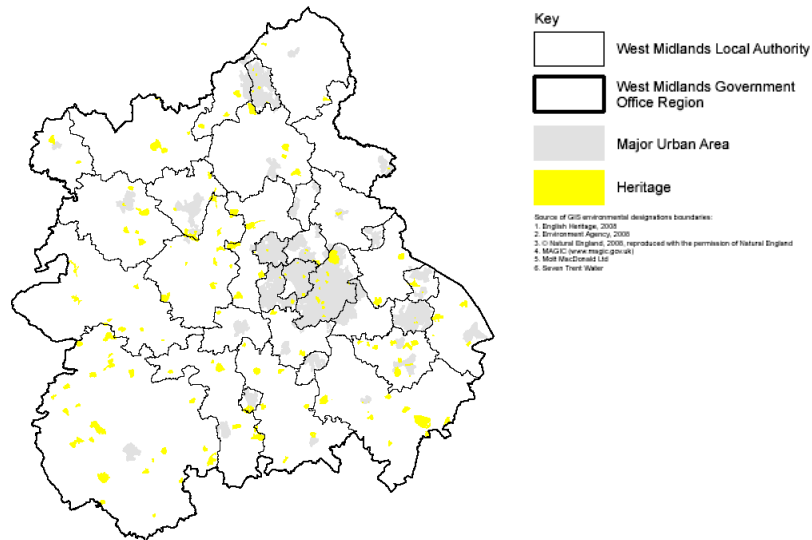
- 10.1 This section confirms the main environmental and planning designations that exist in the West Midlands Region and that may represent a constraint to increased housing numbers.

Approach

- 10.2 The designations have been mapped in order to better understand their spatial distribution. They have been subdivided into the following categories:
- Historic and heritage designations
 - Environmental Designations
 - Landscape Designations
 - Planning Designations
- 10.3 The environmental and heritage designations in adjoining regions have been mapped in order to understand any cross-boundary influences.
- 10.4 The plans have been prepared as overlays to show the progressive influence of protected areas across the region. The GIS information mapped has been sourced from English Heritage (2008), Environment Agency (2008), Natural England (2008), Magic, Mott MacDonald and Severn Trent Water.

Heritage Designations

- 10.5 The heritage designations are mapped on Plan 10.1 below. They include:
- world heritage sites
 - historic parks and gardens
 - ancient battlefields
- 10.6 Listed buildings and scheduled ancient monuments have not been included owing to the scale of mapping. It has been assumed that these issues would be considered through the allocation of sites through the Local Development Framework process. The urban areas are shown in grey.



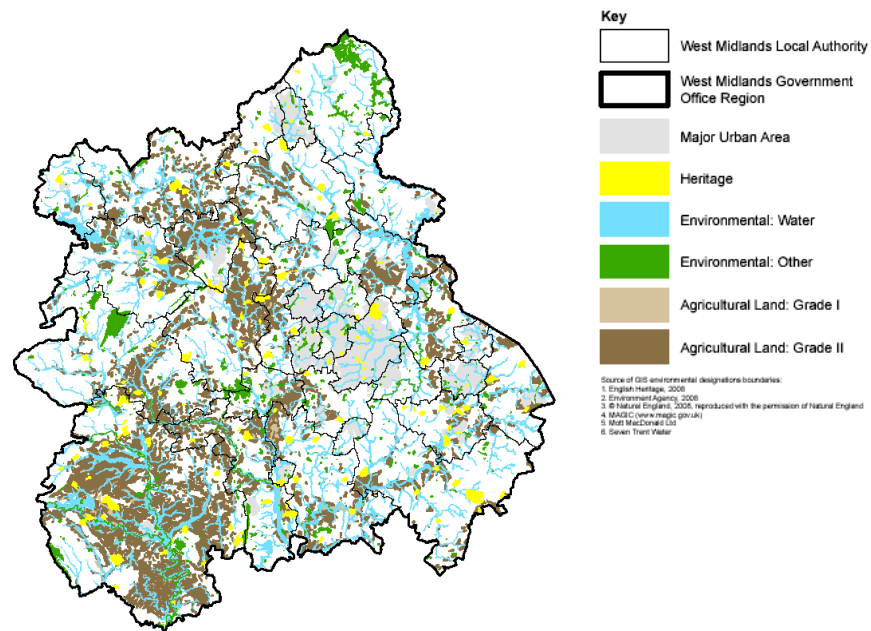
Plan 10.1: Heritage Designations

Environmental Designations

10.7 Environmental designations are mapped on Plan 10.2. The information has been overlaid with the heritage designations identified above to build up a picture of the combined distribution of these potential constraints. They include the following international, national and local designations (shown in green):

- SSSI
- Ramsar
- Special Protection Area
- Special Conservation Area
- Local nature reserve
- National nature reserve

10.8 Environment Agency flood zones 2 and 3 are mapped in blue. The distribution of high quality agricultural land (Grades 1 and 2), which is shown in brown, has also been mapped. The highest concentrations are broadly located in the west of the region.

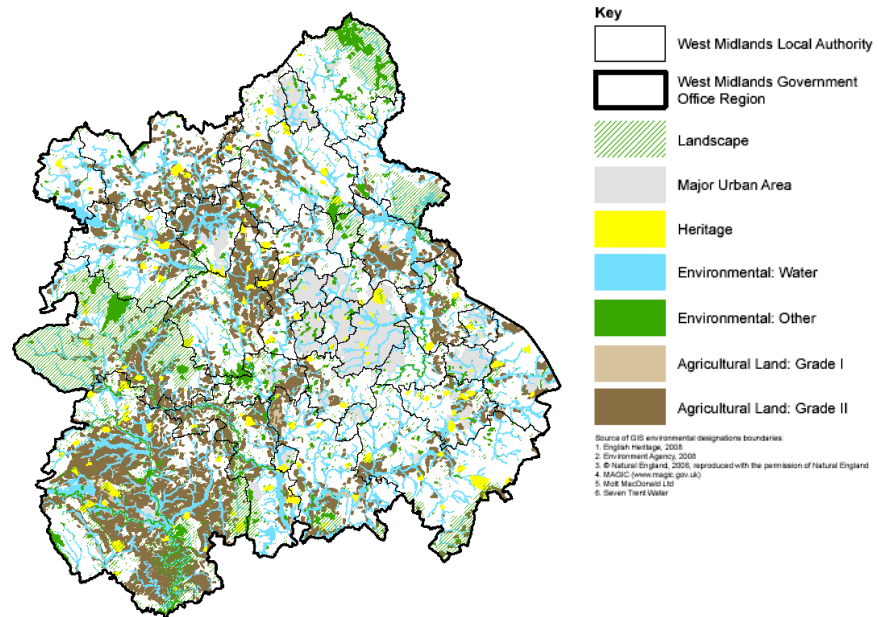


Plan 10.2: Environmental Designations and Agricultural Land

Landscape Designations

10.9 The following landscape designations are shown in addition to the heritage and environmental designations in a hatched green tone on Plan 10.3:

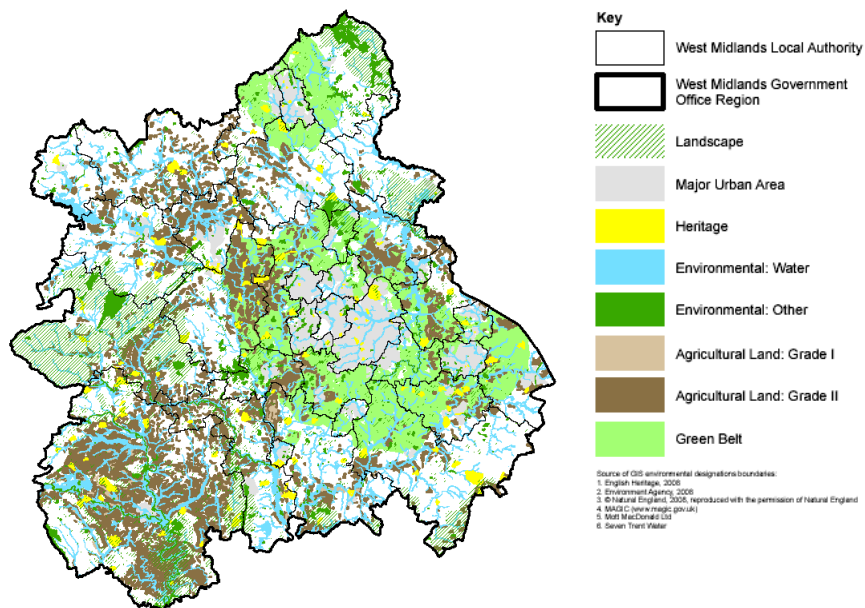
- AONB
- National Forest
- National Park
- Ancient Woodland



Plan 10.3: Landscape Designations

Planning Designations

- 10.10 The Metropolitan Green Belt surrounding the West Midlands conurbation, Coventry, Worcester and Stoke on Trent are mapped in addition to the designations. The Green Belt is identified in a pale green tone on Plan 10.4 below.



Plan 10.4: Green Belt

Key Implications for Developing Housing Options

- Environmental designations of national and international value which are covered by the Habitats Regulations may present a significant constraint on the location of additional housing development in some areas
- Locations within landscape designations of national and regional importance have limited potential for accommodating additional housing growth
- Heritage designations are widespread including within existing urban areas. Of these, the greatest constraints on the location of housing growth are World Heritage Sites
- Consideration could be given to the extent to which Green Belt designations and agricultural land should be considered a significant constraint reviewing the distribution of additional housing growth
- Flood risk issues will need to be considered in allocating additional development in a number of locations