



Green Belt Purposes Part One Assessment

Strategic Assessment of
the Green Belt Purposes

August 2019 Version



Bromsgrove
District Council

www.bromsgrove.gov.uk



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1. Introduction

1.1 Bromsgrove District Council has committed to undertake a review of its Green Belt. The role of the review is to consider the existing Green Belt against the purposes of the Green Belt, which are set out in the National Planning Policy Framework (NPPF) (2019) paragraph 134.

1.2 The intention and output of the Bromsgrove Green Belt Assessment (Part One and Two combined) is to consider how the land that makes up the Bromsgrove Green Belt is currently fulfilling its purpose as Green Belt and to assess potential development sites against the purposes of the Green Belt.

1.3 The Green Belt Assessment is one of the key pieces of evidence that will inform the evidence base needed to support the emerging District Plan. The adopted Bromsgrove District Plan (BDP) sets out that the emerging plan will need to find land to accommodate 2,300 dwellings which were unable to be allocated when it was adopted in 2017. Policy BDP3 Future Housing and Employment Growth states that a Green Belt Review is necessary to ensure that 2,300 dwellings are allocated, it is acknowledged within the adopted plan that these homes could not be delivered without altering Green Belt boundaries (paragraph 8.18). Since its adoption, the review of the Plan has expanded to seek to achieve more than the delivery of unallocated housing. It will also seek to deliver on the wider aspirations of the District with regard to other areas such as employment and transport. The emerging Plan as a whole will be based on a range of evidence to ensure it is fit for purpose. The Green Belt Assessment will be one of the evidence base documents guiding the principles of the Plan.

1.4 The Green Belt Assessment will also assist in potentially determining areas of safeguarded land for the long term. The intention of this being to meet the future development needs of Bromsgrove District and adjacent authorities (based on the latest evidence) and also to find land to help deliver the objectively assessed housing requirements of the West Midlands Conurbation.

2. The role of the 'Strategic Assessment of the Green Belt Purposes' (Part One)

2.1 The Green Belt Purposes Assessment Methodology (Aug 2019) provides background information and further detail on how this assessment has been conducted. The Methodology document was consulted upon in September 2018, in parallel with the Issues and Options consultation. Following its consultation the Methodology has been updated to reflect changes based on comments received. For clarity it is important to set out that the Part One Assessment (this document) has assessed the entire Bromsgrove Green Belt against the purposes of the Green Belt (as set out in the NPPF). It is the Part Two Assessment which will consider specific sites against the Green Belt Purposes. Once Part Two is published these two documents combined will form the Bromsgrove Green Belt Review and should be read together.

2.2 The Methodology (as referred to above) was informed by a range of evidence and guidance and has been adapted to reflect the distinctiveness of Bromsgrove District. For example one of the key areas where the methodology has been adapted is the use of solely the first three purposes of the Green Belt as set out in the NPPF (paragraph 134). Although there are five purposes outlined in the NPPF, only purposes 1 to 3 have been considered when assessing the land parcels.



2.3 With regard to Purpose 4 'To preserve the setting and special character of historic towns', it is acknowledged there are many Conservation Areas within the Bromsgrove Green Belt and also in neighbouring districts adjacent to the Bromsgrove Green Belt, however these are not classed as historic towns and therefore the only area within Bromsgrove this criterion would relate to is the historic core of Bromsgrove town, located in the Town Centre. There is a considerable amount of development located between the historic core of the Conservation Area and the Green Belt. Therefore it is considered that in reality this purpose would have very little relevance when assessing the vast majority of land parcels and will not be considered when assessing the Bromsgrove Green Belt. For clarity the historic environment is an important consideration with regard to potential development sites and will feature during the site selection process.

2.4 With regard to Purpose 5 'To assist in urban regeneration by encouraging the recycling of derelict and other urban land', it is considered that every land parcel would perform the same when measured against it and therefore, whilst the Council acknowledges the value of the fifth purpose when considering the Green Belt across the country, the Bromsgrove Green Belt will not be assessed against Purpose 5 in this Assessment. Further reasoning behind omitting Purpose 5 from the assessment is set out in Appendix 1.

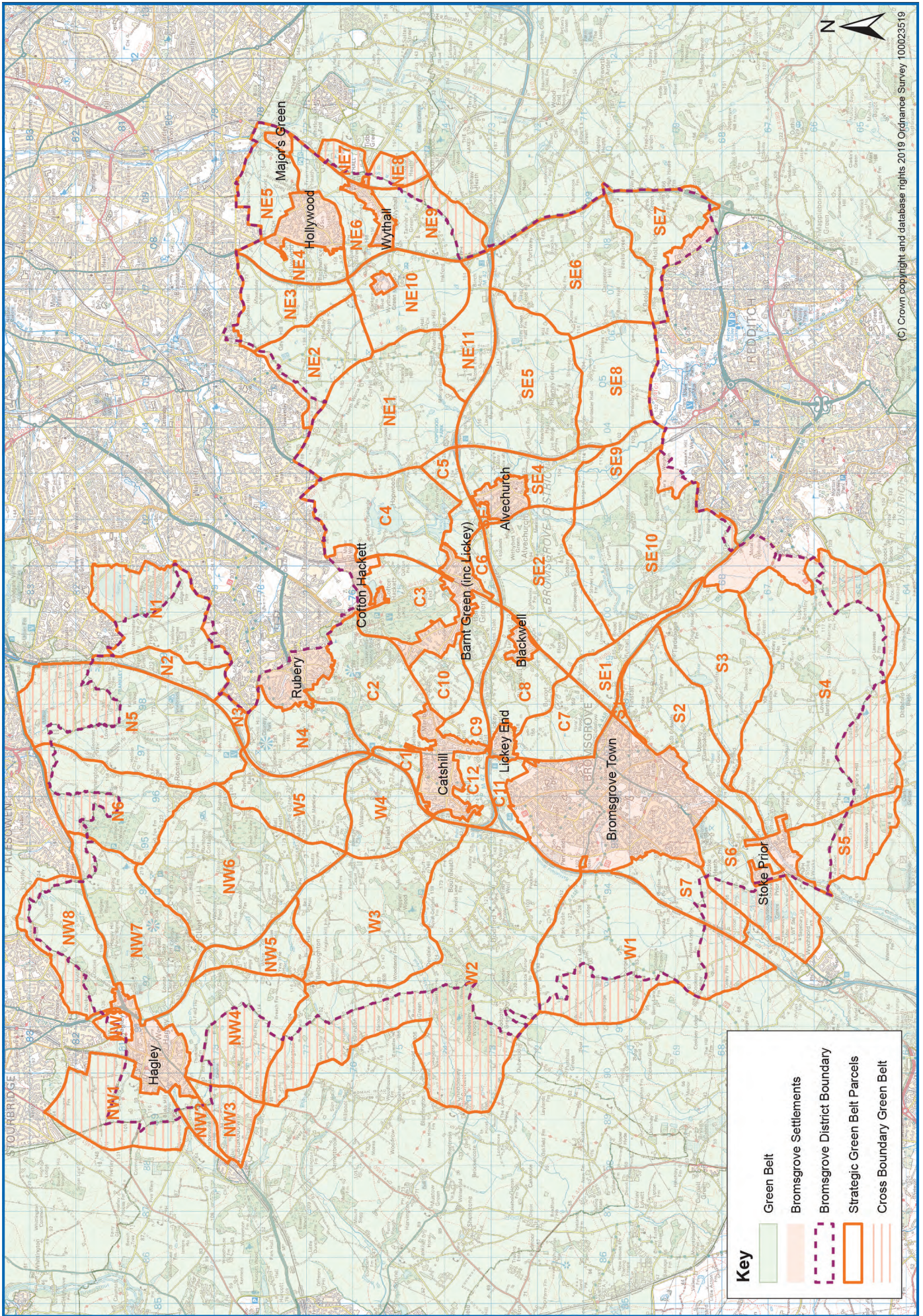
2.5 The Part One Assessment identifies which parcels of land perform the strongest and weakest against the three remaining Green Belt purposes. This document does not recommend any land being removed from the Green Belt, nor does it amend the Green Belt boundary in any way.

2.6 The outputs of this Part One Assessment are: Individual assessment proformas for each land parcel containing a detailed commentary on how each land parcel performs against each of the purposes with a rating afforded to it, tabulated results showing Strength of Contribution by each Purpose for all land parcels and maps of the District showing Strength of Contribution by Purpose.

3. Defining the study area and land parcels (Step 1)

3.1 The District's Green Belt has been split into 60 land parcels, which can be seen at Map 1. These land parcels have been defined using Ordnance Survey maps and aerial photography and use clear physical features such as motorways, A roads, B roads, some minor roads, railways and canals. The land parcels vary in size dependent on the existence of these permanent physical features. Based on the presence of these permanent features there are instances where the land parcel boundaries extend beyond the District boundary, as it is felt using a land parcel with strong defined boundaries is more robust with regard to the Green Belt, irrespective of administrative boundaries. The District has been divided into land parcels in order to establish the character of these areas and how they perform against the defined Green Belt purposes. The Council recognises that some of the identified land parcels are larger than others and due to this it is accepted that the character within a land parcel will be varied.

3.2 These land parcels have then been used to help describe the character of the Green Belt and to assess their contribution to the function of the Green Belt. The land parcels do not represent development boundaries and bear no relationship to sites where there is known development interest. Map 1 shows the extent of the land parcels and includes the Green Belt which extends wider than Bromsgrove.



Map 1: Strategic Green Belt Parcels



4. Assessments against Green Belt Purposes Results (Step 2)

4.1 The Assessments have been undertaken by Planning Officers using a combination of:

- Desk-top research and analysis - using aerial photography, Street View© images, Ordnance Survey mapping and topography data, and
- Site Visits - to explore the nature of the land parcel, the strength of boundaries and its relationship with settlements. These have involved a minimum of two Planning Officers per land parcel, with multiple points visited around each land parcel. Site visits were undertaken between June and July 2019.

4.2 Notes about the key features and land use of the land parcel have been recorded and a commentary against how the land parcel performs against each Green Belt has been provided. In order to complete this Assessment two guidance tools have been used: 'Green Belt Purposes - Explanation' provided at Appendix 1 and 'Green Belt Purposes - Assessment Criteria' provided at Appendix 2.

4.3 For each Green Belt Purpose a level of strength has been afforded ranging from Weak - Moderate - Strong. No overall conclusion has been drawn on the strength of each land parcel as a whole, rather, the commentary for each purposes and strength of contribution has formed the core of the analysis. Completed proformas can be seen at Appendix 3.

4.4 The following table provides a summary of the results of the proformas included at Appendix 3. Individual maps follow the summary table which show the results by each Green Belt purpose.

4.5 The Green Belt extent has not been included on the Green Belt purposes maps to ensure the maps are as clear as possible with regard to the assessment results.





Table 1: Summary Table showing the Strength of Contribution of each Land Parcel for each Green Belt Purpose

BDC Parcel	Name	BDC Parish	Other LA area	Purpose 1	Purpose 2	Purpose 3
C1	North of Catshill, East of M5	Catshill, North Marlbrook	NA	No contribution	Weak	Weak
C2	South of A38, Lydiate Ash	Lickey & Blackwell, Catshill & North Marlbrook	NA	Moderate	Strong	Moderate
C3	Lickey Hills and Cofton Hackett	Cofton Hackett	NA	Moderate	Strong	Moderate
C4	Bittell Reservoirs, South of Longbridge	Cofton Hackett, Barnt Green, Alvechurch	NA	Strong	Strong	Strong
C5	East of Barnt Green, North of M42	Barnt Green, Alvechurch	NA	No contribution	Strong	Strong
C6	South of Barnt Green, North of M42	Barnt Green	NA	No contribution	Strong	Strong
C7	East of Bromsgrove, North of A448	NA	NA	Strong	Strong	Strong
C8	South of M42, between Lickey End and Blackwell	Lickey and Blackwell	NA	No contribution	Strong	Moderate
C9	North of M42, SW of Barnt Green	Lickey and Blackwell	NA	No contribution	Strong	Moderate
C10	West of Barnt Green, East of Marlbrook	Lickey and Blackwell	NA	No contribution	Strong	Strong
C11	North of Bromsgrove, South of M42	NA	NA	Moderate	Strong	Moderate
C12	South of Catshill, North of M42	Catshill, North Marlbrook	NA	No contribution	Strong	Moderate
N1	Frankley	Frankley	Birmingham	Moderate	Strong	Strong
N2	East of M5, Frankley	Frankley	NA	Moderate	Strong	Strong
N3	East of M5, North of Gannow Green Lane	Romsley	NA	Strong	Weak	Moderate
N4	Waseley Hills	Romsley, Belbroughton	NA	Strong	Moderate	Strong
N5	West of the M5, East of B4551 at Romsley	Romsley, Hunnington, Frankley	Dudley	Strong	Strong	Strong
N6	Romsley village and Hunnington	Romsley, Hunnington	Dudley	Strong	Moderate	Moderate
NE1	East of A441, North of M42 including Weatheroak Hill	Alvechurch	NA	Strong	Moderate	Strong



Table 1: Summary Table showing the Strength of Contribution of each Land Parcel for each Green Belt Purpose *continued*

BDC Parcel	Name	BDC Parish	Other LA area	Purpose 1	Purpose 2	Purpose 3
NE2	South of Hawkesley, Headley Heath	Wythall	Birmingham	Strong	Moderate	Strong
NE3	South of Walker's Heath, West of A435	Wythall	Birmingham	Strong	Moderate	Strong
NE4	West of Hollywood, East of A435	Wythall	NA	Strong	Strong	Moderate
NE5	North East of Hollywood	Wythall	NA	Strong	Strong	Moderate
NE6	South of Hollywood, north of Wythall	Wythall	NA	No contribution	Strong	Moderate
NE7	North of Wythall, East of railway	Wythall	Solihull	No contribution	Moderate	Weak
NE8	South of Wythall, East of railway	Wythall	Solihull	No contribution	Weak	Strong
NE9	South of Wythall, East of A435	Wythall	Solihull	No contribution	Moderate	Strong
NE10	Wythall Green, West of A435	Wythall	NA	No contribution	Moderate	Strong
NE11	South of Weatheroak Hill, north of M42	Alvechurch, Beoley	NA	No contribution	Moderate	Moderate
NW1	West of Hagley	Hagley	Dudley, Wyre Forest, South Staffordshire	Strong	Strong	Strong
NW2	South West of Hagley	Hagley	Wyre Forest	No contribution	Strong	Strong
NW3	SSW of Hagley	Hagley	Wyre Forest	No Contribution	Strong	Strong
NW4	South of Hagley, including Holy Cross and Belbroughton	Hagley, Clent, Belbroughton	Wyre Forest	No contribution	Moderate	Moderate
NW5	West of A491 including Holy Cross and Belbroughton	Clent, Belbroughton	NA	No contribution	Moderate	Moderate
NW6	Clent Hills and south east of Clent	Clent, Romsley, Belbroughton	NA	No contribution	Moderate	Strong
NW7	Lower Clent and Adam's Hill	Clent, Hagley	Dudley	Strong	Strong	Strong
NW8	North of A456, South of Dudley	Hagley	Dudley	Strong	Strong	Strong
NW9	North of Hagley	Hagley	Dudley	Strong	Strong	Strong



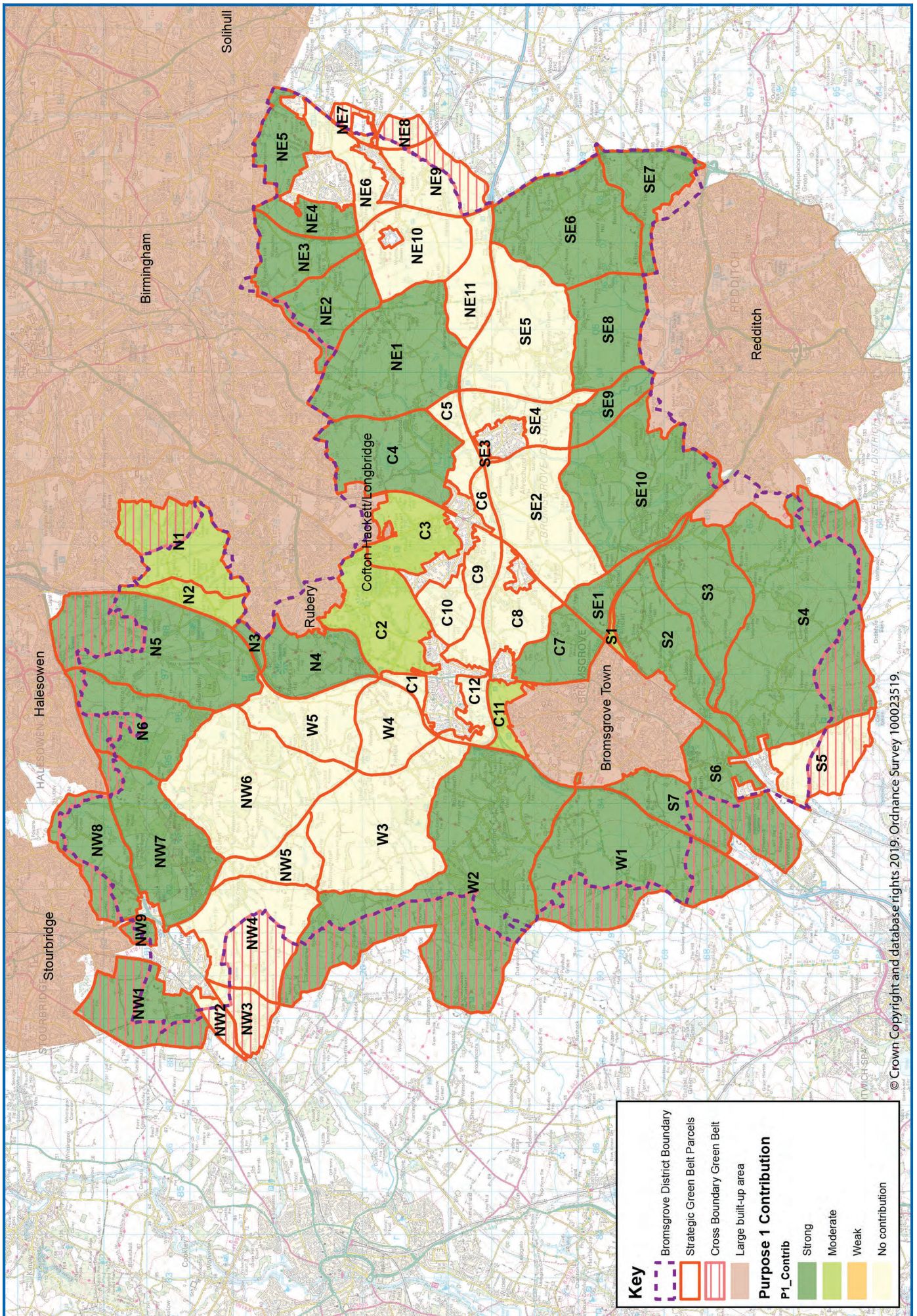
Table 1: Summary Table showing the Strength of Contribution of each Land Parcel for each Green Belt Purpose *continued*

BDC Parcel	Name	BDC Parish	Other LA area	Purpose 1	Purpose 2	Purpose 3
S1	Finstall and North of B4184	Finstall, Tutnall & Cobley	NA	Moderate	Weak	Weak
S2	SE of Bromsgrove, North of canal	Stoke, Finstall, Tutnall & Cobley	NA	Strong	Strong	Strong
S3	SE of Stoke Prior, Lower Bentley	Stoke, Finstall, Bentley & Pouncefoot, Tutnall & Cobley	NA	Strong	Moderate	Strong
S4	SE of Stoke Prior, Lower Bentley	Stoke, Bentley & Pouncefoot	Redditch, Wychavon	Strong	Strong	Strong
S5	South of Stoke Prior	Stoke	Wychavon	No contribution	Weak	Moderate
S6	South of Bromsgrove, East of Stoke Prior	Stoke	Wychavon	Strong	Strong	Moderate
S7	SW of Bromsgrove, East of M5	Dodford with Grafton, Stoke	Wychavon	Strong	Moderate	Moderate
SE1	Tutnall	Tutnall & Cobley, Bentley Pouncefoot	NA	Strong	Strong	Strong
SE2	East of Blackwell, West of Alvechurch	Tutnall & Cobley, Alvechurch	NA	No contribution	Strong	Strong
SE3	North of Alvechurch, South of M42	Alvechurch	NA	No contribution	Weak	Weak
SE4	South and East of Alvechurch	Tutnall & Cobley, Alvechurch	NA	No contribution	Moderate	Moderate
SE5	Rowney Green	Alvechurch, Beoley	NA	No contribution	Moderate	Moderate
SE6	Portway and Beoley	Beoley	NA	Strong	Moderate	Strong
SE7	Beoley and North of Redditch	Beoley	Stratford - Upon - Avon	Strong	Moderate	Strong
SE8	East of Bordesley, North of Redditch	Alvechurch, Beoley	NA	Strong	Moderate	Strong
SE9	Bordesley, South of Alvechurch, West of A441	Tutnall & Cobley, Alvechurch	NA	Strong	Moderate	Moderate
SE10	Hewell Grange and Brockhill	Tutnall & Cobley	Redditch	Strong	Moderate	Strong
W1	South of A448 (South of Dodford)	Dodford with Grafton	Wychavon	Strong	Moderate	Strong

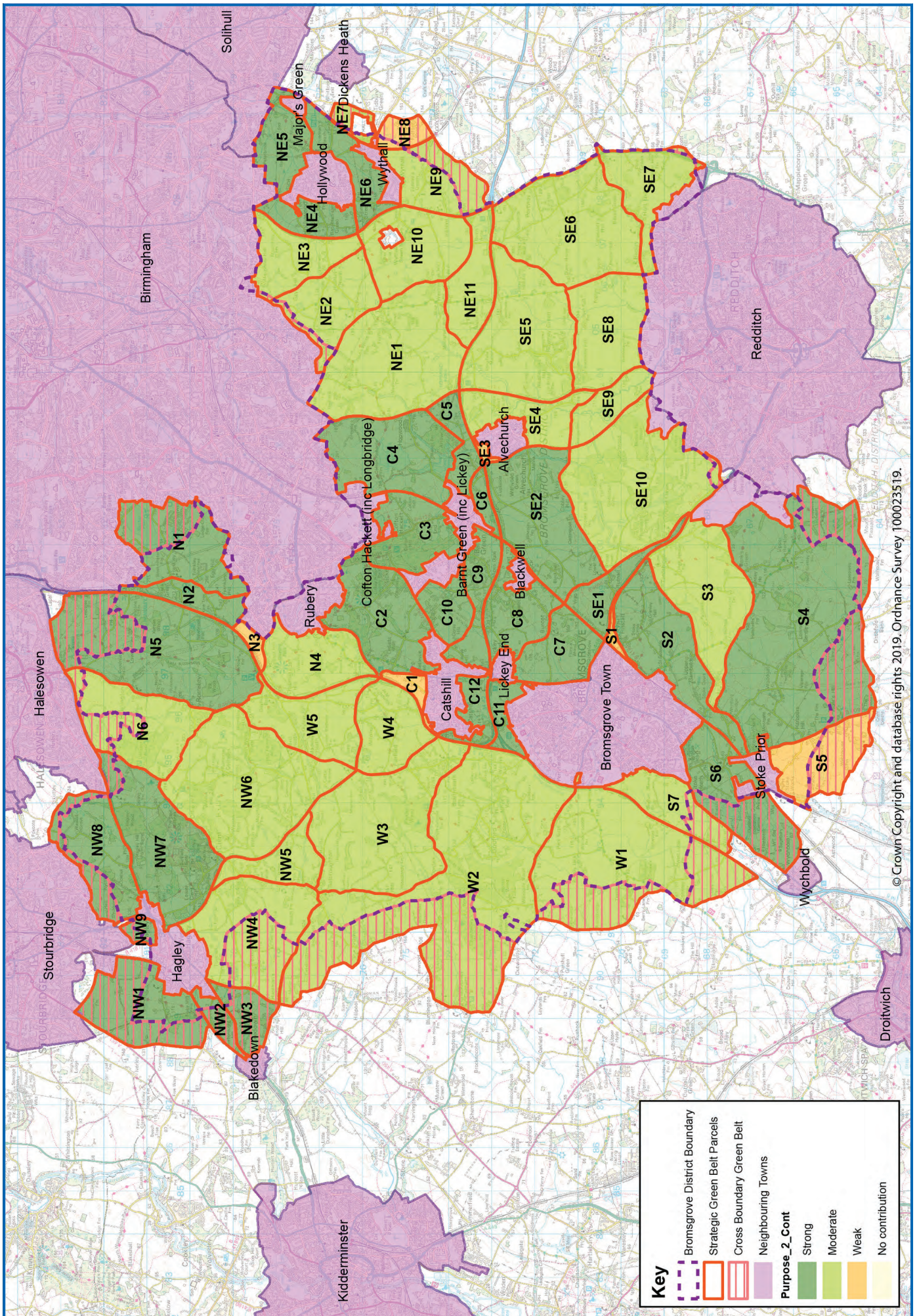


Table 1: Summary Table showing the Strength of Contribution of each Land Parcel for each Green Belt Purpose *continued*

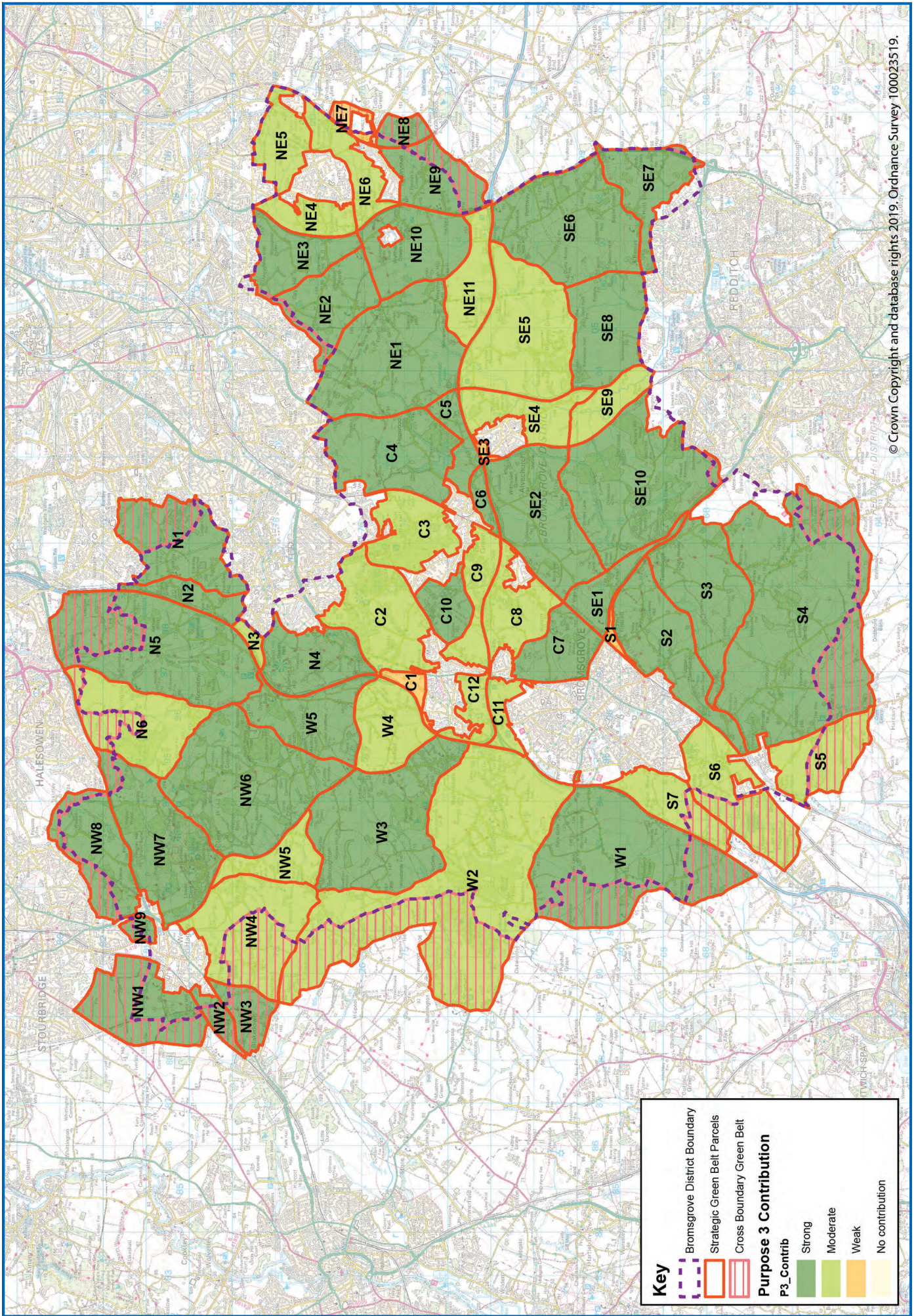
BDC Parcel	Name	BDC Parish	Other LA area	Purpose 1	Purpose 2	Purpose 3
W2	Dodford	Dodford with Grafton, Belbroughton, Bournheath	Wyre Forest	Strong	Moderate	Moderate
W3	South of Belbroughton and Fairfield	Belbroughton, Bournheath	NA	No contribution	Moderate	Strong
W4	Wildmoor and Fairfield	Belbroughton, Bournheath	NA	No contribution	Moderate	Moderate
W5	Madeley Heath and Dayhouse Bank	Romsley, Belbroughton	NA	No contribution	Moderate	Strong



Map 2: Purpose 1 - To check the unrestricted sprawl of large built-up areas



Map 3: Purpose 2 - To prevent neighbouring towns merging into one another



Map 4: Purpose 3 - To assist in safeguarding the countryside from encroachment



5. Final evaluation and 'sense check' (Step 3)

5.1 Following the completion of the individual proformas and mapping of the results, Officers conducted a series of scrutiny meetings to discuss the findings and ensure a robust and consistent approach was taken to the parcel assessments. These scrutiny meetings also gave Officers the opportunity to discuss anomalous results and provided the opportunity to take an overview of the results comprehensively.

6. Conclusions and next steps

6.1 Table 1 shows a summary identifying the Strength of Contribution for each Green Belt Purpose for each Land Parcel. The table demonstrates that it is impossible to draw an overall conclusion for each land parcel as in many instances they perform differently for each purpose. It also demonstrates that no overall conclusion can be drawn for the Bromsgrove Green Belt, but its varied function will inform further assessments, including the more detailed Part 2 assessments. This assessment has provided a starting point for these Part 2 assessments to occur. The intention of this Part 1 assessment is to consider the Green Belt parcels against the purposes of the Green Belt as set out in national guidance, the results of which are provided in the included maps and the following proformas.

6.2 The Part One Assessment identifies which parcels of land perform the strongest and weakest against the three remaining Green Belt purposes. This document does not recommend any land being removed from the Green Belt, nor does it amend the Green Belt boundary in any way.

6.3 The results of this assessment are not fixed indefinitely but provide a view at this point in time regarding the function of the Green Belt in summer 2019. The strength of Contribution of each parcel may be reassessed should compelling evidence come to light suggesting that the assessment results be re-examined.



Appendix 1 - Green Belt Purposes - Explanation

Extract from BDC Green Belt Purposes Assessment Methodology (August 2019)

Green Belt Purposes - Explanation

	NPPF Green Belt Purposes	Dictionary Definition of Terms / Further detail / Bromsgrove District Council Interpretation and application	
1	To check the unrestricted sprawl of large built-up areas	<p>Definition</p>	<p>Sprawl - spread out over a large area in an untidy or irregular way. (Oxford Dictionary Online)</p> <p>Large built-up areas - Built-up areas are defined as land which is 'irreversibly urban in character', meaning that they are characteristic of a village, town or city. (ONS, 2011 Census). Large built-up areas are therefore taken to be towns and cities or any area with significant urbanisation.</p>
		<p>Further detail</p>	<p>Evidence of sprawl could include ribbon development along main roads leading out of towns or villages or the existence of urban features. The continuation of unrestricted urban sprawl can be prevented by the containment properties of strong defensible boundaries. Development is not considered to be sprawl if it is planned and considered acceptable. Further information on what is considered to be a defensible boundary can be found at paragraph 6.5.</p>
		<p>BDC interpretation and application</p>	<p>For the purpose of this assessment, large built-up areas are to be defined as those nearby towns and areas which are part of the Birmingham conurbation, plus any other nearby freestanding settlements. For clarity when referring to a 'large built up area' this only relates to the physical built up, urbanised area. For example Cofton Hackett is listed as a large built up area in Table 3, this refers to the built up area only, not the wider area of Cofton Hackett. These areas are listed below.</p> <p>Large built-up areas included for this purpose are: Bromsgrove Town Cofton Hackett/Longbridge (as part of the conurbation) Rubery (as part of the conurbation) Birmingham Solihull Halesowen Stourbridge Redditch</p>



Green Belt Purposes - Explanation *continued*

	NPPF Green Belt Purposes	Dictionary Definition of Terms / Further detail / Bromsgrove District Council Interpretation and application																									
2	To prevent neighbouring towns from merging	<p>Definition</p>	<p>Towns - a built-up area with a name, defined boundaries, and local government, that is larger than a village and generally smaller than a city (Oxford Dictionary Online).</p> <p>Merging - the physical or visual linking of two settlements or areas of built form.</p>																								
		<p>Further detail</p>	<p>Key to the assessment of this purpose will be consideration of the existing pattern of development and the need to protect key gaps between towns and other settlements.</p> <p>Existing ribbon development along main roads will also be relevant to the consideration of this purpose as this can form links between towns.</p>																								
		<p>BDC interpretation and application</p>	<p>No national policy guidance is given on what might constitute a 'town'. For the purpose of this assessment, towns are to be defined as all the settlements currently excluded from the Green Belt within Bromsgrove District, plus settlements outside of the District of a similar size (or larger), where there appears to be a relationship with Bromsgrove District. These are listed below.</p> <p>Towns included for this purpose are:</p> <table border="0"> <tr> <td>Bromsgrove Town</td> <td>Alvechurch</td> </tr> <tr> <td>Barnt Green (inc. Lickey)</td> <td>Blackwell</td> </tr> <tr> <td>Catshill</td> <td>Cofton Hackett (inc. Longbridge)</td> </tr> <tr> <td>Hagley</td> <td>Hollywood</td> </tr> <tr> <td>Lickey End</td> <td>Major's Green</td> </tr> <tr> <td>Rubery</td> <td>Stoke Prior</td> </tr> <tr> <td>Wythall</td> <td>Birmingham</td> </tr> <tr> <td>Solihull</td> <td>Halesowen</td> </tr> <tr> <td>Stourbridge</td> <td>Kidderminster</td> </tr> <tr> <td>Redditch</td> <td>Dickens Heath</td> </tr> <tr> <td>Blakedown</td> <td>Wychbold</td> </tr> <tr> <td>Droitwich Spa</td> <td></td> </tr> </table>	Bromsgrove Town	Alvechurch	Barnt Green (inc. Lickey)	Blackwell	Catshill	Cofton Hackett (inc. Longbridge)	Hagley	Hollywood	Lickey End	Major's Green	Rubery	Stoke Prior	Wythall	Birmingham	Solihull	Halesowen	Stourbridge	Kidderminster	Redditch	Dickens Heath	Blakedown	Wychbold	Droitwich Spa	
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Droitwich Spa																											



Green Belt Purposes - Explanation *continued*

	NPPF Green Belt Purposes	Dictionary Definition of Terms / Further detail / Bromsgrove District Council Interpretation and application	
3	To assist in safeguarding the countryside from encroachment	Definition	<p>Countryside - open land with an absence of built development and urbanising influences, and characterised by rural land uses including agriculture and forestry.</p> <p>Encroachment - a gradual advance beyond usual or acceptable limits (Oxford Dictionary Online).</p>
		Further detail	<p>Key to the countryside is the sense of openness, which can be defined as the absence of built development or other urbanising elements (i.e. not openness in a landscape character sense which concerns topography and woodland/hedgerow cover).</p>
		BDC interpretation and application	<p>There is no need to apply a localised interpretation to this Green Belt purpose.</p>
4	To preserve the setting and special character of historic towns	Definition	<p>Historic town - settlement or place with historic features identified in local policy or through Conservation Area or other historic designation(s).</p>
		Further detail	<p>An example of the Green Belt serving this purpose would be a settlement where the historic area or centre is contextualised by rural features, such as views around properties within the historic area. The Green Belt around the cities of Oxford and Cambridge provides a very good example of where this purpose is strongly fulfilled.</p>
		BDC interpretation and application	<p>It is acknowledged there are many Conservation Areas within the Bromsgrove Green Belt and also in neighbouring districts adjacent to the Bromsgrove Green Belt. However these areas not classed as 'historic towns' and therefore the only area within Bromsgrove this criterion would relate to is the historic core of Bromsgrove town, located in the Town Centre. There is a considerable amount of development located between the historic core of the Conservation Area and the Green Belt. Therefore it is considered that in reality this purpose would have very little relevance when assessing the land parcels and will not be considered when assessing the Bromsgrove Green Belt.</p> <p>For clarity, the historic environment is an important consideration with regard to potential development sites and will feature during the Site Selection process.</p>



Green Belt Purposes - Explanation *continued*

	NPPF Green Belt Purposes	Dictionary Definition of Terms / Further detail / Bromsgrove District Council Interpretation and application	
5	To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Definition	Urban regeneration - the process of improving derelict or dilapidated districts of a city, typically through redevelopment. (Oxford Dictionary Online).
		Further detail	An example of the Green Belt serving this role could be where development in the Green Belt is likely to make nearby brownfield land unattractive to develop. Regeneration initiatives in the vicinity would be relevant considerations.
		BDC interpretation and application	<p>There has been much consideration across the country as to whether there is value in performing an assessment against this purpose. Planning Advisory Service (PAS) Guidance¹ suggests that if the process has been properly followed, the ability to accommodate development within the urban area will have been fully explored prior to considering land within the Green Belt. It goes on to say that if this is the case, then it could be said that all Green Belt achieves this purpose to the same extent. Many studies choose to omit this purpose as they conclude that every land parcel would perform the same when measured against it, therefore adding no value to the overall assessment.</p> <p>In the case of the West Midlands Green Belt, although the Green Belt was established to stop major urban areas and also smaller towns and cities from merging together, it has clearly played a key role in assisting the urban regeneration of the Birmingham conurbation and the reuse of brownfield land outside of the Green Belt elsewhere. Ultimately, it will be difficult to establish the role of one specific land parcel within Bromsgrove District over another in assisting urban regeneration, or to attribute specific evidence to this.</p> <p>For this purpose, the land parcels could all be rated equally or not at all, but neither approach would provide any real analysis. Therefore, whilst the Council acknowledges the value of the fifth purpose when considering the Green Belt across the country, it is considered that in reality this purpose would have very little relevance when assessing the land parcels and will not be considered when assessing the Bromsgrove Green Belt.</p>

◆ 1. *Planning on the Doorstep: The Big Issues - Green Belt (February 2015)*

Appendix 2 - Green Belt Purposes - Assessment Criteria

Green Belt Purposes - Assessment Criteria

NPPF Green Belt Purpose	Context in Bromsgrove District	Assessment Considerations	Strength of Contribution														
<p>1 To check the unrestricted sprawl of large built-up areas</p>	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="418 1332 491 1780">"Large Built-up areas"</th> </tr> </thead> <tbody> <tr> <td data-bbox="491 1594 624 1780">Within Bromsgrove District</td> <td data-bbox="491 1332 624 1594">In Neighbouring Local Authorities</td> </tr> <tr> <td data-bbox="624 1594 727 1780">Bromsgrove Town</td> <td data-bbox="624 1332 727 1594">Birmingham (Birmingham CC)</td> </tr> <tr> <td data-bbox="727 1594 935 1780">Cofton Hackett/ Longbridge (as part of the conurbation)</td> <td data-bbox="727 1332 935 1594">Halesowen (Dudley MBC)</td> </tr> <tr> <td data-bbox="935 1594 1075 1780">Rubery (as part of the conurbation)</td> <td data-bbox="935 1332 1075 1594">Redditch (Redditch BC)</td> </tr> <tr> <td data-bbox="1075 1594 1182 1780"></td> <td data-bbox="1075 1332 1182 1594">Solihull (Solihull MBC)</td> </tr> <tr> <td data-bbox="1182 1594 1279 1780"></td> <td data-bbox="1182 1332 1279 1594">Stourbridge (Dudley MBC)</td> </tr> </tbody> </table>	"Large Built-up areas"		Within Bromsgrove District	In Neighbouring Local Authorities	Bromsgrove Town	Birmingham (Birmingham CC)	Cofton Hackett/ Longbridge (as part of the conurbation)	Halesowen (Dudley MBC)	Rubery (as part of the conurbation)	Redditch (Redditch BC)		Solihull (Solihull MBC)		Stourbridge (Dudley MBC)	<p>The extent to which the land prevents the uncontrolled spread of the built-up area.</p> <p>The level of openness (defined as the absence of built development or other urbanising elements).</p> <p>The strength of the existing boundary features or presence of an alternative boundary within the land parcel.</p> <p><u>The presence of existing development which constitutes sprawl, such as ribbon development along key routes or other sporadic development.</u></p>	<p>Strong</p> <p>Land parcel is immediately adjacent to a large built-up area, is largely free from development which could constitute sprawl and has a strong level of openness. There is a strong defensible boundary adjacent to the built-up area and therefore containing it.</p> <p>Moderate</p> <p>Land parcel is adjacent to a large built-up area, is mostly free from development which could constitute sprawl and has a fairly strong level of openness. There is a complete or partial defensible boundary adjacent to the built-up area.</p> <p>Weak</p> <p>Land parcel is adjacent to a large built-up area but shows evidence of urban sprawl, limiting the openness of the land parcel. There is only a partial or in some cases no defensible boundary adjacent to the built-up area.</p> <p>No Contribution</p> <p>Land parcel is not adjacent to a large built-up area and does not play a role in preventing the sprawl of these areas.</p>
"Large Built-up areas"																	
Within Bromsgrove District	In Neighbouring Local Authorities																
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Rubery (as part of the conurbation)	Redditch (Redditch BC)																
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	Stourbridge (Dudley MBC)																

Green Belt Purposes - Assessment Criteria *continued*

	NPPF Green Belt Purpose	Context in Bromsgrove District	Assessment Considerations	Strength of Contribution																														
2	To prevent neighbouring towns from merging	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="248 1337 322 1785">"Neighbouring towns"</th> </tr> <tr> <th data-bbox="322 1615 453 1785">Within Bromsgrove District</th> <th data-bbox="322 1337 453 1615">In Neighbouring Local Authorities</th> </tr> </thead> <tbody> <tr> <td data-bbox="453 1615 555 1785">Bromsgrove Town</td> <td data-bbox="453 1337 555 1615">Birmingham (Birmingham CC)</td> </tr> <tr> <td data-bbox="555 1615 619 1785">Alvechurch</td> <td data-bbox="555 1337 619 1615">Blakedown (Wyre Forest)</td> </tr> <tr> <td data-bbox="619 1615 721 1785">Bart Green (inc. Lickey)</td> <td data-bbox="619 1337 721 1615">Dickens Heath (Solihull MBC)</td> </tr> <tr> <td data-bbox="721 1615 785 1785">Blackwell</td> <td data-bbox="721 1337 785 1615">Droitwich Spa (Wychavon)</td> </tr> <tr> <td data-bbox="785 1615 849 1785">Catshill</td> <td data-bbox="785 1337 849 1615">Halesowen (Dudley MBC)</td> </tr> <tr> <td data-bbox="849 1615 983 1785">Cofton Hackett (inc. Longbridge)</td> <td data-bbox="849 1337 983 1615">Kidderminster (Wyre Forest BC)</td> </tr> <tr> <td data-bbox="983 1615 1046 1785">Hagley</td> <td data-bbox="983 1337 1046 1615">Redditch (Redditch BC)</td> </tr> <tr> <td data-bbox="1046 1615 1110 1785">Hollywood</td> <td data-bbox="1046 1337 1110 1615">Solihull (Solihull MBC)</td> </tr> <tr> <td data-bbox="1110 1615 1174 1785">Lickey End</td> <td data-bbox="1110 1337 1174 1615">Stourbridge (Dudley MBC)</td> </tr> <tr> <td data-bbox="1174 1615 1238 1785">Major's Green</td> <td data-bbox="1174 1337 1238 1615">Wychbold (Wychavon)</td> </tr> <tr> <td data-bbox="1238 1615 1302 1785">Rubery</td> <td></td> </tr> <tr> <td data-bbox="1302 1615 1366 1785">Stoke Prior</td> <td></td> </tr> <tr> <td data-bbox="1366 1615 1430 1785">Wythall</td> <td></td> </tr> </tbody> </table>	"Neighbouring towns"		Within Bromsgrove District	In Neighbouring Local Authorities	Bromsgrove Town	Birmingham (Birmingham CC)	Alvechurch	Blakedown (Wyre Forest)	Bart Green (inc. Lickey)	Dickens Heath (Solihull MBC)	Blackwell	Droitwich Spa (Wychavon)	Catshill	Halesowen (Dudley MBC)	Cofton Hackett (inc. Longbridge)	Kidderminster (Wyre Forest BC)	Hagley	Redditch (Redditch BC)	Hollywood	Solihull (Solihull MBC)	Lickey End	Stourbridge (Dudley MBC)	Major's Green	Wychbold (Wychavon)	Rubery		Stoke Prior		Wythall		<p>The degree to which the land prevents the merging (visual or physical) of settlements.</p> <p>The level of openness (defined as the absence of built development or other urbanising elements).</p> <p><u>Character of the settlements concerned - are there existing features or patterns of development which mean they are at risk of merging?</u></p> <p><u>Consider the evidence of ribbon and sporadic development.</u></p>	<p>Strong</p> <p>Land parcel constitutes <i>all or most of a gap</i> between settlements. Loss of openness in this land parcel would cause visual or physical merging or <i>substantially reduce the existing gap</i>.</p> <p>Moderate</p> <p>Land parcel constitutes the <i>majority of a gap</i> between settlements (or does so in conjunction with other land parcels). Loss of openness would either physically or visually have a <i>negative impact on the existing gap</i>.</p> <p>Weak</p> <p>Land parcel is <i>not pivotal in providing a gap</i> between settlements. Loss of openness in this land parcel would not cause a significant visual or physical sense of merging.</p> <p>No Contribution</p> <p>Land parcel does not play a role in preventing the merging of settlements.</p>
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Green Belt Purposes - Assessment Criteria *continued*

	NPPF Green Belt Purpose	Context in Bromsgrove District	Assessment Considerations	Strength of Contribution
3	To assist in safeguarding the countryside from encroachment	There is no need to apply a localised interpretation to this Green Belt purpose.	<p>The rural sense of the area, including consideration of development and other urbanising features.</p> <p>Countryside characteristics - an open landscape, which is natural, semi-natural or farmed.</p> <p>Topography and land uses.</p> <p>Evidence of existing encroachment eg. <u>urban features such as street lights, extensive pavements, floodlights or areas of hard standing.</u></p>	<p>Strong</p> <p>Land parcel has a <i>very strong rural sense</i>, is largely open and exhibits many countryside characteristics, has no or very little urbanising development.</p> <p>Moderate</p> <p>Land parcel <i>has a rural sense</i> and exhibits countryside characteristics but there may be some urban features affecting openness.</p> <p>Weak</p> <p>Land parcel has a <i>limited rural sense</i> and exhibits few countryside characteristics. Land parcel also contains urban features which have a negative impact on openness.</p> <p>No Contribution</p> <p>Land parcel lacks countryside characteristics and contains many urban features.</p>



**If you need this information
in another language or format,
please contact us to discuss how we
can best meet your needs.**

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Email:

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Bromsgrove
District Council

www.bromsgrove.gov.uk

Green Belt Purposes Part One Assessment

Bromsgrove District Council

**Planning and Regeneration • Parkside • Market Street • Bromsgrove
Worcestershire B61 8DA**