



**Green Belt Purposes Part One
Assessment**

**Appendix 3
Green Belt Parcel Proformas**

Parcels SE1 - SE10



**Bromsgrove
District Council**

www.bromsgrove.gov.uk

Strategic Parcel Ref:	SE1
Name of Parcel	Tutnall

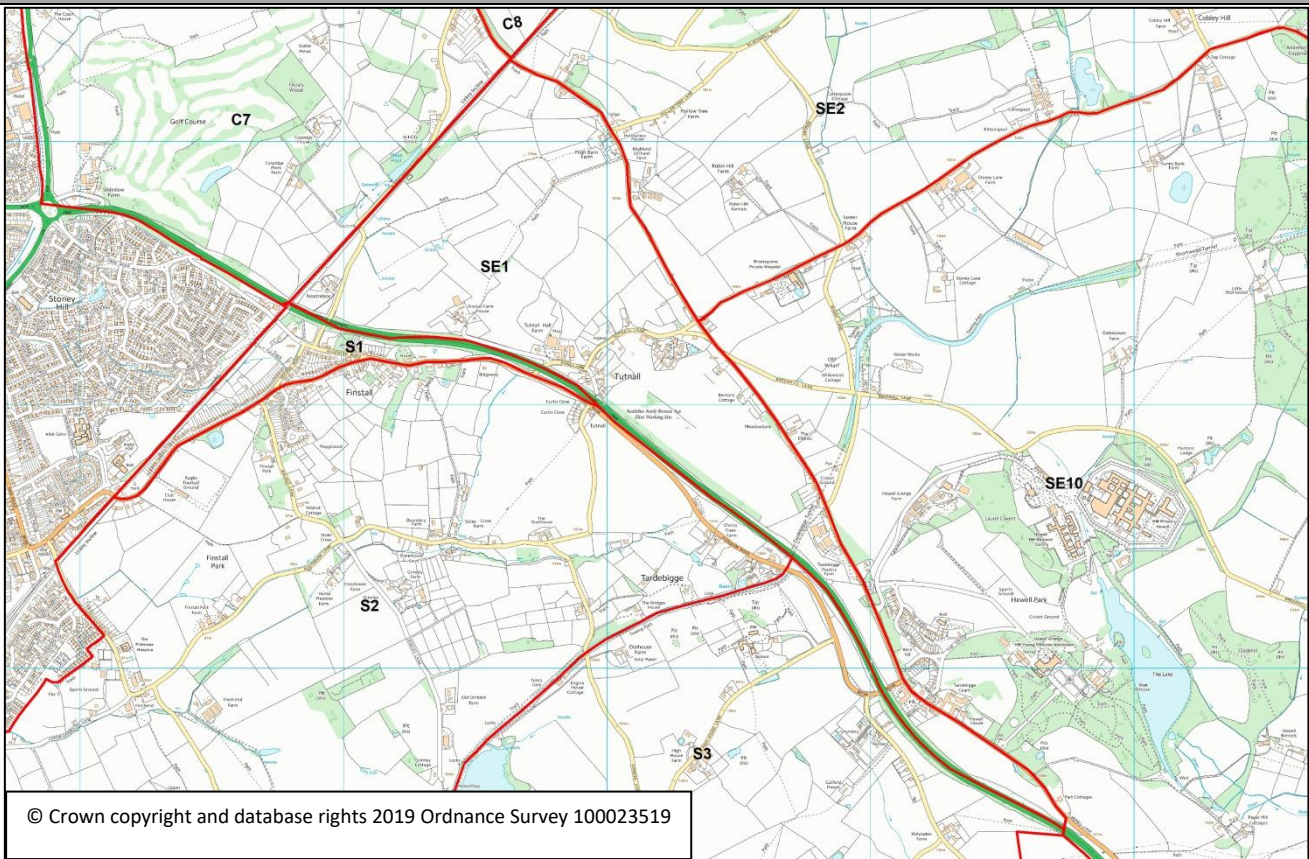
Strategic Parcel Ref	SE1
Name of Parcel	Tutnall
Parcel size (ha)	159
Parish/es	Tutnall & Cobley, Bentley Pauncefoot
Other LPA Area	N/A

Description of Parcel

Parcel SE1 is located centrally within the district, to the east of Bromsgrove urban area and is a small, irregular, triangular shape which is extremely narrow to the east/south-east. The parcel is very open and largely agricultural, with some farm buildings in the west of the parcel and a small collection of dwellings in the centre of the parcel in the hamlet of Tutnall around Tutnall Close and Tutnall Grange. There are also a small number of commercial storage buildings and a public house located off Hewell Lane, towards the south-east of the parcel.

Being triangular in shape there are in effect only three boundaries to the parcel, being the B4096 Hewell Lane to the north and east, the A448 Bromsgrove Highway to the south and the Birmingham-Worcester (via Bromsgrove) railway line to the west. The parcel is relatively flat with some higher ground (170m) to the north at High Barn Farm south of Hewell Lane and a steeper fall in the south-west corner of the parcel adjacent to the railway line boundary (lows of 110m).

Map of Parcel



Strategic Parcel Ref:	SE1
Name of Parcel	Tutnall

Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built up areas of Bromsgrove and Redditch and is largely free from development that might constitute sprawl. The boundaries adjacent to the large built up areas are considered to be strong, permanent boundaries comprising a railway line and a dual carriageway (A448).	Strong
2	To prevent neighbouring towns from merging	Parcel SE1 constitutes the entire gap between Bromsgrove and Redditch, albeit narrowing significantly to the south-east as the parcel gets closer to Redditch along the B4096 Hewell Lane. In this respect the parcel is adjacent to the settlement at a specific point rather than along an entire boundary. The western side of the parcel also forms part of the gap between Bromsgrove and Blackwell, in conjunction with parcels C7, C8 and SE2.	Strong
3	To assist in safeguarding the countryside from encroachment	The parcel has a strong rural sense and is almost entirely made up of agricultural land, with more undulating views in the west of the parcel. The parcel exhibits many countryside characteristics and is largely open and free from development. There are very few urbanising influences within the parcel. Residential development in the hamlet of Tutnall is mainly isolated and characteristic of the rural setting. The public house and small commercial site off the B4096 Hewell Lane are more akin to urbanising development however neither of these sites is significant enough to detract from the openness of the parcel or the overall strong rural sense.	Strong

Strategic Parcel Ref	SE2
Name of Parcel	East of Blackwell, West of Alvechurch
Parcel size (ha)	568
BDC Parish/es	Tutnall & Cobley, Alvechurch
Other LPA Area	N/A

Description of Parcel

Parcel SE2 is located centrally within the district, lying between and adjacent to the settlements of Alvechurch and Blackwell, with Barnt Green slightly further to the north (beyond the M42), Redditch some way further to the south and Bromsgrove town further to the west.

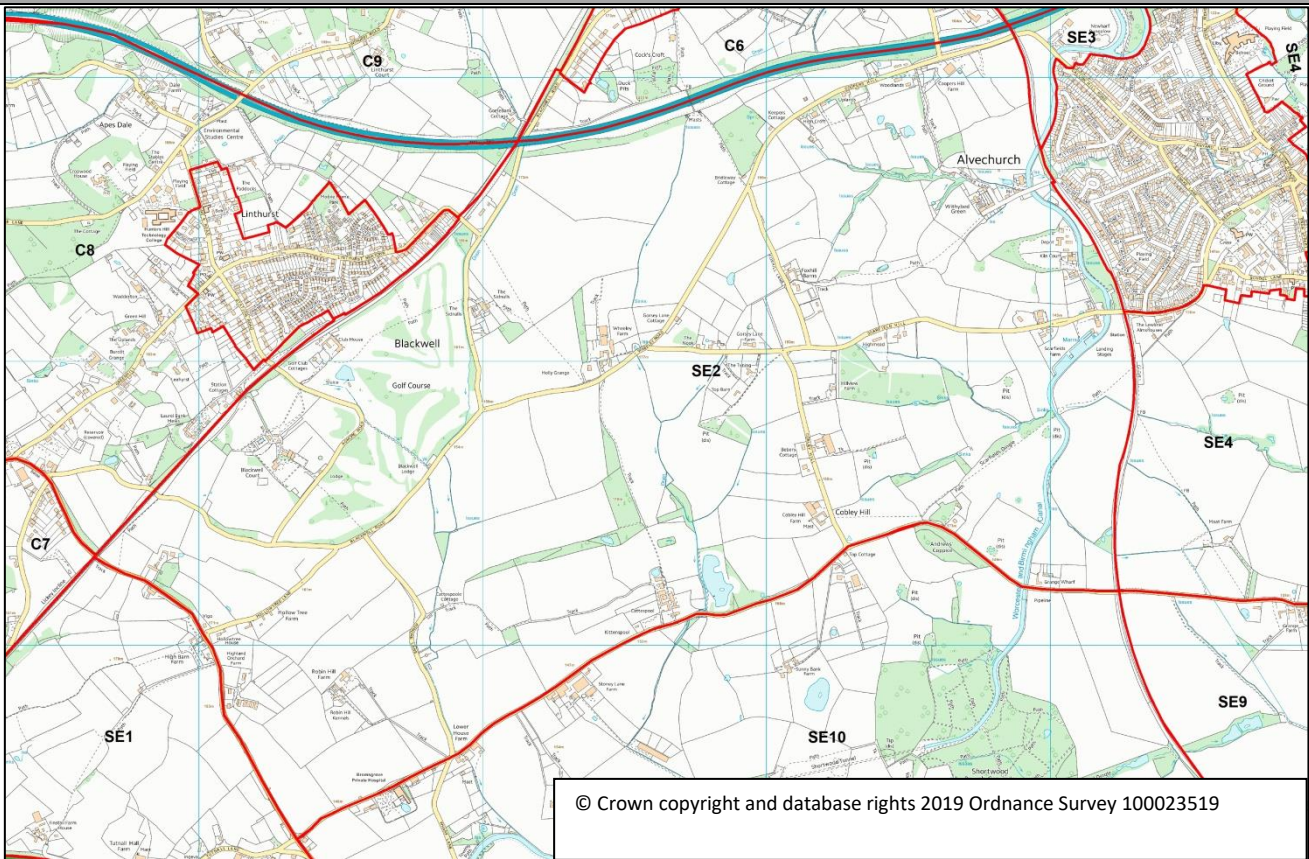
The parcel is very open and almost entirely made up of agricultural land, particularly on higher ground and the slopes around the Cobley Hill area. Blackwell Golf Club is also located in the west/north-west of the parcel. There are a large number of farmsteads scattered across the parcel and some isolated rural dwellings located along lanes crossing the parcel, including Stoney Lane, Cobley Hill, Scarfield Hill, Wheeley Road and Hollow Tree Lane.

The Worcester and Birmingham Canal runs in a north-south direction on the eastern side of the parcel, around the western side of the settlement of Alvechurch. In this location the parcel also contains Withybed Moorings, the Crown Inn Public House and a small collection of dwellings off Withybed Lane and the former Brick Works and Alvechurch Marina/the Weighbridge Public House either side of Scarfield Hill.

The parcel is bounded to the north by the M42, to the east by the Birmingham-Redditch ('Cross City') railway line, to the south by Grange Lane and Stoney Lane (including a small section of the B4096 Hewell Lane to the south-west), and to the west by the Birmingham-Worcester (via Bromsgrove) railway line.

Land within the parcel rises significantly from both the east (along Coopers Hill, Scarfield Hill and Grange Lane) and west (along Stoney Lane and Wheeley Road) to higher ground in the centre and north of the parcel around Cobley Hill and Withybed Green (200m). The land then slopes away more gradually towards Blackwell in the west of the parcel.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	Land parcel is not adjacent to a large built-up area and does not play a role in preventing the sprawl of these areas.	No Contribution
2	To prevent neighbouring towns from merging	<p>Being centrally located within the district, Parcel SE2 is surrounded by a number of settlements and therefore plays a role in preventing a number of these from merging.</p> <p>The parcel constitutes the entire gap in an east-west direction between Alvechurch and Blackwell. Due to the higher ground in the centre of the parcel, a loss of openness to the east or west of the parcel may not lead to visual merging between these settlements, however it would still cause physical merging and would substantially reduce the existing gap between these settlements.</p> <p>In conjunction with several other neighbouring Green Belt parcels, the parcel also plays a role in preventing the merging of Alvechurch with Bromsgrove and Redditch respectively, and Blackwell with these same two settlements.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	<p>The parcel has a very strong rural sense and is predominantly made up of agricultural land. The parcel exhibits many countryside characteristics including a number of traditional farmsteads, and the presence of Blackwell Golf Club in the west of the parcel is an appropriate Green Belt land use and does not detract from the openness of the parcel.</p> <p>There is very little urbanising development in the parcel, with what little there is being located in the east of the parcel near to the western edge of Alvechurch. The canal moorings/marina and adjacent public houses can be considered to be appropriately sited in this location, whilst the former brick works site which is a larger brownfield influence is well screened and does not detract from the openness of the parcel.</p>	Strong

Strategic Parcel Ref	SE3
Name of Parcel	North of Alvechurch, South of M42
Parcel size (ha)	14
BDC Parish/es	Alvechurch
Other LPA Area	N/A

Description of Parcel

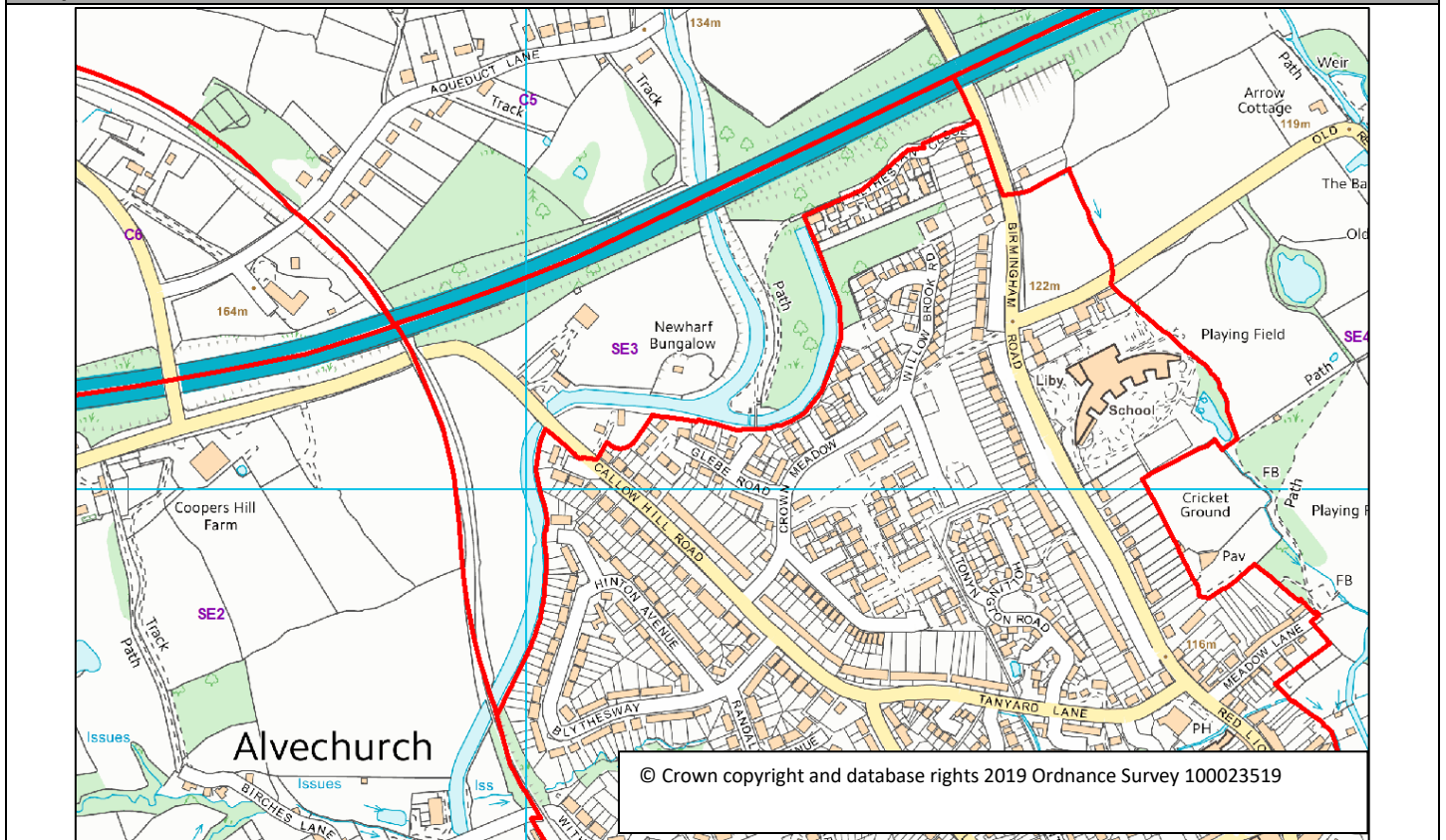
Parcel SE3 is a very small, triangular shaped parcel located centrally within the district, lying on the north-west edge of Alvechurch between the settlement edge and the M42. The parcel is generally open although due to its size has a feeling of being enclosed on all sides.

The parcel is split between a landscape/vegetation buffer separating Alvechurch and the M42 to the east, and pasture land to the west. The Worcester-Birmingham Canal crosses the centre of the parcel before forming the south-western boundary alongside the settlement edge of Alvechurch. Callow Hill Road also crosses the parcel in the west with a small number of rural cottage type dwellings accessed from this lane.

The parcel is bounded by the M42 to the north with a very short section of the Birmingham Road, between the M42 and Althestan Close, forming in effect the eastern boundary. The southern boundary of the parcel is formed by the settlement edge of Alvechurch, made up by Althestan Close and the Worcester-Birmingham Canal (including an overflow channel), with the rear of residential properties beyond. The western boundary is formed by the Birmingham-Redditch ('Cross City') railway line.

The parcel is relatively flat (at a fairly consistent height of 140m) and only gradually rises from east to west.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	Land parcel is not adjacent to a large built-up area and does not play a role in preventing the sprawl of these areas.	No Contribution
2	To prevent neighbouring towns from merging	The parcel lies between the settlements of Alvechurch and Barnt Green however it is not considered to be pivotal in providing a physical or visual gap between the two. In the context of both the size of the parcel and the boundary of the M42 to the north being on higher ground above the parcel, a loss of openness in this parcel would not cause a significant physical or visual sense of merging.	Weak
3	To assist in safeguarding the countryside from encroachment	Parcel SE3 has a limited rural sense and due to its location and scale being more akin to an urban-rural fringe location, exhibits few countryside characteristics. The land within the parcel is predominantly pasture land, vegetation/landscape buffer and the canal. However the size of the parcel and the proximity to both the settlement edge of Alvechurch and the M42 means there is a negative impact on the sense of openness and rurality of the parcel.	Weak

Strategic Parcel Ref	SE4
Name of Parcel	South and East of Alvechurch
Parcel size (ha)	243
Parish/es	Tutnall & Cobley, Alvechurch
Other LPA Area	NA

Description of Parcel

The parcel lies to the south and east of Alvechurch village. The northern boundary follows the central line of the M42 motorway. The eastern boundary then runs in a southerly direction along the centre of the A441 dual carriageway to the intersection at Bordesley with the Redditch Road. The boundary follows the Redditch Road in a northerly direction to its intersection with Grange Lane, and then follows Grange Lane in a westerly direction to its intersection with the railway line. The westernmost boundary follows the route of the railway line in a northerly direction until it intersects with the southern extent of Alvechurch village. The boundary follows the route of Station Road and then follows the rear property boundaries of School Lane. The boundary then follows the rear property boundaries of the easternmost extent of the built form in Alvechurch until its intersection with the M42 motorway.

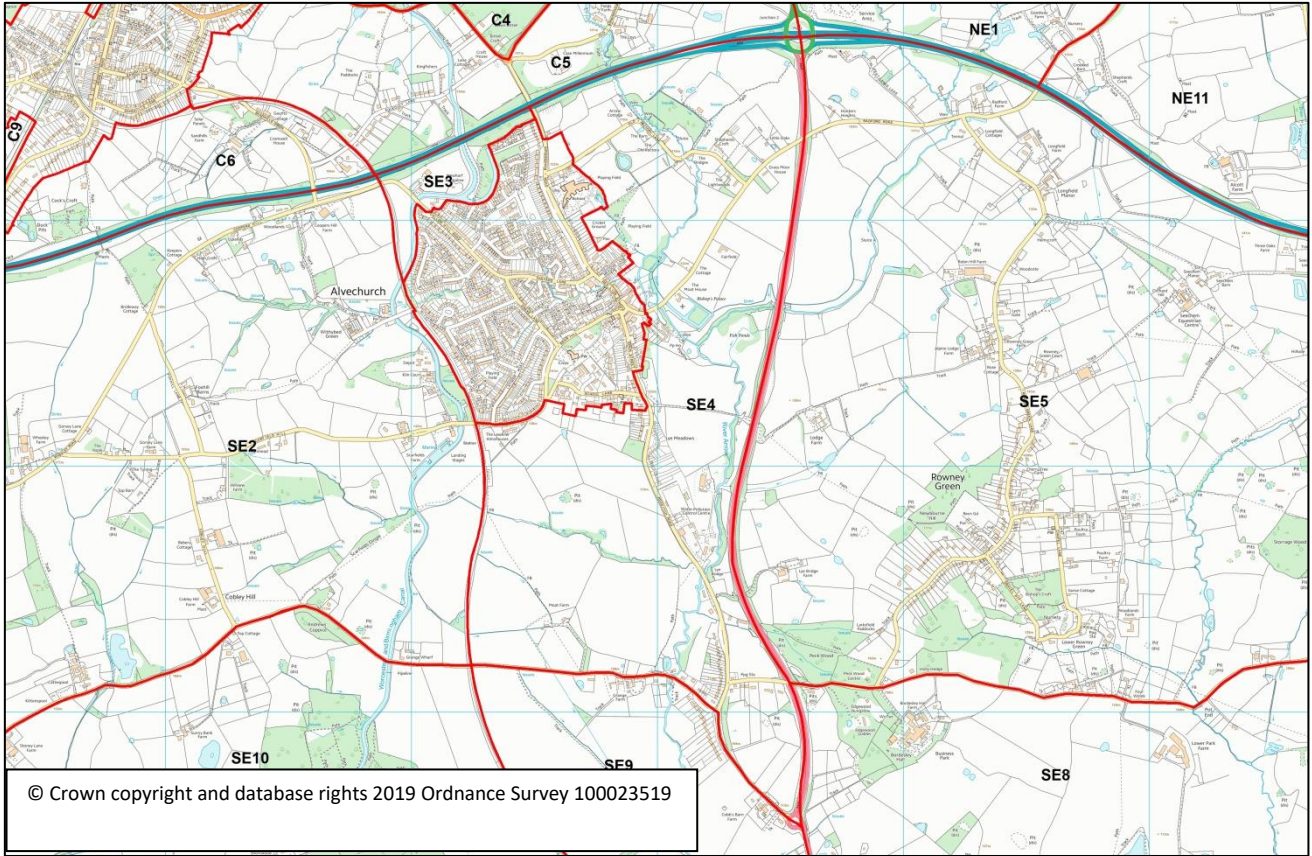
The Redditch Road bisects the site in a north/ south direction. The land between the Redditch Road and the western boundary of the railway line is predominantly rural in nature and largely free from development, but demonstrates signs of ribbon development both northwards from Bordesley and southwards from Alvechurch. To the east of the Redditch Road, there is evidence of significant ribbon development extending southwards from Alvechurch. There is also evidence of ribbon development around Redditch Road, Grange Lane and The Holloway.

The northern section of the parcel is crossed south west to north east by Radford Road, which demonstrates a semi-rural nature with isolated residential properties. Old Rectory Lane crosses this section of the parcel in an east to west direction. At best, this lane could be described as single track with passing points. It is semi-rural in nature and demonstrates signs of residential development and agricultural buildings.

The north eastern half of the parcel is crossed by several watercourses, including the River Arrow, which travels the length of the parcel in a north/ south direction.

The southern half of the parcel, west of Redditch Road, rises south east to north west from around 100m to a height of 141m on the southern Alvechurch boundary. Land to the east of Redditch Road contains gentler slopes rising from 100m up to 120m.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	Land parcel is not adjacent to a large built-up area and does not play a role in preventing the sprawl of these areas.	No contribution
2	To prevent neighbouring towns from merging	The neighbouring settlement pertinent to the assessment under this purpose is Redditch. The significant feature within this parcel is the Redditch Road, which runs north/ south between Redditch and Alvechurch. This road already displays significant ribbon development both to the south of Alvechurch and north of Bordesley. However, beyond the extent of the Redditch Road (the southern half of the parcel, westwards towards the railway line), the parcel plays a strong role in preventing Alvechurch merging with Redditch, alongside and in conjunction with Parcel SE9. Loss of openness would have a negative impact on the existing gap.	Moderate
3	To assist in safeguarding the countryside from encroachment	There is evidence of encroachment along the Redditch Road, both south of Alvechurch and north of Bordesley. Southwards from Alvechurch, urbanising features not only include residential development, but also some commercial development and hardstanding and the Alvechurch Town Football Club, which is floodlit. Moving focus away from the Redditch Road, the majority of the parcel has a rural feel. The land to the south of Alvechurch and west of the Redditch Road is predominantly agricultural land. The land to the east of Alvechurch contains more development in terms of isolated residential properties, roads and agricultural features, but maintains a rural feel.	Moderate

Strategic Parcel Ref:	SE5
Name of Parcel	Rowney Green

Strategic Parcel Ref	SE5
Name of Parcel	Rowney Green
Parcel size (ha)	654
Parish/es	Alvechurch, Beoley
Other LPA Area	NA

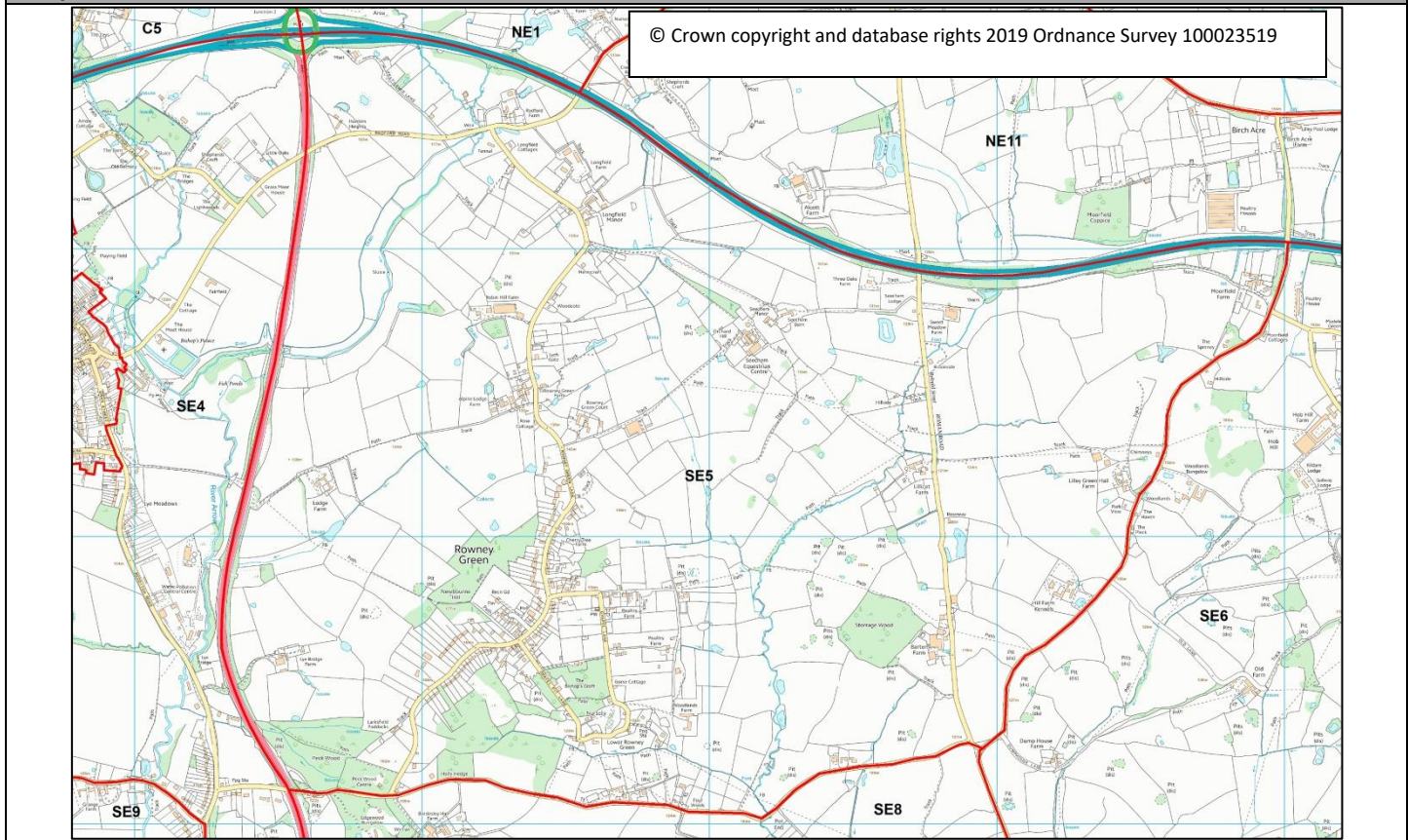
Description of Parcel

This parcel lies to the north of Redditch and east of Alvechurch. The northern boundary is formed by the M42 Motorway, which travels eastwards to an intersection with Lilley Green Road. Lilley Green Road forms the eastern boundary to its intersection with Storage Lane. Storage Lane/ The Holloway form the southern boundary to an intersection with the Alvechurch By-pass (A441), which forms the western boundary.

The eastern half of the parcel is crossed by Icknield Street (Roman Road) and Dagnell Brook, (both in a north/ south direction), and scattered farmsteads. The western half of the parcel is crossed by Rowney Green Lane (north/ south) and Radford Road in the north west corner of the parcel. Whilst both of these roads are rural in their nature, with scattered farmsteads and isolated dwellings along their routes towards the north of the parcel, Rowney Green Lane does exhibit more urbanising features in the vicinity of the Rowney Green settlement in the south west of the parcel, although these urbanising features are quite minimal. There are several areas of woodland in the south west of the parcel, which screen the Rowney Green settlement. There are also some minor watercourses within the western half of the parcel.

The parcel undulates significantly with several spot heights in the 150m - 170m region and low points of around 110m on the western boundary of the parcel. Rowney Green settlement is located on top of Newbourne Hill at the highest and steepest point in the parcel (177m).

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	Land parcel is not adjacent to a large built-up area and does not play a role in preventing the sprawl of these areas.	No contribution
2	To prevent neighbouring towns from merging	The settlements pertinent to this Purpose are Redditch and Birmingham. This parcel constitutes some of the gap between these settlements in conjunction with Parcels NE1, NE11 and SE8 most significantly. Loss of openness would have a negative impact on the gap between these settlements. The parcel is largely free from development with the exception of the Rowney Green settlement; however Rowney Green does not form part of the qualifying criteria for this purpose.	Moderate
3	To assist in safeguarding the countryside from encroachment	The parcel is largely rural; however there are some urbanising features such as a caravan park with hardstanding at Lilley Green Lane, ménage facilities, some of which are floodlit. Rowney Green exhibits some urbanising features such as footpaths, extensive telegraph poles and a mix of features in the vicinity of the Memorial Hall (hardstanding, noticeboards, street furniture, street lighting).	Moderate

Strategic Parcel Ref	SE6
Name of Parcel	Portway and Beoley
Parcel size (ha)	702
BDC Parish/es	Beoley
Other LPA Area	N/A

Description of Parcel

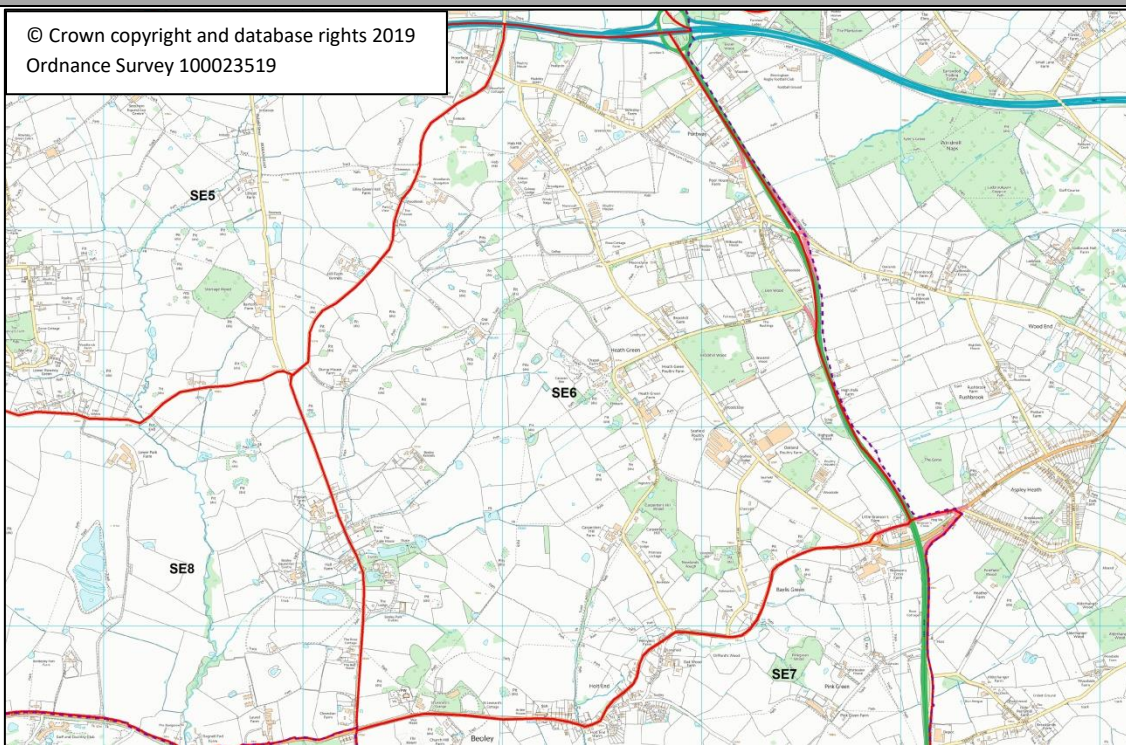
Parcel SE6 is a large parcel in the east of the district, lying to the north-east of Redditch. It is a very open parcel comprising agricultural land, with a number of rural lanes crossing the parcel including Carpenter’s Hill, Cherry Pit Lane, Seafield Lane and Billesley Lane.

The northern boundary follows the M42 motorway eastwards to its intersection with Alcester Road (A435) and travels in a south easterly direction to its intersection at Branson’s Cross. The south eastern boundary follows Beoley Lane (B4101), which bisects the Beoley settlement, where it turns into Church Hill and follows a westerly direction to its intersection with Icknield Street (Roman Road). Icknield Street forms the western boundary to its intersection with Lilley Green Road, which travels in a north easterly direction to its intersection with the M42.

There are various farmsteads and small numbers of rural dwellings scattered across the parcel, as well as other rural uses such as horse racing stables and agri-business commercial units located in particular in the eastern half of the parcel along Seafield Lane. In the Portway area, just to the west of the A435 running along the eastern boundary of the parcel, there are a number of urbanising features such as a car sales yard, highways depot and travelling showpeople site. In the south-west of the parcel, part of the village of Beoley is located within the parcel along the southern boundary including Beoley First School and St Leonard’s Church. A small collection of commercial units (Brook Business Centre), adjacent to Brook Farm, and Beoley Kennels are also located in this vicinity, off Icknield Street. A tributary to the Dagnell Brook, itself a tributary to the River Arrow, crosses the centre and western part of the parcel.

A ridge line runs in a north-west to south-east direction through the middle of the parcel, roughly parallel and to the west of Seafield Lane. Land to the east of this (in the east and north-east of the parcel around Portway and the A435) is flat, whilst land to the west of this ridge line falls to the south-west corner of the parcel. There are notable high points north of Church Hill (in the south west corner) at 142m and in the north of the parcel at Hob Hill (163m).

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built up area of Redditch and is largely free from development that might constitute sprawl. The boundary adjacent to the large built up area is considered to be a strong, permanent boundary comprising the intersection of Church Hill (B4101) and Icknield Street (Roman Road).	Strong
2	To prevent neighbouring towns from merging	<p>Parcel SE6 lies close to the northern boundary of Redditch and is located in between the north-east of Redditch and the settlement of Wythall. The parcel also makes a contribution to the gap between Redditch and Birmingham, further to the north.</p> <p>In isolation, parcel SE6 forms a large part of the gap between Redditch and Wythall and in conjunction with neighbouring parcels to the north of the M42 it is considered to constitute the majority, if not all, of the gap. A loss of openness in this parcel would therefore have a negative impact on the existing gap, particularly in physical terms.</p>	Moderate
3	To assist in safeguarding the countryside from encroachment	<p>The parcel is predominantly made up of open and undulating agricultural land and exhibits many countryside characteristics. The lanes that cross the parcel are very narrow and rural in sense, with sporadic and scattered farmsteads and rural dwellings characterising any development along these lanes. The parcel is therefore considered to have a very strong rural sense.</p> <p>Whilst there are some larger urbanising features in the east of the parcel, in particular in the Portway area and the Oakland International site off Seafield Lane, these developments do not affect the overall openness or rurality of the parcel. Portway is located just off the A435 and the developments here are associated with the boundary itself rather than the land within the parcel. Seafield Lane is a single carriageway width road that is extremely rural in nature, and its rural sense is not detrimentally impacted by the commercial units accessed from the southern end of this road.</p>	Strong

Strategic Parcel Ref	SE7
Name of Parcel	Beoley and North of Redditch
Parcel size (ha)	291
BDC Parish/es	Beoley
Other LPA Area	Stratford-on-Avon District Council

Description of Parcel

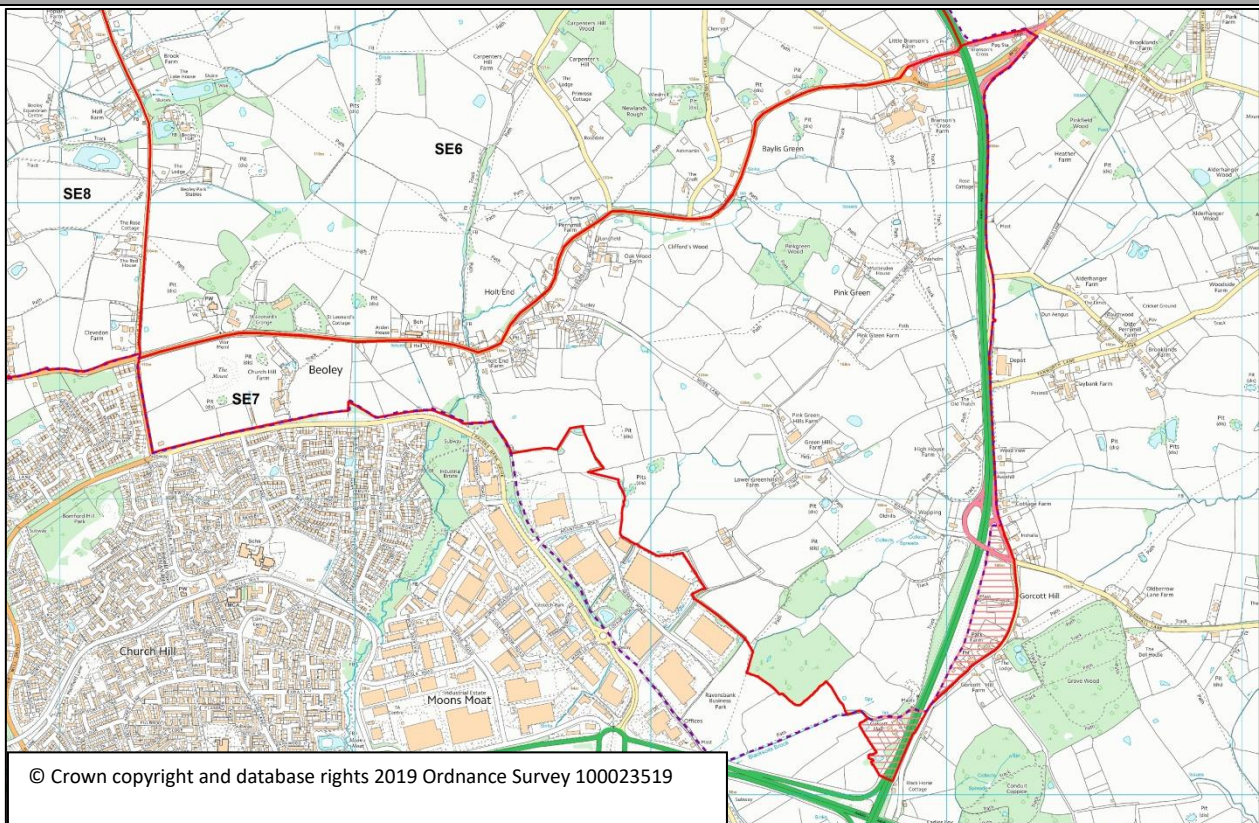
Parcel SE7 lies adjacent to the north-east of Redditch and is a predominantly open, agricultural parcel with a small number of farmsteads and agricultural buildings located within. A number of ‘no through road’ lanes enter the parcel, such as Pink Green Lane, Wapping Lane and Moss Lane, with the latter two joined by a narrow farm track which is not passable by standard road traffic.

The parcel contains Gorcott Hall in the very south-eastern corner of the parcel, a storage yard and recycling facility on the eastern edge of the parcel accessed off the A435 and some small scale built development (residential properties, a public house and Beoley Village Hall) in the village of Beoley, which is partly within the parcel along the northern boundary of Beoley Lane. The agricultural land in the parcel is crossed by established hedgerows and contains some small areas of woodland in the centre of the parcel.

The parcel is irregular in shape being very narrow in the west where it is directly to the north of Redditch, before opening out to a much larger expanse of parcel in the eastern half. It is bounded by the B4101 Church Hill / Beoley Lane to the north and the A435 to the east. A short section of the A4023 Coventry Highway begins the southern boundary before it follows the rear of large scale industrial units off Ravensbank Drive and then becomes Ravensbank Drive itself. A short section of the B4497 Icknield Street forms the western boundary.

Land along the eastern boundary of the parcel rises steeply from south to north along the A435, with land generally falling in a north-east to south-west direction within the parcel. However there is also a high point in the west of the parcel at the top of Church Hill (142m) just to the west of the village of Beoley. Another higher area of ground in the east rises up behind Beoley towards the edge of the district and the A435 (160m). The land around the border with Redditch is flatter before it rises up to these peaks.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>The parcel, along its southern and western boundaries, lies adjacent to the large built up area of Redditch. The boundary is made up of roads in the form of Icknield Street and Ravensbank Drive (including an established, tree-lined landscape buffer), as well as a section to the rear of industrial units/warehouses to the east of Ravensbank Drive. In this respect whilst the boundary is varied it is still considered to be a strong defensible boundary.</p> <p>The parcel is completely free from development that could constitute sprawl, with development of industrial units off Ravensbank Drive being on land not within the West Midlands Green Belt and thus excluded from consideration in the assessment of this purpose. The parcel itself has a strong level of openness with minimal built development affecting this.</p>	Strong
2	To prevent neighbouring towns from merging	<p>Parcel SE7 lies between both Redditch and Wythall and Redditch and the southern edge of Birmingham, albeit some distance to the north of the parcel. In conjunction with parcel SE6 to the north, parcel SE7 forms the majority of the gap between Redditch and Wythall.</p> <p>Whilst in visual terms the parcel would be unlikely to lead to merging between these settlements, a loss of openness in this parcel would have a negative impact on the existing gap, particularly in physical terms.</p>	Moderate
3	To assist in safeguarding the countryside from encroachment	<p>The parcel predominantly comprises agricultural land and is very open, exhibiting many countryside characteristics. The lanes that enter the parcel are extremely rural in nature and are 'no through road' farm access tracks to the scattered farmsteads across the parcel.</p> <p>There are very few urbanising features within the parcel itself, the most notable being a storage yard and recycling facility on the eastern edge at Branson's Cross and the village of Beoley on the northern boundary of the parcel. Whilst a number of dwellings within the village are located inside the parcel, the village is rural in nature and not uncharacteristic of a strong rural sense. Urbanising development in the parcel does not therefore detract from the openness of the parcel or the strong rural sense.</p>	Strong

Strategic Parcel Ref:	SE8
Name of Parcel	East of Bordesley, North of Redditch

Strategic Parcel Ref	SE8
Name of Parcel	East of Bordesley, North of Redditch
Parcel size (ha)	401
Parish/es	Alvechurch, Beoley
Other LPA Area	NA

Description of Parcel

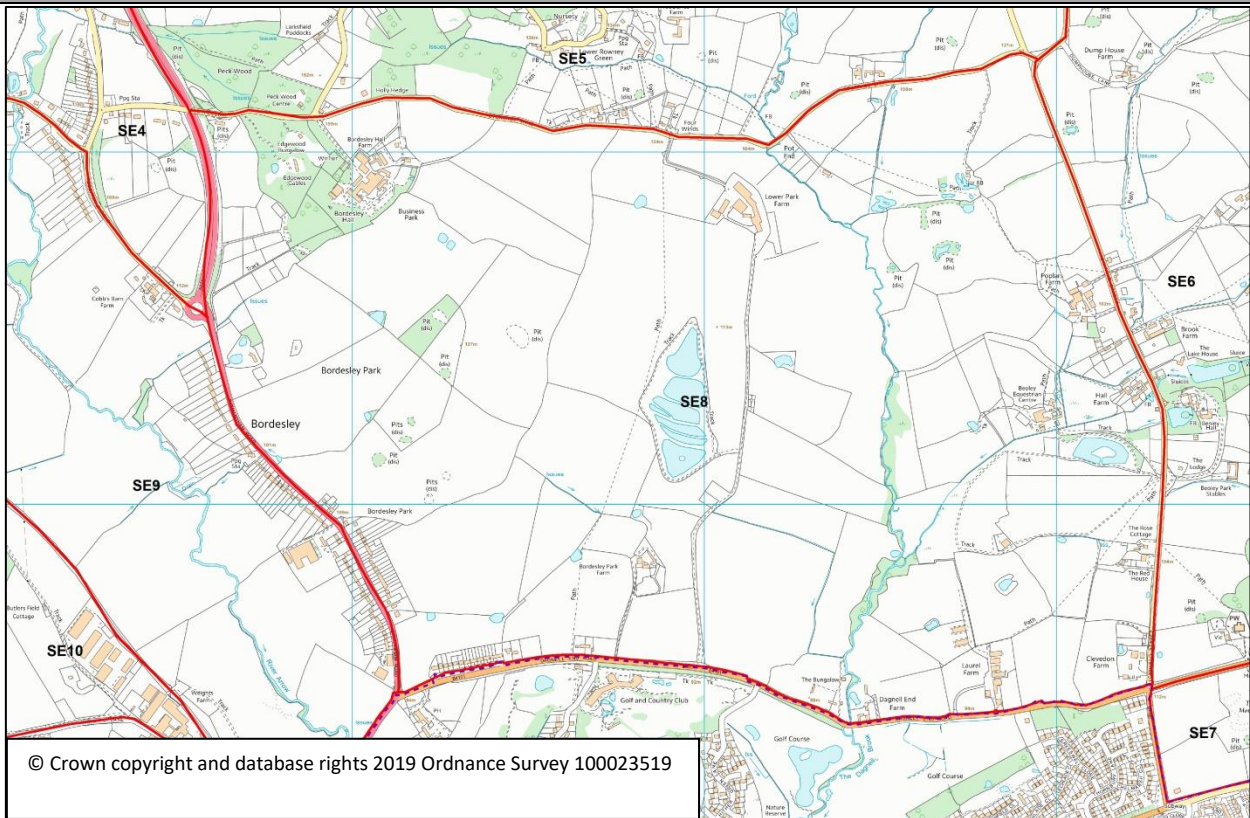
This parcel lies immediately north of Redditch. Its northern boundary follows The Holloway and Storage Lane in an easterly direction to its intersection with Icknield Street (Roman Road). The boundary follows Icknield Street in a southerly direction to its intersection with Dagnell End Road (B4101), which travels westerly to the intersection with Birmingham Road (A441). Birmingham Road feeds into the Alvechurch Bypass (A441) which forms the parcels western boundary.

The parcel is bisected at its mid-point in a north/ south direction by tracks which serve the Lower Park Farm business complex located towards the north of the parcel; however it is not classed as a through route. The western half of the parcel is largely free from development and agricultural in nature, but exhibits signs of ribbon development along the A441 at Bordesley and along Dagnell End Road, with urbanising features such as pavements and street lighting. To the north of the parcel, off Storage Lane is located Storage Lane Business Park, which exhibits areas of hardstanding for parking. However, the business park is well screened by woodland. Also within this half of the parcel is Lower Park Fishery and Bordesley Park Farm. Bordesley Park Farm has been transformed into a wedding venue and the permanently erected marquee structure could be considered inappropriate in this location.

The eastern half of the parcel contains scattered farmsteads and isolated dwellings. There is also a metal recycling business and an equestrian centre along Icknield Street. The parcel is crossed by several watercourses, including Dagnell Brook (north/ south) and is largely agricultural in nature.

The western half of the parcel undulates with its highest point in the north west (160+m), and slopes downwards in a south/ south easterly direction to low points of around 90m towards the south eastern corner of the parcel. The eastern half of the parcel is generally flatter than the more undulating western half.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is immediately adjacent to the large built-up area of Redditch and the strong boundary is formed by Dagnell End Road. The parcel is largely free from development; however there is evidence of a small amount of ribbon development along a short length of Dagnell End Road and Birmingham Road at Bordesley. Arrow Valley Park borders the Dagnell End Road in the south of the parcel which is a strong defensible boundary.	Strong
2	To prevent neighbouring towns from merging	The settlements pertinent to this Purpose are Redditch, Alvechurch and Birmingham. This parcel forms part of the gap between the settlements in conjunction with several other parcels.	Moderate
3	To assist in safeguarding the countryside from encroachment	The parcel has a strong rural sense, is agricultural in nature and largely open. There are scattered urbanising features such as the Storage Lane Business Park in the north west, the wedding venue marquee in the centre and the metal recycling business in the south east. However, these are quite small given the size of the parcel. There is some ribbon development on the Birmingham Road, along the south westerly edge of the parcel.	Strong

Strategic Parcel Ref:	SE9
Name of Parcel	Bordesley, South of Alvechurch, West of A441

Strategic Parcel Ref	SE9
Name of Parcel	Bordesley, South of Alvechurch, West of A441
Parcel size (ha)	161
Parish/es	Tutnall & Cobley, Alvechurch
Other LPA Area	N/A

Description of Parcel

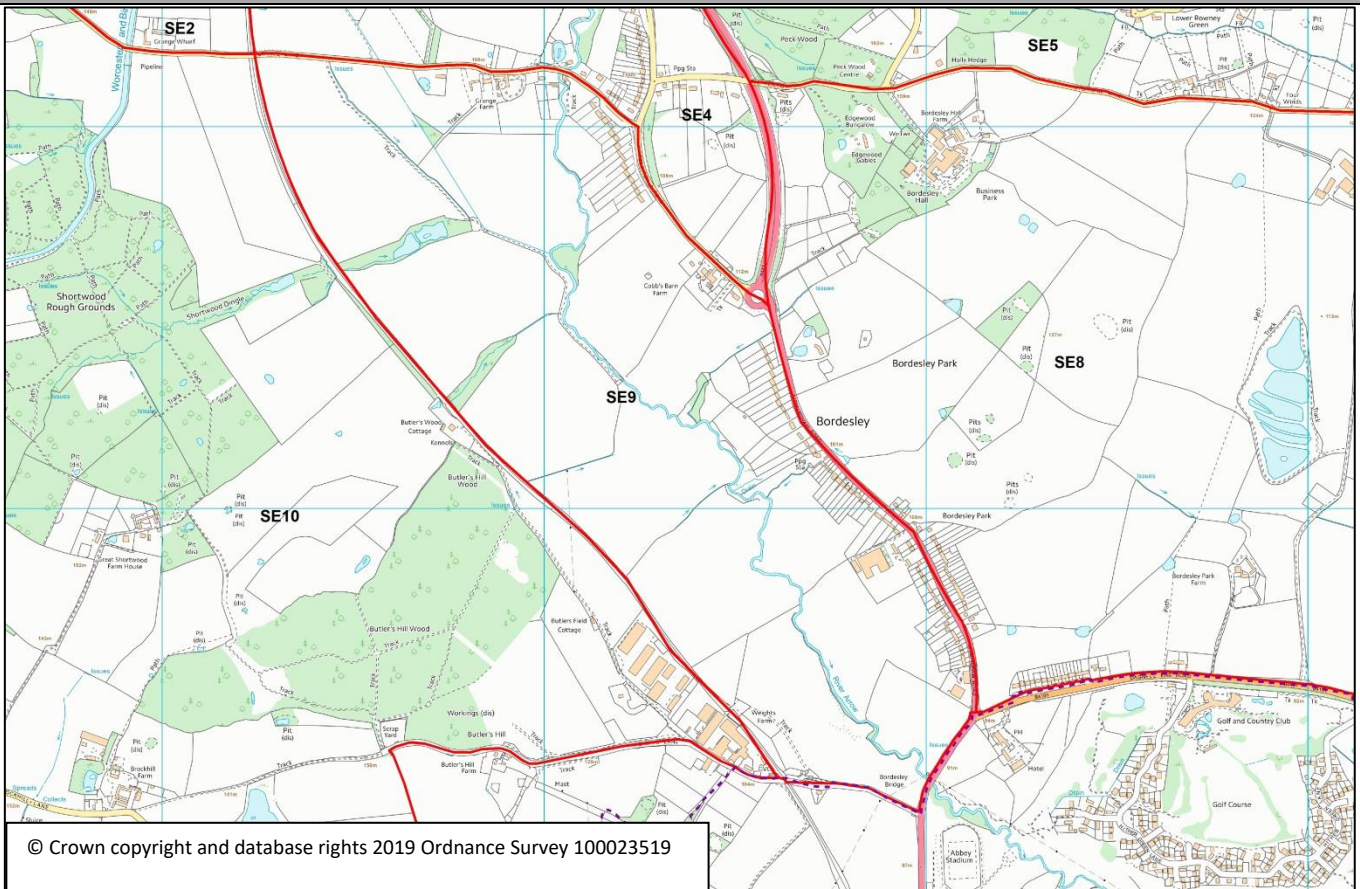
This parcel lies immediately north of Redditch. Its northern boundary follows Grange Lane in an easterly direction to the intersection with Redditch Road. The boundary travels in a south easterly direction along Redditch Road and Birmingham Road (A441) to the intersection with Weight’s Lane. Weight’s Lane forms the southern boundary and at the intersection with the railway line, the boundary continues in a north westerly direction to its intersection with Grange Lane.

The parcel exhibits signs of ribbon development along the length of Birmingham Road at Bordesley and along a short length of Redditch Road/ Grange Lane, showing signs of urbanising features such as pavements and street lighting. The residential gardens extend some way into this narrow parcel. There are other urbanising features at Bordesley Garage, which includes hardstanding for car sales and the petrol filling station, both of which are floodlit.

The remainder of the parcel is largely open and agricultural in nature. The River Arrow bisects the length of the parcel in a north/ south east direction and the length of the watercourse is tree-lined.

The land in this parcel dips gently towards the River Arrow which runs through the centre. Land heights drop by a total of 20m from eastern boundary to the river at its most southerly point in this parcel, before rising up a similar height on the western side.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is immediately adjacent to the large built-up area of Redditch, is largely free from development which could constitute sprawl and has a strong sense of openness. The boundary is strong and follows the line of Birmingham Road (A441) and Weight's Lane. There is evidence of residential development along Birmingham Road, which extends into the parcel; however this development pre-dates Green Belt policy.	Strong
2	To prevent neighbouring towns from merging	The settlements pertinent to this purpose are Redditch, Alvechurch and Birmingham. This parcel constitutes the majority of the gap between these settlements in conjunction with adjacent parcels.	Moderate
3	To assist in safeguarding the countryside from encroachment	The parcel exhibits urbanising influences along its north eastern boundary, along Birmingham Road, Redditch Road and Grange Lane. However, beyond the ribbon development along this north eastern boundary, the remainder of the parcel is free from development and agricultural in nature. The tree-lined watercourse limits the impact of the urbanising development across the parcel.	Moderate

Strategic Parcel Ref	SE10
Name of Parcel	Hewell Grange and Brockhill
Parcel size (ha)	842
Parish/es	Tutnall & Cobley
Other LPA Area	Redditch Borough Council

Description of Parcel

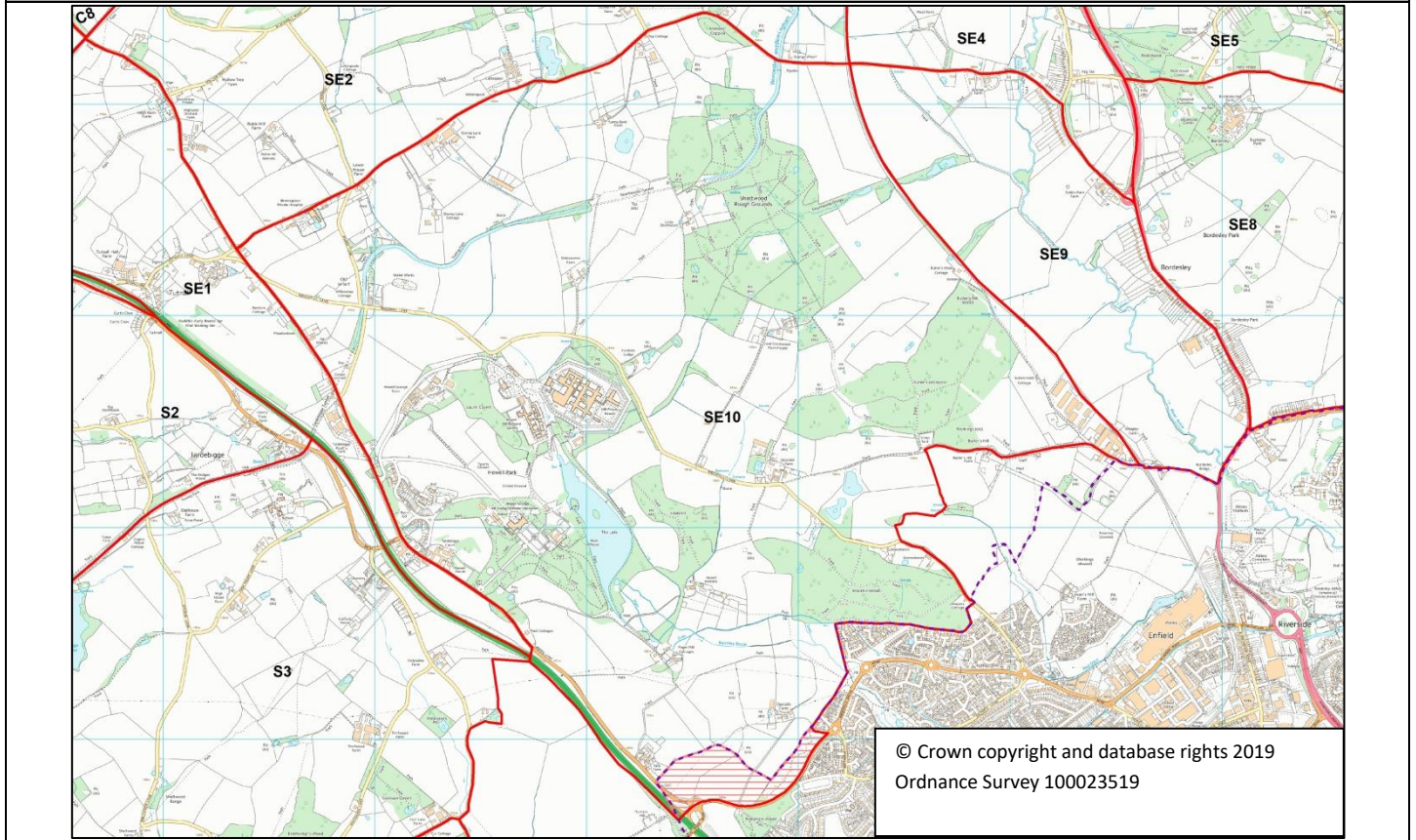
This parcel is located immediately north west of Redditch. The northern boundary follows Stoney Lane and Grange Lane in an easterly direction to the intersection with the railway line. The railway line forms the north eastern boundary to the intersection with Weights Lane. The southern boundary follows Weights Lane in a westerly direction to the intersection with the extent of the Brockhill allocation. The boundary follows the extent of the Brockhill allocation for a short distance, where it then picks up Brockhill Lane. The boundary follows Brockhill Lane in a south easterly direction and then follows the boundary of Brockhill Wood and the rear property boundaries of Brockhill in a westerly direction, and then follows the rear property boundaries of Brockhill to the intersection with Brockhill Drive (B4184). The boundary follows Brockhill Drive to its intersection with Hewell Lane (B4096) / Bromsgrove Highway (A448). The south western boundary follows a stretch of Bromsgrove Highway and then kinks to follow Hewell Lane to its intersection with Stoney Lane.

The parcel is criss-crossed by a few lanes, in the west of the parcel and Brockhill Lane which bisects the parcel (north west/ south east), all of which are rural in nature. There are scattered farmsteads and isolated dwellings within the parcel. Some of the farmsteads show signs of diversification such as a day nursery and other commercialisation. In the south east of the parcel at Weights Farm, Weights Lane, there is a business park and on the south western boundary at Tardebigge, there is a courtyard business complex with a mix of small business uses. There is a cluster of residential properties at Tardebigge, which were historically allocated to prison staff, but which are now sold on the open market.

Hewell Grange (historic park and garden) is located in the west of the parcel and also, more centrally in the parcel, HMP Hewell. This complex ranges from open prison to high security. The high security blocks are surrounded by high walls and compound fencing and are floodlit. The Worcester and Birmingham Canal crosses the northern section of the parcel and there are holiday moorings off Wharf Lane. There are several large areas of woodland within the parcel and the remainder of the open land is agricultural.

The parcel falls away quite steeply along the Hewell Lane boundary in the south west from a height of about 160m, with the prison and Hewell Lake being at the lowest point at around 130m. The north eastern half of the parcel is more undulating, rising up in an easterly direction, reaching 180m at its highest at Shortwood Farm and near Cobley Hill on the northern boundary.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area of Redditch. The parcel is largely free from development. The prison complex in the centre of the parcel comprises significant built form, hardstanding and floodlighting. However, its location is completely screened from views in and around the parcel. It is not considered to be sprawl from Redditch's urban area. The boundary adjacent to the large built-up area follows several different boundary features including roads, ancient woodland and rear property boundaries and is considered to provide a relatively strong defensible boundary with the built-up area.	Strong
2	To prevent neighbouring towns from merging	The settlements pertinent to this Purpose are Redditch, Bromsgrove, Lickey End, Blackwell Barnt Green/ Lickey and Alvechurch. This parcel constitutes the majority of the gap between these settlements in conjunction with several other parcels.	Moderate
3	To assist in safeguarding the countryside from encroachment	The parcel has a strong rural sense and is largely free from development. The prison complex comprises a significant area of built form in the centre of the parcel; however its location is completely screened from views within and across the parcel. Some business uses within the parcel are not considered to be appropriate for rural locations. However, these are considered to be minor when taking the overall size of the parcel into account.	Strong