



**Green Belt Purposes Part One  
Assessment**

**Appendix 3  
Green Belt Parcel Proformas**

**Parcels W1 - W5**



**Bromsgrove**  
District Council

[www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)

Strategic Parcel Ref:	W1
Name of Parcel	South of A448 (South of Dodford)

Strategic Parcel Ref	W1
Name of Parcel	South of A448 (South of Dodford)
Parcel size (ha)	1027
BDC Parish/es	Dodford with Grafton
Other LPA Area	Wychavon District Council

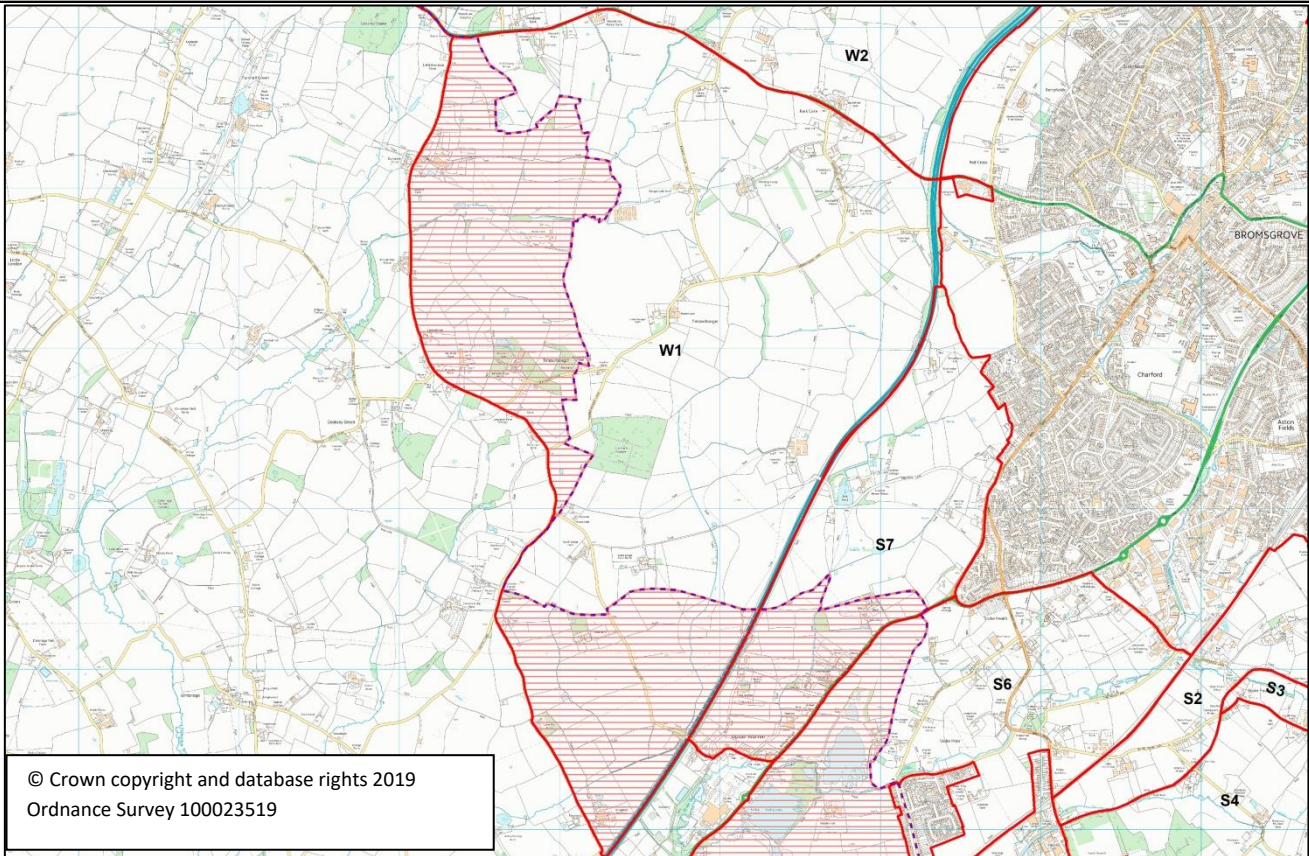
**Description of Parcel**

This is a large parcel, comprising large open fields and a number of small linear settlements and farmsteads, interspersed with country lanes. It is largely open farmland in character. The topography rises to the north east around the Park Gate area. It includes Cobblers Coppice to the south west of the parcel.

The M5 Motorway runs along the length of the parcel’s eastern boundary adjacent to the Bromsgrove urban area, The A448 Kidderminster Road runs along the parcel’s northern boundary. The western boundary is comprised of Berry Lane, which turns into Crutch Lane at the junction with Swan Lane. The south western boundary is that of Colley Pits Lane, which comes off Crutch Lane, and terminates at the 90 degree right handed bend next to the M5 Motorway.

The land in this parcel rises up from around 80m in height in the west and south to a high of 120m in the north east corner close to the motorway. There is a notable high point of 128m near Warridge House and Warridge Lodge Farm.

**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 Bromsgrove Town and is largely free from development and has no indication of sprawl. The Parcel has a strong defensible boundary with Bromsgrove Town in the form of the M5 Motorway.	Strong
2	To prevent neighbouring towns from merging	The parcel plays a role in maintaining the separation between Bromsgrove and Droitwich in conjunction with Parcels S7 and S6.	Moderate
3	To assist in safeguarding the countryside from encroachment	The parcel is very rural in its nature, comprising dispersed settlements and farmsteads and large open fields. It does not have urbanising features other than the M5 which runs adjacent to the open fields to the east.	Strong

<b>Strategic Parcel Ref</b>	W2
<b>Name of Parcel</b>	Dodford
<b>Parcel size (ha)</b>	1822
<b>BDC Parish/es</b>	Dodford with Grafton, Belbroughton, Bournheath
<b>Other LPA Area</b>	Wyre Forest District Council

#### Description of Parcel

The southern boundary of this parcel is the A448 Kidderminster Road and the south eastern boundary is the M5 Motorway. The eastern boundary comprises of Rockey Lane, where it crosses under the M5 Motorway, then leads into Doctors Hill and Dordale Road and into Brodford Lane and Church Road into the settlement of Belbroughton.

The Northern boundary continues from the junction of Church Road, High Street and Queens Hill along Queens Hill westward which turns into Drayton Road and then onto Hackmans Gate Lane off of Drayton Road northwards.

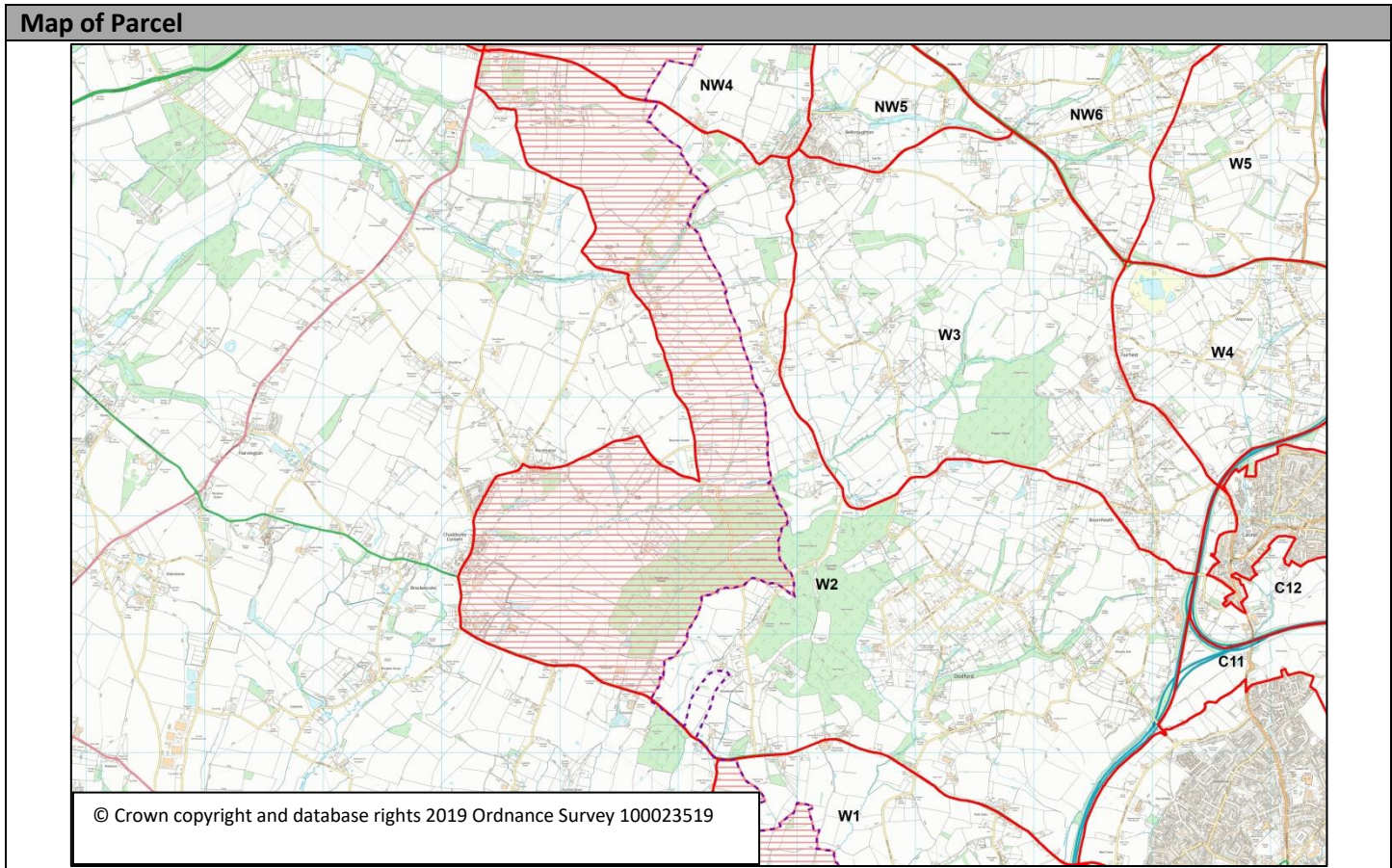
The western boundary follows the A450 Stourbridge Road south from the junction with Hackmans Gate Lane and Belbroughton Road with Stourbridge Road until Egg Lane which continues southwards until the junction with Drayton Road. The boundary then follow Drayton Road south and turns almost immediately onto an unnamed lane, until it concludes at a T junction just before the Chaddesley Woods National Nature Reserve, turning westward onto this lane, which then turns into Tanwood Lane, the boundary continues westward until Bluntington where at the junction with Drayton Road, Woodrow Lane and Briar Hill, the boundary follows Briar Hill southwards into Chaddesley Corbett and meets the A448 Kidderminster Road.

The parcel includes the settlement of Dodford, and parts of the settlements of Belbroughton, Drayton, Bluntington and Chaddesley Corbett, and runs directly adjacent to Bournheath. The parcel comprises mainly agricultural fields, farmsteads, individual properties and the settlements named above. There is a large area of woodland to the north west of the parcel which incorporates High Wood and Big Wood. The landscape is predominantly field patterns and farmsteads with a number of rural lanes intersecting it.

Dodford Conservation Area falls within the middle of the parcel. Its setting and topography influences extensive views across the parcel, including across to Bromsgrove Town and beyond and the field pattern/landscape character here is different and contains smaller plots.

This is an undulating parcel with a mixed topography. There are a number of high points in the east, around Worms Ash with notable high points at 152m, 149m and 131m. To the north of here, the land continues to rise up to Bournheath and heights of 160-170m. To the west the land drops down to a low of 80m near to Chaddesley Corbett where the land flattens out. There are some steeper areas around Dodford, including along the stream to the south of the settlements and in the adjoining woodland at Big Wood and Radan Wood.

Strategic Parcel Ref:	W2
Name of Parcel	Dodford



**Purposes Assessment**

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The Parcel is adjacent to Bromsgrove Town and contains a number of settlements that are washed over by Green Belt. The parcel has a fairly strong level of openness however there is some urbanising development along the A448 Kidderminster Road. There is a strong defensible boundary with the adjacent to the urban area in the form of the M5 Motorway.	Strong
2	To prevent neighbouring towns from merging	The land parcel on the eastern boundary is adjacent to Bromsgrove Town, which lies the other side of the M5 motorway. Although the built environment of the town does not reach the M5 motorway, there is an allocation for development up to the motorway and therefore the town boundary is up to this point and is assessed as such.  The land parcel constitutes nearly half of the gap between Bromsgrove Town and Kidderminster Town and therefore constitutes the majority of the gap, and the loss of openness would have a negative impact on the existing gap.	Moderate
3	To assist in safeguarding the countryside from encroachment	The land parcel contains a number of urban features, including the settlement of Dodford and parts of the small settlements of Bournheath and Belbroughton as well as the parts of the small settlements of Bluntington and Chaddesley Corbett. The majority of the parcel, with the exception of the settlements above, has a rural sense with very few other urbanising features affecting openness.	Moderate

<b>Strategic Parcel Ref:</b>	<b>W3</b>
<b>Name of Parcel</b>	<b>South of Belbroughton &amp; Fairfield</b>

<b>Strategic Parcel Ref</b>	W3
<b>Name of Parcel</b>	South of Belbroughton & Fairfield
<b>Parcel size (ha)</b>	819
<b>Parish/es</b>	Belbroughton & Bournheath
<b>Other LPA Area</b>	N/A

**Description of Parcel**

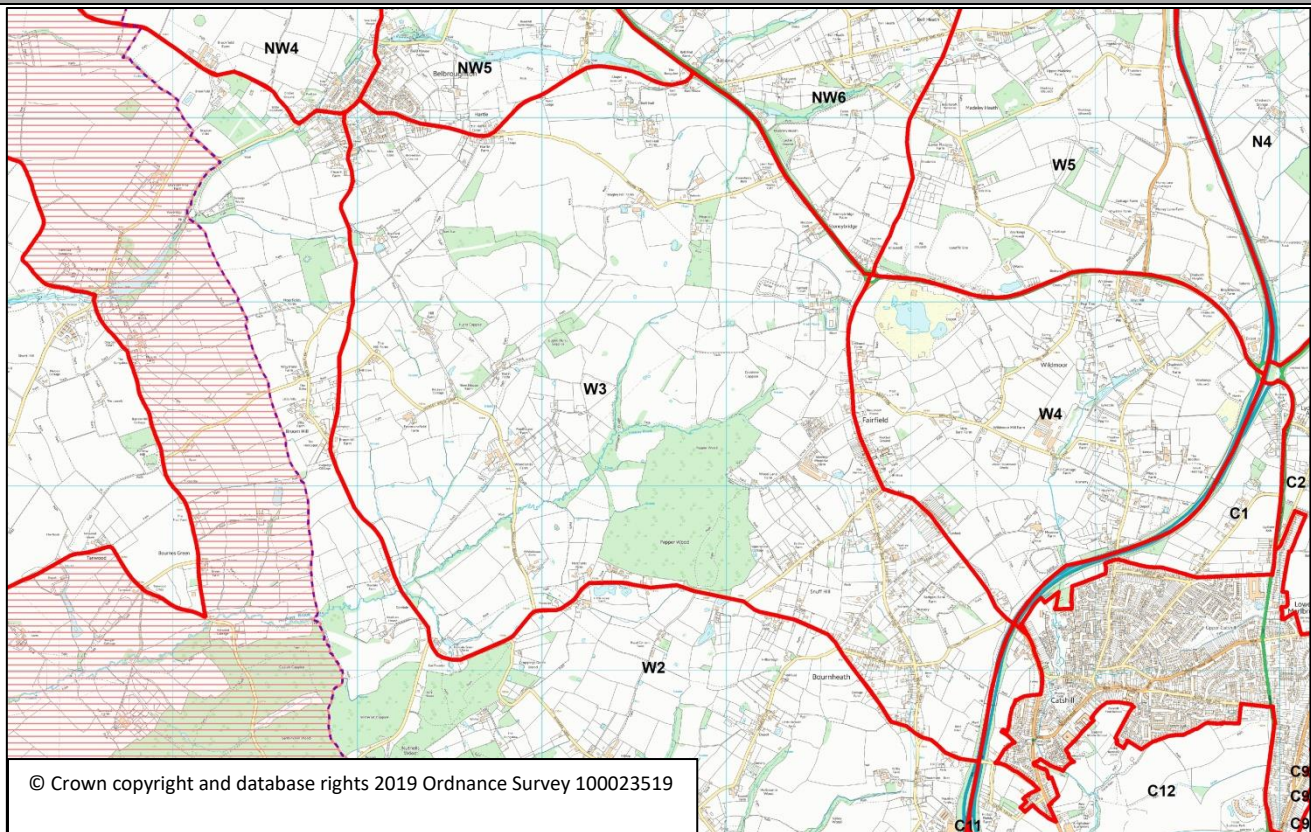
This is a large parcel, very open in nature with only scattered rural development/farmsteads.

There are strong boundaries on all sides formed by roads including Hartle Lane (Belbroughton) to the northern boundary; A491 Stourbridge Road to the eastern boundary; Dordale Road to the west and southern boundaries; M5 to the south-east boundary.

The south eastern corner of the parcel contains the majority of its development, predominantly the urban settlements of Bournheath and part of Fairfield. There is the large woodland area of Pepper Woods, which is located close to the southern boundary. The parcel contains a number of farms, as well as a recreation ground, allotments and a school in the Northern part of the parcel. There is also some ribbon development associated with Bournheath and Fairfield along the Stourbridge Road and Wood Lane to the south eastern part of the parcel, and to the north west associated with Belbroughton.

The topography in this parcel is varied, with many undulations. Notable high points are 188m (north of Fairfield on the parcel boundary) and 172m at Hurst Farm in the centre of the parcel. In the north west corner of the parcel, the land drops away to the village of Belbroughton at a height of 110-120m.

**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	In conjunction with parcels NW4 and NW5, this land parcel constitutes the majority of a gap between Catshill and Hagley. Loss of openness would physically and visually have a negative impact on the existing gap.  There is already a significant amount of development at either end of the parcel at Belbroughton and Bournheath. To the east of Pepper Woods, there is some development off Wood Lane, following the designation of the Green Belt in 1975 and this parcel could be vulnerable to further development.	Moderate
3	To assist in safeguarding the countryside from encroachment	This parcel is mostly very open in nature with only scattered rural development/farmsteads. Although to the south east of the parcel there is urbanising development associated with Bournheath and Fairfield.  There is a small amount of urbanising development along the eastern boundary associated with Fairfield Football Club and the athletics track including hardstanding and floodlighting. However, in the more built up areas of the parcel, there is still a rural sense, with limited urbanising features.  Bournheath is a rural settlement which exhibits many rural characteristics.	Strong

<b>Strategic Parcel Ref:</b>	<b>W4</b>
<b>Name of Parcel</b>	<b>Wildmoor &amp; Fairfield</b>

<b>Strategic Parcel Ref</b>	W4
<b>Name of Parcel</b>	Wildmoor & Fairfield
<b>Parcel size (ha)</b>	290
<b>Parish/es</b>	Belbroughton, Bournheath
<b>Other LPA Area</b>	N/A

**Description of Parcel**

This relatively small parcel lies to the north of Bromsgrove Town, adjacent to the settlement of Catshill and next to Junction 4 of the M5.

The parcel is roughly heart shaped and is bounded by Sandy Lane (A491) to the north, Stourbridge Road (B4091) on its western edge and the M5 on its eastern edge.

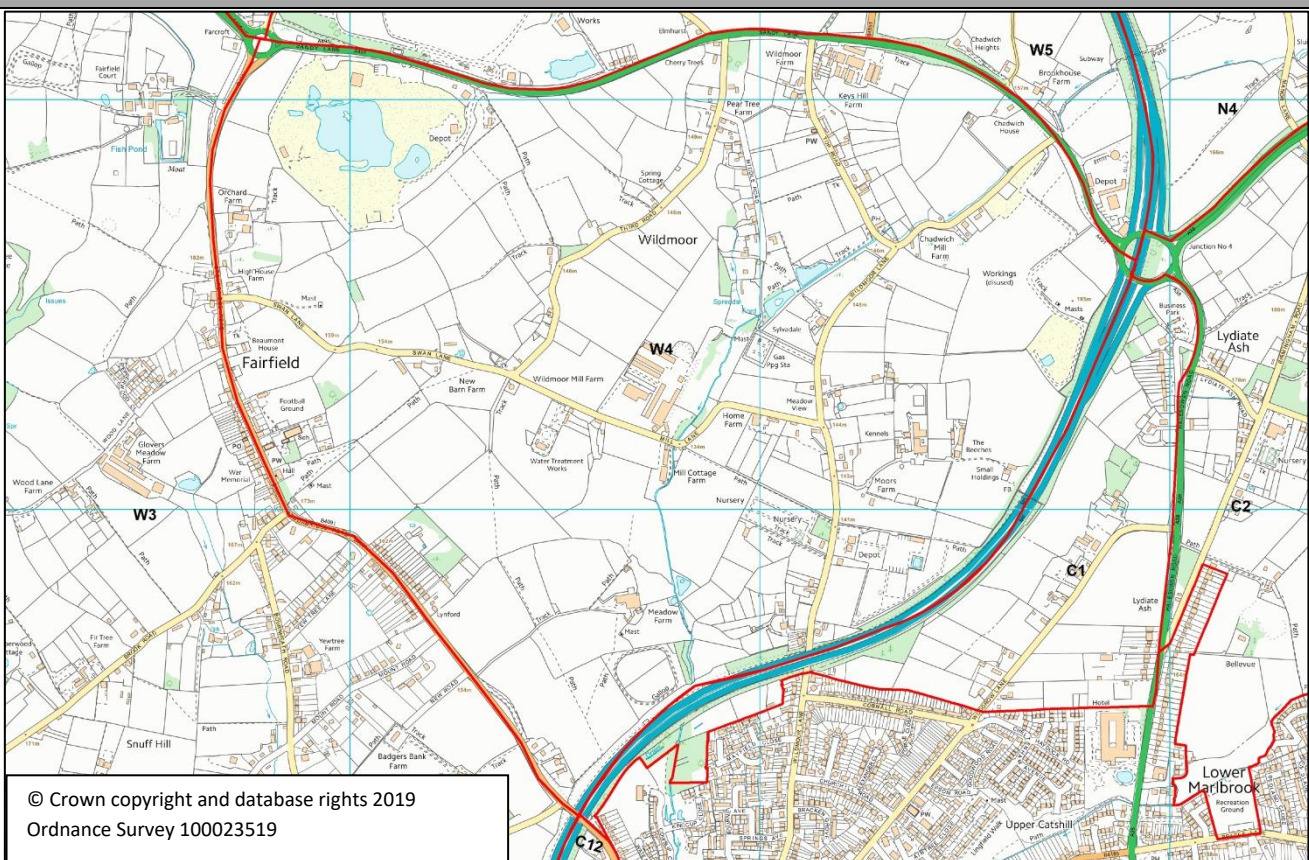
There are some significant elements of ribbon development present in Wildmoor along Top Road, Middle Road and Fairfield along the Stourbridge Road. Due to the proximity to the motorway junction there is development associated with haulage and agriculture which has impacted on the parcel’s openness. In addition Mill Lane Industrial Estate is also located within the centre of the parcel, where there are a number of light industrial units and associated hard standing and car parking. There is a quarry off Sandy Lane which has a visual impact on the openness of the parcel.

Wildmoor Lane, which runs through the parcel north to south connects the parcel to Catshill.

This parcel is connected to SE2 via Blackwell Road, which goes under the motorway, via a pedestrian over bridge and a road bridge.

This parcel has flatter, lower ground in the centre and steeper higher ground on the eastern and western boundaries. High points on the eastern side reach 186m (close to M5, junction 4) and 180m north of Swan Lane and south of Wildmoor Quarry in the north 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 plays a role along with Parcels W5 and N4 in maintaining the gap between Catshill and Rubery.	Moderate
3	To assist in safeguarding the countryside from encroachment	Land parcel has a rural sense and exhibits countryside characteristics, but there are some urban features. The parcel's openness has been compromised by a number of urbanising development forms associated with light industrial/agricultural and haulage uses that have been facilitated by its proximity to the motorway junction. There is also ribbon development present at Fairfield and along some of the intersecting lanes.	Moderate

<b>Strategic Parcel Ref:</b>	<b>W5</b>
<b>Name of Parcel</b>	<b>Madeley Heath and Dayhouse Bank</b>

<b>Strategic Parcel Ref</b>	W5
<b>Name of Parcel</b>	Madeley Heath and Dayhouse Bank
<b>Parcel size (ha)</b>	360
<b>Parish/es</b>	Romsley, Belbroughton
<b>Other LPA Area</b>	N/A

**Description of Parcel**

This is a linear triangular shaped parcel adjacent to the M5 and incorporates Madeley Heath, Bell Heath and Dayhouse Bank.

It is bounded by roads on all sides so has strong, defensible boundaries. The M5/Bromsgrove Road runs along the eastern side of the parcel. The A491 Sandy Lane forms the southern boundary and Madeley Road/Farley Lane runs up its western edge.

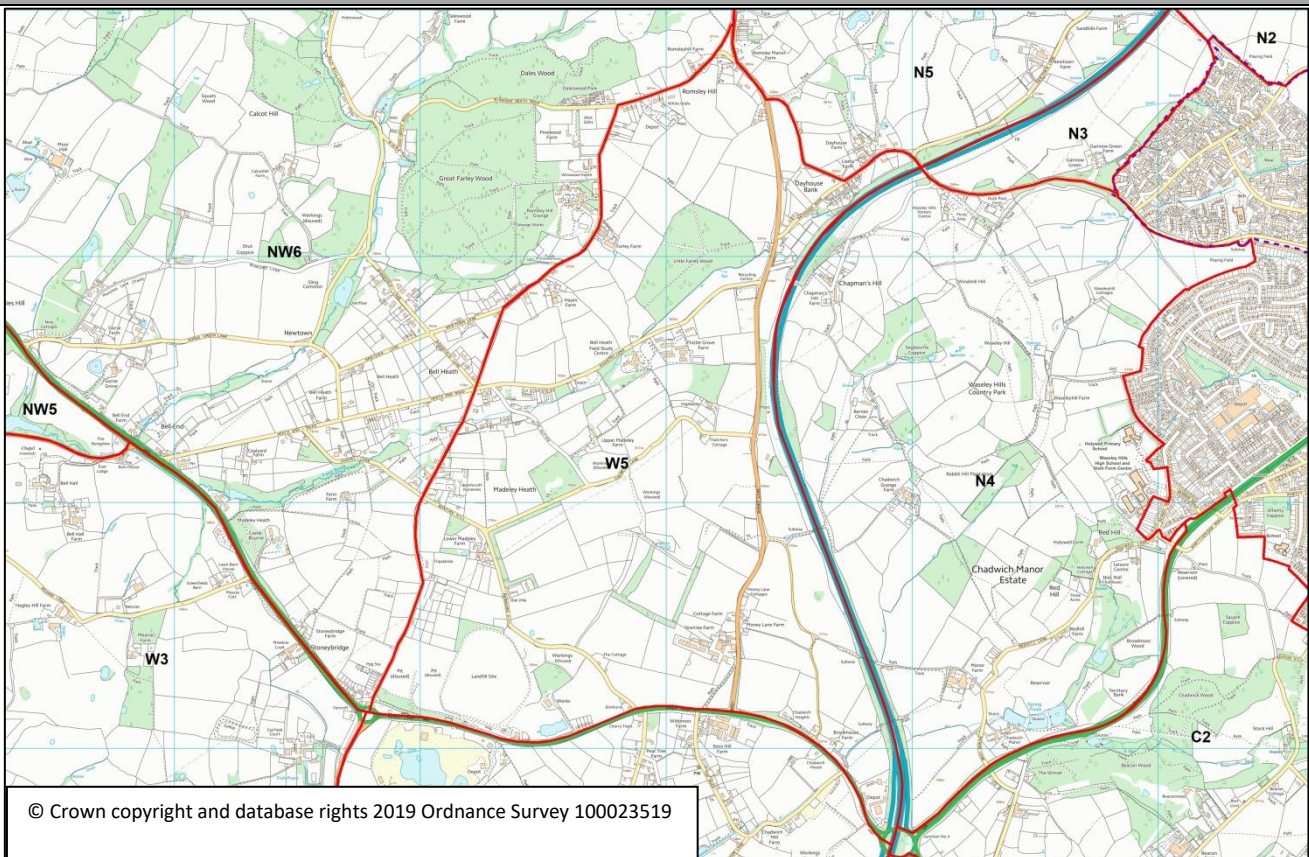
The parcel is rural in character and is characterised by open fields and scattered farmsteads. There are some urbanising features present, largely associated with employment uses and light industry. This is particularly the case for Quantry Lane – Brookfield Nurseries; WR Composites; Bromsgrove Household Waste & Recycling Site.

There is also a business park with light industrial units to the south east of the parcel off Money Lane and also hardstanding/workings and reclaimed land associated with the quarry at Sandy Lane. There is some ribbon development associated with Dayhouse Bank to the far north east of the parcel but this is well contained by the road.

A number of rural lanes intersect the parcel and have some associated ribbon development.

The topography in this parcel rises fairly steeply from south (180m close to the M5 Junction 4) to north (282m at Romsley Hill on the northern boundary). Disused quarry sites and pits give rise to smaller undulations in the south west and centre 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	The parcel makes some contribution in conjunction with N4 and W4 in preventing the merging of Rubery and Catshill.	Moderate
3	To assist in safeguarding the countryside from encroachment	Land parcel has a rural sense and exhibits many countryside characteristics there are a limited number of urban features affecting openness but they do not override the rural sense of the parcel.	Strong