



**Green Belt Purposes Part One
Assessment**

**Appendix 3
Green Belt Parcel Proformas**

Parcels C1 - C12



Bromsgrove
District Council

www.bromsgrove.gov.uk

Strategic Parcel Ref	C1
Name of Parcel	North of Catshill, East of M5
Parcel size (ha)	48
Parish/es	Catshill and North Marlbrook
Other LPA Area	N/A

Description of Parcel

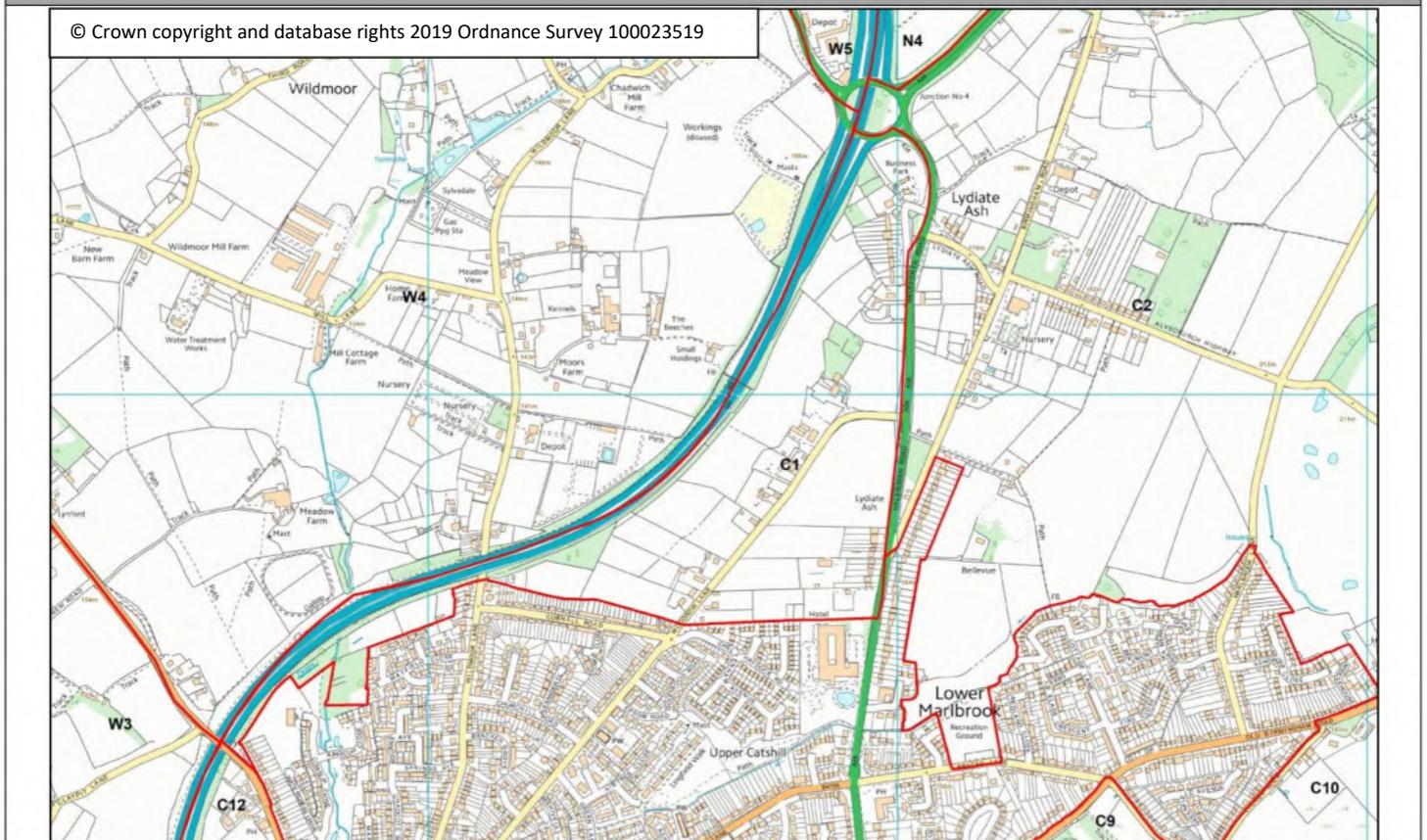
This parcel lies to the north of Catshill. The parcel’s southern boundary predominantly follows the rear property boundaries of the Catshill settlement. At its south western edge, it follows the line of the Battlefield Brook and the extent of the gross development area of the Catshill housing allocation in the BDP (completed). The boundary then follows a short extent of the Stourbridge Road (B4091) until its intersection with the M5 motorway. The M5 forms the western parcel boundary northwards to the intersection with Lydiate Ash. The eastern boundary runs in a southerly direction along the route of the Halesowen Road (A38).

Woodrow Lane bisects the southern half of the parcel (south west to north east), where it joins the A38 half way along the eastern boundary. Woodrow Lane has sparse residential development along its western boundary. There is also limited residential development to the south east of the parcel. The northern section of the parcel contains residential development fronting what would have been the original road line prior to the development of the M5 and its associated A road connections.

The south western portion of the parcel is poorly connected to the rest of the parcel as it is bisected by a 30m stretch of Wildmoor Lane running between the southern boundary and the M5.

The parcel slopes gently in a north east/ south westerly direction from a height of 176m at its northernmost point at J1 of the M42 to around 130m in the south west corner adjacent to the motorway.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to a large built-up area and therefore does not play a role in preventing sprawl.	No contribution
2	To prevent neighbouring towns from merging	The settlements pertinent to this purpose are Catshill and Rubery. The parcel, when taken in isolation, is not pivotal in providing a gap. The adjacent parcel (C2) plays a much stronger role in preventing the merging of these settlements.	Weak
3	To assist in safeguarding the countryside from encroachment	The parcel has a limited rural sense despite the majority of the land being semi-rural or farmed. Woodrow Lane bisects the parcel and there is evidence of urbanising features such as street lighting, pavements, residential development and some commercial development, which do compromise openness. Furthermore, there are inappropriate business uses operating from within the parcel (bus/coach Travel Service and MOT Centre).	Weak

Strategic Parcel Ref	C2
Name of Parcel	South of A38, Lydiate Ash
Parcel size (ha)	444
BDC Parish/es	Lickey & Blackwell and Catshill & North Marlbrook
Other LPA Area	N/A

Description of Parcel

This is a large parcel located between Marlbrook in the south west, Barnt Green in the south east, the Lickey Hills & Rubery occupy the north east of the parcel. The A38 from Junction 4 starts in the west and runs across the western edge towards Rubery. The northern edge of the parcel cuts around the back of the residential properties at the Eachway.

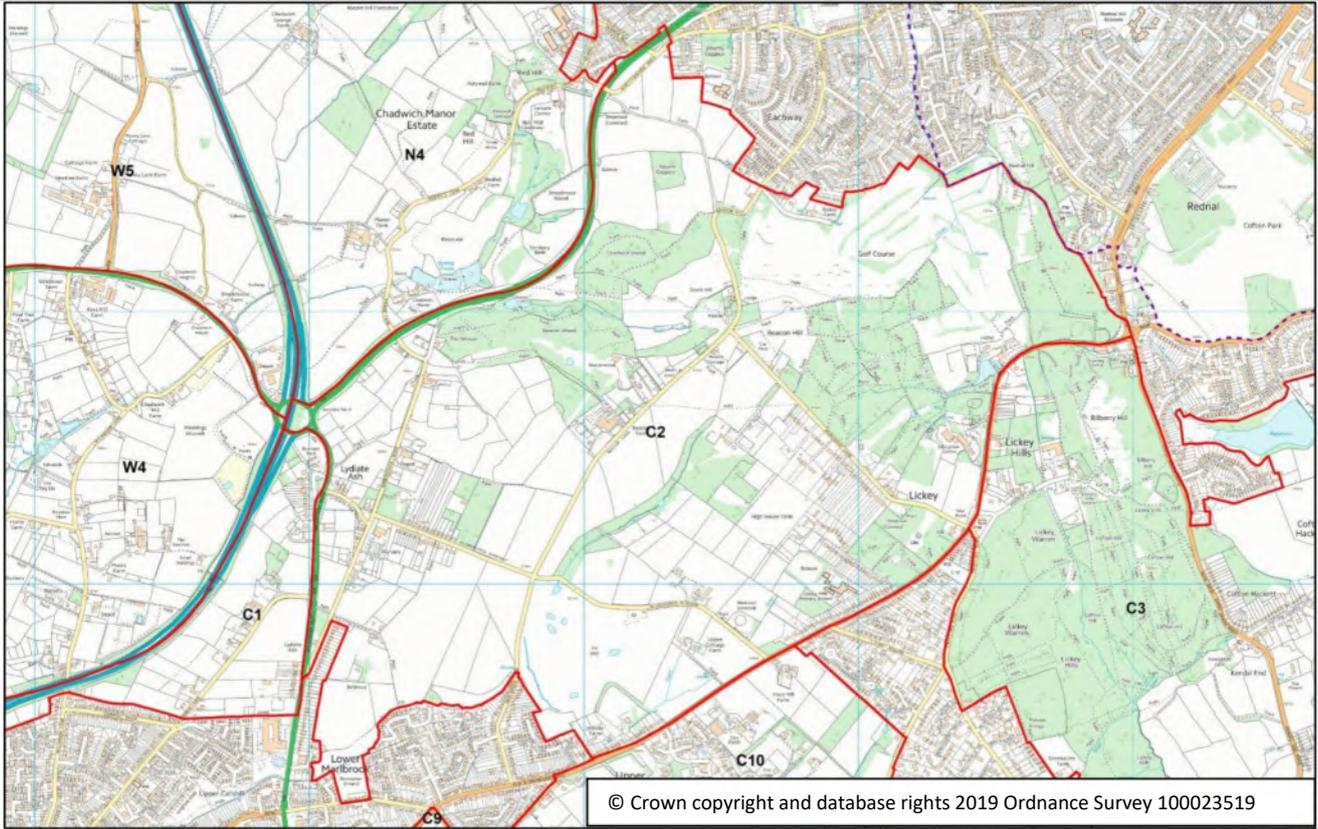
The boundaries include the A38/ Halesowen Road to the west which follows around to the border with Birmingham in the north cutting around the residential properties & rear gardens at the Eachway in Rednal and the edge of the Lickey Hills. The north west of the parcel is where Junction 4 of the M5 intersects with the A38. The Old Birmingham Road is located to the south of the parcel and runs along the western edge of the parcel. The southern edge of the parcel cuts across the rear of the properties in Lower Marlbrook up to the Old Birmingham Road.

The parcel consists of mainly ribbon development along the A38 up to Lydiate Ash. There is also ribbon development from Upper cottage farm in Marlbrook towards Rose Hill and the Cofton Hackett roundabout (B4096). There is some small development around Lydiate Ash & ribbon development along the Alvechurch Highway to the south west. The Birmingham Road at Lydiate Ash contains a number of larger properties as well as Singletons Nurseries, a Coach depot, a children's nursery and a nursing home heading north towards Rubery. Part of the Lickey Hills Country Park and golf club are located to the north east of the parcel. There are a number of large farms within the parcel such as Beacon Hill Farm, High House Farm and Upper cottage farm. Lickey Hills School is located along the Old Birmingham Road. NASUWT & Hillscourt are located on Rose Hill and the Rose & Crown Hotel sits at the entrance of the Lickey Hills Golf Course.

Key roads include the Birmingham Road from the A38 Halesowen Road in the West, the Old Birmingham Road at Upper Cottage Farm towards Rose Hill (B4096) & Cofton Hackett. The A38 Birmingham Road runs from the north west of the parcel towards Rubery. Smaller roads run through the middle of the parcel and include Monument Lane, Beacon Hill & Marlbrook Lane and the Alvechurch Highway from the Old Birmingham road to the Birmingham Road.

This area consists of a varied topography notably around the Lickey Hills, Monument Lane, Beacon Hill and Marlbrook Tip (once a gravel and mineral works). There are a number of higher vantage points, notably from Beacon Hill (296m) & Monument Lane (284m) and additionally Rednal Hill (266m). The lowest points are in the west around Marlbrook and Lydiate Ash (170m). Beacon Wood and Chadwick Wood also occupy the north of this parcel and there are a number of farms and small businesses located within the parcel such as Singletons Nurseries and TD Transport. There is also a public right of way through the north east of the parcel through the Lickey Hills. The land in the parcel drops down steeply to its boundary along Rose Hill in the Lickey Hills.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>The parcel plays a significant role in preventing the uncontrolled spread of Rubery to the south as part of the conurbation. There is some development but it retains a strong level of openness.</p> <p>There is ribbon development on the Old Birmingham Road towards Rose Hill and along Monument Lane and also along the A38 (Birmingham Road) but the area in the centre of the parcel is mostly free from development.</p> <p>The Lickey Hills golf course is a strong defensible boundary between the residential edge of Rubery in Birmingham and the parcel. There is however only a partial boundary along the north western edge of this boundary, which reduces the overall strength of this parcel in checking the unrestricted sprawl of the large built up area.</p>	Moderate
2	To prevent neighbouring towns from merging	<p>The Parcel plays a strategic role in retaining the separation between the three settlements of Rubery, Catshill and Barnt Green. A further loss of openness within this parcel could substantially reduce the existing gap.</p> <p>The character of the existing settlements consists mainly of ribbon development, notably along the A38 towards Cofton Hackett, on Monument lane and High House Drive and on the Birmingham Road at Lydiate Ash.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	<p>There are some urbanising elements present within the parcel which are largely focussed around the road network that intersects the parcel. However the parcel has a rural feel with low density development and a large degree of openness and tree cover.</p> <p>Parts of the parcel have countryside characteristics and there is a rural sense mainly in the areas from Marlbrook towards Monument Lane/Lickey Hills and the back of Lydiate Ash. The Old Birmingham Road consists of ribbon development so there is less of a rural feel and some urbanising features. This is less obvious in Lydiate Ash and the Beacon hill/ Monument Lane area where there are only partial footpaths and limited street lighting.</p> <p>This area consists of a number of differing topologies notably around the Lickey Hills, Monument Lane, Beacon Hill and Marlbrook Tip area. There are a number of higher vantage points towards Beacon Hill, Monument Lane and the Lickey Hills. Beacon Wood and Chadwick Wood also occupy the north of this parcel.</p>	Moderate

Strategic Parcel Ref	C3
Name of Parcel	Lickey Hills and Cofton Hackett
Parcel size (ha)	281
BDC Parish/es	Cofton Hackett
Other LPA Area	N/A

Description of Parcel

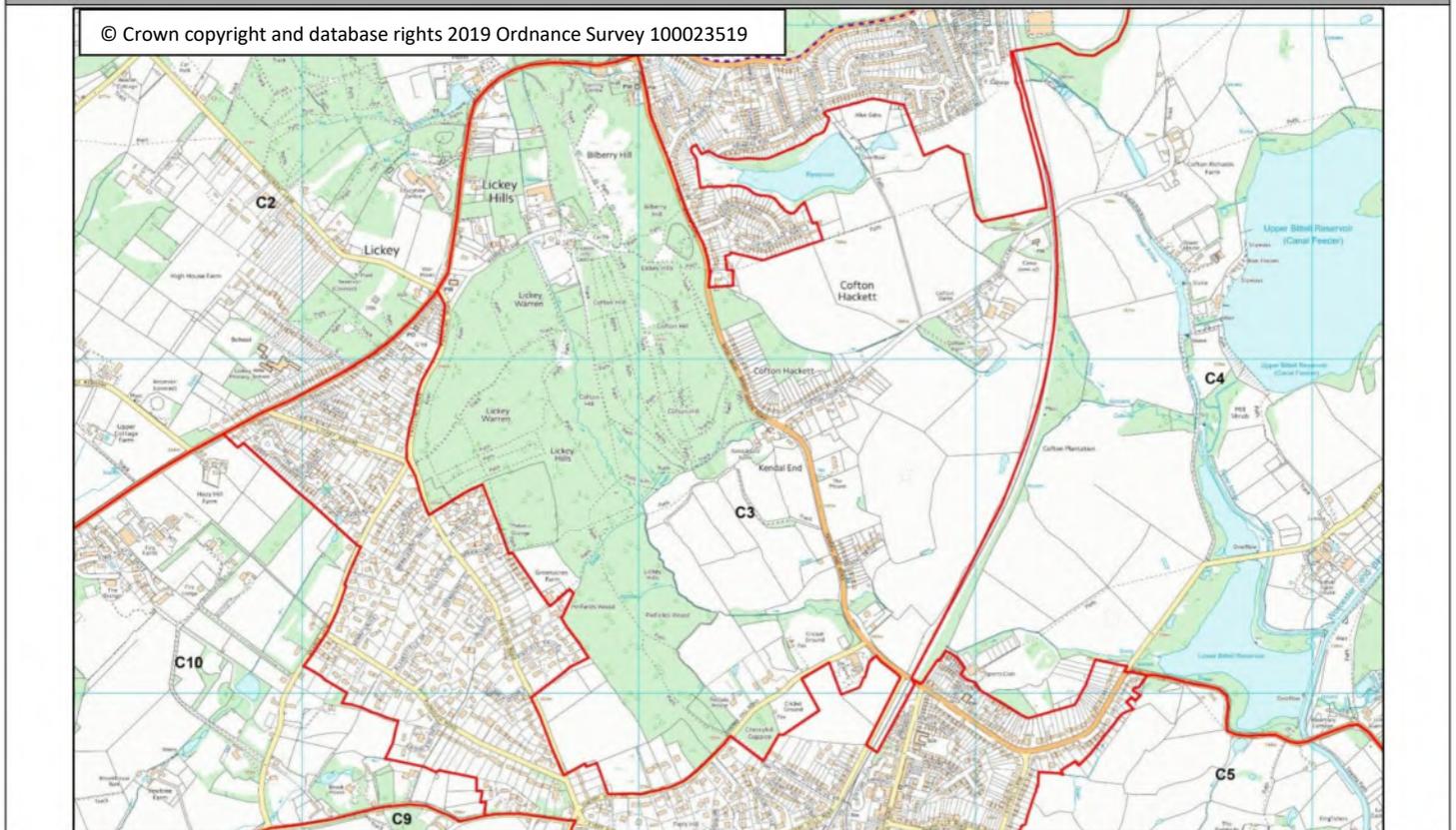
The parcel lies directly between the settlements of Barnt Green (to the south) and Cofton Hackett (to the north). The parcel contains a number of urban features linking the two settlements including Barnt Green Road / Kendal End Road with ribbon development along it, this road also dissects the land parcel north to south.

The parcel has a mixed set of boundaries. The northern boundary follows Rose Hill until reaching the Cofton Hackett settlement. The boundary then follows the rear gardens Cofton Hackett. The eastern boundary follows the Birmingham to Redditch train line, this is a strong boundary until it meets the built up area of Barnt Green, where again the boundary follows the settlement (and is considered weak). The remaining southern boundary follows Cherry Hill Road; Cherry Hill Road has been breached by development and there are a number of dwellings to the north of the road within the land parcel. The western boundary follows Twatling Road and the rear gardens of the properties along the cul-de-sacs off Twatling Road.

The parcel is over half covered by the Lickey Hills Country Park on the western side, which is given its nature, a heavily wooded area. The country park also comprises a visitor centre and car park. The parcel also contains Cofton Hall, a reservoir, cricket ground, allotments, churches and farms. There is ribbon development along Barnt Green Road/ Kendal End Road, Cofton Church Lane, Rose Hill, Warren Lane and Cherry Hill Road. Key roads running through the parcel include Barnt Green Road/ Kendal End Road, Cherry Hill Road and Cofton Church Lane.

This parcel has a split topographical character, with land to the west of Barnt Green Road being particularly steep due to the Lickey Hills (notably Bilberry Hill, 252m and Cofton Hill, 263m). To the east of Barnt Green Road, the land generally falls away in an easterly direction to the railway line (154m).

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>The land parcel is immediately adjacent to the large built up area of Cofton Hackett (as part of the conurbation). The boundary adjacent to this area is considered to be predominantly weak as it follows rear gardens and would not easily prevent the uncontrolled spread of the built-up area due to a lack of strong, defensible features. Part of the boundary is strengthened by dense vegetation, however this is sporadic.</p> <p>There are examples of ribbon development within the land parcel particularly along Barnt Green Road/ Kendal End Road, and Cofton Church Lane, however as this does not adjoin the conurbation it is not considered sprawl.</p> <p>There is a fairly strong sense of openness within this parcel due to the nature of the country park.</p>	Moderate
2	To prevent neighbouring towns from merging	<p>This parcel constitutes all of a gap between Cofton Hackett and Barnt Green. The parcel physically prevents Cofton Hackett and Barnt Green from merging.</p> <p>There is ribbon development along Barnt Green Road, which indicates that Cofton Hackett and Barnt Green are already vulnerable to merging as they are mostly physically connected by the presence of this ribbon development.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	<p>This land parcel has a rural sense and exhibits countryside characteristics but there are some urban features affecting openness. There are some urbanising features within the land parcel, including ribbon development along Barnt Green Road and Rose Hill which includes pavements, street signs and street lights. However, the Lickey Hills Country Park is the most significant rural feature. Due to this balance of sprawl and Country Park a score of Moderate has been afforded to this parcel.</p>	Moderate

Strategic Parcel Ref	C4
Name of Parcel	Bittell Reservoirs, South of Longbridge
Parcel size (ha)	505
BDC Parish/es	Cofton Hackett, Barnt Green, Alvechurch
Other LPA Area	N/A

Description of Parcel

The land parcel is to the North of the Bromsgrove District, adjacent to the Birmingham conurbation.

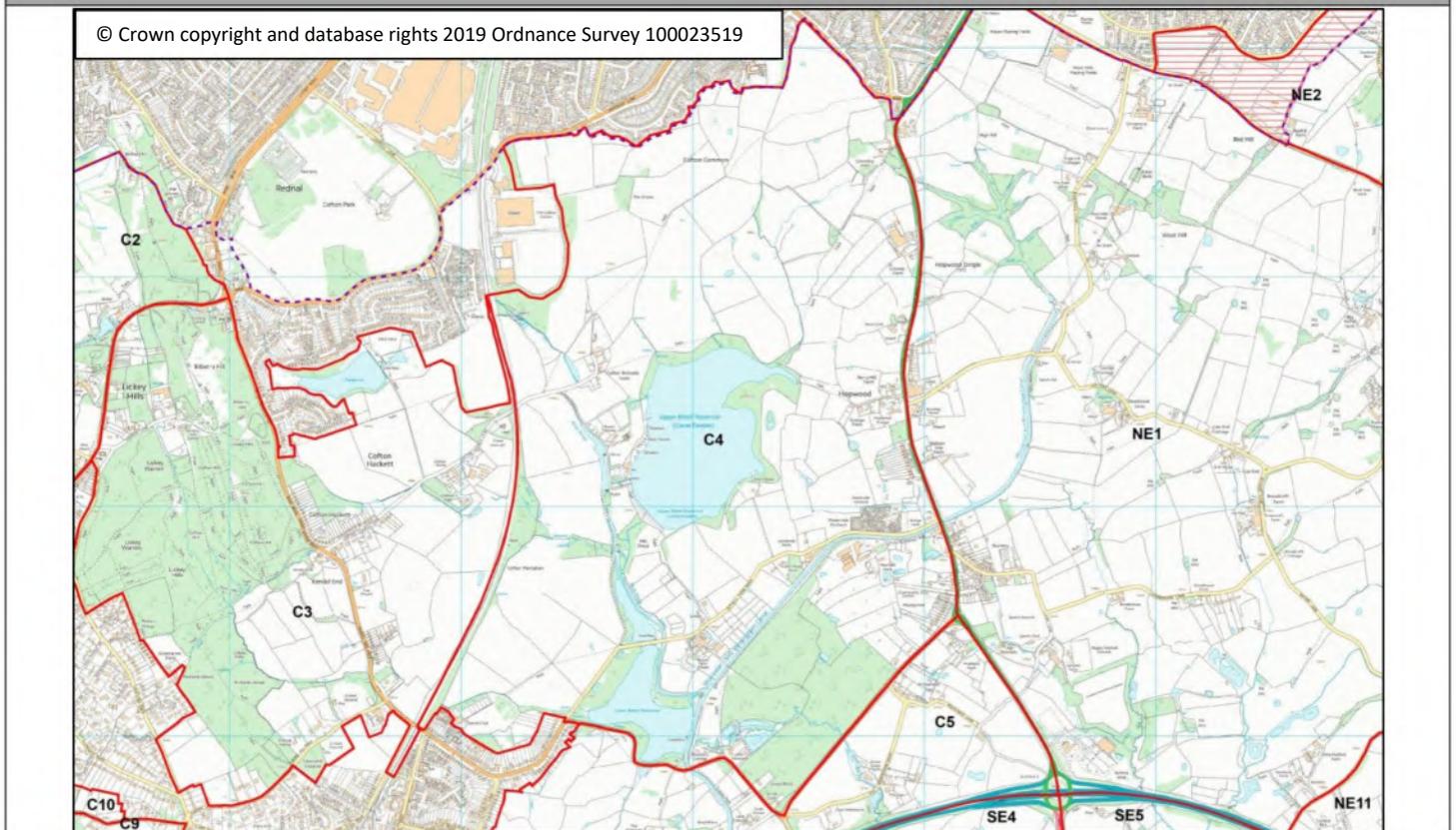
The parcel is bound by the Birmingham conurbation to the North, specifically Longbridge and the B4096 Groveley Lane. This boundary follows the road, rear garden and the rear of Cofton Primary School. To the East the boundary is Longbridge Lane, followed by the A441 Birmingham Road. To the Southern boundary of the land parcel is the B4120 Bittell Road up to Barnt Green and then continuing to follow the settlement of Barnt Green, following the rear gardens of Bittell Road. The boundary to the West follows the railway line until it meets the employment area of the Cofton Centre.

The parcel is largely open fields and contains some of the Hopwood settlement, which is a settlement washed over by Green Belt. The parcel abuts Longbridge to the north and north west and Barnt Green to the south west. Upper Bittell Reservoir is located in the centre of parcel, Lower Bittell Reservoir located in the southern part of parcel. Waterside Orchard Mobile Home Park, the Worcester and Birmingham Canal and Cofton Common are also within the parcel.

The main road that runs through the land parcel is Bittell Farm Road, the other road that runs through the land parcel is Cofton Church Lane and this road only runs through a very small portion of the site

The parcel is at its lowest in the south around the Lower Bittell Reservoir at 130m. The general nature of the land rises up in a northerly direction to the border with Birmingham, with a high point of 207m near to Groveley Lane.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>The parcel is immediately adjacent to Longbridge which is part of the Birmingham Conurbation.</p> <p>The parcel is mostly free from development which could constitute sprawl. Development in this parcel is limited to the south eastern corner of the parcel some of which forms part of the Hopwood settlement, but also includes a Mobile Homes Park and a public house. There is a portion of ribbon development (The Drive) which is set back from the A441 Birmingham Road and has a tree lined buffer from the road. however as this development is not adjacent to Birmingham it is not considered sprawl. However, since the Green Belt was designated the parcel does not appear to have had any significant development.</p> <p>The boundary abutting Longbridge is formed of the rear gardens of the properties along Groveley Lane/ Nuthurst Road. The strength of this boundary is limited however; parts of this boundary appear show dense vegetation, hedgerows and woodland. Therefore although the boundary isn't strong for its entire length, significant stretches are and have demonstrated it functions in providing a clear degree of containment.</p>	Strong
2	To prevent neighbouring towns from merging	<p>This land parcel constitutes all of a gap between Birmingham (Longbridge) and Barnt Green. Loss of openness in this parcel would cause the physical merging of Birmingham and Barnt Green. There is currently very limited development in the land parcel and therefore it does not appear vulnerable to further development. There is not a direct road through the land parcel which currently connects the two areas; therefore there is no ribbon development between the two areas.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	<p>Land parcel has a very strong rural sense, is largely open and exhibits many countryside characteristics. The land parcel has extremely limited urbanising development. The development that does exist within the parcel are located in discrete areas and do not override the strong rural sense of the parcel.</p>	Strong

Strategic Parcel Ref	C5
Name of Parcel	East of Barnt Green, North of M42
Parcel size (ha)	125
BDC Parish/es	Barnt Green, Alvechurch
Other LPA Area	N/A

Description of Parcel

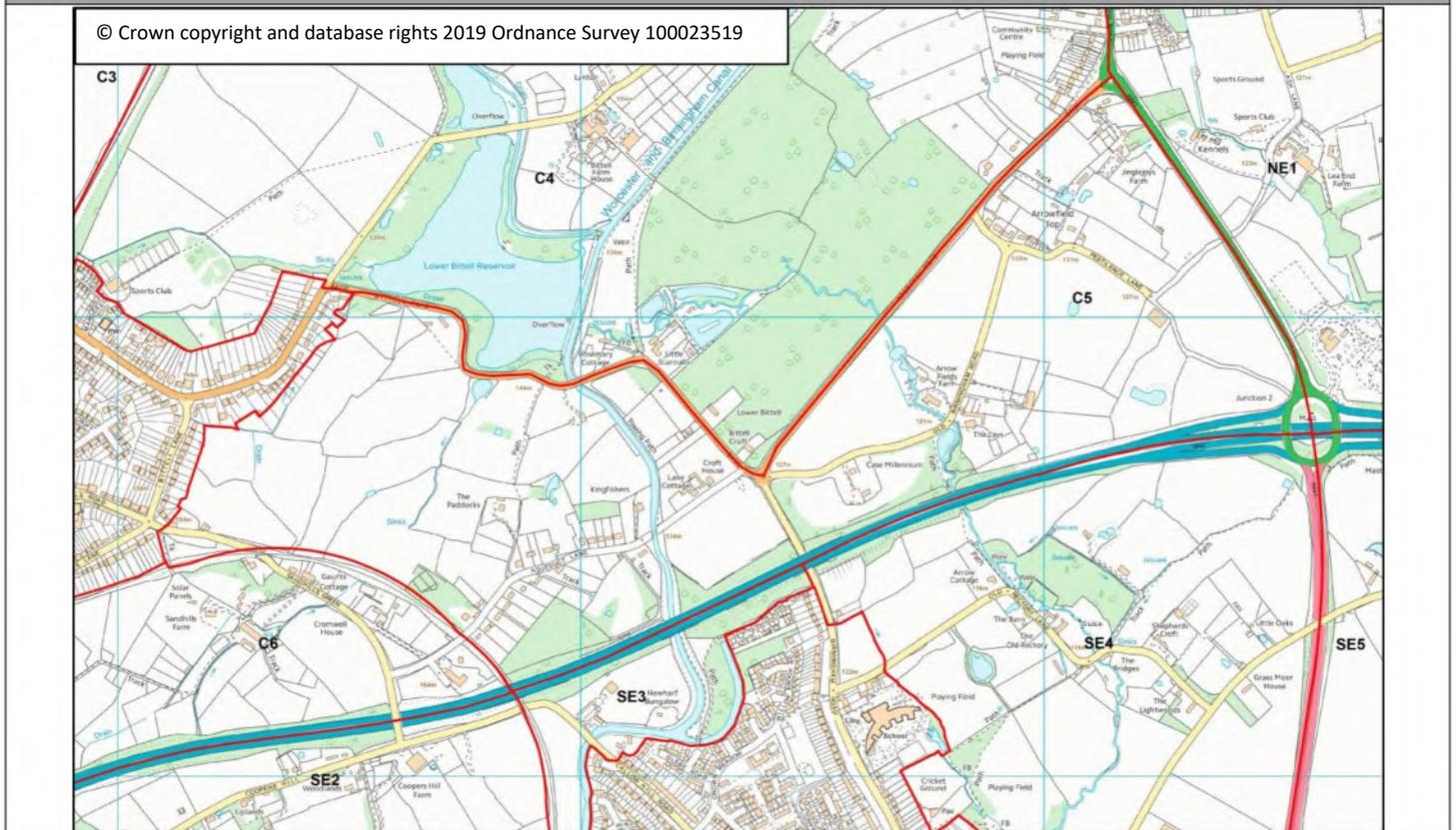
A relatively small parcel, with an irregular shape. This parcel lies towards the centre of the Bromsgrove district, to the north of Alvechurch and east of Barnt Green.

To the north, the parcel is bound by Bittell Road (B4120), continuing onto Redditch Road. The Parcel runs along the A441 to the east, the M42 to the south and then following the Barnt Green railway line north until it meets the built up area of Barnt Green. The parcel then follows the rear gardens of the properties along Bittell Lane and Bittell Road.

In the centre of the parcel, and at its narrowest point, the Birmingham Road runs under the motorway and connects the parcel to Alvechurch. Just to the west of this, the Worcester and Birmingham Canal dissects the site from north to south. There is some ribbon development along Aqueduct Lane. The parcel has a predominant land use of countryside; however there are regular clusters of historic development, mainly residential uses. The River Arrow also runs through the parcel in the eastern section of the land parcel.

This parcel north of the M42 has unvaried topography, with heights above sea level varying between 130-160m. The highest points are in the west of the parcel to the south of the Lower Bittell Reservoir.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to a large built-up urban area.	No contribution
2	To prevent neighbouring towns from merging	<p>The land parcel constitutes all of a gap between Barnt Green and Alvechurch. Loss of openness in this land parcel would not cause the physical merging of the settlements due to the M42 being directly located between them, which forms a strong boundary separating the two settlements. However, development up to the motorway on both sides would cause a visual merging of the two areas. There is also a connection of the two settlements via the Birmingham Road.</p> <p>There are a number of instances of ribbon development within the parcel, particularly along Aqueduct Lane and Pestilence Lane and a number of examples of sporadic, isolated development. However, it is not considered that these instances of development compromise the gap between the settlements.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	The parcel has a very strong rural sense, is largely open and exhibits many countryside characteristics. There is very little development within the parcel which is urban in character such as footpaths or street lights.	Strong

Strategic Parcel Ref	C6
Name of Parcel	South of Barnt Green, North of M42
Parcel size (ha)	54
BDC Parish/es	Barnt Green
Other LPA Area	N/A

Description of Parcel

This is a small parcel located immediately South of Barnt Green and to the North of the M42 towards the centre of the Bromsgrove District.

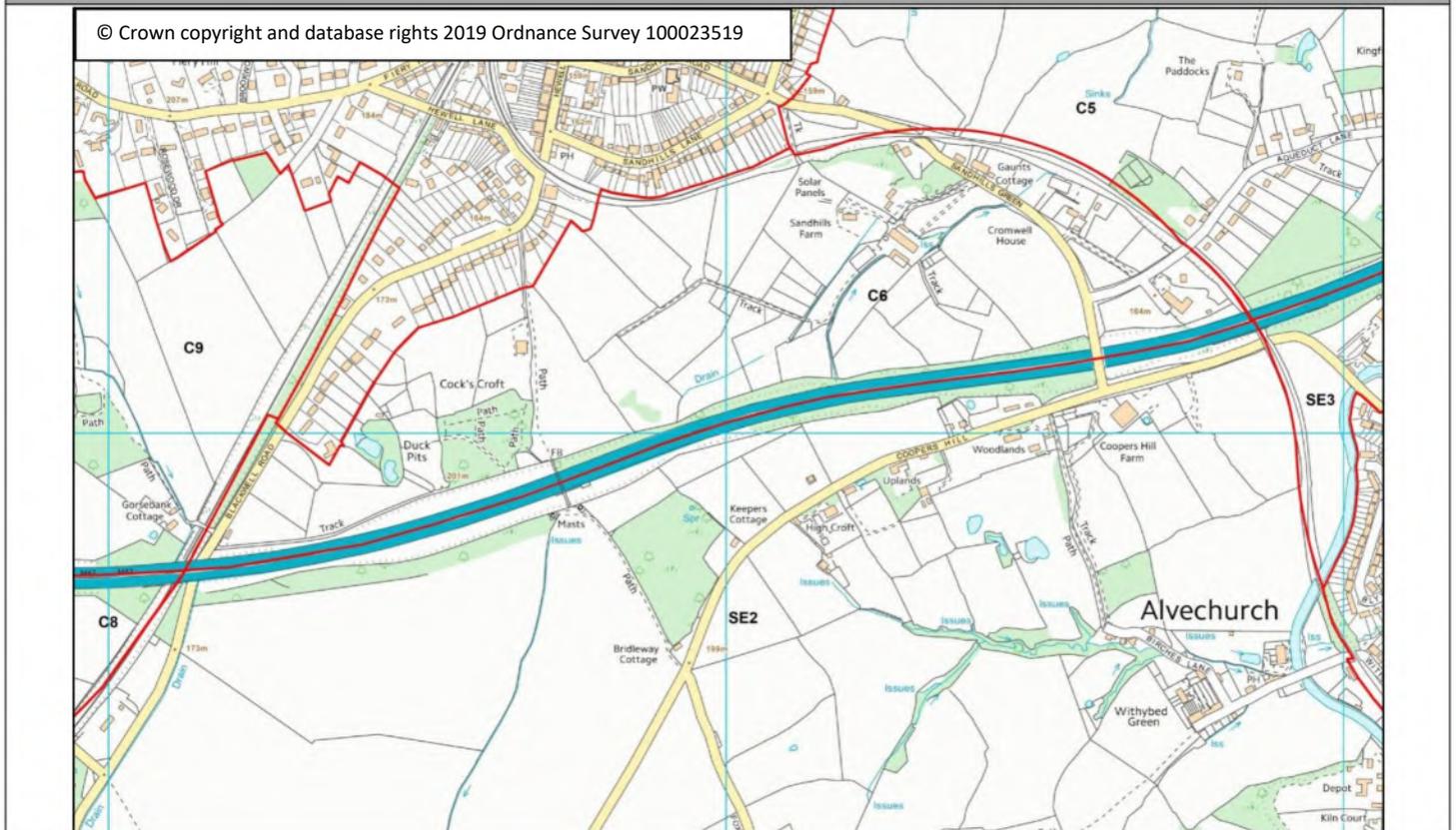
The parcel is bound by the railway line to the North and East. The M42 to the South and then follows the rear gardens of the properties along Blackwell Road until reaching the railway line.

The land parcels contains mostly green, open fields. There is a small amount of residential development located in the north east of the parcel at Sandhills Green. There is a Care Home located off Aqueduct Lane. The parcel also contains allotments, the Barnt Green Scout and Guide Centre and a solar panel farm at Sandhills Farm.

The only roads that run through the land parcel include Sandhills Green and Aqueduct Lane, both located to the East of the land parcel. The parcel along contains pedestrian access across the M42 via a footbridge.

This small parcel is at its highest close to the motorway in the west of the parcel, reaching a height of 201m above sea level.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to a large built-up urban area.	No contribution
2	To prevent neighbouring towns from merging	The land parcel constitutes that majority of a gap between Barnt Green and Alvechurch. If openness were lost in this parcel, in conjunction with parcels SE2 (and SE3) then Barnt Green and Alvechurch would be visually merged. The two areas would not be physically merged as the M42 provides a strong buffer between the two areas. There is limited development in the land parcel. The majority of the development is located to the East of the land parcel off Sandhills Green.	Strong
3	To assist in safeguarding the countryside from encroachment	The land parcel has a rural sense; and has very limited urban features affecting openness. The only urbanising features include a small amount of ribbon development along Sandhills Green; however this does not detract from the strong rural character of the parcel.	Strong

Strategic Parcel Ref	C7
Name of Parcel	East of Bromsgrove, North of A448
Parcel size (ha)	238
Parish/es	Non-parished
Other LPA Area	N/A

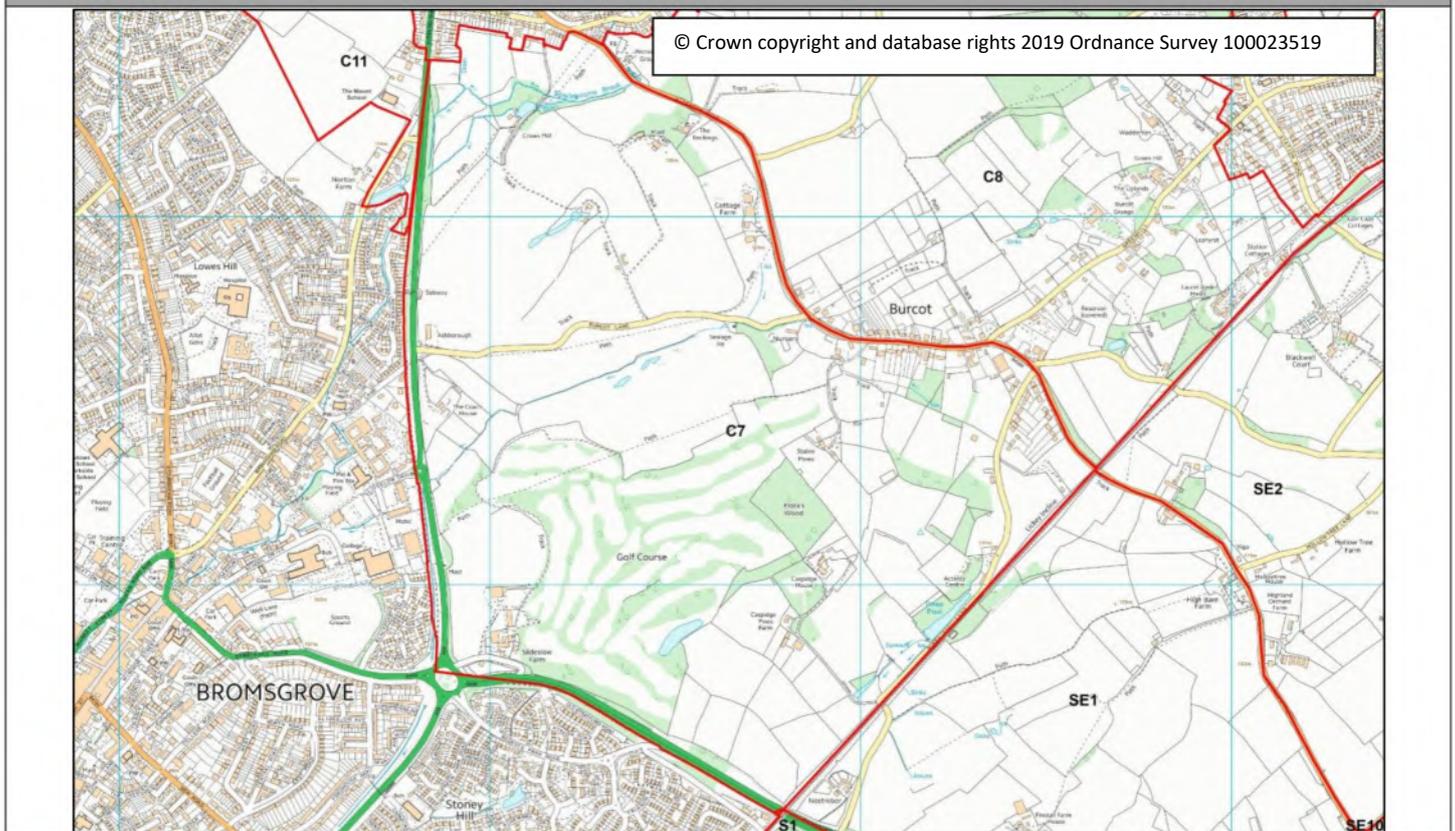
Description of Parcel

This parcel lies directly to the north east of Bromsgrove Town. The western boundary is approximately 30m to the west of the Birmingham Road (A38), due to the extent of Green Belt designation, which it could be argued would make an alternative stronger and more defensible boundary. The northern boundary runs along the rear property boundaries of School Lane, which marks the southern extent of the non-Green Belt Lickey End settlement. Where the property boundaries intersect with the Alcester Road (B4096), this forms the north eastern boundary to the intersection point with the railway line. The railway line forms the south eastern boundary of the parcel until it intersects with the Bromsgrove Highway (A448). The Bromsgrove Highway forms the southern boundary.

The parcel is bisected (east to west) by Old Burcot Lane, which connects the mid-point of the western boundary to the north eastern boundary. This can, at best, be described as a single track lane with passing points. There is very little development within the parcel, with a large proportion of the southern half of the parcel being dominated by a golf course and its facilities. There is some limited development running along the north eastern boundary at Alcester Road, which forms part of the Burcot Village settlement.

Land within the parcel to the south west of the Alcester Road undulates with spot heights of 156m (in the north of the parcel, near to ‘The Rockings’ off Alcester Road, Burcot) and 168m (to the north of Pikes Pool Lane to the east of the Golf Course). The land then slopes away in a south westerly direction to a low point of approximately 100m at the southern boundary and its intersection with the western boundary at Slideslow roundabout.

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 built up area of Bromsgrove Town at both its western and southern boundaries, which have prevented sprawl of Bromsgrove Town into the parcel. The settlement of Lickey End lies to the north of this parcel. The parcel's western boundary has prevented Bromsgrove Town sprawling eastwards, which would have reduced the gap between Bromsgrove Town and Lickey End, thus affording a 'strong' assessment against this criterion.	Strong
2	To prevent neighbouring towns from merging	The settlements pertinent to this Purpose are Bromsgrove Town, Lickey End, Blackwell, Barnt Green/ Lickey and Redditch. This parcel represents the entire gap between Bromsgrove Town and Lickey End. This parcel also represents part of the gap between Bromsgrove Town and Blackwell, Bromsgrove Town and Barnt Green/ Lickey, and Bromsgrove Town and Redditch when taken into consideration with adjacent parcels.	Strong
3	To assist in safeguarding the countryside from encroachment	The parcel is largely free from development and has a strong rural sense. The northern half of the parcel is predominantly agricultural land, as is the south east of the parcel, with only minimal agricultural related development. There are some urbanising features around the parcel boundaries which affect openness. The south west of the parcel is dominated by Bromsgrove Golf Centre, which has clubhouse facilities and a floodlit driving range close to the parcel boundary. North of this, at the junction of the A38 and Old Burcot Lane there is a small light industrial complex. To the north east, lies Burcot village, where the built form of the village is bisected by the Alcester Road parcel boundary.	Strong

Strategic Parcel Ref:	C8
Name of Parcel	South of M42, btwn Lickey End and Blackwell

Strategic Parcel Ref	C8
Name of Parcel	South of M42, btwn Lickey End and Blackwell
Parcel size (ha)	257
Parish/es	Lickey and Blackwell
Other LPA Area	N/A

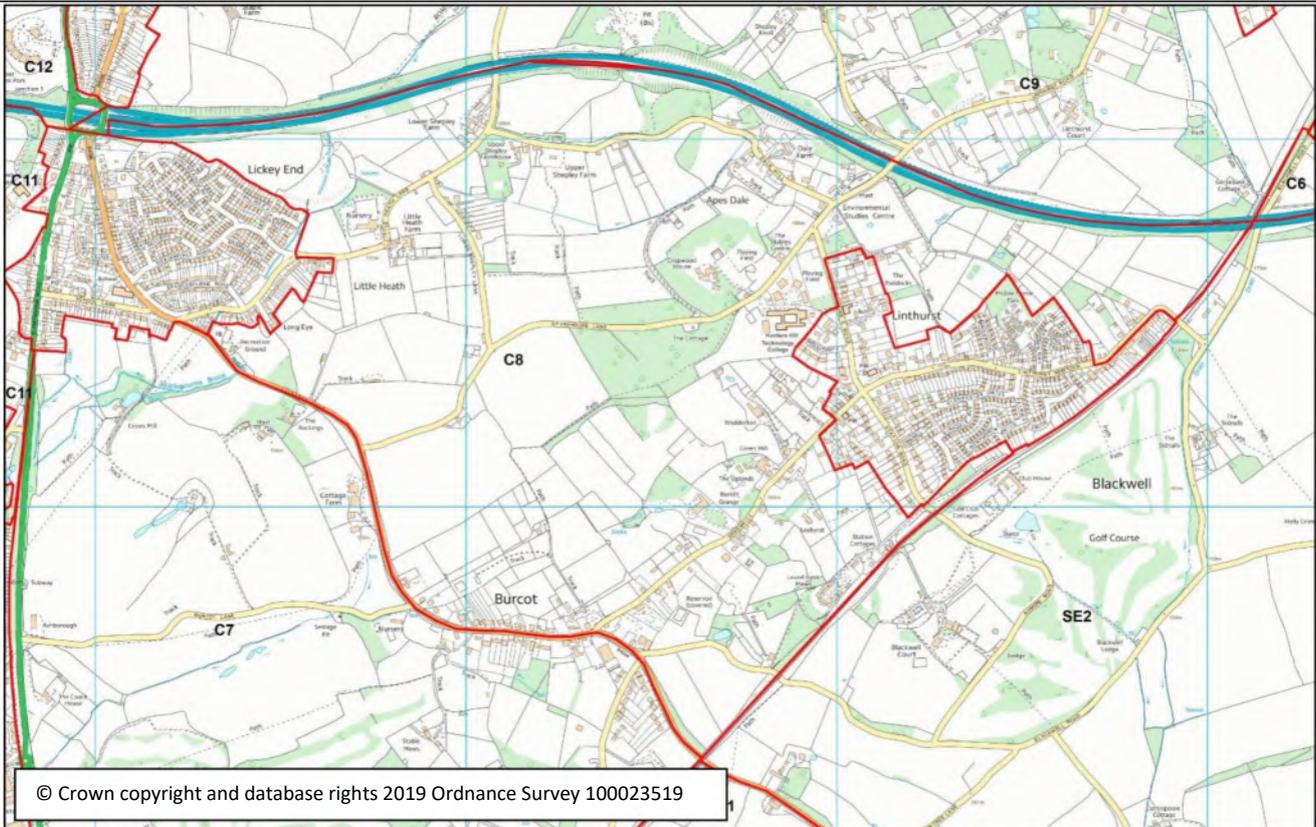
Description of Parcel

The parcel is located to the north east of Bromsgrove Town and lies between the settlements of Lickey End and Blackwell, south of the M42 Motorway. The northern parcel boundary follows the M42 Motorway. At its easternmost point, it intersects with the railway line and then travels in a southerly direction until it meets the settlement of Blackwell. The boundary follows the rear property boundaries of Blackwell Village and then continues south westerly along the railway line to its intersection with the Alcester Road (B4096). The Alcester Road bisects the settlement of Burcot Village and forms the parcel’s south western boundary until its intersection with the Lickey End settlement, where the boundary follows the rear property boundaries to its intersection with the M42.

There are several minor roads that criss-cross the parcel, including Little Heath Lane, Dale Hill, Spirehouse Lane, Lower Shepley Lane, Greenhill and Blackwell Road. Overall, the parcel is largely free from development but does contain some development along the majority of the roads identified above, including residential development, a residential care home, a technical college and a garden/ aquatic centre.

The land slopes steadily downwards in a south westerly direction from a height of about 190m to the north of Blackwell to around 120m west of Burcot. The land in this parcel rises steadily from west to east, with its lowest point at 130m and its highest at 190m.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to a large built-up area; therefore it 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 Lickey End, Blackwell, Bromsgrove Town, Barnt Green/ Lickey, Catshill and Redditch. This parcel constitutes the whole of the gap between the settlements of Lickey End and Blackwell. Whilst there is some limited development within the parcel, it is quite sporadic and does not significantly compromise the openness of the parcel. This parcel is centrally located between several settlements and plays a role in preventing merging in conjunction with adjacent parcels.	Strong
3	To assist in safeguarding the countryside from encroachment	Whilst the built form within the parcel is considered to be limited and sporadic, it is predominantly close to the settlements of Lickey End, Blackwell and Burcot and could constitute sprawl beyond the settlement boundaries. There are some urbanising features such as footpaths, but these roads/ lanes are largely free from street lighting and have a rural feel.	Moderate

Strategic Parcel Ref	C9
Name of Parcel	North of M42, SW of Barnt Green
Parcel size (ha)	195
Parish/es	Lickey and Blackwell
Other LPA Area	N/A

Description of Parcel

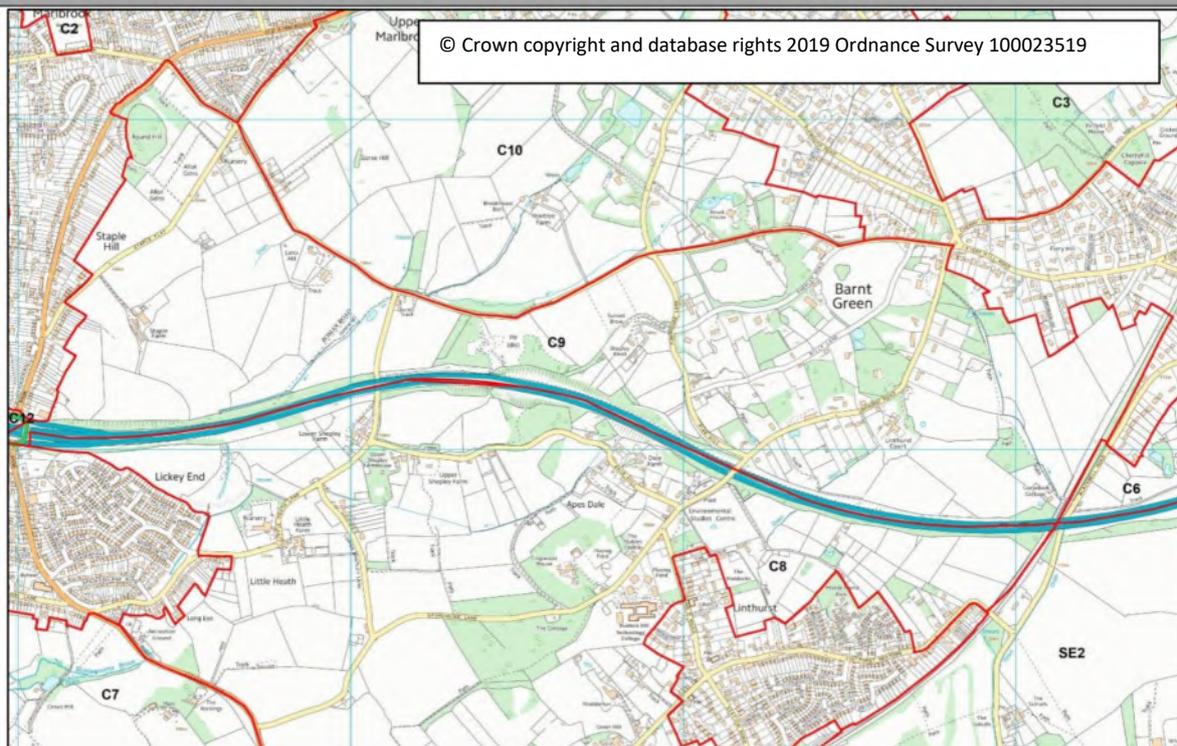
This parcel is located to the north of the M42 motorway, between Catshill and Barnt Green/ Lickey. The northern boundary follows Linehouse Lane/ Brookhouse Road to the intersection with Linthurst Road, and then follows the rear property boundaries along Fiery Hill Road to the intersection with the railway line. The boundary follows the railway line in a southerly direction to the intersection with the M42 motorway. The southern boundary follows the M42 to Lickey End. The boundary then travels north, following the rear property boundaries to the east of Old Birmingham Road and then follows a short section of Old Birmingham Road to the intersection with Linehouse Lane.

Staple Flat is a narrow lane that bisects the north western corner of the parcel. There is a large allotment garden at its northern extent to the west of the lane; opposite which, is a small cluster of residential/ commercial/ agricultural buildings. The western half of the parcel is predominantly agricultural and is crossed by the Spadesbourne Brook in a north/ south direction. The narrowest section, at the centre of the parcel, between Brookhouse Lane and the M42 is heavily wooded.

The eastern half of the parcel is crossed by several roads including: Linthurst Road, Billy Lane and Shepley Road, which are all dominated by large residential properties. Billy Lane is at best a single track road with limited passing points and has a more rural feel than Linthurst Road. Shepley Road is somewhat wider than Billy Lane and has a more rural feel than Linthurst Road. The extreme east of the parcel is bisected by a watercourse (north/ south direction) and is largely pasture land.

The western half of the parcel slopes southwards from a height of 179m at its north westernmost point around Marlbrook to around 140m along the southern boundary. The land falls away in the middle of the parcel around Little Heath Lane before rising up again. The eastern half of the parcel undulates along Pike Hill/ Pumphouse Lane between 170m and 190m and rises to a height of over 210m in the north eastern corner.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	This parcel is not adjacent to a large built-up area and does not play a role in preventing sprawl.	No Contribution
2	To prevent neighbouring towns from merging	This parcel constitutes all of the gap between the settlements of Catshill and Barnt Green/ Lickey. This parcel also plays a role in preventing the settlements of Barnt Green and Blackwell from merging in conjunction with parcel C8 to the south.	Strong
3	To assist in safeguarding the countryside from encroachment	The western half of this parcel makes a stronger contribution to safeguarding against countryside encroachment, which is compromised in the eastern half of the parcel by the number of large residential properties along Linthurst Road, Billy Lane and Shepley Road. Both Billy Lane and Shepley Road offer a more rural feel than Linthurst Road, which shows signs of urbanising features such as footpaths and street lighting.	Moderate

Strategic Parcel Ref	C10
Name of Parcel	West of Barnt Green, East of Marlbrook
Parcel size (ha)	144
BDC Parish/es	Lickey and Blackwell
Other LPA Area	N/A

Description of Parcel

The parcel is located and adjacent to Catshill and Lickey to the north of Bromsgrove town and to the south of the Birmingham conurbation.

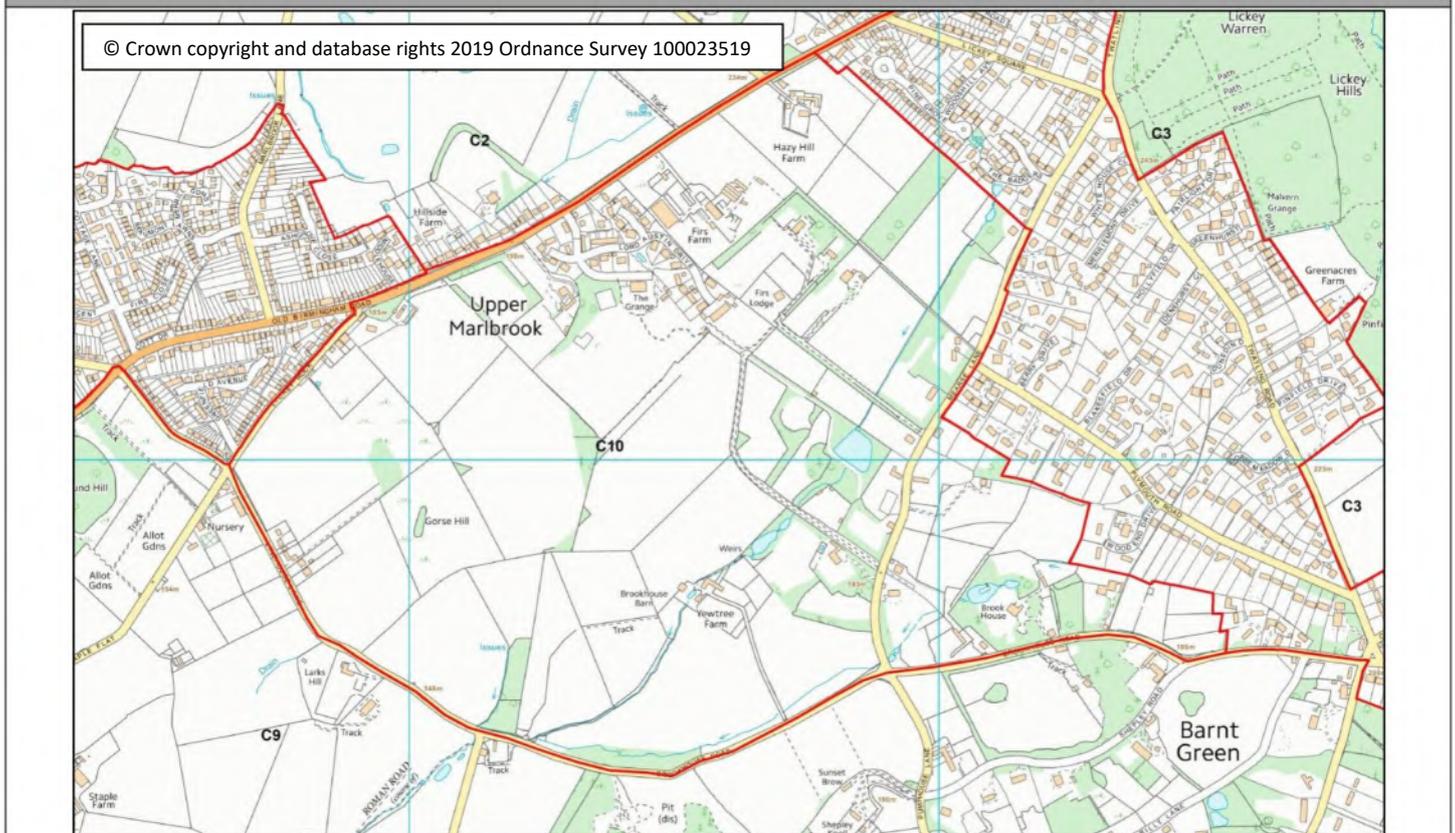
The parcel is bound by the Old Birmingham Road (B4096) to the North, the boundary then cuts along rear gardens of properties on Pine Grove and The Badgers and follows Mearse Lane South, where the boundary again follows rear gardens of properties along Plymouth Road. To the South the parcel is bound by Shepley Road followed by Brookhouse Road, turning into Linehouse Lane and Lickey Rock on the western boundary.

The parcel is mostly comprised of agricultural fields and farmsteads, with a number of large individual dwellings along Mearse Lane, clusters of dwelling houses in the north west and west of the parcel, the Lickey Grange housing estate and some ribbon development along Linehouse Lane. The Spadesbourne brook is within the land parcel.

The only road which runs through the land parcel is Mearse Lane. Other than this the only road is Lord Austin Drive which is a cul-de-sac.

The land in this parcel rises from the southwest (150m) to the northeast (230m).

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel does not abut any of the large built-up areas.	No Contribution
2	To prevent neighbouring towns from merging	<p>The land parcel constitutes all of a gap the two settlements of Catshill and Lickey and therefore the loss of openness in this land parcel would cause the two areas to physically merge.</p> <p>There are sporadic examples within the land parcel of significant development, such as the Lickey Grange housing estate. There is a run of dwellings along Linehouse Lane and a number of large individual dwellings along Brookhouse Road and Mearse Lane which may mean that land is vulnerable and potentially at risk from merging.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	The parcel has a very strong rural sense and exhibits many countryside characteristics. There parcel contains very little urbanising development such as examples of residential properties and therefore the presence of street lights, however these features are minor in relation to the parcel and do not override the strong rural sense the land parcel has.	Strong

Strategic Parcel Ref	C11
Name of Parcel	North of Bromsgrove, South of M42
Parcel size (ha)	94
BDC Parish/es	Non-parished
Other LPA Area	N/A

Description of Parcel

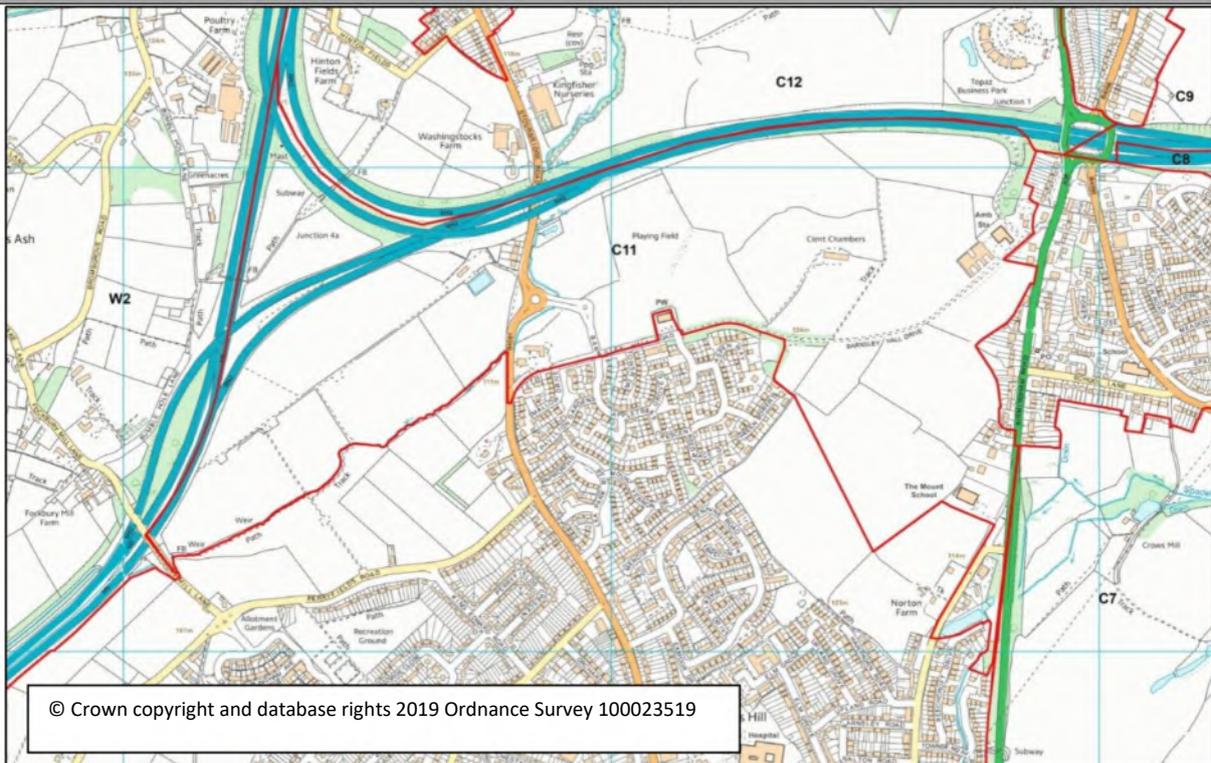
The parcel is located directly between the M42 to the north and Bromsgrove Town to the south.

The Parcel is bound to the north by the M42 Motorway and includes a triangle of land between the M42 and M5 Motorway junction 4A. The triangle of land only contains greenfield land and is used as part of a nearby farm. At Junction 1 (M42) the boundary diverts south to follow the rear gardens of the properties along the A38 Birmingham Road. The properties off Grosvenor Garden are included within the parcel as at this point the boundary becomes the A38. The parcel includes the wedge of land between the A38 and the Birmingham Road and continues East to follow the southern section of Beechcroft Drive. The boundary then follows Copse Wood Way, Barnsley Hall Drive, continuing to Mallow Drive and Keith Winter Close. The boundary goes North at this point along the B4091 (Stourbridge Road) until reaching the Battlefield Brook, where this becomes the parcel's southern boundary. To the west the parcel boundary follows Fockbury Mill Lane and continues to follow the M5, it then returns to follow the M42.

To the immediate South of the Battlefield Brook is the allocated Perryfields Road development site (BROM 2). This development site will fill the current open gap between the built form of Bromsgrove Town and the Green Belt boundary at the Battlefield Brook. For the purposes of this assessment, this site will be considered as developed in accordance with the adopted Bromsgrove District Plan (2017).

The parcel is rural in character with land uses being farmland and recreation with a small number of dwellings on the Stourbridge Road and to the East of the parcel. St. Johns Ambulance Hub, a Nursery School, a football club and the Battlefield Brook are all contained within the parcel. This parcel is generally flat and at a consistent height of 110-130m above sea level.

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 Bromsgrove Town and is largely free from development that could constitute sprawl with a strong level of openness. The examples of sprawl include a small amount of infill development along Birmingham Road, a small development accessed from Keith Winter Close and the Football Club. There are strong permanent boundaries along the majority of the boundary with Bromsgrove Town, namely Battlefield Brook, Mallow Drive and Barnsley Hall Road, Norton Way, Copse Wood Way and the adjacent part of Birmingham Road. The remainder of the boundaries with Bromsgrove Town are defined by existing development, specifically the rear of some properties on Aspens Way, Green Bower Drive and Beechcroft Drive.	Moderate
2	To prevent neighbouring towns from merging	The land parcel constitutes all of a gap between Bromsgrove Town and Lickey End. Loss of openness in this parcel would result in the physical merging of Bromsgrove Town and Lickey End, this is because of the presence of ribbon development along the A38, which is adjacent to the built up area of Lickey End. The land parcel also forms the majority of a gap between Bromsgrove Town and Catshill. The land parcel is adjacent to land parcel C12, and although separated by the M42 if openness were to be lost in these two land parcels Bromsgrove Town and Catshill would be visually merged, as the M42 would still provide a physical barrier between the two areas preventing physical merging.	Strong
3	To assist in safeguarding the countryside from encroachment	The Parcel has a rural sense and exhibits countryside characteristics but there are some urbanising features, notably the ribbon development along Stourbridge road and the A38 Birmingham Road. The roundabouts of Stourbridge Road and Barnsley Hall Road are also urbanising in that they are lined with pavements. In addition, the presence of the football club and Ambulance Hub has a slight urbanising effect.	Moderate

Strategic Parcel Ref	C12
Name of Parcel	South of Catshill, North of M42
Parcel size (ha)	108
BDC Parish/es	Catshill and North Marlbrook
Other LPA Area	N/A

Description of Parcel

This parcel is located to the immediate south of Catshill, between Catshill and the M42. It is located to the north of Bromsgrove town.

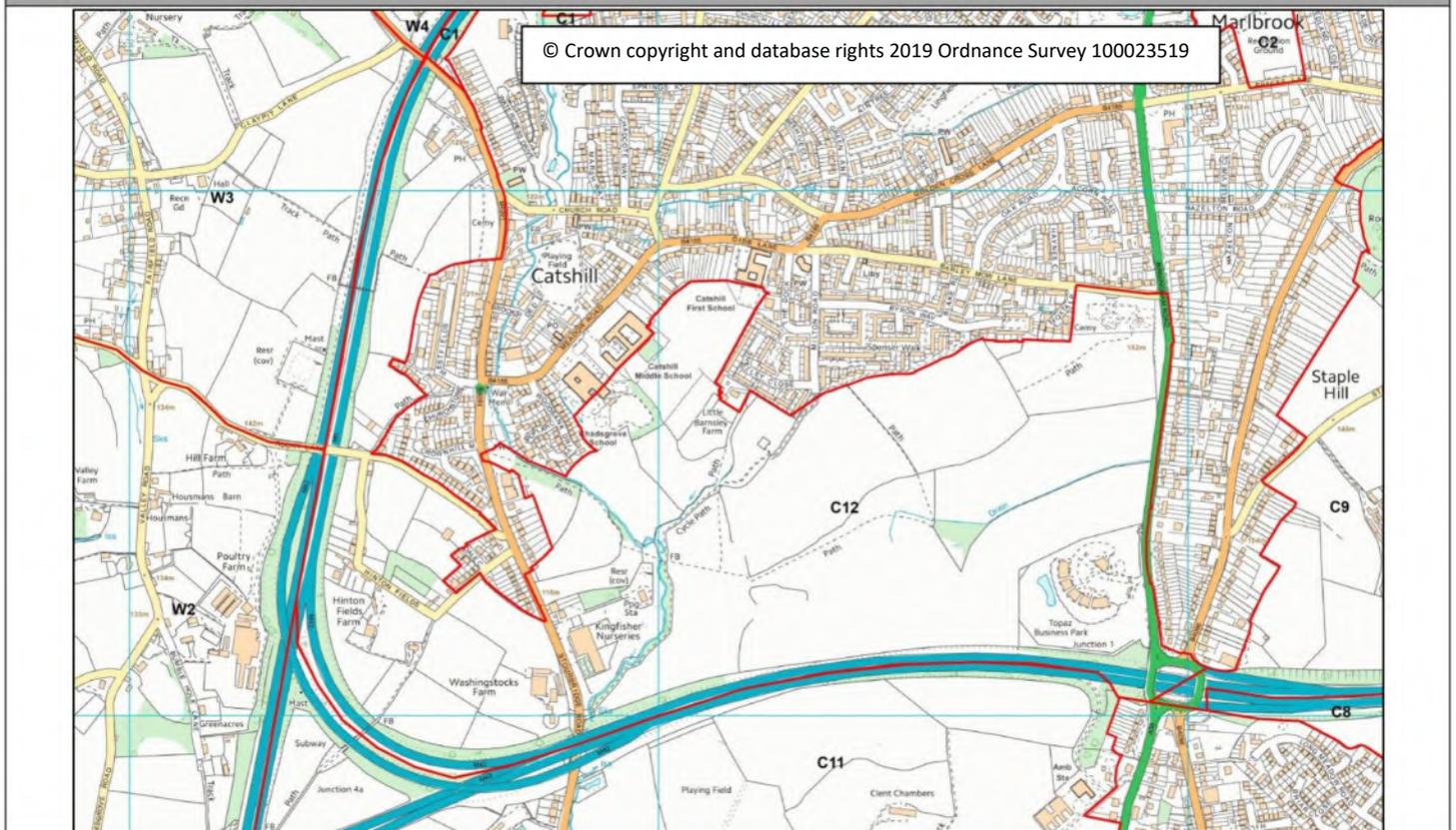
The land parcel is bound to the north by the B4091 Stourbridge Road and rear gardens of properties located in cul de sacs off the B4091 Stourbridge Road, Meadow Road, Gibb Lane and Barley Mow Lane. The eastern boundary constitutes the A38 until meeting the M42. The M42 is the southern boundary until it turns into the M5 going north.

The majority of the parcel is in agricultural use, with a few urbanising features, notably the Topaz Industrial Estate, Willowbrook Garden Centre and a number of dwellings along Hinton Fields. The land parcel also contains North Bromsgrove Cemetery and the Battlefield Brook also runs through the land parcel.

Only three roads run through the land parcel which include the B4091 Stourbridge Road, Hilton Fields and Rocky Lane, they are located to the South West of the land parcel.

The topography of the land in this parcel does not vary greatly, with a number of small mounds close to the M5 at Catshill. The land then rises up in an easterly direction towards the Birmingham Road.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to a large built up area and therefore plays no role in checking the unrestricted sprawl.	No Contribution
2	To prevent neighbouring towns from merging	<p>The land parcel constitutes the majority of a gap between Catshill and Bromsgrove Town. In conjunction with land parcel C11 this constitutes the whole gap between Catshill and Bromsgrove. Loss of openess in this parcel would reduce the gap between these two areas and although would not cause a significant physical merging due to the M5 Motorway, the areas would appear visually merged.</p> <p>There are pockets of development within this land parcel including residential properties, Willowbrook Garden Centre and Topaz Business Park which means the land may be vulnerable.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	The parcel has a rural sense and exhibits countryside characteristics but there are some urbanising features, notably the Topaz Business Park on the A38 and the garden centre on Stourbridge Road, both of which include areas of hardstanding, street lighting and pavements.	Moderate