



**Green Belt Purposes Part One
Assessment**

**Appendix 3
Green Belt Parcel Proformas**

Parcels NW1 - NW9



Bromsgrove
District Council

www.bromsgrove.gov.uk

Strategic Parcel Ref	NW1
Name of Parcel	West of Hagley
Parcel size (ha)	410
BDC Parish/es	Hagley
Other LPA Area	Wyre Forest District Council, Dudley Metropolitan Borough Council, South Staffordshire District Council

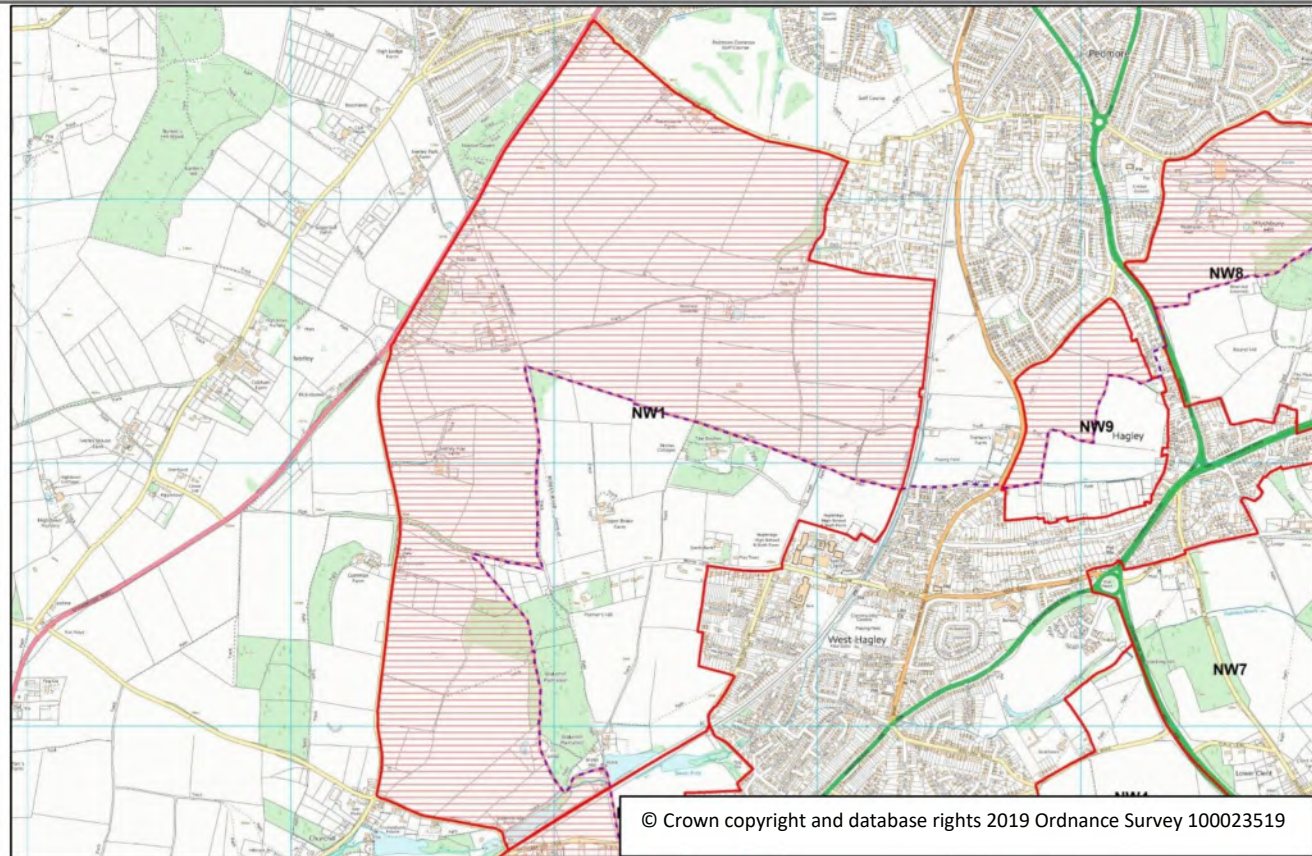
Description of Parcel

Parcel NW1 is a mid-sized parcel that lies between the settlements of Stourbridge to the north and Hagley to the south/south-east. The parcel lies within four local authority administrative areas: Dudley Metropolitan Borough across the northern half of the parcel; South Staffordshire District on the western edge of the parcel; Wyre Forest District in the south-west corner; and, Bromsgrove District making up approximately 30% of the parcel in the centre and south-east. The parcel is bounded by the built up area of Stourbridge (including Stourbridge Golf Club) to the north, the Worcester-Birmingham Snow Hill (via Kidderminster) railway line and Hagley built up area to the east, the railway line and Stakenbridge Lane to the south, and Iverley Lane/Crown Lane and the A451 Kidderminster Road to the west.

The parcel is predominantly open agricultural land with a small number of large rural dwellings, in particular along Brake Lane, and farm buildings located across the parcel. The small hamlet of Iverley is located in the north-west of the parcel, within South Staffordshire. The parcel is intersected by public footpaths but there are no significant lane networks intersecting the parcel.

There is some ribbon development associated with the north western tip of the parcel at Iverley and along County Lane. The parcel is relatively undulating in terms of its topography, particularly to the north. There are a few low level mounds including Palmer's Hill (118m), Brakemill Plantation (117m) and north of the Birches (143m). The lowest point is 80m along the southern boundary of the parcel near to a watercourse.

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 Stourbridge and is largely free from development that could constitute sprawl. The boundary between the large built up area and the parcel is Racecourse Lane which forms a strong defensible boundary to the north of the parcel.	Strong
2	To prevent neighbouring towns from merging	The parcel constitutes the entire gap, particularly towards the eastern half of the parcel, between Stourbridge and Hagley. A loss of openness in this parcel would substantially reduce the existing gap and would lead to physical and visual merging between settlements.	Strong
3	To assist in safeguarding the countryside from encroachment	The parcel has a very strong rural sense, exhibiting many countryside characteristics. Whilst the boundaries (north and east) of the parcel are adjacent to settlements the parcel itself has very little urbanising development, only scattered farmsteads. Ribbon development is limited to the boundaries at the edges.	Strong

Strategic Parcel Ref	NW2
Name of Parcel	South West of Hagley
Parcel size (ha)	70
BDC Parish/es	Hagley/Churchill & Blakedown
Other LPA Area	Wyre Forest District Council

Description of Parcel

This parcel is located to the South West of Hagley and is a cross boundary parcel with Wyre Forest District in the south west. It is contained by the Birmingham to Worcester railway line which runs along the northern edge of the parcel towards Blakedown in the west. Kidderminster Road South (A456) runs along the southern edge of the parcel from Hagley in the North East to Blakedown in the South West.

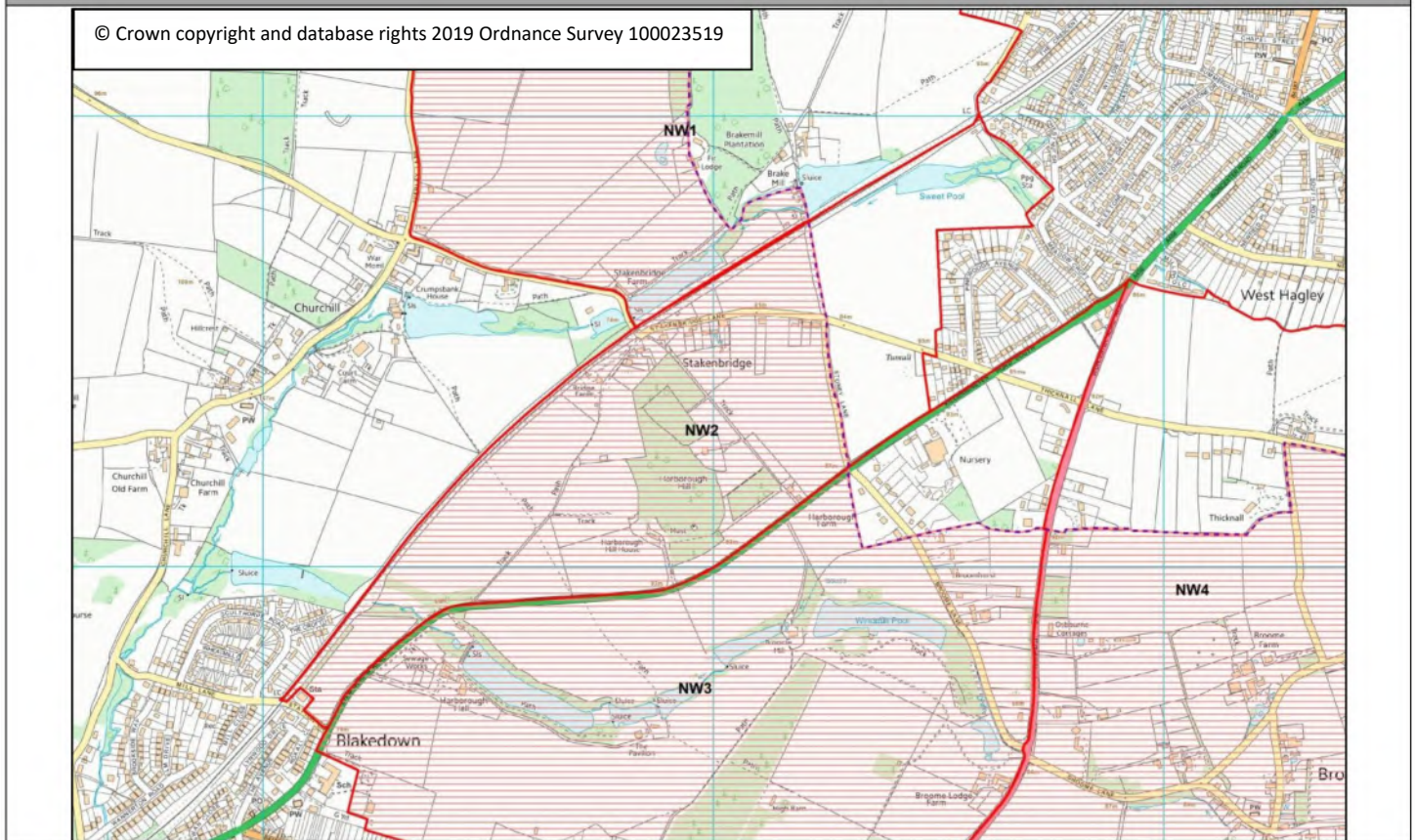
There is a small element of existing residential development close to Hagley in the East. There are also a number of larger properties along Stakenbridge Lane which runs through the middle of the parcel. There are some farmsteads and grazing land within the parcel. Hillborough House is a larger private property in the middle of the parcel with a wooded area adjacent.

Kidderminster Road South (A456) runs along the northern edge of the site and Stakenbridge Lane intersects with Stoney Lane in the centre of the parcel.

The parcel contains mostly countryside with some residential at the southern edge of Hagley. There is also a large wooded area in the centre of the parcel adjacent to Harborough Hill House and sweet pool nature reserve which crosses underneath the railway line towards parcel NW1.

This is a very flat parcel with heights above sea level of 80-90m.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The 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>The land parcel constitutes the entire gap between the settlements of Hagley and Blakedown. Loss of openness in this parcel would cause visual and physical merging between the settlements.</p> <p>There are some urbanising features to the north east of this parcel; however it is mostly limited to the edge of Hagley. There is some linear development along Stakenbridge Lane towards the railway bridge with a path on one side of the road but no street lighting.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	<p>The land parcel has a very strong rural sense, is largely open and exhibits many countryside characteristics with little urbanising features when you move away from the edge of Hagley.</p> <p>The landscape is mostly semi natural or farmed. There are some urbanising features close to Hagley and there is linear development along Stakenbridge Lane towards the railway bridge with a path on one side of the road but no street lighting. Sweet pool nature reserve occupies the north east of the parcel.</p>	Strong

Strategic Parcel Ref	NW3
Name of Parcel	SSW of Hagley
Parcel size (ha)	136
BDC Parish/es	Hagley
Other LPA Area	Wyre Forest District Council

Description of Parcel

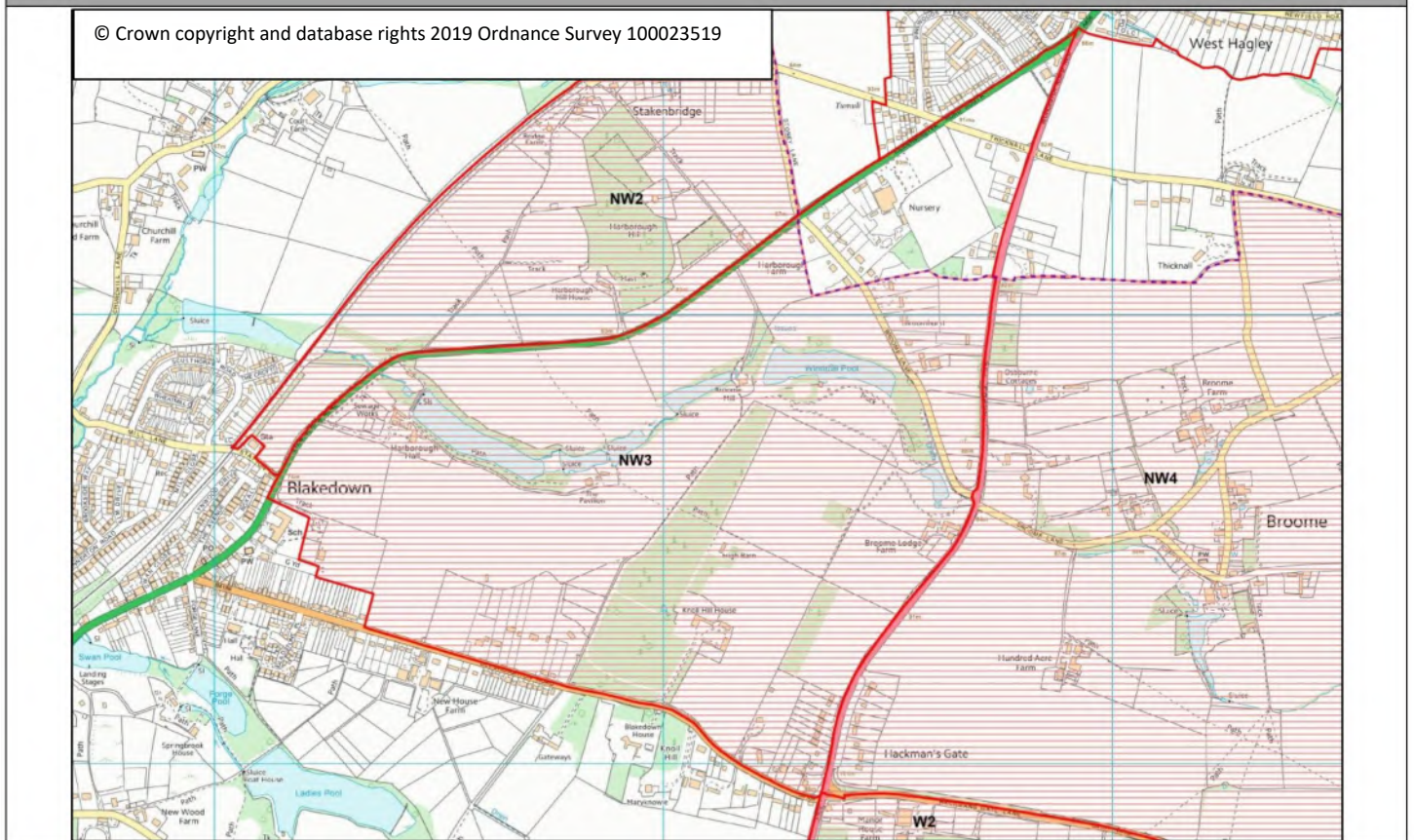
Parcel NW3 is a relatively small parcel, which is triangular in shape and sits between the settlements of Hagley and Blakedown. It is bounded to the north and west by the A456 Birmingham Road, to the south by the B4188 Belbroughton Road and to the east by the A450 Worcester Road. The administrative boundary between Bromsgrove and Wyre Forest crosses the parcel in the north east corner near Broome Lane, with the majority of this parcel (approximately 80%) lying within Wyre Forest District.

The parcel is predominantly agricultural land, with an area of woodland/coppice and Windmill Pool acting as significant features between the A456 and B4188 boundaries. The parcel also contains some relatively large, low density dwellings along Belbroughton Road (B4188) and Broome Lane in particular.

The parcel is crossed by Thicknall Lane with a garden centre and falconry centre to the south with associated car parking areas. A petrol station and café are located in the very north-east corner of the parcel to the north of Thicknall Lane. The parcel incorporates Harborough Farm to the west of Broome Lane up to the administrative boundary with Wyre Forest.

This is a low level flat parcel at heights above sea level of 80-90m. The land rises up 10m in the area dense of woodland which cuts through the parcel.

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 unrestricted sprawl.	No contribution
2	To prevent neighbouring towns from merging	The land parcel constitutes the entire gap between the settlements of Hagley and Blakedown. Loss of openness in this parcel would cause visual and physical merging between the settlements of Hagley and Blakedown.	Strong
3	To assist in safeguarding the countryside from encroachment	The parcel has a largely rural sense, in particular to the west of Broome Lane where there is a greater sense of openness. There are more urbanising elements to the east of Broome Lane in the form of several dwellings, a garden centre/falconry centre and a petrol station, which being located near the western edge of Hagley makes this part of the parcel more reflective of the characteristics of the urban fringe. However this is a much smaller area of the overall parcel and does not detract from the countryside characteristics of the majority of the parcel to the west of Broome Lane.	Strong

Strategic Parcel Ref	NW4
Name of Parcel	South of Hagley including Holy Cross and Belbroughton
Parcel size (ha)	573
BDC Parish/es	Clent, Hagley, Belbroughton
Other LPA Area	Wyre Forest District Council

Description of Parcel

This is a fairly large parcel which lies between West Hagley, Hackmans Gate and to the north of Belbroughton. It incorporates the settlement of Broome which is washed over by the Green Belt.

It is bounded by West Hagley’s southern settlement boundary to the north, the A450 Worcester Road to the West; Stourbridge Road to the north east and Belbroughton Road/Holy Cross Lane to the eastern side and Hackmans Gate Lane to the South.

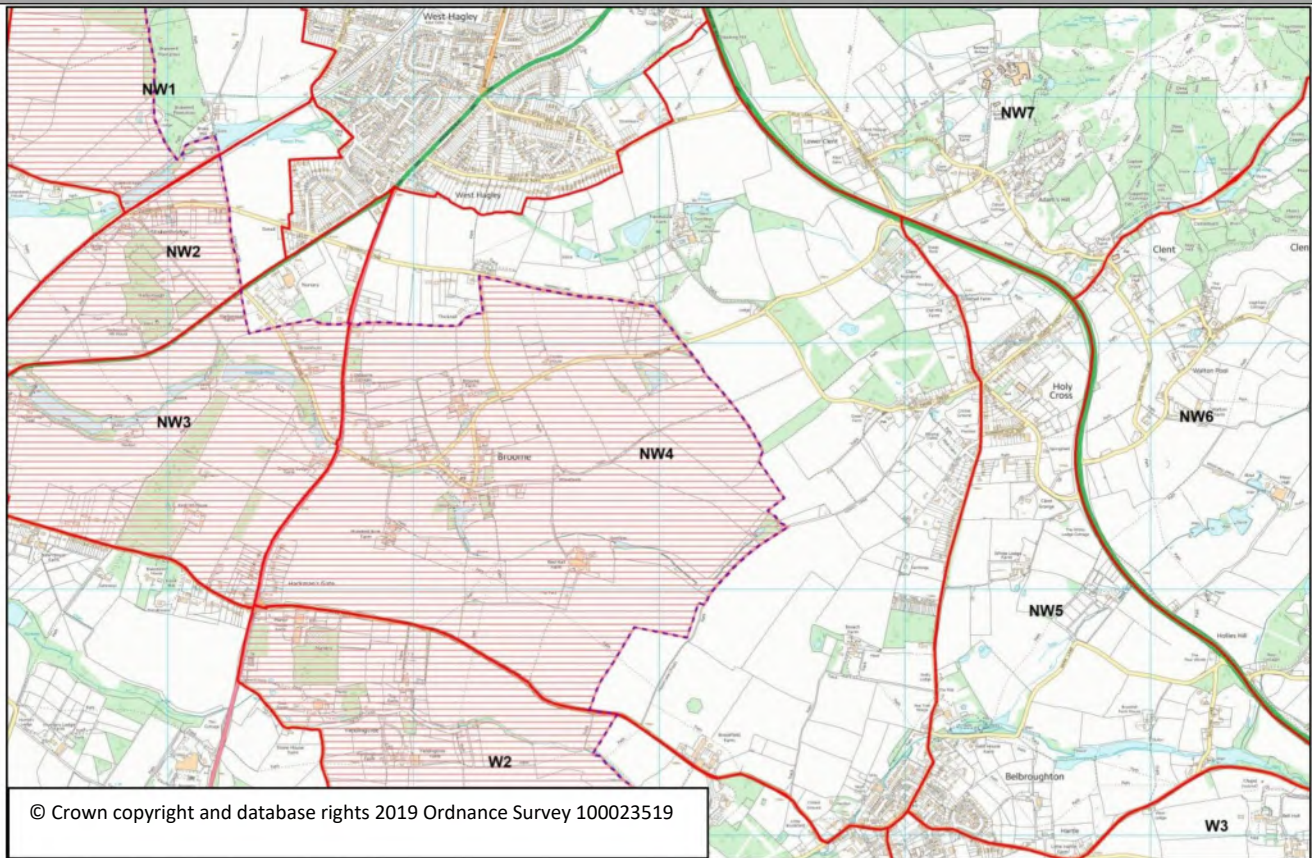
Strong boundaries are present to the eastern and western edges formed by the roads. However the Northern and southern boundaries around the West Hagley and Belbroughton settlement areas are less robust in terms of the potential for encroachment.

The parcel is largely open in character, with countryside related development associated with the smaller settlements of Belbroughton, Holy Cross and Broome.

There is some ribbon development present along Holy Cross Lane/Holy Cross Green and the Worcester Road. Also associated with Broome Lane and Thicknall Lane which intersect the parcel.

The highest point in this parcel is on the eastern boundary in the village of Holy Cross where the land reaches a height of 160m. From here, the land slopes down in a westerly direction to a low of 90m, and in a southerly direction to a low point of 110m.

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 does not play a role in preventing the sprawl of these areas.	No Contribution
2	To prevent neighbouring towns from merging	<p>The land parcel constitutes the majority of the gap between the settlements of Hagley, Broome, Belbroughton and Holy Cross in conjunction with Parcel NW5. Loss of openness would physically and visually have a negative impact on the existing gap between these settlements.</p> <p>There is some ribbon development between Belbroughton and Holy cross and some sporadic development around Belbroughton. The southern part of Hagley is partially contained by Newfield Road.</p>	Moderate
3	To assist in safeguarding the countryside from encroachment	<p>The land parcel has a rural sense and exhibits many countryside characteristics notably in the centre of the parcel. There is some development within and near to the settlements with obvious urbanising features such as pavements and street lighting.</p> <p>The middle of the parcel is open countryside which is natural or semi natural in parts. There is a significant degree of openness in the middle of the parcel where there are smaller lanes and very little urbanising features.</p>	Moderate

Strategic Parcel Ref	NW5
Name of Parcel	West of A491 inc Holy Cross and Belbroughton
Parcel size (ha)	190
BDC Parish/es	Clent, Belbroughton
Other LPA Area	N/A

Description of Parcel

A triangular shaped parcel which runs from the northern edge of Holy Cross down to the north eastern edge of Belbroughton and incorporates some of the Belbroughton settlement into its south western tip.

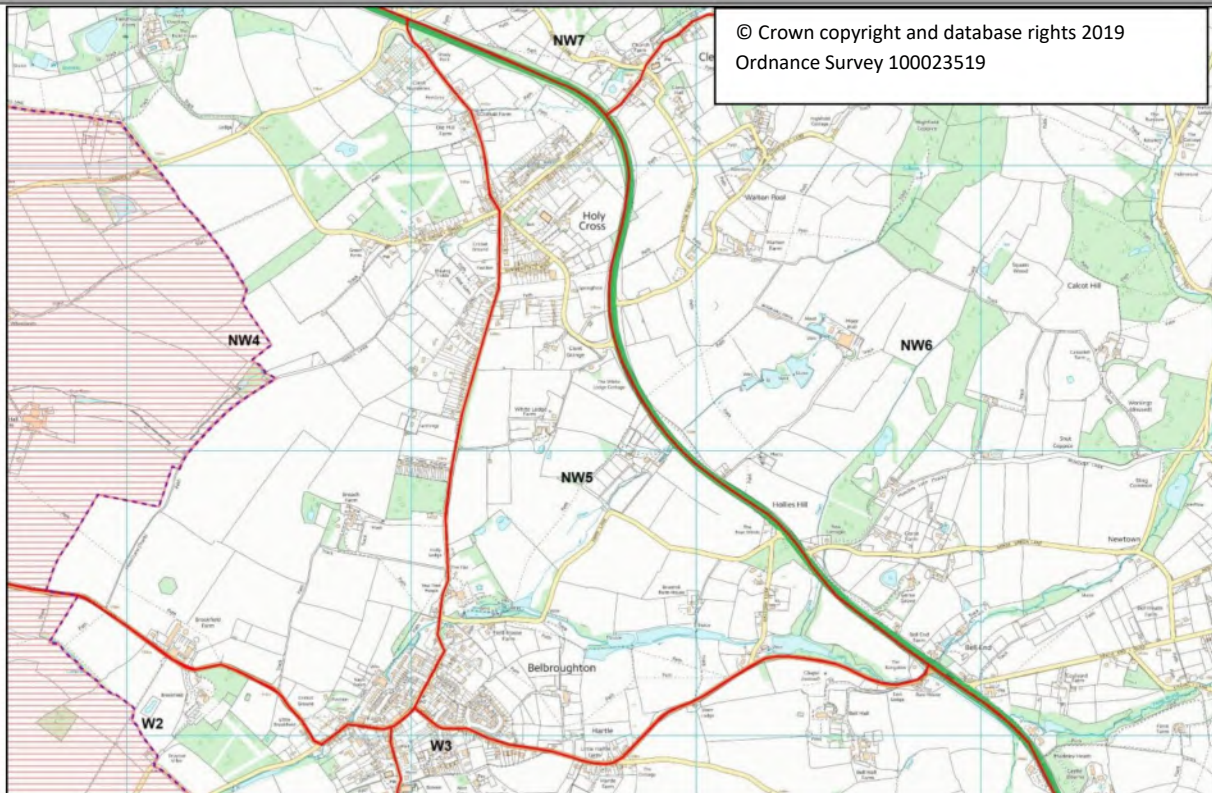
It is bounded by the A491 Stourbridge Road to the east, Bromsgrove Road/Belbroughton Road and Holy Cross Lane to the West and Hartle Lane, Belbroughton to the southern edge.

This is a parcel of two extremes. The northern half of the parcel has a fair amount of development present within it associated with the settlement of Holy Cross, particularly along Church Avenue, the Bromsgrove Road and Kings Meadow. The southern half is largely characterised by open fields and scattered farmsteads. It does incorporate the eastern edge of Belbroughton which although is washed over by Green belt, does have quite an urbanising impact associated with the denser residential development and service roads and village centre uses.

The north of the parcel is occupied by the small settlement of Holy Cross which has some ribbon development along Belbroughton Road/Holy Cross Lane towards Belbroughton. There are a number of farms and larger properties in the middle of the parcel such as White Lodge Farm, Branthall Farm House, White Lodge Cottage and Clent Grange. Yew Tree House is a large Grade II listed building close to Belbroughton. Galtons Mill is located in the south east of the parcel where it dips significantly towards Hartle lane. The Weir in this area has been prone to flooding in the past. Five Spices which was previously the Four Winds Public House sits close to the A491.

The nature of the area is mostly agricultural land between the settlements of Belbroughton and Holy Cross. The south of the parcel near to Galtons Lane dips towards Hartle Lane and contains a Weir which has flooded in the past (130m). The north of the parcel at Holy Cross rises towards the Clent Hills (150m).

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The 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 land parcel constitutes the majority of the gap between Blakedown and Bromsgrove / Catshill in conjunction with parcels NW4, NW3 & W3. Loss of openness in the parcel would physically and visually have a negative impact on the existing gap between these settlements.	Moderate
3	To assist in safeguarding the countryside from encroachment	The northern half of the parcel does have urbanising development present. The southern half is more rural in character and is largely made up of open fields and scattered farmsteads until the edge of Belbroughton is reached. As such the parcel's openness, particularly to the north, is more compromised.	Moderate

Strategic Parcel Ref	NW6
Name of Parcel	Clent Hills and south east of Clent
Parcel size (ha)	885
BDC Parish/es	Clent, Romsley, Belbroughton
Other LPA Area	N/A

Description of Parcel

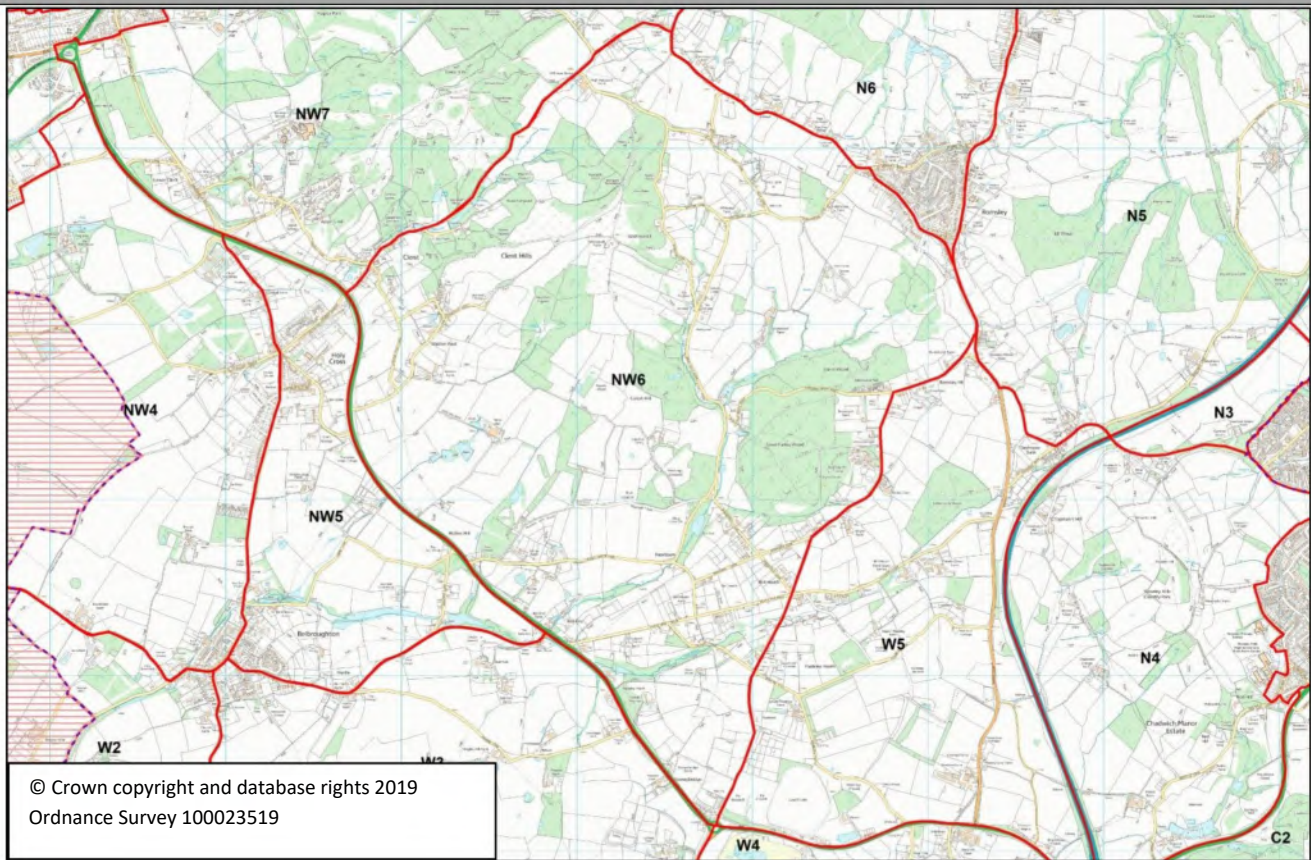
Parcel NW6 is a very large parcel in the north-west of the District. It is bounded to the north (north-east and north-west) by St Kenelm’s Pass / St Kenelm’s Road, to the east by the B451 Bromsgrove Road and Farley Lane, and to the south and west by the A491 Stourbridge Road. The small settlement of Romsley is adjacent to the parcel to the north-east.

The majority of the parcel is open agricultural land, as well as containing a large proportion of woodland particularly on hillsides/slopes of the Clent Hills such as at Walton Hill, Highfield Coppice, and Great Farley Wood. There are a number of isolated rural dwellings and farm buildings scattered across the parcel, as well as two campsites located off Holt Lane and Fieldhouse Lane. Land within the parcel rises fairly steeply from the south and west to higher ground in the centre and north/north-east of the parcel towards Romsley. It is intersected by a number of country lanes.

There is some ribbon development present along Dark Lane on the edge of Romsley. Also along Farley Lane, Madeley Road at Bell Heath including Beechcroft nurseries and Garden Centre. There is also urbanising development present in the north western corner associated with the village of Clent around Church Avenue East and Walton Pool Lane.

The topography of this parcel is dominated by the steep slopes of the Clent Hills, with notable peaks of 315m (Walton Hill), 282m (Romsley Hill), 244m (Calcot Hill).

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 constitutes the majority of the gap between Hagley and Frankley/Rubery, in conjunction with parcels to both the east and west. It also forms much of the gap in a north-south direction between Catshill and Halesowen, in conjunction with other neighbouring parcels. A loss of openness would have a negative impact both physically and visually on the existing gap between these settlements, particularly considering the topography and the high ground in the centre of the parcel.	Moderate
3	To assist in safeguarding the countryside from encroachment	<p>The parcel contains a number of isolated rural dwellings and farm buildings, as well as two campsites and a car park serving visitors to the Clent Hills. A small garden nursery is also located to the south of the parcel. All of these features are deemed to be development commonly found in the countryside and are therefore not considered to be urbanising influences.</p> <p>The parcel has a very strong rural sense and exhibits many countryside characteristics which contribute to the rural/countryside setting. The parcel is very open in its character with little development present other than at its edges. It is largely characterised by scattered farmsteads and woodlands. It has a strong rural sense.</p>	Strong

Strategic Parcel Ref	NW7
Name of Parcel	Lower Clent and Adam's Hill
Parcel size (ha)	582
Parish/es	Clent, Hagley
Other LPA Area	Dudley Metropolitan Borough Council

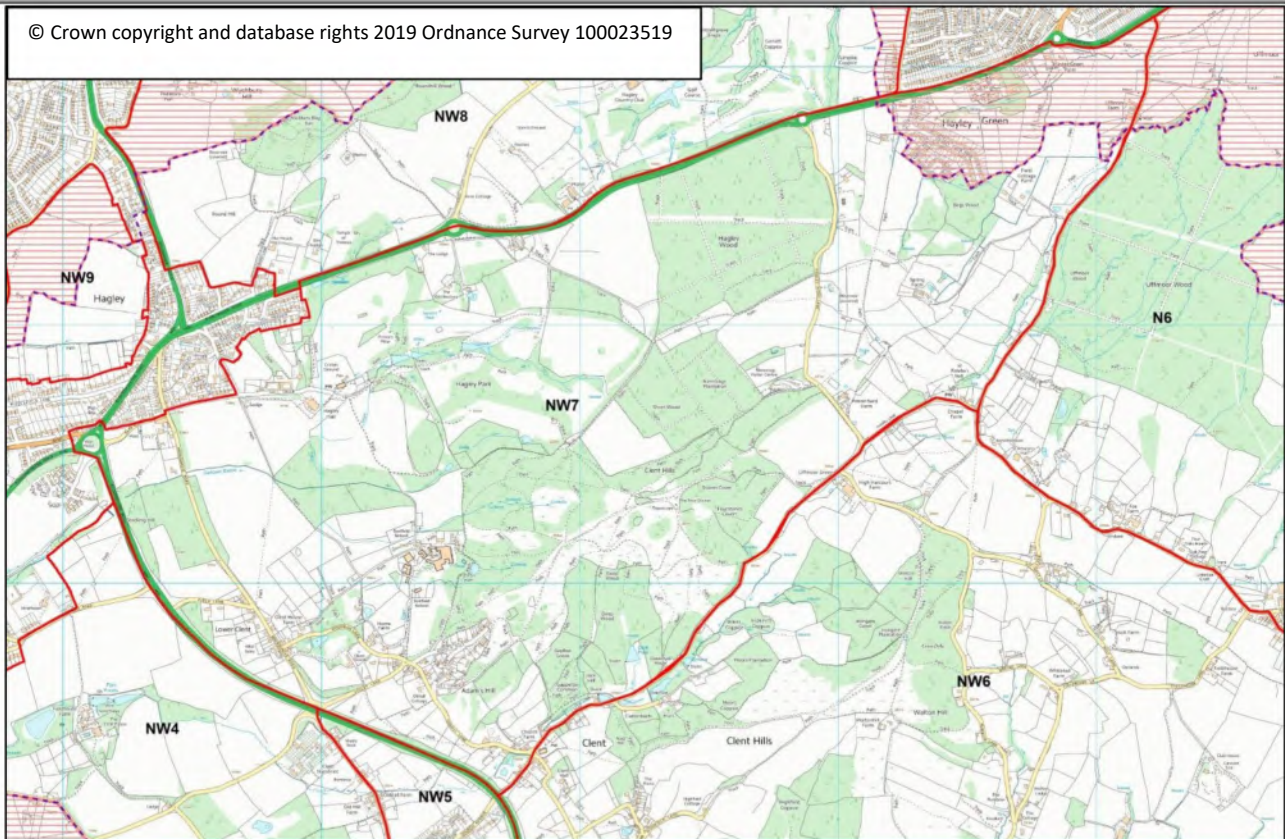
Description of Parcel

This parcel lies to the north east of Hagley and extends into Dudley. Its south western boundary follows the route of the Stourbridge Road (A491) to the intersection with the Kidderminster Road (A456). It then follows the route of Park Road and Hall Lane before following the rear property boundaries along School Lane and Hall Meadow at the easternmost extent of Hagley, to the intersection with Birmingham Road (A456). The northern boundary follows the route of the A456, across the administrative boundary with Dudley to its intersection point on Manor Way (A456) and Uffmoor Lane. The eastern boundary follows Uffmoor Lane crossing back into Bromsgrove just south of Uffmoor Farm, to its intersection with Chapel Lane and then travels in a south westerly direction along Chapel Lane, St. Kenelm’s Pass, Vine Lane and Church Avenue to the intersection with the Stourbridge Road (A491).

The south west of the parcel contains the settlements of Lower Clent, Adam’s Hill and part of Clent. The very north east of the parcel contains development at Hayley Green (in Dudley). The eastern third of the parcel is bisected (north/ south) by Hagley Wood Lane, which is rural in nature and largely free from development. There are several watercourses that cross the parcel. The parcel is dominated by large areas of woodland and the Clent Hills.

The land falls away significantly towards the southwestern parcel boundary to a height of 120m and to a height of about 140m at its north easternmost point. The middle of this parcel is dominated by the northern part of the Clent Hills, including the 300m hill marked with the Toposcope and various other peaks of a similar height. The land falls away steadily to the north east to a low point of 150m near Hayley Green, but the land descends more steeply to the west of the Clent Hills to the village of Adam's Hill. To the west, the lowest height the land reaches is 117m at Stocking Hill, close to Stourbridge Road.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>The Hagley Road (A456) is a dual carriageway and offers a strong defensible boundary abutting the large built-up area. There is evidence of 1950's residential development off Hagley Park Road, which has breached the A456 and relies on the administrative boundary to contain sprawl, however the age of these properties pre-dates Green Belt policy.</p> <p>Modern development at Waugh Drive (east of Hagley Park Road and south of the A456) is built on the site of the former Hayley Green Hospital and would be considered acceptable in Green Belt terms as brownfield development.</p>	Strong
2	To prevent neighbouring towns from merging	The settlements pertinent to this purpose are Hagley and the West Midlands conurbation at Halesowen. This Parcel constitutes the majority of the gap between these settlements in conjunction with parcel NW8. Development to the south of the Hagley Road (A456) at Hayley Green, Halesowen already compromises the openness of the Green Belt in this vicinity.	Strong
3	To assist in safeguarding the countryside from encroachment	The parcel is dominated by woodland and the Clent Hills. The settlements of Lower Clent and Adam's Hill exhibit some urbanising influences with some pavements and limited street lighting; however these settlements still offer a rural sense. The urbanising features are more prevalent in the north east of the parcel at Hayley Green, with a limited sense of openness. Sunfield school is a special school which is well screened north of Adams Hill and Clent Grove.	Strong

Strategic Parcel Ref	NW8
Name of Parcel	North of A456, South of Dudley
Parcel size (ha)	380
Parish/es	Hagley
Other LPA Area	Dudley Metropolitan Borough Council

Description of Parcel

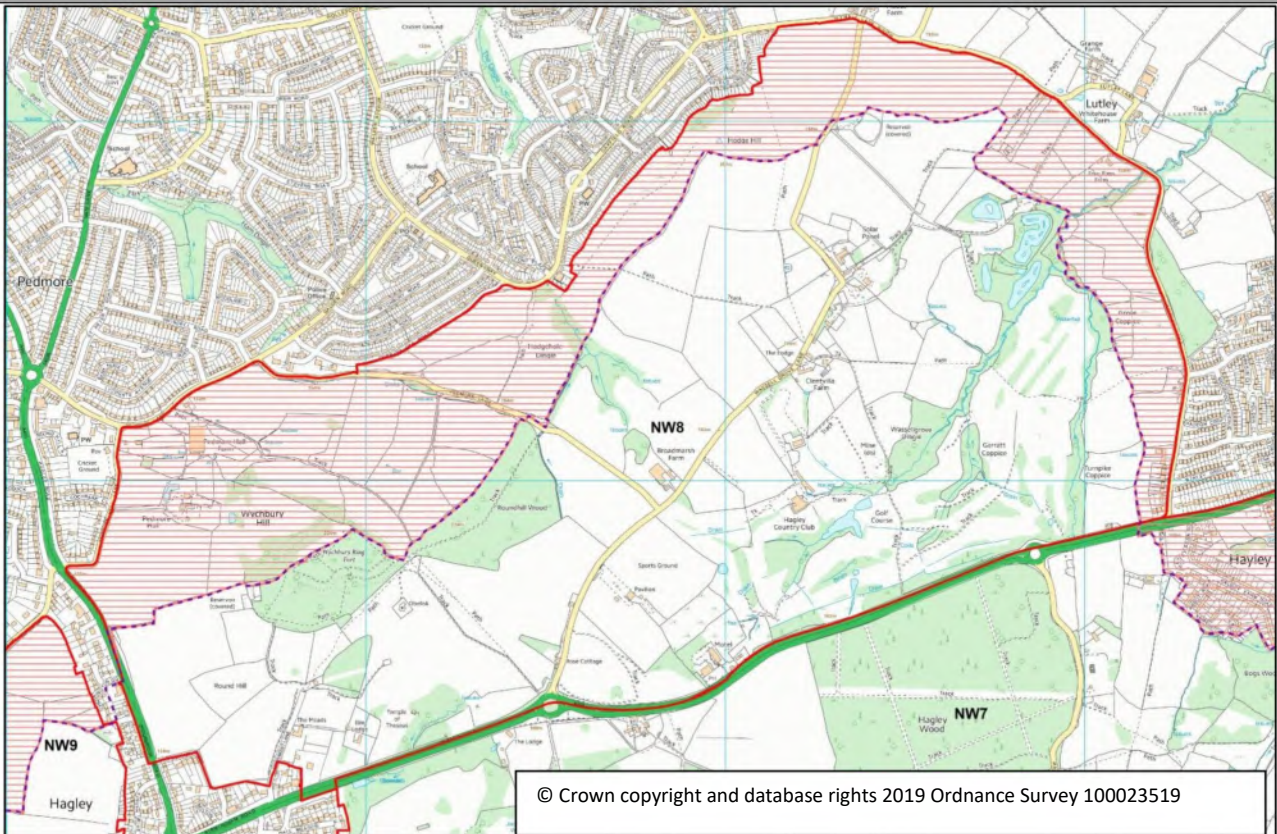
This parcel is located in the northern part of the District, to the north east of Hagley and abuts the West Midlands conurbation at Stourbridge (Pedmore) and Halesowen (Hayley Green). The southern boundary is formed by the A456 dual carriageway. As the boundary meets the settlement of Hagley in the west, the boundary follows the property boundaries to its intersection with Stourbridge Road (A491) and then continues northwards to the intersection with Pedmore Lane. Pedmore Lane provides the north western boundary along with Dobbins Oak Road, Queensway and the rear property boundaries along Woodfield Avenue and Ashfield Crescent. The northernmost boundary follows Wynnall Lane South, and then continues in a southerly direction along Lutley Lane to the intersection with the A456 dual carriageway.

The parcel is bisected by Wassell Grove Lane (north/ southwest), off which is some urbanising development in the form of Old Halesonians Association Community Sports Centre (which has some floodlit pitches) and Hagley Golf and Country Club (which has a floodlit driving range). There are some renovated/ converted agricultural buildings along Wassell Grove Lane, which offer commercial accommodation.

Pedmore Lane bisects the parcel further (north west / south east) off Wassell Grove Lane, running up to the conurbation. This lane is largely free from development. There are several watercourses that cross the parcel. The south east of the parcel is dominated by outdoor sports facilities comprising rugby, golf and fishing.

Wychbury Hill (the parcel’s highest point) occupies the western half of the parcel, standing at over 220m. The land drops down and plateaus in the middle of the parcel before rising up to the east, most notably with Hodge Hill at 202m on the northern boundary. There is a small gully around Wassellgrove Dingle in the south east of the parcel where the land descends to 130m around a stream.

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 the large built-up area of Dudley. It is largely free from development which could constitute sprawl and has a strong level of openness.</p> <p>The strength of the parcel boundary adjacent to the built-up urban area is mixed. In relation to Stourbridge, the boundary predominantly follows Pedmore Lane, Dobbins Oak Road and Queensway. The boundary is less strong along the rear property boundaries at Woodfield Avenue and Ashfield Crescent; however, woodland planting beyond the rear property boundaries has ensured that the boundary is not breached.</p> <p>In relation to Halesowen, the parcel boundary follows Lutley Lane, which exhibits some 1960's residential development, which predates Green Belt policy.</p>	Strong
2	To prevent neighbouring towns from merging	<p>The settlements pertinent to this purpose are Hagley, Stourbridge and Halesowen.</p> <p>In relation to the Hagley and Halesowen gap, this parcel constitutes all of the gap. Development to the west of Lutley Lane, Halesowen already compromises the openness of the Green Belt in this vicinity.</p> <p>In relation to the Hagley and Stourbridge gap, there is ribbon development in between this parcel and the adjacent parcel (NW9), along the Stourbridge Road, which is excluded from the Green Belt and physically joins Hagley to the conurbation. The absence of development within this parcel along the Stourbridge Road indicates that the parcel plays a strong role in preventing further merging development.</p> <p>Loss of openness in this land parcel would cause visual or physical merging or substantially reduce the existing gap between the settlements.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	<p>The parcel has a very strong rural sense, is largely open and exhibits many countryside characteristics. Urbanising features are quite limited and include areas of floodlighting and hardstanding in the southern part of the parcel.</p>	Strong

Strategic Parcel Ref	NW9
Name of Parcel	North of Hagley
Parcel size (ha)	37
Parish/es	Hagley
Other LPA Area	Dudley Metropolitan Borough Council

Description of Parcel

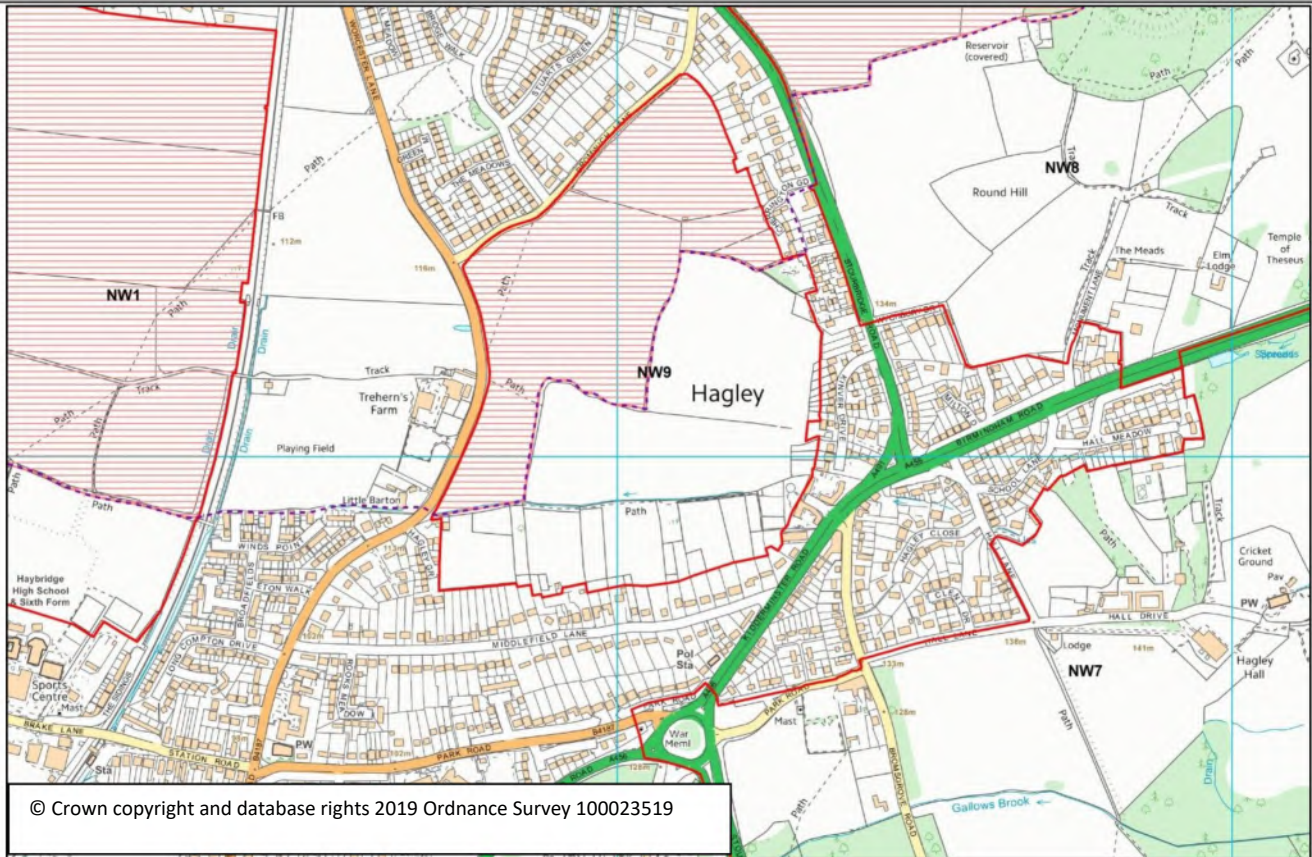
This is a small parcel located in the north west of the district, just north of Hagley. Approximately half of the parcel is outside of the District and is located in the neighbouring local authority area of Dudley.

The northern boundary runs along Bromwich Lane (Pedmore). The eastern boundary follows the rear property boundaries along Stourbridge Road. These properties physically connect Hagley and the conurbation. The southern boundary runs along the rear property boundaries of Middlefield Lane and Hagley Grove. The western boundary follows the route of Worcester Road (B4187) to its intersection with Bromwich Lane.

This parcel is free from development and is predominantly formed of open fields used for agriculture/grazing, with a few public footpaths intersecting the parcel.

This small parcel is relatively flat, with the land only rising by 10m in a west to east direction.

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 the large built-up area of Stourbridge (Pedmore). This parcel is almost completely free from development, and has a strong level of openness.</p> <p>The northern edge of the parcel is bordered by Bromwich Lane which acts as a strong defensible boundary to the adjacent built up area. However, the eastern boundary relies on the rear property boundaries of continuous ribbon development along Stourbridge Road, which exhibits continuous sprawl between the conurbation and Hagley and is considered to be a weaker boundary. The parcel itself prevents the ribbon development from sprawling further and creating a large residential area.</p>	Strong
2	To prevent neighbouring towns from merging	<p>The settlements pertinent to this purpose are Hagley and Stourbridge (Pedmore).</p> <p>The parcel constitutes the all of the gap between Hagley and Stourbridge and is completely free from development.</p> <p>This parcel plays a critical role in stopping the ribbon development along Stourbridge Road from spreading westwards and substantially closing the gap between the settlements. Loss of openness in the parcel would cause visual and physical merging of the two settlements.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	<p>This land parcel has a very strong rural sense, is largely open and exhibits many countryside characteristics. There are no urbanising characteristics in this parcel; however there is some limited street lighting along the northern boundary of Bromwich Lane.</p>	Strong