



Green Belt Purposes Part One Assessment

Appendix 3 Green Belt Parcel Proformas

Parcels S1 - S7



Bromsgrove
District Council

www.bromsgrove.gov.uk

Strategic Parcel Ref	S1
Name of Parcel	Fininstall and North of B4184
Parcel size (ha)	21
Parish/es	Fininstall and Tutnall & Cobley
Other LPA Area	N/A

Description of Parcel

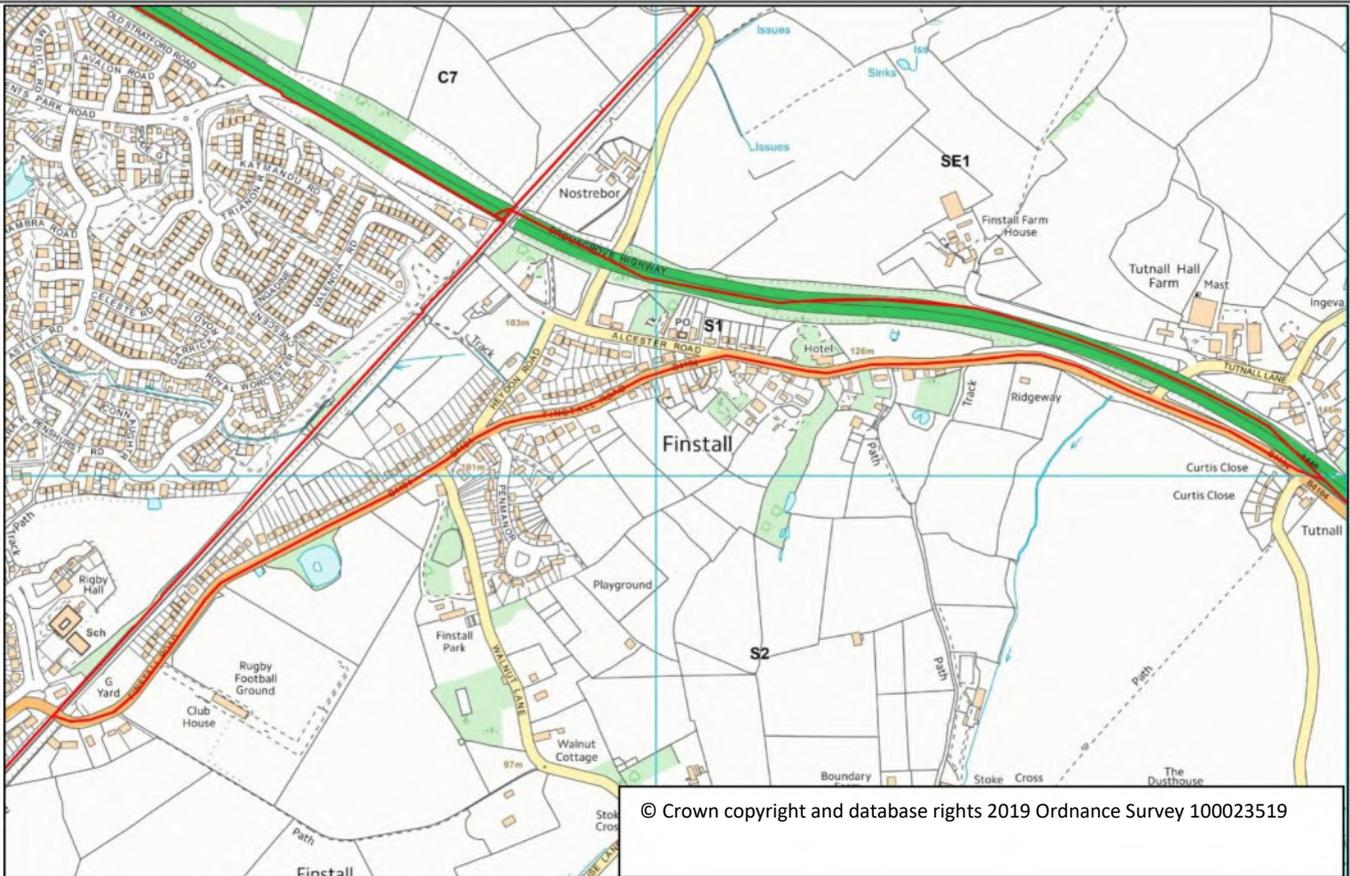
This parcel lies directly to the east of Bromsgrove Town, heading out towards Fininstall.

The Fininstall Road/ Alcester Road (B4184) defines the parcel’s southern boundary. Its northern boundary follows the Bromsgrove Highway (A448) and the western boundary follows the railway line.

The parcel contains a significant part of Fininstall Village, the majority of which consists of ribbon development along Fininstall Road built prior to designation of the West Midlands Green Belt. While the predominant land use is residential development, the parcel also contains a cemetery, public house, village hall, and some open land which is used for grazing animals.

The land in this small parcel rises by 40m from west to east, reaching a height of 140m in the eastern point of the parcel.

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 Bromsgrove Town. The railway line, which forms the western boundary of the parcel has prevented Bromsgrove Town from sprawling into the parcel due to its strength as a defensible boundary. Whilst the railway line provides a strong defensible boundary to prevent sprawl from Bromsgrove Town, the Fininstall Road crosses the railway line at the parcel's southernmost point and connects development at Fininstall to older development in Bromsgrove Town, where some ribbon development is present beyond the railway line extending up towards Fininstall.</p> <p>The parcel itself is largely developed in terms of the built form of Fininstall Village. In terms of the strength of contribution criteria, this would indicate that the parcel should be considered as 'weak'. However, for the vast majority of the western boundary, it is clear that Bromsgrove Town has built up to its limits and cannot sprawl beyond the railway line, which increases the strength of this parcel.</p> <p>The green wedge in the north of the parcel, between Bromsgrove Town and Fininstall provides a strong sense of openness between the town and the village.</p>	Moderate
2	To prevent neighbouring towns from merging	<p>The settlements pertinent to this purpose are Bromsgrove Town and Redditch. The quantity of built form within this parcel could, for all intents and purposes, be considered as the most easterly boundary of the built up area of Bromsgrove Town when assessed against merging with Redditch. Adjoining Green Belt parcels (S2 and S3) play a stronger role in terms of merging than this parcel. Therefore, this parcel is not pivotal in providing a gap between settlements.</p>	Weak
3	To assist in safeguarding the countryside from encroachment	<p>This parcel predominantly contains the built up area of Fininstall Village but does have a limited rural sense within the parcel, particularly in the vicinity of Alcester Road and Heydon Road, which prevents encroachment from Fininstall towards the built up area of Bromsgrove Town.</p>	Weak

Strategic Parcel Ref	S2
Name of Parcel	SE of Bromsgrove, North of canal
Parcel size (ha)	468
Parish/es	Stoke, Finstall, Tutnall & Cobley
Other LPA Area	N/A

Description of Parcel

This parcel lies directly to the south east of Bromsgrove Town and spans the south eastern edge of the town extending as far as Stoke Prior.

The southern boundary follows the route of the Worcester and Birmingham Canal. It intersects with Hanbury Road (B4091) at its westernmost point and then travels northwards to the intersection with the railway line. The boundary follows the railway line in a north easterly direction. The boundary then follows the rear property boundaries at Sidings Close, Platform Road and Norris Close (former railway wagon works site), before picking up St Godwald's Road to its intersection with the railway line. The boundary then follows the railway line for a short distance to its intersection with Finstall Road (B4184). Finstall Road/ Alcester Road form the northern parcel boundary until it reaches the settlement of Tutnall, and then follows the route of the Bromsgrove Highway (A448) to its intersection with the Worcester and Birmingham Canal.

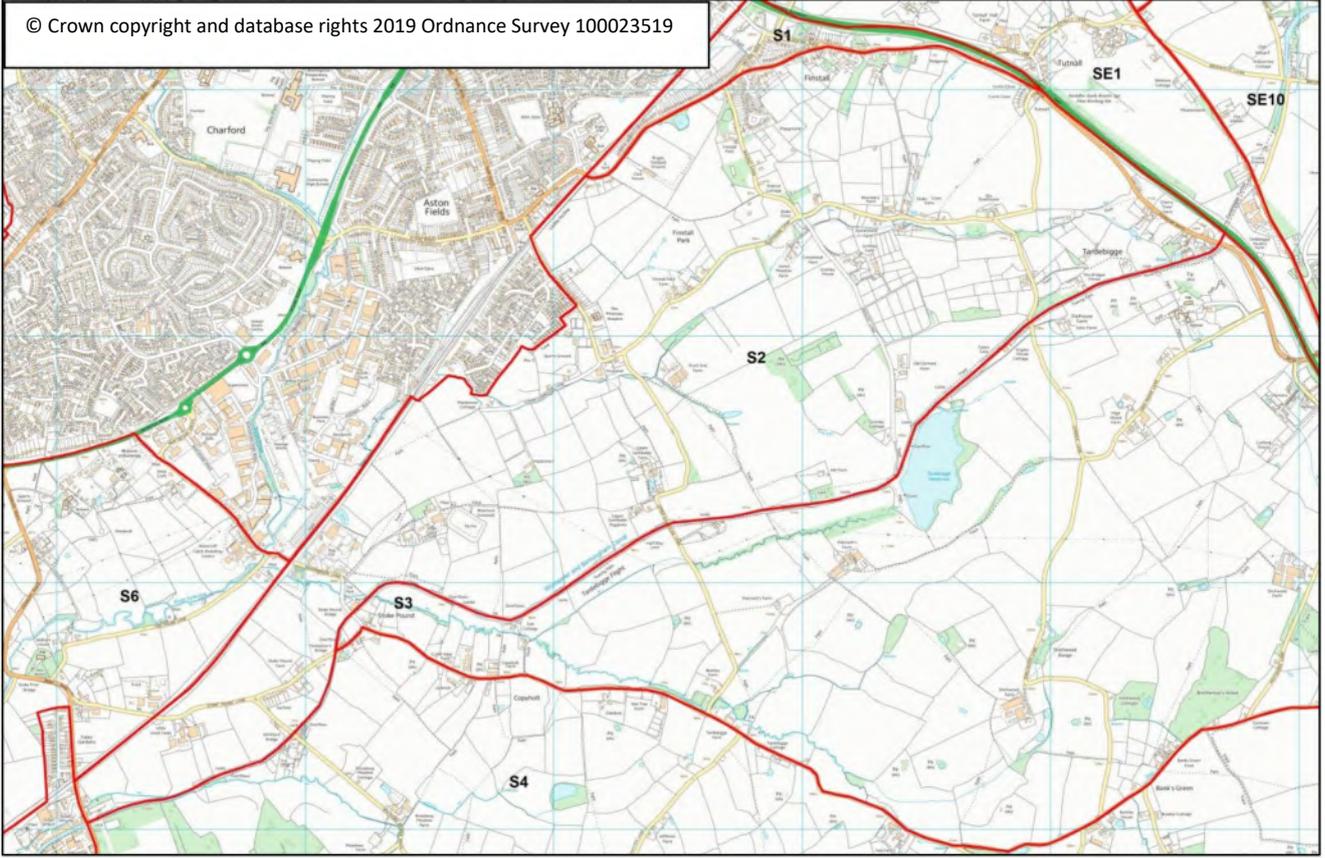
The parcel is crossed by several roads, all of which are predominantly rural in nature with very few urbanising features.

The vast majority of the site is free from inappropriate development and is largely farmed. The Finstall settlement to the south of Finstall Road extends into the Green Belt. The Bromsgrove Rugby Football Club is located to the south west of Finstall and Bromsgrove Cricket, Hockey and Tennis club (with floodlit courts) is located to the south east of the residential development at the former wagon works site. Development is more noticeable towards the south western part of the parcel in the Stoke Pound/ Stoke Prior vicinity.

This parcel undulates with high points of 140m close to the canal at Tardebigge and also close to Finstall Road on the northern boundary. Away from the canal, the land generally falls away to the edge of Bromsgrove town and a land height of 80m. There is a small area of higher ground at Stoke Court in the south of the parcel.

Map of Parcel

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Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>This land parcel is immediately adjacent to the large built up area of Bromsgrove Town. This parcel is largely free from development which could constitute sprawl and has a strong level of openness.</p> <p>The section of boundary which is adjacent to the large built-up area predominantly follows the route of the railway line, which is a strong boundary. It then diverts along St Godwald's Road and then around the rear property boundaries at the former wagon works site, which is relatively weak in comparison, although still containing the urban area.</p>	Strong
2	To prevent neighbouring towns from merging	<p>The settlements pertinent to this purpose are Bromsgrove Town, Redditch and Stoke Prior. This parcel constitutes all of a gap between the settlements of Bromsgrove Town and Stoke Prior. Loss of openness in this land parcel could cause visual or physical merging of these settlements.</p> <p>This parcel also constitutes approximately half of the gap between the settlements of Bromsgrove Town and Redditch. In conjunction with parcel S3, this parcel prevents the settlements merging. Loss of openness in this parcel would substantially reduce the existing gap.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	<p>The parcel does have a strong rural sense. While there are some urbanising features close to the Bromsgrove Town boundary, including two floodlit sports complexes, the rest of the parcel is largely open and exhibits many countryside characteristics.</p>	Strong

Strategic Parcel Ref	S3
Name of Parcel	SE of Stoke Prior, Lower Bentley
Parcel size (ha)	513
Parish/es	Stoke, Finstall, Bentley & Pouncefoot, Tutnall & Cobley
Other LPA Area	N/A

Description of Parcel

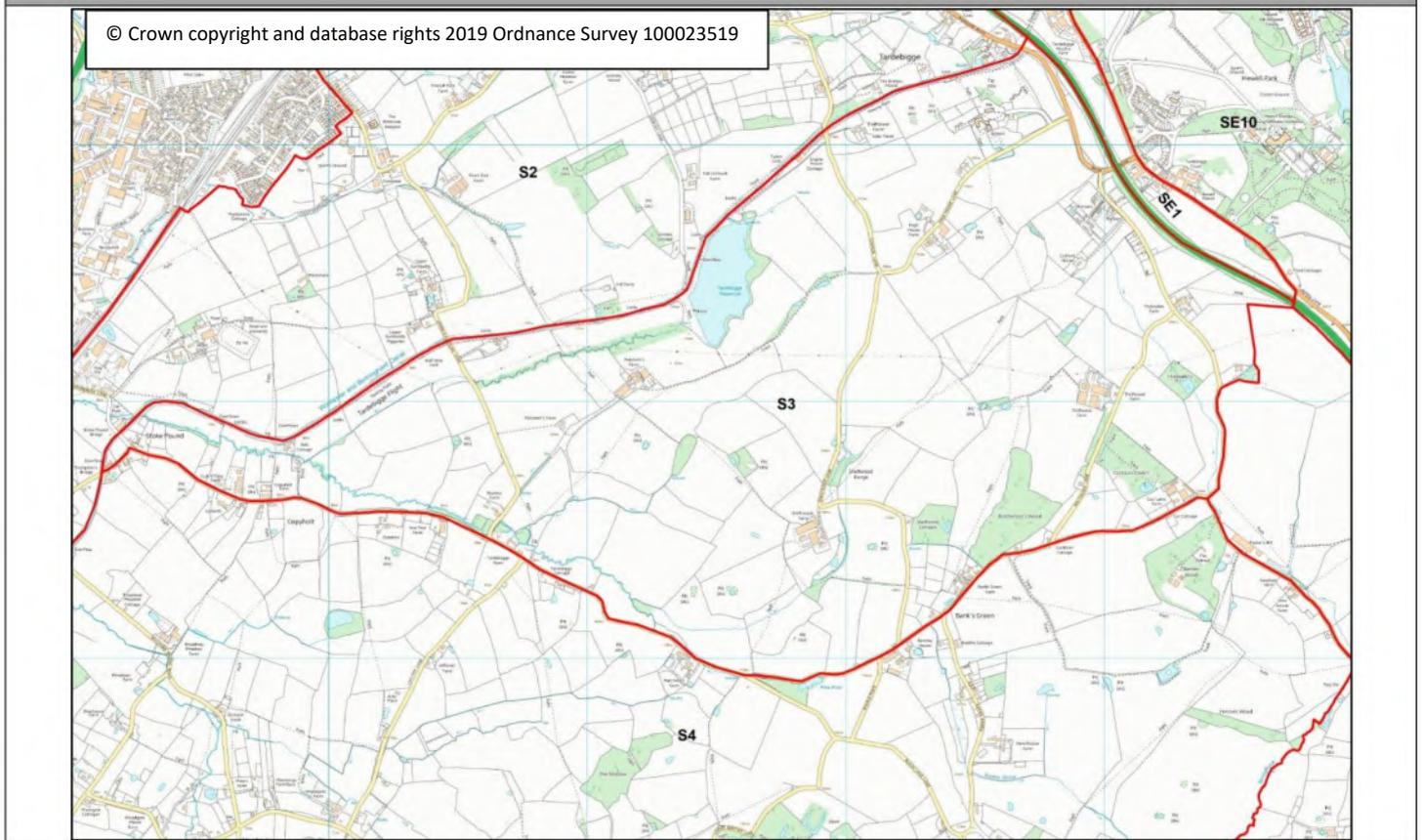
This parcel is located between Bromsgrove Town and Redditch and is adjacent to the westernmost boundary of Redditch’s built-up area.

The northern boundary follows the route of the Worcester and Birmingham Canal from Stoke Pound up to Tardebigge and the intersection with the Bromsgrove Highway (A448). The Bromsgrove Highway forms the north eastern boundary to the intersection with the allocated housing site at Foxlydiate. After following the allocated site boundary for a short distance, the parcel’s eastern boundary then follows Gypsy Lane to its intersection with Cur Lane. It then follows Cur Lane in a south westerly direction where it meets Copyholt Lane. Copyholt Lane forms the southern parcel boundary and continues in a westerly direction to Stoke Pound Lane and the intersection with the Worcester and Birmingham Canal.

The parcel is crossed by several roads, which are all rural in nature. There are a few watercourses that cross the parcel, and Tardebigge reservoir is located along the mid-point of the northern boundary. The parcel is predominantly free from development and largely agricultural with scattered farmsteads.

The highest point in this parcel is at Tardebigge Church (180m) in the north east corner. From here the land slopes down to the west and south, to a low of 70m on the edge of Stoke Pound.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>This parcel is immediately adjacent to the large built-up area of Redditch. The parcel is largely free from development which could constitute sprawl and has a strong level of openness.</p> <p>The boundary follows Gypsy Lane, a farm track and a prominent ridgeline. Whilst the ridgeline is not physically marked on the ground, the requirement to set development below the ridgeline reduces visual prominence of the Foxlydiate development.</p>	Strong
2	To prevent neighbouring towns from merging	<p>The settlements pertinent to this Purpose are Bromsgrove Town and Redditch.</p> <p>This parcel constitutes approximately half of the gap between the settlements of Bromsgrove Town and Redditch. In conjunction with parcel S2, this parcel prevents the two settlements merging. Loss of openness in this parcel would have a negative impact on the existing gap.</p> <p>The parcel is largely free from development, largely agricultural, with scattered farmsteads. These do not constitute inappropriate development and therefore do not compromise the openness of the parcel.</p>	Moderate
3	To assist in safeguarding the countryside from encroachment	<p>The parcel has a strong rural sense, is largely open and exhibits many countryside features. The limited residential development and other features such as St Bartholomew's Church at Tardebigge and the Tardebigge C of E First School, are not considered to be inappropriate development.</p>	Strong

Strategic Parcel Ref	S4
Name of Parcel	SE of Stoke Prior, Lower Bentley
Parcel size (ha)	1631
Parish/es	Stoke, Bentley & Pauncefoot
Other LPA Area	Wychavon District Council, Redditch Borough Council

Description of Parcel

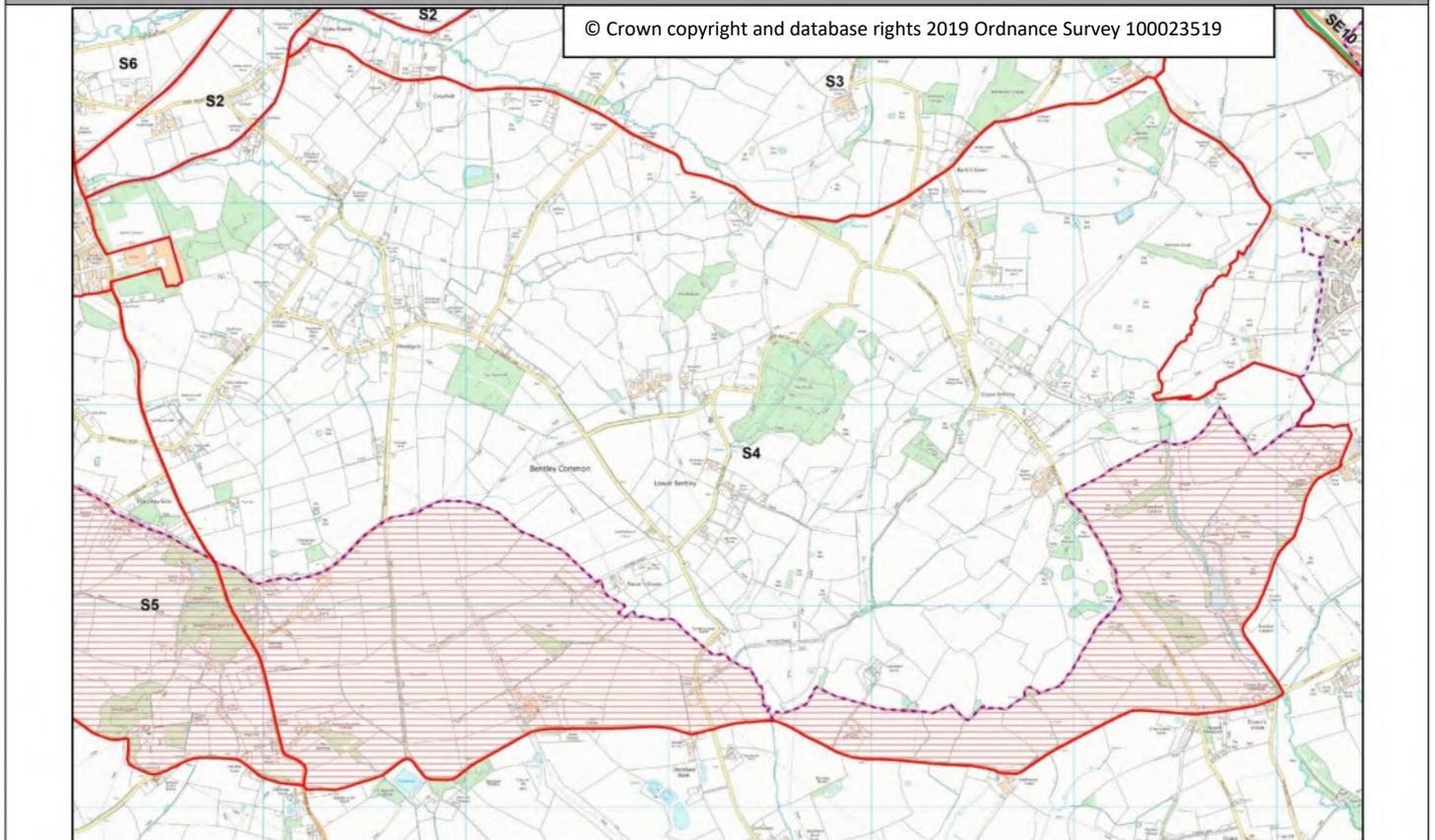
This parcel is located to the south of the District, and lies south of Bromsgrove Town between the settlements of Redditch and Stoke Prior. The parcel includes land in the neighbouring local authority areas of Redditch Borough and Wychavon District.

The northern parcel boundary follows the Worcester and Birmingham Canal eastwards to its intersection with Stoke Pound Lane and Copyholt Lane. The boundary follows Copyholt Lane, then Cur Lane to its intersection with the site allocation at Foxlydiate on the edge of Redditch’s urban area. The boundary follows the south westerly route of Spring Brook to its intersection with Pumphouse Lane, and then follows the large site allocation at Church Road, Webheath to its intersection with Crumpfields Lane/ Norgrove Lane. The boundary continues southwards to Sillins Lane and then follows Sillins Lane, Wallhouse Lane and Forest Lane in a westerly direction in the neighbouring districts of Redditch and Wychavon to its intersection with Hanbury Road (B4091). The boundary follows Hanbury Road northwards to the Saxon Business Park. It then follows the property boundary of Harris Brush Works before reverting to the Hanbury Road up to the intersection with the Worcester and Birmingham Canal.

The parcel contains the hamlet settlements of Upper Bentley, Lower Bentley, Banks Green and Woodgate. It is crossed by several country lanes (many of which are single track) and watercourses and contains some large wooded and a nature reserve.

Land heights in this parcel vary between 70-120m, with high ground in the southwest corner at Piper's Hill at 110m (Wychavon District) and also at Upper Bentley (120m). The lowest ground can be found in the north east corner near Stoke Wharf at 70m.

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 adjacent to the large built-up area of Redditch. It is largely free from development that could constitute sprawl and has a strong level of openness.</p> <p>The parcel boundary follows Cur Lane, Spring Brook and Pumphouse Lane, which provide the containing boundaries for the Foxlydiate allocation. The remainder of the boundary adjacent to the urban area follows the weaker boundaries of the administrative boundary, a very minor watercourse and rear property boundaries at Crumpfields Lane, although this is only a small portion of the boundary.</p>	Strong
2	To prevent neighbouring towns from merging	<p>The settlements pertinent to this Purpose are Stoke Prior and Redditch.</p> <p>This parcel constitutes all of a gap between these settlements and loss of openness would cause physical or visual merging and would substantially reduce this gap. There is no evidence of ribbon development or other sporadic development that puts these settlements at risk of merging.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	<p>The parcel has a very strong rural sense, is largely open with many countryside characteristics and minimal urbanising features. While there are some urbanising features including footpaths and a sports ground in the vicinity of the business parks along Hanbury Road, they are not considered to compromise the openness of the Green Belt in this location.</p>	Strong

Strategic Parcel Ref	S5
Name of Parcel	South of Stoke Prior
Parcel size (ha)	295
Parish/es	Stoke
Other LPA Area	Wychavon District Council

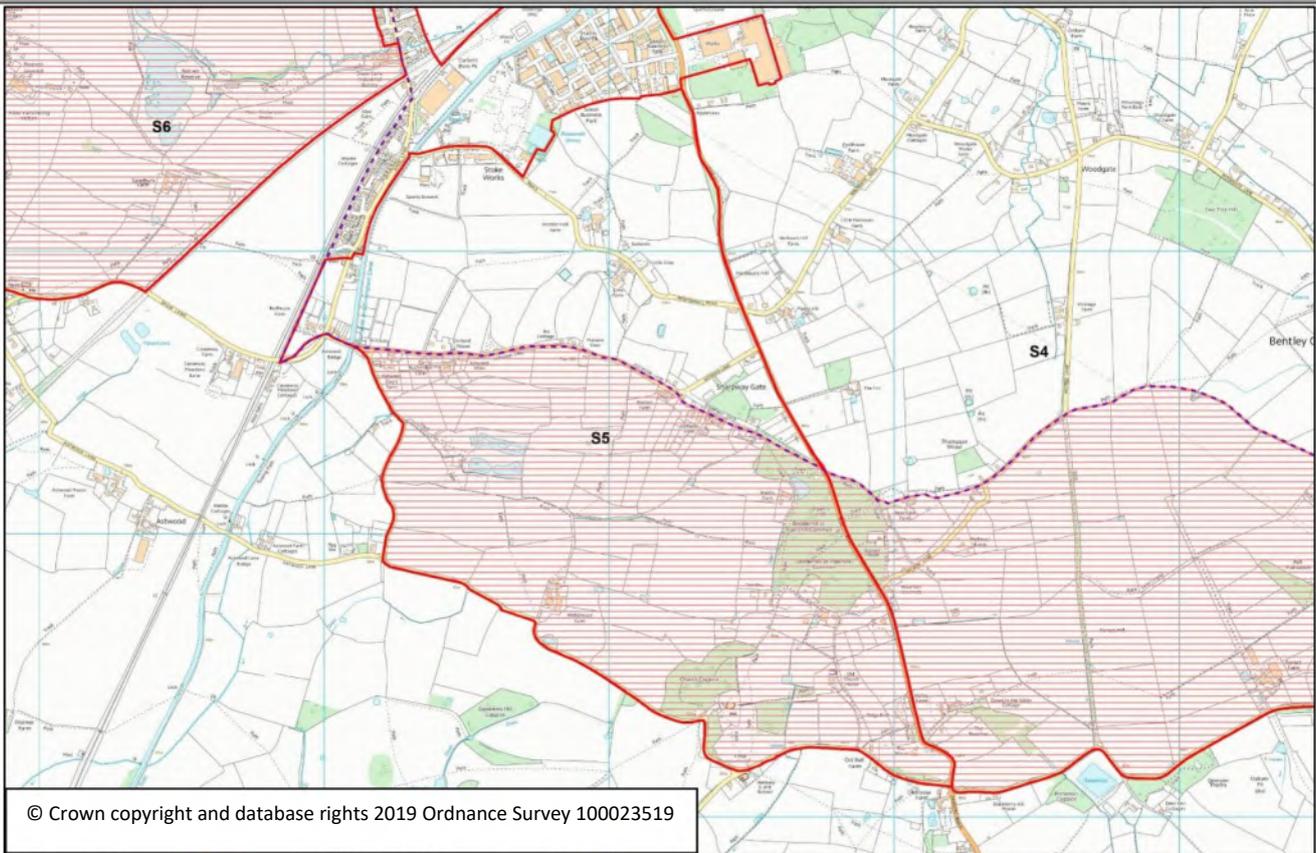
Description of Parcel

The parcel is located to the south of Bromsgrove Town immediately to the south of Stoke Prior and extends into Wychavon. The northern boundary follows Westonhall Road eastwards from its intersection with the Worcester and Birmingham Canal. The boundary follows the extent of the property boundaries at the Saxon Business Park to the intersection with Hanbury Road (B4091). The boundary travels along Hanbury Road in a southerly direction, into Wychavon to the intersection with School Road. The boundary follows School Road in a westerly direction to its intersection with Astwood Lane, heading north westerly to its intersection with Shaw Lane. After a short distance, the boundary intersects with the railway line, which it follows until the intersection with the Stoke Prior settlement and then follows the route of the Worcester and Birmingham Canal to its intersection with Westonhall Road.

The parcel is crossed by Westonhall Road (north west/ south east) and Astwood Lane (east/ west). The west of the parcel also contains a small section of the Worcester Birmingham Canal. The parcel is largely free from development, predominantly agricultural with wooded areas to the south east in Wychavon. There is a sports ground in the north western corner of the parcel, however this is not floodlit.

The land gently falls in a westerly direction from around 110m at Piper’s Hill (Wychavon District) in the east of the parcel, to around 60m in the west at Shaw Lane. The land is steep around Piper's Hill and particularly so in the south east corner 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 settlements pertinent to this Purpose are Stoke Prior and Droitwich. This parcel would prevent settlements from merging in conjunction with other parcels and land beyond the remit of this Assessment, however due to the location of two railway lines extending northwards from Droitwich and converging just to the north of this parcel at Stoke Prior, the strength of contribution is considered to be more pertinent to the adjoining parcel (S6). Therefore, this parcel is not pivotal in providing a gap between settlements.	Weak
3	To assist in safeguarding the countryside from encroachment	<p>The parcel has a strong rural sense of a mixture of uses, including farmland and woodland, but there are some urbanising features in the west at Shaw Lane, between the railway line and the Worcester and Birmingham Canal, such as street lighting and pavements. This ceases at the Canal and the feel along Astwood Lane is more rural. There is some commercial development within the Green Belt to the south of Westenhall Road at Stoke Works and an area of hardstanding at the Stoke Prior Sports and Country Club off of Westenhall Road, which could be classed as encroachment. There are also some areas of hardstanding at Redhouse Barn on Shaw Lane and Astwood Fishery off Astwood Lane.</p> <p>Beyond the extent of the business park at Stoke Works, the development present is more rural in nature and not considered to be inappropriate.</p>	Moderate

Strategic Parcel Ref	S6
Name of Parcel	South of Bromsgrove, East of Stoke Prior
Parcel size (ha)	417
Parish/es	Stoke
Other LPA Area	Wychavon District Council

Description of Parcel

This parcel is located immediately south of Bromsgrove Town and immediately to the north of Stoke Prior and extends into the neighbouring local authority area of Wychavon (approximately 50%). The northern boundary follows the route of Redditch Road (A38) eastwards to its intersection with Buntsford Hill, which travels in a south easterly direction to the intersection with the railway line. The boundary follows the railway line in a south westerly direction and then follows the line of the rear property boundaries at the intersection between the railway line and the Stoke Prior settlement. At Shaw Lane, the parcel boundary crosses into Wychavon and continues to follow rear property boundaries to the intersection with the railway line, where it continues in a south westerly direction to Shaw Lane. The southern boundary follows Shaw Lane and Church Lane, along the northern extent of the Wychbold settlement to the intersection with Worcester Road (A38), which forms the western boundary to its intersection with Redditch Road.

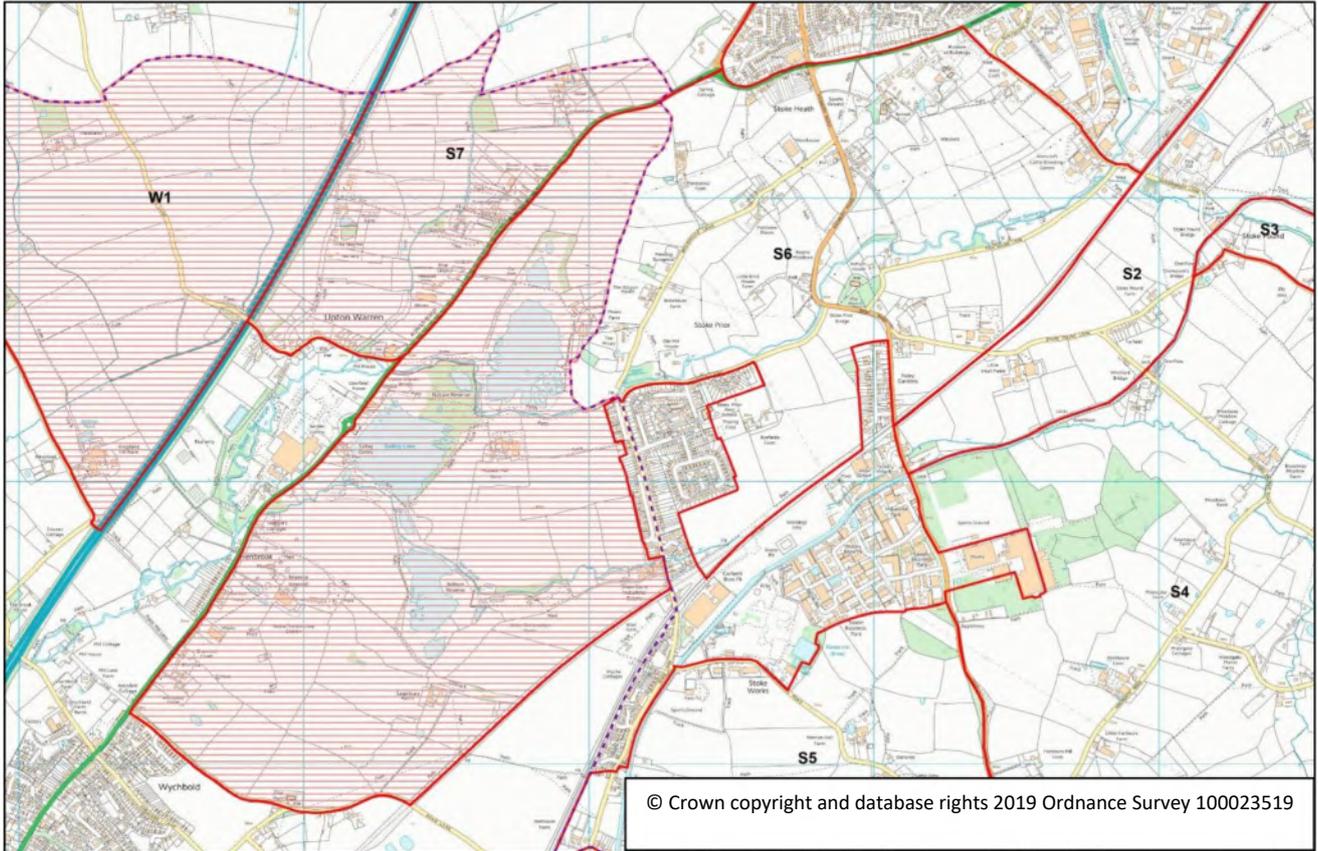
The northern half of the parcel is crossed by a few roads, all of which are quite rural in nature with the exception of Hanbury Road (B4091), which exhibits urbanising features such as footpaths, street lighting and illuminated speed signage. The northern part of the parcel contains Avoncroft Museum of Historic Buildings, an Arts centre and a school. There is also some ribbon development along Brickhouse Lane and Hanbury Road and Redditch Road, adjacent Bromsgrove Town, with a new housing development on Meadow View Close, off of Buntsford Hill. There is also some commercial development, such as Shaw Lane Industrial Estate, the Countywide Superstore at Brickhouse Lane and farm diversification at Hobden Hall Farm. The remainder of the parcel is largely agricultural.

The River Salwarpe crosses the parcel (east/ west), from the north eastern corner to the vicinity of Webbs Garden Centre in the west. In the Wychavon half of the parcel, there are three large expanses of water: Upton Warren sailing lake; which is also an Adventure and Aqua Park, Christopher Cadbury Wetland Reserve and Charles Cadbury Nature Reserve. Hen Brook also crosses the parcel (east/ west) in this location. There is also a lorry park off of Worcester Road in this vicinity.

The land slopes downwards in a south westerly direction from a high point of 90m at the parcel's northernmost point at Stoke Heath and Avoncroft to around 60m at the administrative boundary near Wychbold.

Strategic Parcel Ref:	S6
Name of Parcel	South of Bromsgrove, North of Stoke Prior

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	This parcel is immediately adjacent to the large built-up area of Bromsgrove Town. The boundary is defined by Redditch Road (A38) and Buntsford Hill. Some development extends beyond the Green Belt boundary to the south of Buntsford Hill and Redditch Road, in particular at its intersection with Hanbury Road (B4091). However, the vast majority of this development pre-dates Green Belt policy. New residential development off Buntsford Hill on the approach to Stoke Pound, is on a former brownfield site and is not considered to be inappropriate development.	Strong
2	To prevent neighbouring towns from merging	<p>The settlements pertinent to this purpose are Bromsgrove Town, Stoke Prior and Wychbold. The parcel constitutes all of the gap between all of these settlements.</p> <p>The gap between Bromsgrove Town and Stoke Prior constitutes a busy section of the parcel, which does exhibit some urbanising features. Development along Redditch Road and Hanbury Road could constitute sprawl from Bromsgrove Town towards Stoke Prior. There is also sporadic development of individual dwellings along Fish House Lane and parts of Brickhouse Lane, with a small cluster of dwellings on one part of Brickhouse Lane. Existing development within this parcel may mean the parcel is vulnerable. Loss of openness in this parcel would cause physical merging and would substantially reduce the existing gap.</p> <p>The gap between Bromsgrove Town and Wychbold represents the entire gap between these settlements and the parcel is largely open.</p> <p>The gap between Stoke Prior and Wychbold constitutes the entire gap between these settlements and the parcel is largely open.</p> <p>Furthermore, this parcel, in conjunction with land in Wychavon District, beyond the scope of this Assessment, would constitute some of the gap between Bromsgrove Town and Droitwich.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	The parcel has a rural sense, however the northern half of the parcel is quite busy and does exhibit urbanising features such as pavements, street lighting, areas of hardstanding and non-agricultural commercial development extending into the Green Belt from both Bromsgrove Town (Hanbury Road and Redditch Road) and Stoke Prior.	Moderate

Strategic Parcel Ref	S7
Name of Parcel	SW of Bromsgrove, East of M5
Parcel size (ha)	230
Parish/es	Dodford with Grafton, Stoke
Other LPA Area	Wychavon District Council

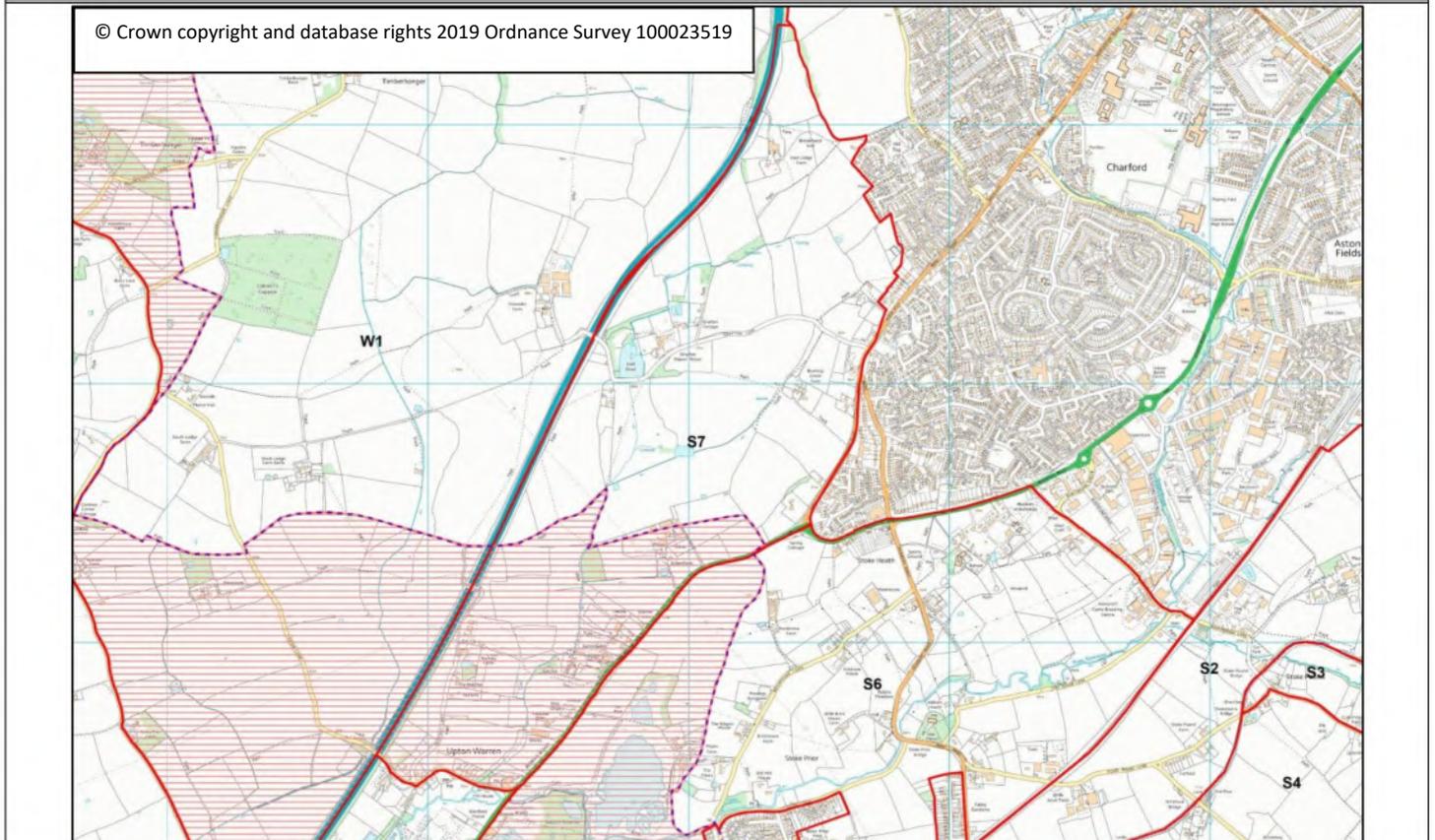
Description of Parcel

This parcel is located to the immediate south west of Bromsgrove Town and extends into the neighbouring local authority area of Wychavon. The north western boundary follows the route of the M5 Motorway from a southern intersection with Swan Lane in Wychavon, up to the extent of the Bromsgrove Town built-up area at the Whitford Road site (Whitford Road is a development site allocated in the current adopted Bromsgrove District Plan, 2017). The north eastern boundary follows the extent of the Whitford Road allocation and the rear property boundaries of Parkstone Avenue, Foxwalks Avenue, Breakback Road and Rock Hill (B4091). The eastern boundary follows Rock Hill southwards to its intersection with Worcester Road (A38) and continues in a south westerly direction along Worcester Road to its intersection with Swan Lane at Upton Warren. Swan Lane forms the extent of the southernmost boundary.

The northern section of the parcel is largely free from development with scattered farmsteads and agricultural in its nature. Grafton Lane crosses the parcel (east/ west) in this vicinity. The southern section of this parcel (in Wychavon) contains more development of a commercial nature, such as self-storage, motorhome hire, caravan sales, conservatory sales and industrial units, which impact on the parcel’s openness.

The land slopes downwards in a south westerly direction from a height of 120m at Breakback Hill in the northernmost point of the parcel, to around 60m at the administrative boundary. Towards the south of this parcel the land is fairly flat and at a height above sea level of around 60-70m.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>This parcel is immediately adjacent to the large built-up area of Bromsgrove Town. The northern section of the parcel is largely free from development and has a strong sense of openness. Rock Hill provides a strong boundary to the east of the parcel; however there are instances where development has breached this boundary but it pre-dates Green Belt policy. The north eastern boundary relies on rear property boundaries and the extent of the Whitford Road allocation, which is not considered to be a particularly strong boundary; however the steepness of the ridge in this location does help to contain existing development.</p> <p>The southern section of the parcel (Wychavon) contains more development and is less open. The sporadic employment development along the A38 Worcester Road could constitute sprawl northwards from Wychbold rather than sprawl southwards from Bromsgrove Town, which is the main consideration for this purpose.</p>	Strong
2	To prevent neighbouring towns from merging	The settlements pertinent to this purpose are Bromsgrove Town and Wychbold. This parcel constitutes some of the gap in conjunction with parcel S6 and land beyond the scope of this Assessment. There is already a lot of inappropriate development in Wychavon extending northwards from Wychbold and the northern section of this parcel (Bromsgrove) plays a significant role in maintaining the separation of these two settlements. Loss of openness within this parcel would have a negative impact on the existing gap.	Moderate
3	To assist in safeguarding the countryside from encroachment	The northern section of the parcel is largely free from development and rural in nature with scattered farmsteads. The southern section of the parcel contains more development, some of which compromises the openness of the Green Belt, such as self-storage, mobile home hire, car and caravan sales, other commercial units and other areas of hardstanding. The remainder of the southern section is agricultural but the existing development does limit its rural nature.	Moderate