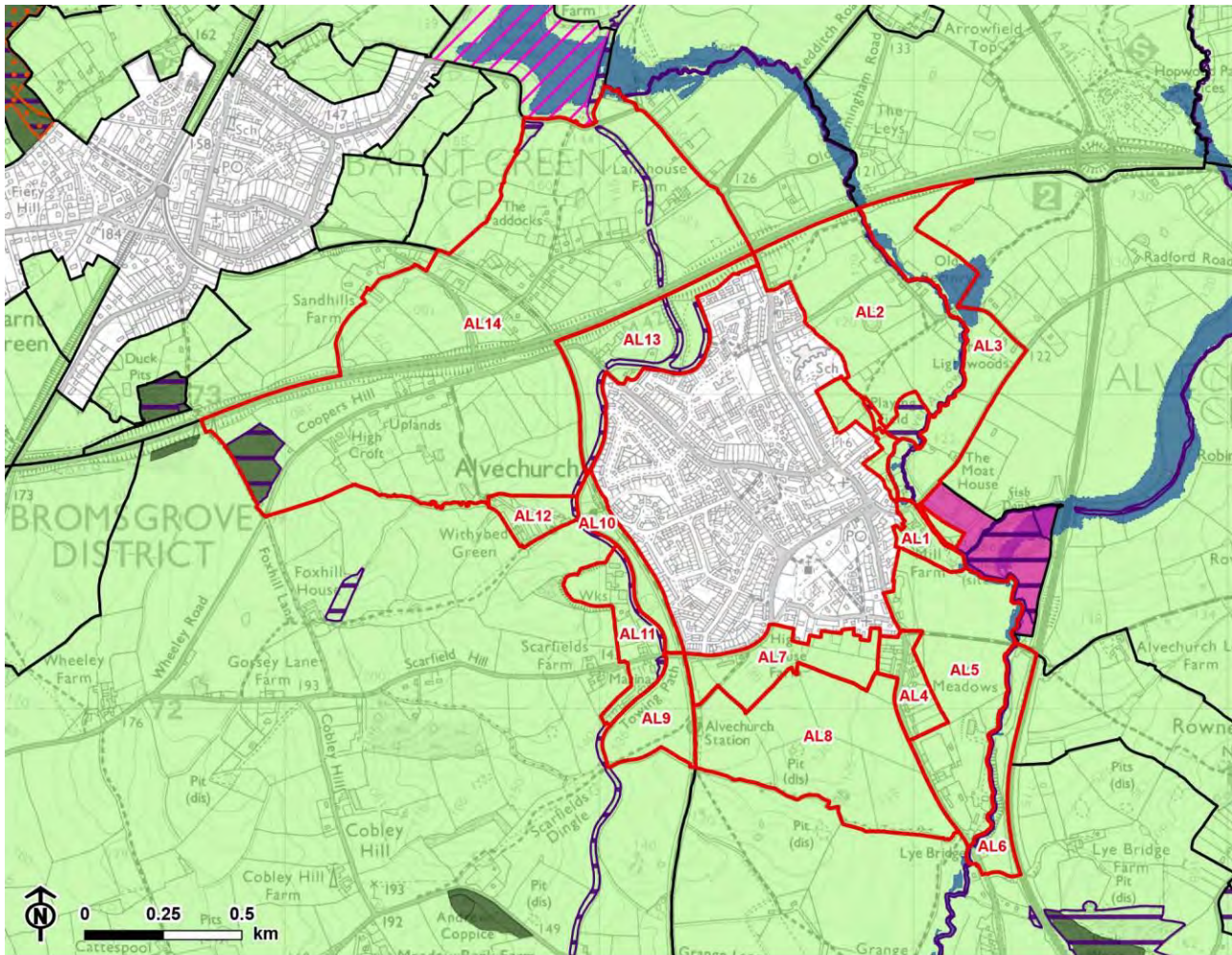


## **Appendix A**

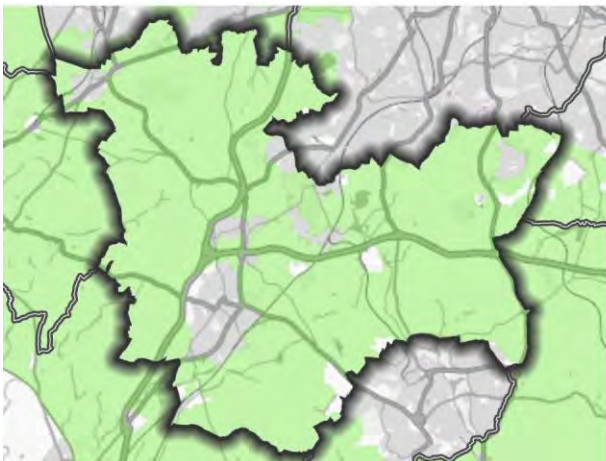
### **Green Belt Harm Parcel Assessments**

# Alvechurch



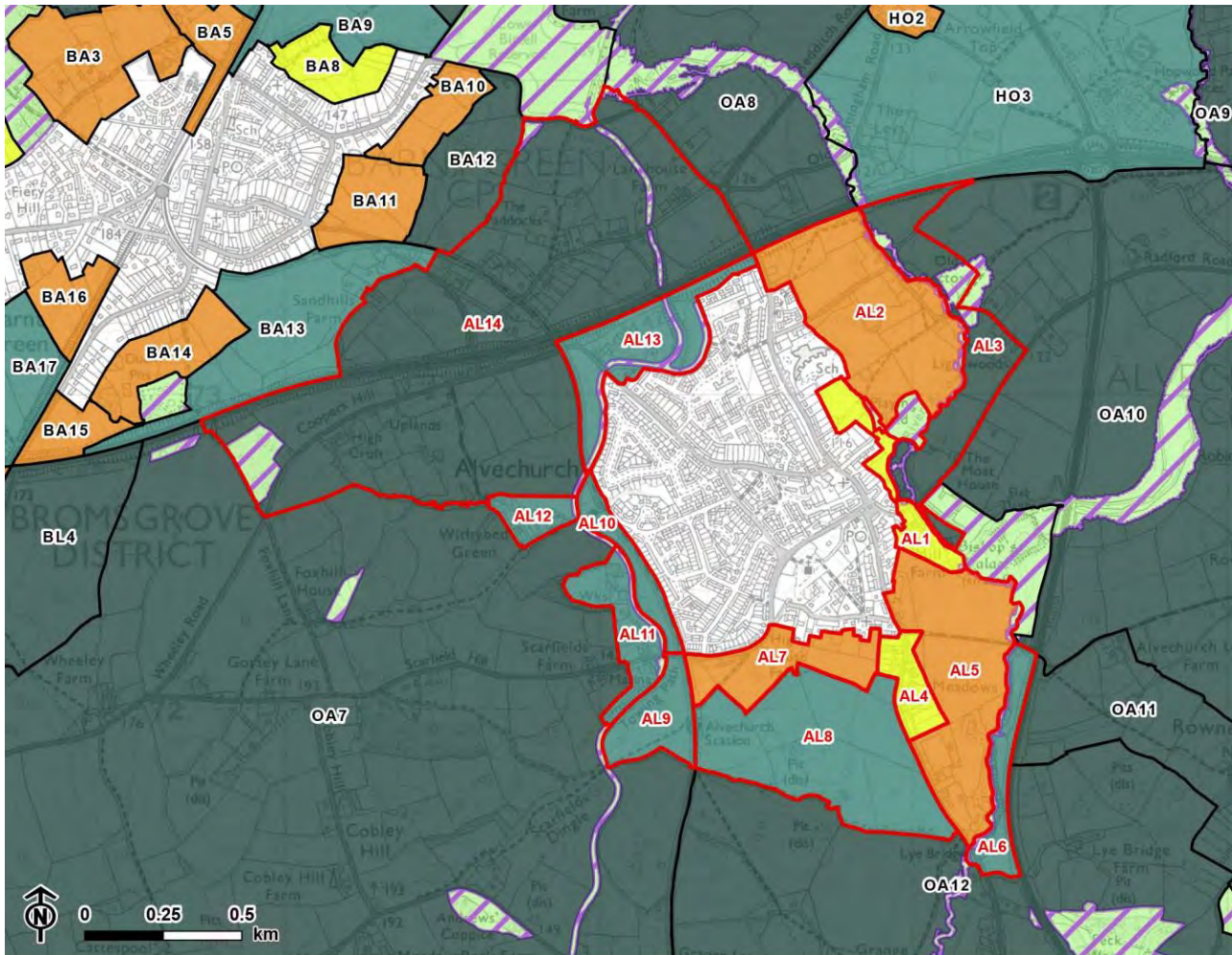
- Alvechurch parcel
- Neighbouring parcel

- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Country park
- Scheduled monument
- Flood zone 3



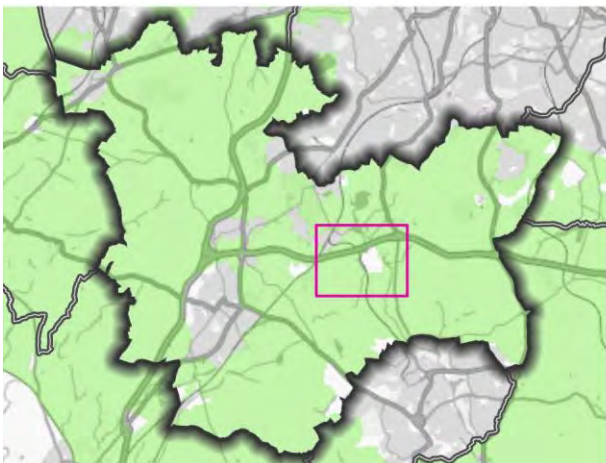


# Alvechurch



- Alvechurch parcel
- Neighbouring parcel

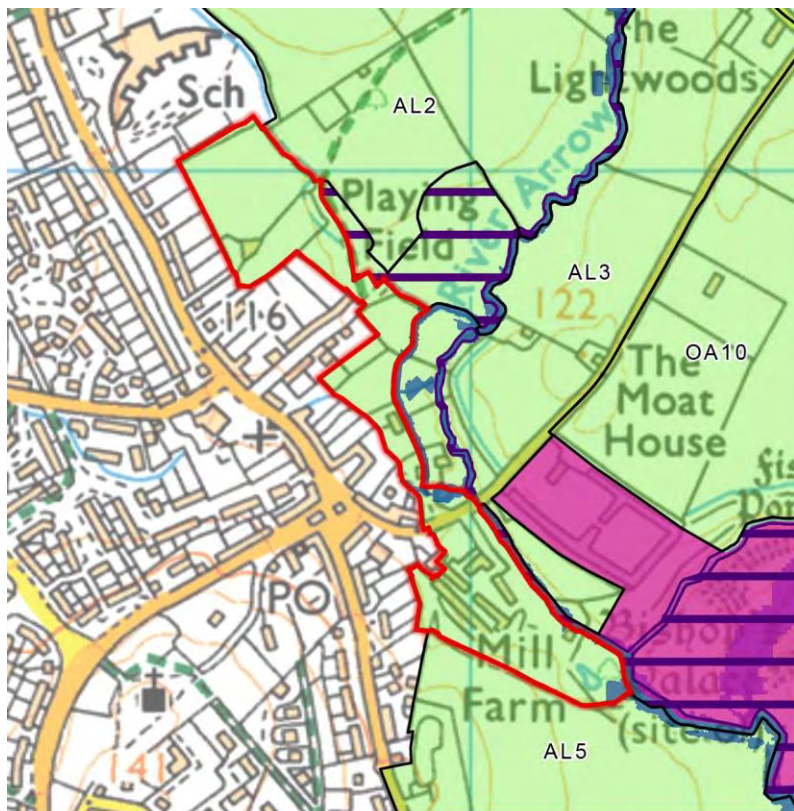
- Green Belt
- Absolute constraints
- Highest Harm Rating**
- Very high
- High
- Moderate
- Low/no





# Alvechurch

## Harm of release of land in AL1



- Parcel AL1
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Scheduled monument
- Flood zone 3





# Alvechurch

## Harm of release of land in AL1

### Openness

Land is mostly open. The parcel contains the housing estate Mill Court in the south, which does impact openness locally, but not at a strategic scale.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Alvechurch, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The nearest town to the east of Alvechurch is Hollywood, which is 6km away and too distant to be considered 'neighbouring'. The parcel does not, therefore, play a role in preventing neighbouring towns from merging (Purpose 2).

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Although the parcel includes some built development and a cricket ground it also has open pasture and tree cover and so is considered to constitute 'countryside'. The land is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Although garden hedgerow boundaries cannot be considered a strong urban edge boundary feature there is also mature tree cover which in places forms a stronger edge. Houses do not exert a strong urbanising influence, so despite proximity to the urban edge there is some degree of distinction from the inset area.

### Impact on adjacent Green Belt land

Tree cover along the eastern edge of the parcel, following the River Arrow adjacent to the southern half of the parcel, would form a stronger Green Belt boundary and would limit any weakening of the distinction of adjacent Green Belt land.

# Alvechurch

## Harm of release of land in AL1

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie in a gap between neighbouring towns. Therefore, the release of this parcel would not cause harm to the Purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land is open countryside with some degree of distinction from the urban area. Its release would not result in a weaker Green Belt boundary and would have minimal impacts to the distinction of adjacent Green Belt land to the east. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

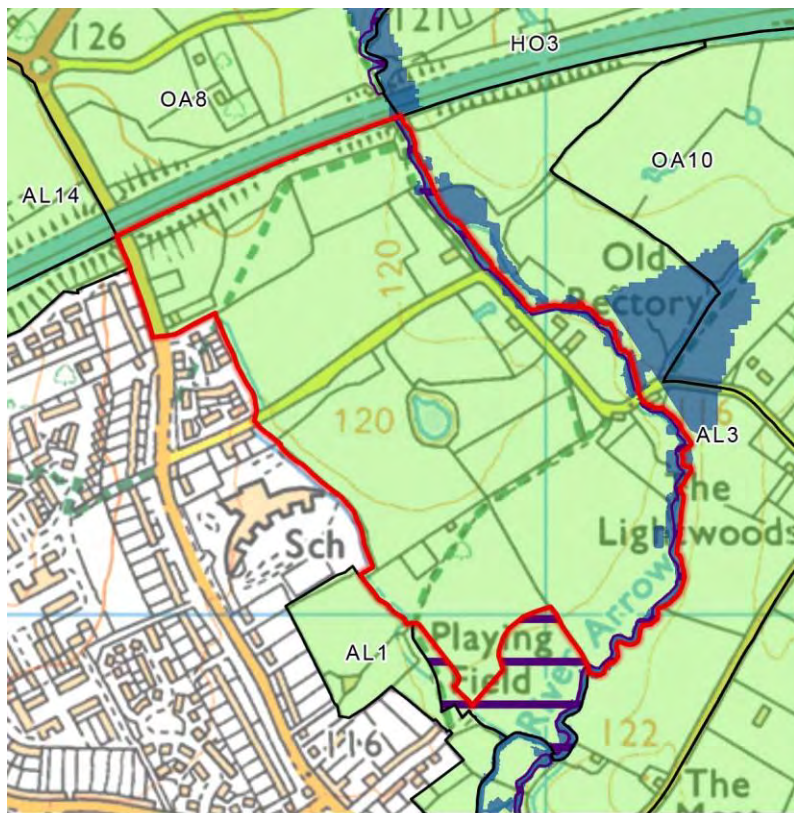
The release of Parcel AL1 as an expansion of Alvechurch would cause Low harm to Green Belt Purpose 3.

**Low/no**



# Alvechurch

## Harm of release of land in AL2



- Parcel AL2
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



# Alvechurch

## Harm of release of land in AL2

### Openness

Land is open. It contains a small number of residential properties, but these are dispersed enough to not have a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Alvechurch, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies at the periphery of a narrow gap between Alvechurch and Barnt Green. However, the presence of the M42 between the settlements helps to strengthen perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land comprises small scale pastoral fields and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the urban edge by a mixture of garden hedgerow boundaries and denser mature tree hedgerows enclosing the school in the south of the parcel as well as the route of Birmingham Road in the north. Hedgerow boundaries help to limit the intervisibility between the parcel and the urban area, but proximity to the urban edge means that there is some urbanising influence within the western half of the parcel. The eastern parts of the parcel, however, have intervening hedgerows which create stronger distinction from the inset area.

### Impact on adjacent Green Belt land

The M42 to the north and the River Arrow and adjacent tree cover lies to the east and



# Alvechurch

## Harm of release of land in AL2

southeast are strong boundary features which would limit the impact of release of the parcel on adjacent Green Belt land. Any partial release fields within the parcel would result in some weakening of the distinction of the remainder of the parcel.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies on the periphery of a narrow gap between the settlements of Alvechurch and Barnt Green. However, although parts of parcel have strong distinction from the inset area, its release would have negligible impact on the perceived separation between the two towns, with the M42 forming a strong separating feature. Therefore, the release of this parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land is open countryside and some of it has strong distinction from the urban area. However, release of land in the parcel as a whole would only result in minor weakening of the distinction of adjacent Green Belt land. Some land in the parcel has weaker distinction from the urban area, but its release would weaken the integrity of the remainder. Therefore, the release of either all or part of the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

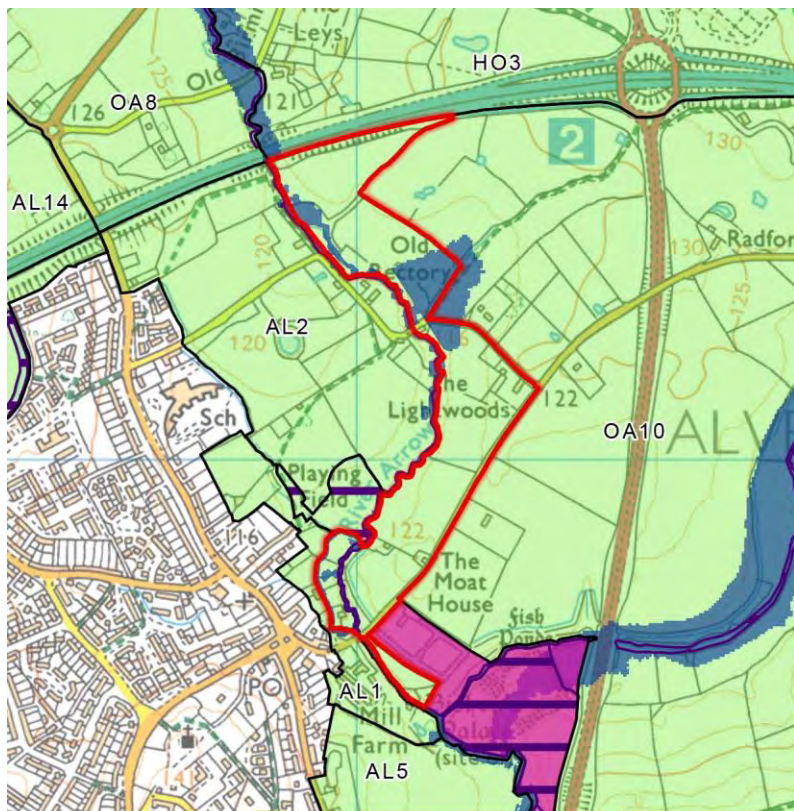
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel AL2 as an expansion of Alvechurch would cause Moderate harm to Green Belt Purpose 3.

**Moderate**

# Alvechurch

## Harm of release of land in AL3



- Parcel AL3
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Scheduled monument
- Flood zone 3





# Alvechurch

## Harm of release of land in AL3

### Openness

Land is open. It contains one large property adjacent to Old Rectory Lane, but this is isolated and therefore does not have a significant impact on Green Belt openness. The parcel contains woodland in the north, however it is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies relatively close to Alvechurch, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The nearest town to the east of Alvechurch is Hollywood, which is 6km away and too distant to be considered 'neighbouring'. The parcel does not, therefore, play a role in preventing neighbouring towns from merging (Purpose 2).

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is agricultural and woodland and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the urban area by hedged fields and by mature tree cover and the course of the River Arrow, with its associated valley landform. Collectively these features, together with woodland in the parcel, negate any significant association with the urban area. There is very strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The release and development of land within this parcel would breach the River Arrow, a strong landscape feature which has not been crossed by any urban development associated with Alvechurch. There is a lack of stronger alternative Green Belt boundaries to the east and, therefore, release and development of the parcel would result in

# Alvechurch

## Harm of release of land in AL3

weakening of the distinction of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie in a gap between neighbouring towns. Therefore, the release of this parcel would not cause harm to the Purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Very high**

Land is open countryside and has a very strong distinction from the inset area. The release of this parcel would cross a significant physical feature, the River Arrow, and would cause weakening of adjacent Green Belt land. Therefore, the release of this parcel would cause Very High harm to the purpose of safeguarding the countryside from encroachment.

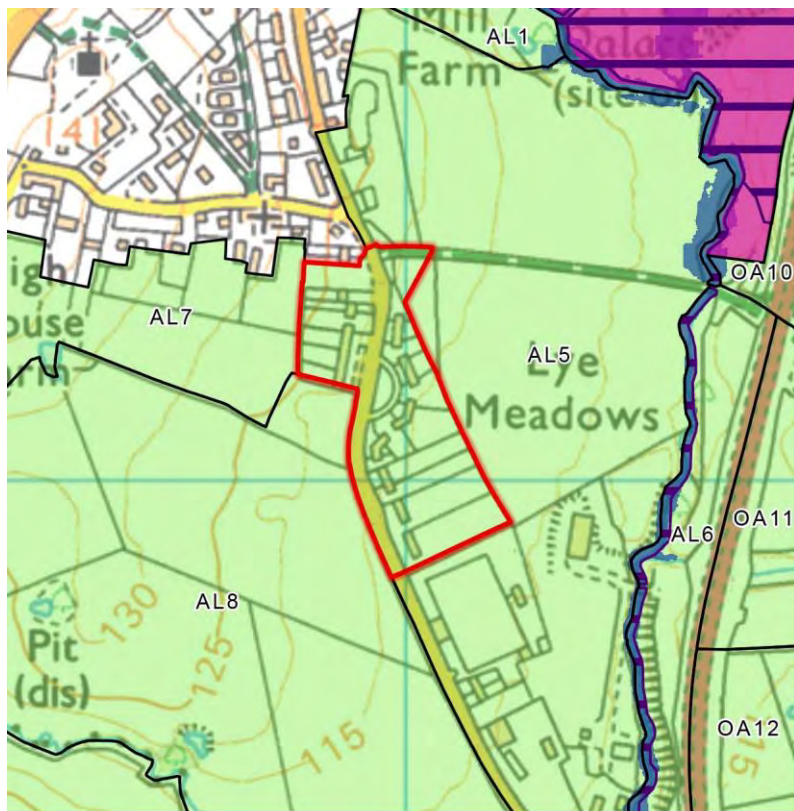
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel AL3 as an expansion of Alvechurch would cause Very high harm to Green Belt Purpose 3.

**Very high**

# Alvechurch

## Harm of release of land in AL4



- Parcel AL4
- Green Belt
- Absolute constraints**
  - Local Wildlife Site
  - Scheduled monument
  - Flood zone 3



# Alvechurch

## Harm of release of land in AL4

### Openness

The parcel comprises residential properties and gardens which do have some impact on Green Belt openness. Open land in back gardens has a relationship with the wider Green Belt and contributes to its openness, but the parcel is largely developed.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Alvechurch, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a relatively wide gap between Alvechurch and Redditch but urbanising ribbon development between the two along Redditch Road and Birmingham Road, and connectivity provided by the valley landform and railway line, reduce perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The parcel is largely residential development, which associates it with the adjacent urban area and diminishes the extent to which it is helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Residential development dominates the parcel and has an urbanising effect and means that it has weak distinction from the inset area to the north.

### Impact on adjacent Green Belt land

The extent to which the parcel is already developed means that any further development would have little additional urbanising influence on adjacent Green Belt land.



# Alvechurch

## Harm of release of land in AL4

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land lies within a relatively wide gap between Alvechurch and Redditch. Landform and intervening development reduce perceived separation, but the extent to which the parcel is already developed, and its weak distinction from the inset area, mean that its release would not weaken the perceived separation between settlements. Therefore, the release of this parcel would have Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

The parcel is largely developed and has weak distinction from the urban area. Its release would not weaken adjacent Green Belt land. Therefore, the release of this parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

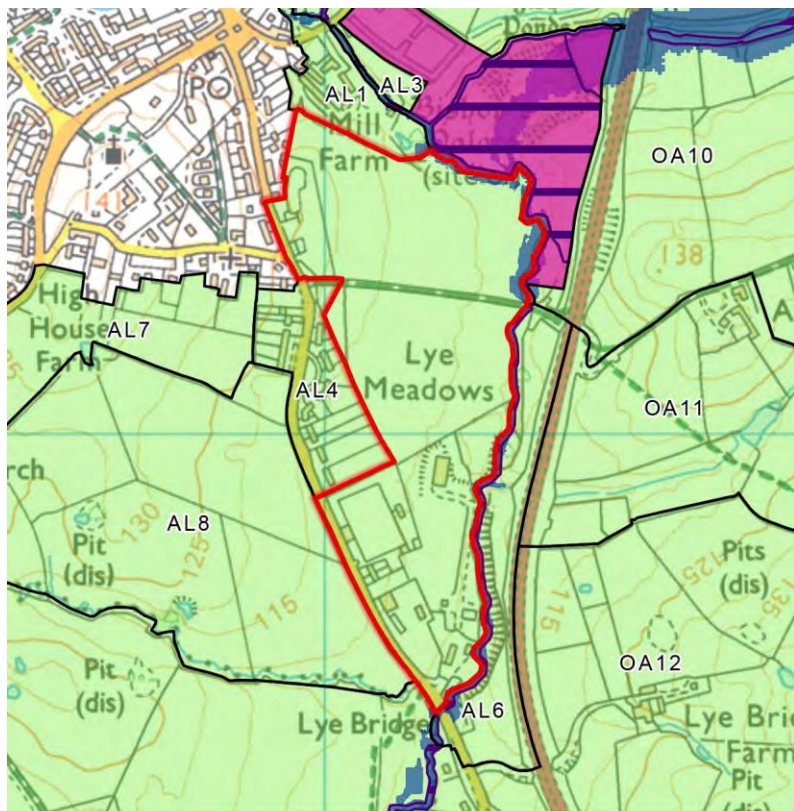
### Overall harm to the Green Belt purposes from release of land

The release of Parcel AL4 as an expansion of Alvechurch would cause Low harm to Green Belt Purposes 2 and 3.

**Low/no**

# Alvechurch

## Harm of release of land in AL5



- Parcel AL5
- Green Belt
- Absolute constraints**
  - Local Wildlife Site
  - Scheduled monument
  - Flood zone 3



# Alvechurch

## Harm of release of land in AL5

### Openness

Land is open. The parcel contains a football ground (and associated buildings) and a sewage treatment works, but these are appropriate Green Belt land uses and therefore do not affect its openness. There are also a small number of residential properties and a vehicle depot in the south of this parcel, however these are isolated enough from the urban edge to not have a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Alvechurch, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a relatively wide gap between Alvechurch and Redditch but urbanising ribbon development between the two along Redditch Road and Birmingham Road, and connectivity provided by the valley landform and railway line reduce perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is mainly agricultural and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

There is some tree cover between the parcel and inset development adjacent to its northern end. Boundary separation is weaker further south, where there is also urbanising washed-over development along Redditch Road, but the sloping landform of the parcel increases its distinction from the urban edge and contributes to its relationship to the wider countryside on the opposite valley slopes to the east. The sports grounds, depot and sewage treatment works have some urbanising influence on the south of the parcel, but overall, there is a degree of distinction between the parcel and the inset area.

# Alvechurch

## Harm of release of land in AL5

### Impact on adjacent Green Belt land

The release of this parcel as a whole would have little impact on the distinction of Green Belt land to the east, with the woodland-edged River Arrow and beyond it the A441 dual carriageway forming strong boundaries. Existing houses along Redditch Road limit the impact of further development at the southern end of the parcel on countryside character, but would reduce the gap between Alvechurch and urbanising linear development to the south of the River Arrow.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a relatively wide gap between Alvechurch and Redditch, but urbanising ribbon development between the two along Redditch Road and Birmingham Road reduces perceived separation. The parcel has some degree of distinction from Alvechurch and its release would cause some weakening of the perceived separation between the two settlements. Therefore, the release of this parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Low/no

Land is open countryside with some degree of distinction from the urban area, but its release would cause little weakening of the distinction of adjacent Green Belt. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.



# Alvechurch

## Harm of release of land in AL5

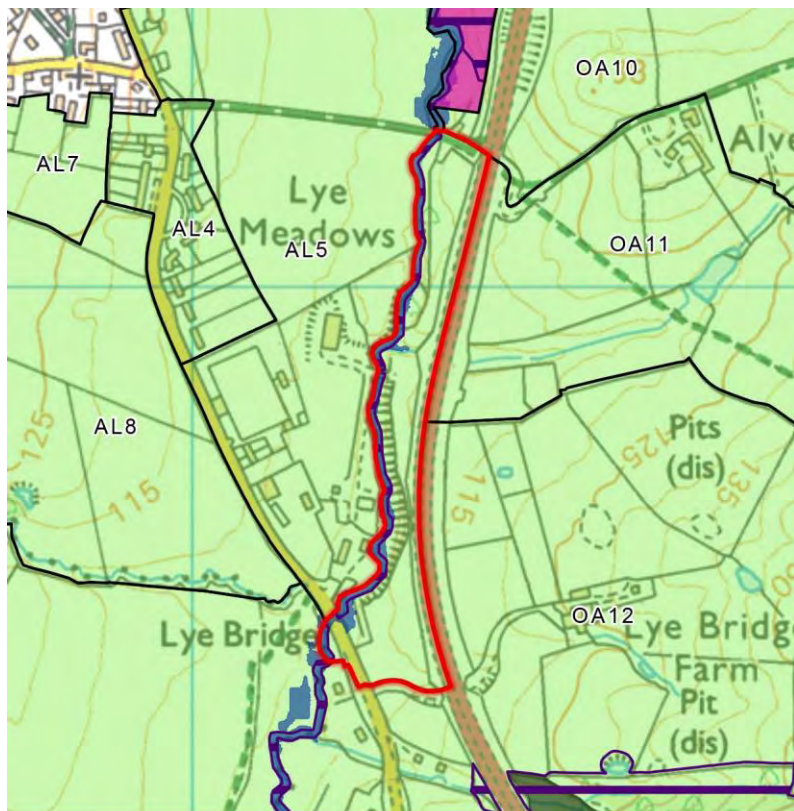
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel AL5 as an expansion of Alvechurch would cause Moderate harm to Green Belt Purpose 2.

**Moderate**

# Alvechurch

## Harm of release of land in AL6



- Parcel AL6
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland
- Scheduled monument
- Flood zone 3



# Alvechurch

## Harm of release of land in AL6

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies close to Alvechurch, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a relatively wide gap between Alvechurch and Redditch but urbanising ribbon development between the two along Redditch Road and Birmingham Road, and connectivity provided by the valley landform and railway line, reduce perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is scrub grassland and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the urban inset area by open fields and by the course of the River Arrow, which is followed by riparian trees. Tree cover and the valley side landform add further separation from the urban area, and the strong boundary features limit intervisibility between the urban area and the parcel. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Although the release of land within this parcel would lead to the replacement of the strong boundary with another strong boundary to the east (the A441), it would breach the River Arrow, a strong physical feature which has yet to be crossed by urban development associated with Alvechurch.



# Alvechurch

## Harm of release of land in AL6

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a relatively wide gap between Alvechurch and Redditch, but urbanising ribbon development between the two along Redditch Road and Birmingham Road reduces perceived separation. The parcel has strong distinction from Alvechurch and its release would cause some weakening of the perceived separation between the two settlements. Therefore, the release of this parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### High

Land is open countryside with a strong distinction from the urban area. Its release would weaken the Green Belt boundary by crossing a significant physical feature. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

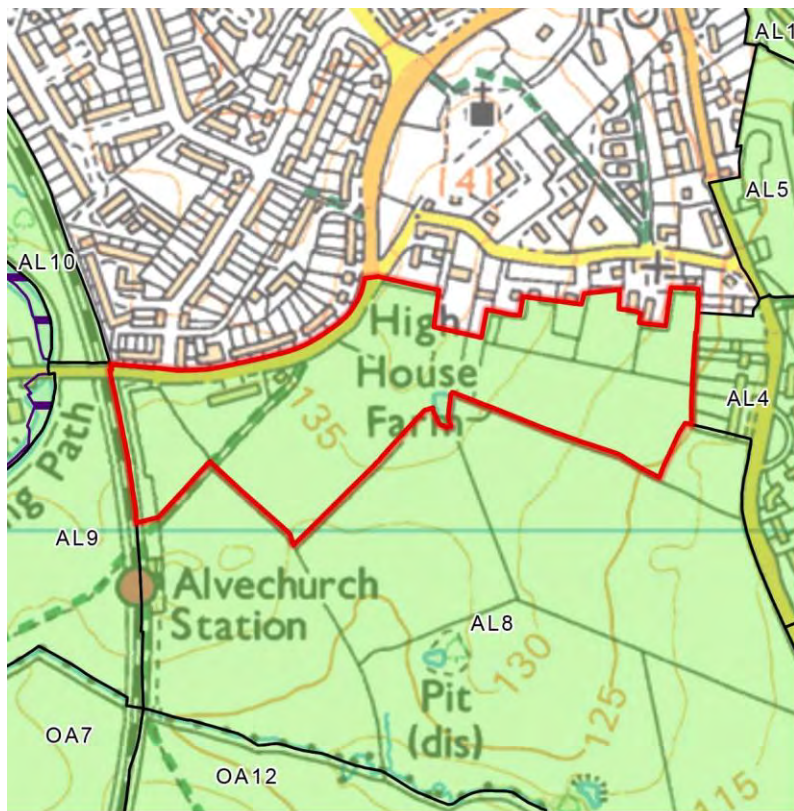
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel AL6 as an expansion of Alvechurch would cause High harm to Green Belt Purpose 3.

#### High

# Alvechurch

## Harm of release of land in AL7



- Parcel AL7
- Green Belt
- Absolute constraints**
- Local Wildlife Site



# Alvechurch

## Harm of release of land in AL7

### Openness

Land is open. There are some residential properties within the west of this parcel, which do impact openness locally, but not at a strategic scale within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Alvechurch, which is not defined as a large built-up area.

Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2).

Land lies in a relatively wide gap between Alvechurch and Redditch but urbanising ribbon development between the two along Redditch Road and Birmingham Road, and connectivity provided by the valley landform and railway line, reduce perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is largely agricultural and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the urban area by garden hedgerows and the route of Station Road in the west which is followed by a low hedge. Together these features constitute a weak boundary feature. Proximity to the urban edge means that there is some urbanising influence within the parcel, however there are also open views to the surrounding open countryside. Overall, there is some degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

There is a lack of strong alternative Green Belt boundaries to the south, and therefore any release and development within the parcel would cause knock-on weakening of the



# Alvechurch

## Harm of release of land in AL7

distinction of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a relatively wide gap between Alvechurch and Redditch, but urbanising ribbon development between the two along Redditch Road and Birmingham Road reduces perceived separation. The parcel has some degree of distinction from Alvechurch and its release would cause some weakening of the perceived separation between the two settlements. Therefore, the release of this parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land is open countryside with some degree of distinction from the urban area. Its release would cause weakening of adjacent Green Belt land to the south. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

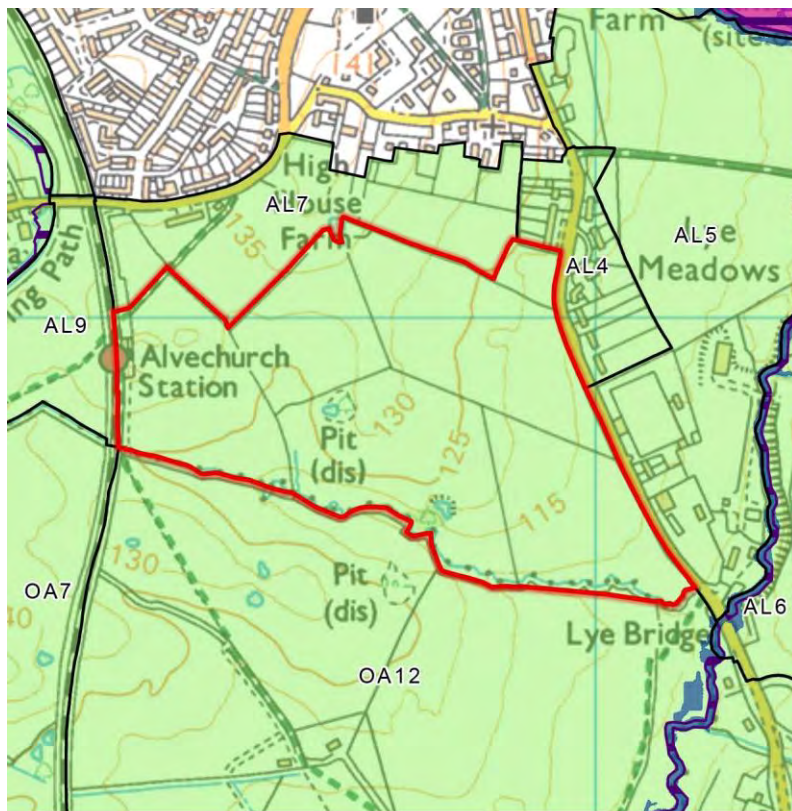
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel AL7 as an expansion of Alvechurch would cause Moderate harm to Green Belt Purposes 2 and 3.

##### Moderate

# Alvechurch

## Harm of release of land in AL8



- Parcel AL8
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Scheduled monument
- Flood zone 3



# Alvechurch

## Harm of release of land in AL8

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies close to Alvechurch, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a relatively wide gap between Alvechurch and Redditch but urbanising ribbon development between the two along Redditch Road and Birmingham Road, and connectivity provided by the valley landform and railway line, reduce perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is agricultural and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the urban edge by adjacent Green Belt land and field hedgerows which collectively create a moderate boundary feature. The sloping landform which slopes down away from Alvechurch adds to its distinction from the urban area. The sloping landform also limits its intervisibility with the settlement and allows views to the wider countryside which add to its distinction. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The well-treed hedgerow enclosing the southern edge of the parcel is a relatively strong boundary feature but it follows a valley floor, so development here would have a visual impact on rising open land to the south. Therefore, release of land within this parcel would cause knock-on weakening of the distinction of adjacent Green Belt land to the



# Alvechurch

## Harm of release of land in AL8

south.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a relatively wide gap between Alvechurch and Redditch, but urbanising ribbon development between the two along Redditch Road and Birmingham Road reduces perceived separation. The parcel has strong distinction from Alvechurch and its release would cause some weakening of the perceived separation between the two settlements. Therefore, the release of this parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### High

Land is open countryside with a strong degree of distinction from the urban area. Its release would result in a weakening of the adjacent Green Belt land to the south. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment

### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel AL8 as an expansion of Alvechurch would cause High harm to Green Belt Purpose 3.

High

# Alvechurch

## Harm of release of land in AL9



- Parcel AL9
- Green Belt
- Absolute constraints**
- Local Wildlife Site



# Alvechurch

## Harm of release of land in AL9

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies very close to Alvechurch, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a relatively wide gap between Alvechurch and Redditch but urbanising ribbon development between the two along Redditch Road and Birmingham Road, and connectivity provided by the valley landform and railway line, reduce perceived separation. It is also peripheral to a wide gap between Alvechurch and Bromsgrove.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is agricultural and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the urban edge by a railway line, which creates a strong boundary distinction. Proximity to the urban edge means that there is some urbanising influence within the parcel, but this is limited given that only the narrow northern end of the parcel lies adjacent to the inset area. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The release and development of the parcel would breach the strong, consistent boundary features formed by the railway line at the inset edge. Although the Worcester and Birmingham Canal lies to the west, there is a lack of strong, alternative Green Belt boundary features to the south and therefore release of the parcel would cause



# Alvechurch

## Harm of release of land in AL9

weakening of adjacent Green Belt land to the south.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a relatively wide gap between Alvechurch and Redditch, but the connecting railway line and valley landform reduce perceived separation in this area. The parcel has strong distinction from Alvechurch and its release would cause some weakening of the perceived separation between the two settlements. Therefore, the release of this parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging. There would be less harm to the gap between Alvechurch and Bromsgrove, to which this parcel is more peripheral.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### High

Land is open countryside with a strong distinction from the urban area. Its release would result in a weaker Green Belt boundary and would cause weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

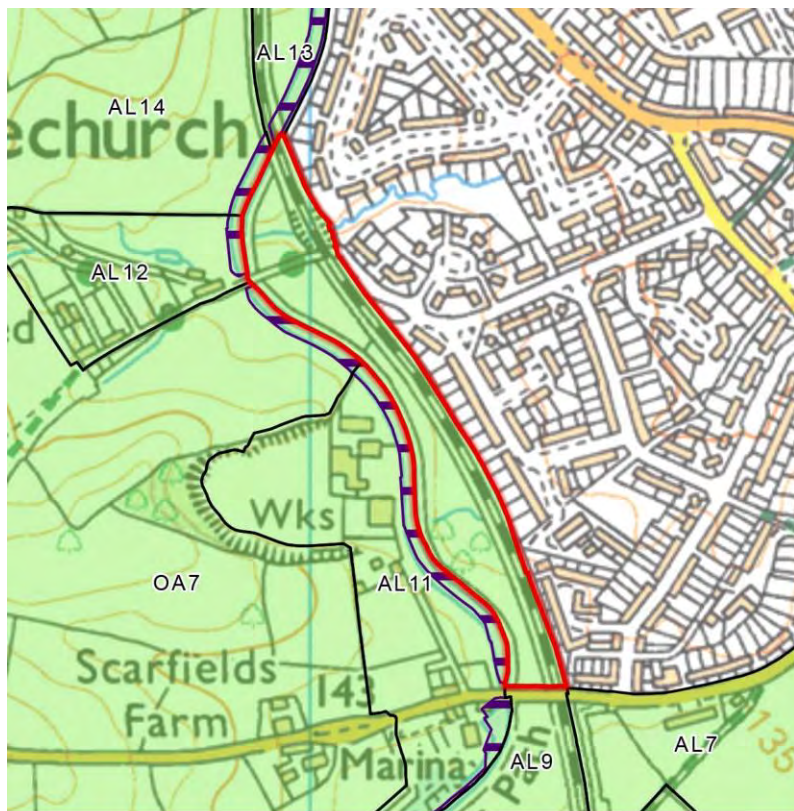
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel AL9 as an expansion of Alvechurch would cause High harm to Green Belt Purpose 3.

High

# Alvechurch

## Harm of release of land in AL10



- Parcel AL10
- Green Belt
- Absolute constraints**
- Local Wildlife Site



# Alvechurch

## Harm of release of land in AL10

### Openness

There is no built development in the parcel. Although there are areas of woodland in the south of the parcel, it is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Alvechurch, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Its northern end is peripheral to a gap between Alvechurch and Barnt Green which is relatively narrow. However, the presence of the Worcester and Birmingham Canal enclosing the western edge of the parcel, as well as the M42 between the settlements helps to strengthen perceived separation. The parcel also lies in a gap between Alvechurch and Bromsgrove which is wide but which is reduced to a degree by intervening inset development at Blackwell.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is a mixture of small-scale pastoral fields and woodland, and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the urban edge by a railway line, which is followed by a line of mature trees, and collectively they create strong boundary separation and prevent urbanising visual influence within the parcel. The woodland in the south of the parcel helps to add to the distinction from the urban edge. Overall, there is strong distinction between the parcel and the inset area.



# Alvechurch

## Harm of release of land in AL10

### Impact on adjacent Green Belt land

Although the Worcester and Birmingham Canal would be a strong boundary feature, the release of land within this parcel would breach the consistent boundary formed by the railway line, which currently provides strong visual separation from the inset area. This would weaken the distinction of adjacent open land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

The parcel is open and has strong distinction from the inset area, but containment by the Worcester and Birmingham Canal and the retention of the M42 as a strong separating feature means that there would be negligible weakening of the perceived separation between Alvechurch and either Barnt Green or Bromsgrove. Therefore, its release would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with a strong degree of distinction from the urban area. Its release would weaken the Green Belt boundary and cause weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

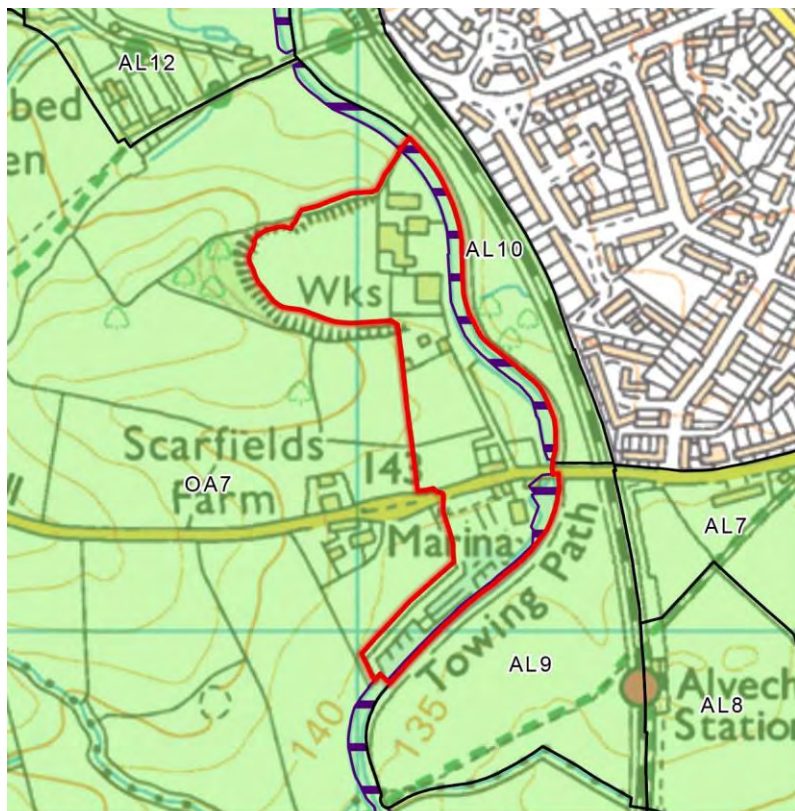
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel AL10 as an expansion of Alvechurch would cause High harm to Green Belt Purpose 3.

**High**

# Alvechurch

## Harm of release of land in AL11



- Parcel AL11
- Green Belt
- Absolute constraints**
- Local Wildlife Site



# Alvechurch

## Harm of release of land in AL11

### Openness

The parcel has storage uses with some hard surfacing, including Alvechurch Marina. These have a limited impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies close to Alvechurch, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a wide gap between Alvechurch and Bromsgrove, but intervening urban development at Blackwell and Lickey End reduce perceived separation. It is also peripheral to a relatively narrow gap between Alvechurch and Barnt Green.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Although the parcel contains some development, its separation from the urban area means that it is perceived as being in the countryside. It is therefore still playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the urban edge by an embanked, tree-lined railway line and by the Worcester and Birmingham Canal, which also has adjacent tree cover. These features create a strong boundary separation from Alvechurch and restrict intervisibility between the urban area and the parcel, so although it has some storage uses which could potentially affect openness it is perceived as having strong distinction from the urban area.

### Impact on adjacent Green Belt land

The release of this parcel would breach the strong, consistent boundary features of the railway line and the Worcester and Birmingham Canal. There are no strong alternative



# Alvechurch

## Harm of release of land in AL11

Green Belt boundaries to the south-west, so any release would cause a knock-on weakening of the distinction of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land has some development and lies within a wide gap between Alvechurch and Bromsgrove, and is peripheral to a relatively narrow gap between Alvechurch and Barnt Green. The parcel has strong distinction from the inset area and its release would breach two significant boundary features that contain the western extent of Alvechurch. Although its release would have little impact on the size of the gap between Alvechurch and Bromsgrove, and no impact on the size of the gap to Barnt Green, it would cause a knock-on weakening of adjacent land that currently has very strong distinction from the urban area. Therefore, it would still constitute Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### High

Land has some development but is in the countryside and has a strong degree of distinction from the urban area. Its release would breach two significant boundary features that contain the western extent of Alvechurch, resulting in a weakening of the adjacent Green Belt land to the west. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

# Alvechurch

## Harm of release of land in AL11

### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel AL11 as an expansion of Alvechurch would cause High harm to Green Belt Purpose 3.

High

# Alvechurch

## Harm of release of land in AL12



- Parcel AL12
- Green Belt
- Absolute constraints**
- Local Wildlife Site



# Alvechurch

## Harm of release of land in AL12

### Openness

The parcel contains a relatively small number of residential properties known as Withybed Green. This development is low-density so the parcel is considered to be mostly open.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies close to Alvechurch, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). Land is peripheral to a gap between Alvechurch and Barnt Green which is relatively narrow, but the presence of the M42 between the settlements helps to strengthen perceived separation. The parcel also lies in a wider gap between Alvechurch and Bromsgrove, although the intervening inset development at Blackwell reduces perceived separation to a degree.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Although the parcel contains some development, its separation from the urban area means that it is perceived as being in the countryside. It is therefore still playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the urban edge by the route of the railway line and the Worcester and Birmingham Canal, which create a strong boundary separation from Alvechurch. These strong boundary features limit intervisibility between the urban area and the parcel, and there are open views of the wider countryside. Overall, there is strong distinction between the parcel and the inset area.



# Alvechurch

## Harm of release of land in AL12

### Impact on adjacent Green Belt land

The release of this parcel would breach the strong, consistent boundary features of the railway line and the Worcester and Birmingham Canal. There are no strong alternative Green Belt boundaries enclosing the parcel, so any release would cause a knock-on weakening of the distinction of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is partially developed. It is peripheral to a narrow gap between Alvechurch and Barnt Green and also lies in a wider gap between Alvechurch and Bromsgrove. The parcel has strong distinction from the inset area, and the retention of the M42 as a strong separating feature means that there would be limited weakening of perceived separation between Alvechurch and Barnt Green, but significant boundary features would be breached. Therefore, its release would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### High

Land is partially developed but retains a countryside character and has strong distinction from the urban area. Its release would result in a weakening of adjacent Green Belt land and the breaching of two significant boundary features limiting the urban extent of Alvechurch. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

# Alvechurch

## Harm of release of land in AL12

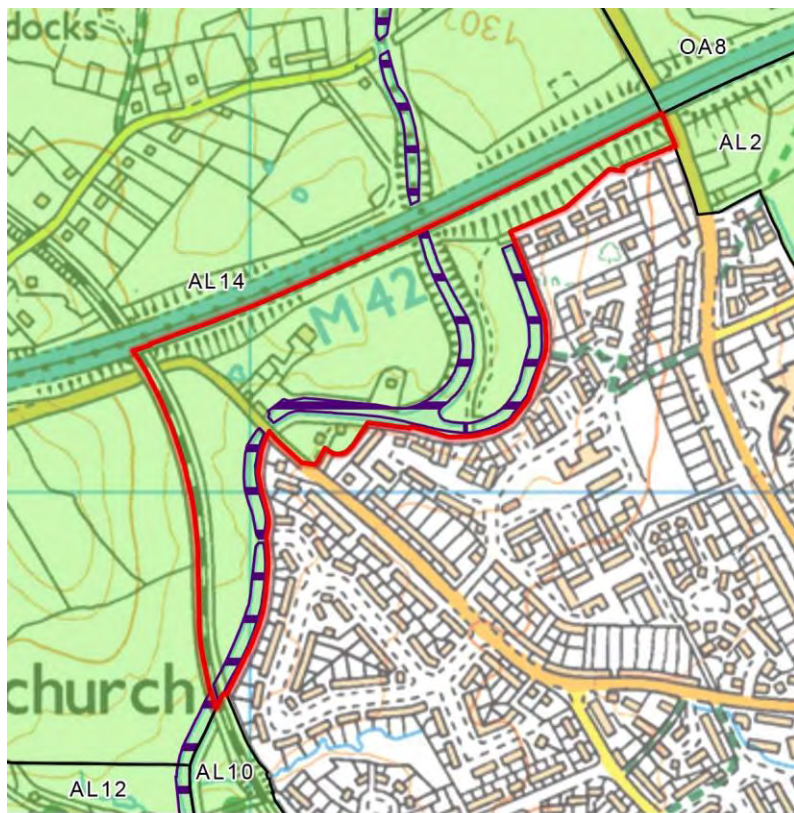
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel AL12 as an expansion of Alvechurch would cause High harm to Green Belt Purpose 3.

High

# Alvechurch

## Harm of release of land in AL13



- Parcel AL13
- Green Belt
- Absolute constraints**
- Local Wildlife Site



# Alvechurch

## Harm of release of land in AL13

### Openness

Land is open. Although there are areas of woodland in the east of the parcel, it is open in Green Belt terms. The parcel contains a small number of residential properties, but these are sufficiently isolated from one another to not have a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Alvechurch, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a gap between Alvechurch and Barnt Green which is narrow. However, the presence of the M42 between the settlements helps to strengthen perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is grass and scrub, with woodland present to the east of the canal, and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The majority of the parcel is separated from the urban edge by the course of the Worcester and Birmingham Canal. The eastern section is separated from the urban edge by woodland and the minor access road of Althestan Close, collectively these create strong boundary separation from Alvechurch. Woodland in the eastern extent of the parcel as well as the embankment slopes in the north of the parcel, adding to the distinction from the urban area. The course of the canal, lined by mature trees and the woodland in the east of the area limits intervisibility between the parcel and the urban area. Overall, there is strong distinction between the parcel and the inset area.



# Alvechurch

## Harm of release of land in AL13

### Impact on adjacent Green Belt land

Although the M42 provides a strong alternative boundary feature to the north, the release and development of the whole of the parcel would breach the Worcester and Birmingham Canal, which currently forms a consistent strong boundary to the north of Alvechurch.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**High**

Land is open and lies within a narrow gap between the settlements of Alvechurch and Barnt Green. The parcel has strong distinction from the inset area and its release would weaken the perceived separation between the settlements, although the M42 would still form a strong separating feature. Therefore, the release of this parcel would cause High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with a strong degree of distinction from the urban area. Its release would breach the consistent boundary feature of the Worcester and Birmingham Canal and therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

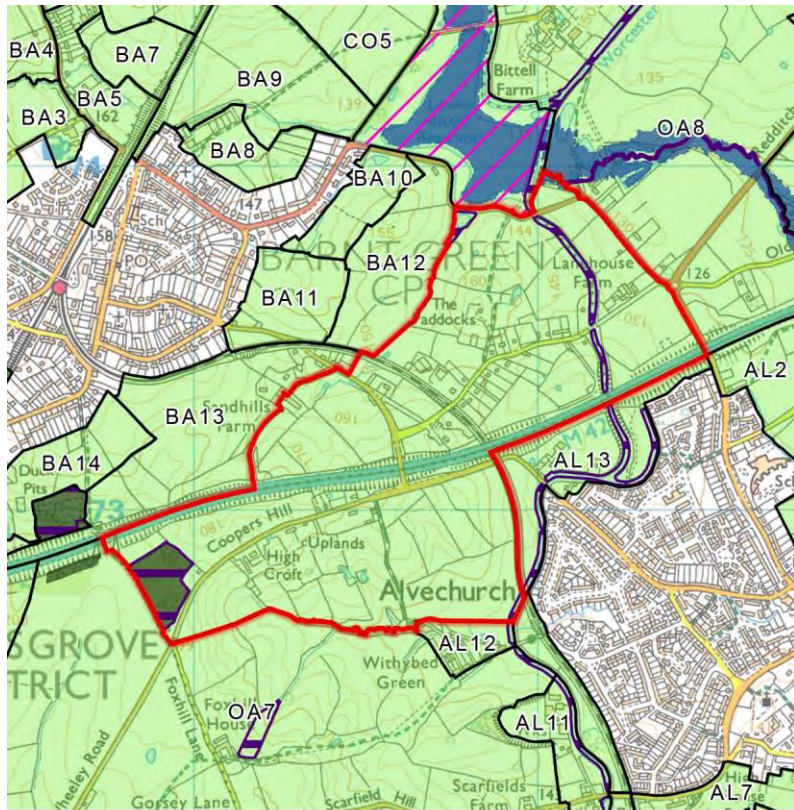
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel AL13 as an expansion of Alvechurch would cause High harm to Green Belt Purposes 2 and 3.

**High**

# Alvechurch

## Harm of release of land in AL14



- Parcel AL14
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Flood zone 3



# Alvechurch

## Harm of release of land in AL14

### Openness

Land is open. There is low-density residential development along Aqueduct Lane and Coopers Hill but these have little impact on openness at a strategic scale within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land is not adjacent to the large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a gap between Alvechurch and Barnt Green which is narrow. However, the presence of the M42 between the settlements helps to strengthen perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is largely agricultural, with some woodland present to the east of the canal, and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The railway line and the Worcester and Birmingham Canal provide strong boundary separation between the western part of the parcel and the inset settlement of Alvechurch, and a rising landform adds further distinction. Although there are views of the settlement these are from elevated land that lacks any urbanising influence as a result. Distinction from Alvechurch is, therefore, very strong. To the north of the M42 there is also very strong distinction from Barnt Green, with distance from the settlement and the combining screening impact of undulating landform and boundary hedgerows.

### Impact on adjacent Green Belt land

Release and development of the parcel as an expansion of Alvechurch would breach

# Alvechurch

## Harm of release of land in AL14

strong, consistent boundary features formed by the railway line and the Worcester and Birmingham Canal, weakening the distinction of adjacent Green Belt land. There are no strong individual boundary features between the parcel and Barnt Green, but any partial release of land north of the motorway would cause a knock-on weakening of the remainder, and a release as far as the motorway would have a significant impact on the size of the settlement gap between Barnt Green and Alvechurch. A substantial release west from Alvechurch could also have a significant impact on the size of the gap between settlements, although the motorway would retain some degree of separation.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Very high**

Land is open and lies within a narrow gap between the settlements of Alvechurch and Barnt Green. The parcel has very strong distinction from the inset area and release of land in this area would significantly weaken the perceived separation between the settlements. Therefore, the release of this parcel would cause Very High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Very high**

Land is open countryside with very strong distinction from the urban area. Its release would weaken the distinction of adjacent Green Belt land, and any expansion crossing the railway and canal, or the motorway, would also be a significant weakening of the Green Belt boundary. Therefore, the release of land in the parcel would cause Very High harm to the purpose of safeguarding the countryside from encroachment.



# Alvechurch

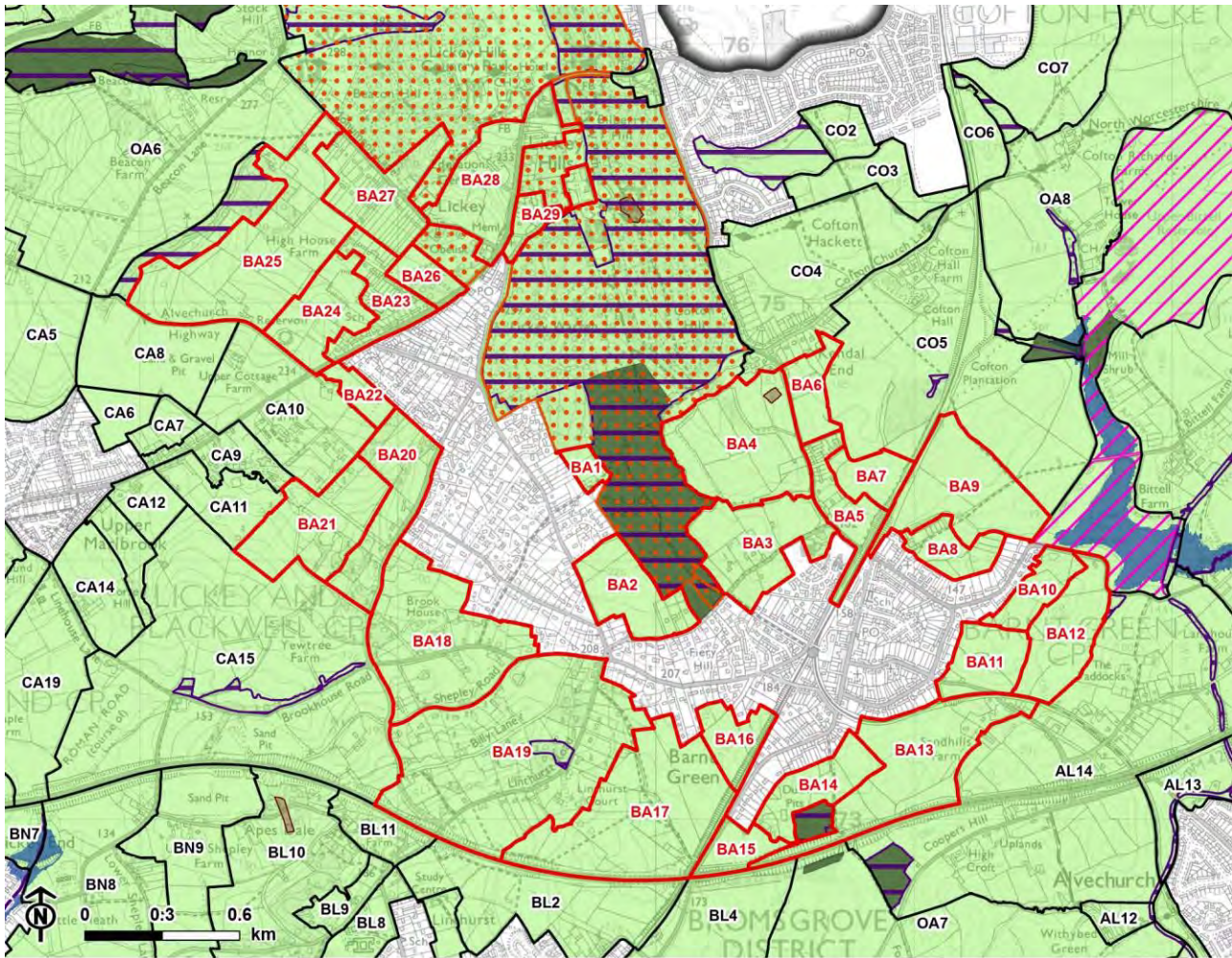
## Harm of release of land in AL14

### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel AL14 as an expansion of Alvechurch or Barnt Green would cause Very High harm to Green Belt Purposes 2 and 3.

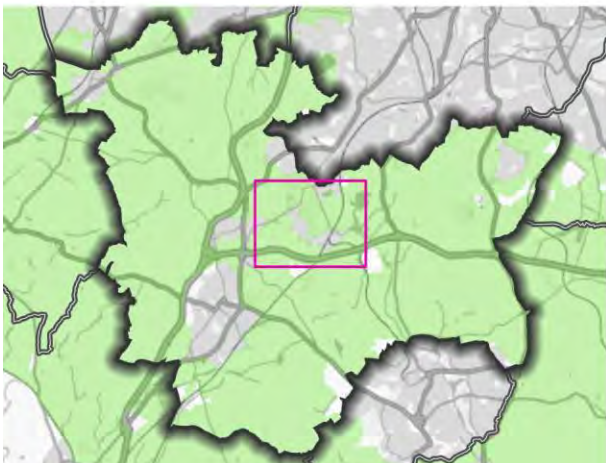
**Very high**

# Barnt Green and Lickey



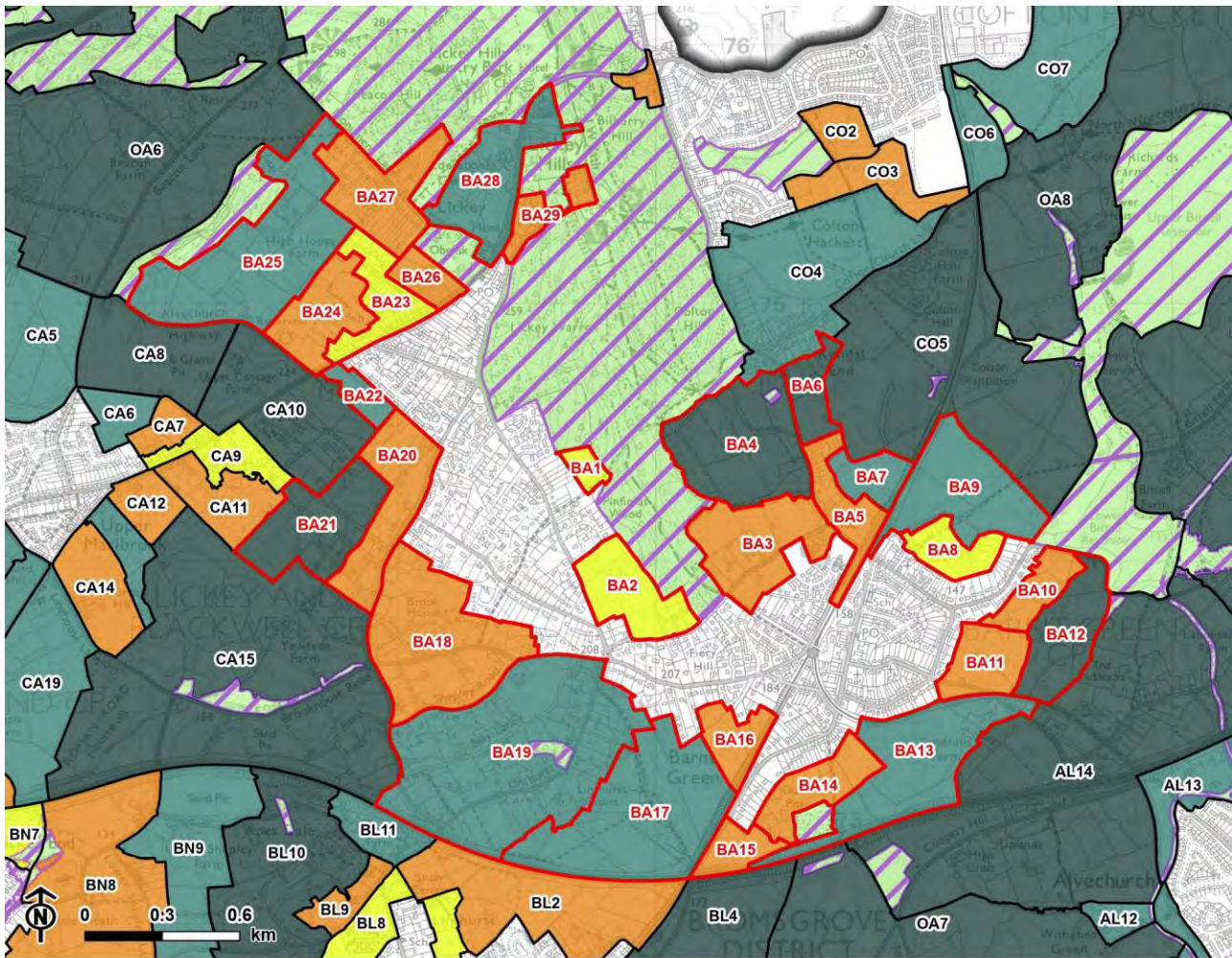
- Barnt Green and Lickey parcel
- Neighbouring parcel
- Bromsgrove District

- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Local Geological Site
- Ancient woodland
- Country park
- Flood zone 3



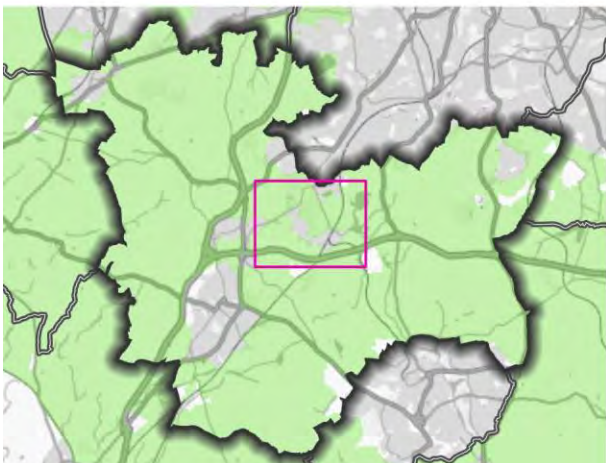


# Barnt Green and Lickey



- Barnt Green and Lickey parcel
- Neighbouring parcel
- Bromsgrove District

- Green Belt
- Absolute constraints
- Highest Harm Rating**
- Very high
- High
- Moderate
- Low/no





# Barnt Green and Lickey

## Harm of release of land in BA1





# Barnt Green and Lickey

## Harm of release of land in BA1

### Openness

Land is open. There is a barn in the south of the parcel, but this is an appropriate Green Belt land use and therefore does not affect openness within the parcel.

Note: this parcel is below the normal minimum 3ha parcel size but has been assessed as a separate parcel because it is separated from other assessed Green Belt land by the Lickey Hills Country Park, Ancient Woodland and Local Wildlife Site, which is constrained from development.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Lickey, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Lickey and Cofton Hackett, but the woodland landform of the Lickey Hills, identified as a Country Park, Ancient Woodland Local Wildlife Site (all absolute constraints), strengthens perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The parcel is comprised of a small pastoral field and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Only garden boundaries separate the parcel from inset residential development to the west, and the parcel is entirely contained by tree cover within the Lickey Hills Country Park. However, the adjacent development is relatively low density and does not therefore exert a significant urbanising influence within the parcel. Overall, there is some degree of distinction between the parcel and the inset area.

# Barnt Green and Lickey

## Harm of release of land in BA1

### Impact on adjacent Green Belt land

The parcel is surrounded by dense tree cover associated with the Lickey Hills Country Park that would prevent impacts to the distinction of adjacent Green Belt in the event of a release.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a narrow gap between Lickey and Cofton Hackett. The parcel has some degree of distinction from the inset area, but its release would only cause minor weakening of the perceived separation between the settlements, and tree cover within Lickey Hills Country Park maintains separation. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land within the parcel is open countryside with some degree of distinction from the inset area. However, the extent to which it is surround by tree cover within the Lickey Hills Country Park means that release of land in the parcel would not cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BA1 as an expansion of Lickey would cause Low harm to Green Belt Purpose 2 and 3.

**Low/no**

# Barnt Green and Lickey

## Harm of release of land in BA2



# Barnt Green and Lickey

## Harm of release of land in BA2

### Openness

Land is open. There are some residential properties in the southeast of the parcel, which impact openness locally, but not at a strategic scale within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Lickey and Barnt Green, which are not defined as large built-up areas. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land is largely contained by the inset area of Lickey and Barnt Green and is therefore not playing a role in preventing neighbouring towns from merging (Purpose 2).

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The parcel is comprised of small pastoral fields and scrubland and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Tree cover at the inset edge to the north, south and along Twatling Road to the west provides some degree of separation between the parcel and the inset area. However, the extent to which the parcel is contained by the inset area means that there is some urbanising influence within the parcel. Overall, there is some degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

There is dense tree cover to the east associated within Lickey Hills Country Park that would prevent impacts to the distinction of adjacent Green Belt land in the event of a release.



# Barnt Green and Lickey

## Harm of release of land in BA2

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

The extent to which the parcel is contained by inset development limits any impact that its release would have on maintaining separation between neighbouring towns. Therefore, the release of land in the parcel would cause no harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land within the parcel is open countryside with some degree of distinction from the inset area. However, release of land in the parcel would not cause weakening of adjacent Green Belt land due to the presence of Ancient Woodland to the east. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BA2 as an expansion of Lickey would cause Low harm to Green Belt Purpose 3.

**Low/no**

# Barnt Green and Lickey

## Harm of release of land in BA3



# Barnt Green and Lickey

## Harm of release of land in BA3

### Openness

Land is open. There is some residential development in the west of the parcel and Barnt Green Inn public house lies in the southeast, which impacts openness locally, but not at a strategic scale within the parcel. Land with tree cover (principally on the southern edge of the parcel) is also considered open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Barnt Green, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Barnt Green and Cofton Hackett with tree cover and elevated ground providing separation, but urbanising development along the B4120 weakens the perceived separation between the two towns.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The parcel contains grass sports pitches in the east and south, which have some association with the urban area. However, the majority of remaining areas of the parcel are comprised of pastoral fields and woodland and therefore constitute 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Although some residential development lies within the parcel, it is low density and lies within well-treed grounds, and tree cover to the southwest limits intervisibility with the inset area of Barnt Green. There is little boundary separation between the sports pitches and inset development, but the adjacent development is low-density and does not therefore have a significant urbanising impact. Overall, there is some degree of distinction between the parcel and the inset area.

# Barnt Green and Lickey

## Harm of release of land in BA3

### Impact on adjacent Green Belt land

Release and development of land in the parcel would weaken the distinction of land to the north which, although it is separated by well-treed stream corridor, has strong visibility across its sloping landform. Release of land in the parcel would also cause narrowing of the settlement gap between Barnt Green and Cofton Hackett.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a narrow gap between Barnt Green and Cofton Hackett. The parcel has some degree of distinction from the inset area and its release would cause narrowing of the settlement gap, but the tree cover and elevated ground between the two would maintain separation. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land within the parcel is largely open countryside with some degree of distinction from the inset area. Release of land in the parcel would cause a knock-on weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

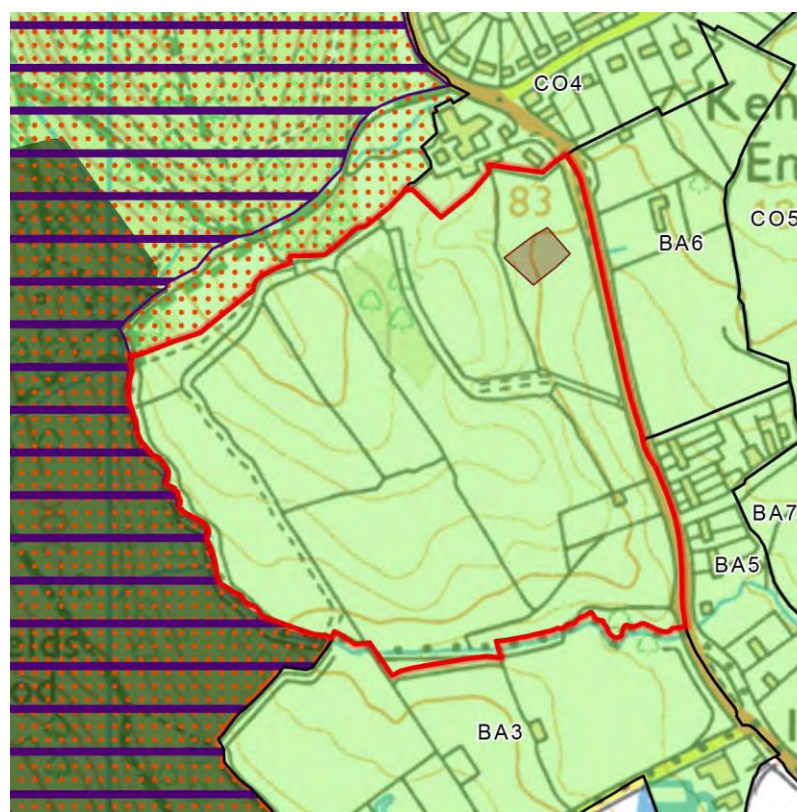
The release of land in Parcel BA3 as an expansion of Barnt Green would cause Moderate harm to Green Belt Purposes 2 and 3.

#### Moderate



# Barnt Green and Lickey

## Harm of release of land in BA4



- Parcel BA4
- Green Belt
- Absolute constraints**
  - Local Wildlife Site
  - Local Geological Site
  - Ancient woodland
  - Country park



# Barnt Green and Lickey

## Harm of release of land in BA4

### Openness

Land is open. There is a residential dwelling in the southeast of the parcel, but it is sufficiently isolated to not have a significant impact on openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies close to Barnt Green, which is not defined as a large built-up area, but is also close to Cofton Hackett to the north, part of the West Midlands conurbation. Purpose 1 does, therefore, have some relevance to this parcel.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Barnt Green and Cofton Hackett with tree cover and elevated ground between the two providing separation, but urbanising development along the B4120 Kendal End Road weakens the perceived separation between the two towns.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Dense tree cover to the south, along the parcel boundary and within the area between that and the urban edge, provides strong separation between the parcel and the inset area of Barnt Green and limits urbanising influence within the parcel. High ground within the parcel provides further distinction from the inset area. However, development to the north at Kendal End and further south along the B4120 has some urbanising influence. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The parcel is largely surrounded by dense tree cover in areas that are constrained from development (the Lickey Hills Country Park), but the parcel includes high ground on which development would be visible from open Green Belt land to the west, increasing

# Barnt Green and Lickey

## Harm of release of land in BA4

urbanising influence on that area. However, its release would result in significant weakening of the perceived separation between Barnt Green and Cofton Hackett, as development within the parcel would have little distinction from washed- over development along the B4120.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### High

Land is open and is close to the West Midlands conurbation to the north. The parcel has strong distinction from Barnt Green, its release and development would weaken separation from the West Midlands conurbation, such that Barnt Green could potentially be perceived as part of the large built-up area. Therefore, release of land in the parcel would cause High harm to the purpose of checking the unrestricted sprawl of the large built-up area

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Very high

Land is open and lies in a narrow gap between Barnt Green and Cofton Hackett. The parcel has strong distinction from the inset area and its release would cause significant weakening of the perceived separation between the towns. Therefore, the release of land in the parcel would cause Very High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### High

Land within the parcel is open countryside with strong distinction from the inset area. Release of land in the parcel would cause some weakening of the distinction of Green Belt land to the east. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

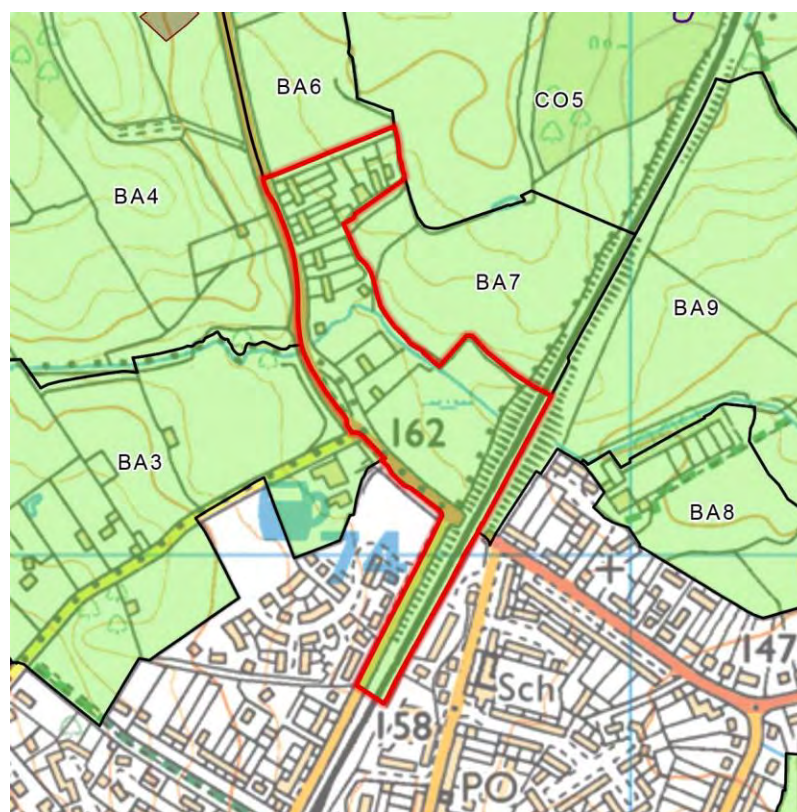
The release of land in Parcel BA4 as an expansion of Barnt Green would cause Very High harm to Green Belt Purpose 2.

##### Very high



# Barnt Green and Lickey

## Harm of release of land in BA5



- Parcel BA5
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Local Geological Site
- Ancient woodland
- Country park





# Barnt Green and Lickey

## Harm of release of land in BA5

### Openness

There is some residential development in the north of the parcel adjacent to the B4120 and Kendal Drive, which does impact openness locally, but there is still remaining open space in this area that has a relationship with the wider Green Belt and contributes to its openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies close to Barnt Green, which is not defined as a large built-up area, but is also close to Cofton Hackett to the north, part of the West Midlands conurbation. Purpose 1 does, therefore, have some relevance to this parcel.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Barnt Green and Cofton Hackett with tree cover and elevated ground between the two providing separation, but urbanising development along the B4120 weakens the perceived separation between the two towns.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The parcel contains washed-over development in the north of the parcel, but land in the south of the parcel is comprised agricultural uses and woodland adjacent to the railway line and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The B4120 provides some separation between the parcel and the inset area of Barnt Green to the south, but the extent to which it acts as a boundary is limited due to residential development breaching into the parcel to the north. This development has some urbanising impact within the parcel. Land in the south of the parcel, adjacent to the railway line, is largely contained but is comprised of tree cover, which creates distinction from the inset urban area. Overall, there is some degree of distinction between the parcel and the inset area.

# Barnt Green and Lickey

## Harm of release of land in BA5

### Impact on adjacent Green Belt land

Release and development of land in the parcel would cause weakening of adjacent Green Belt land to the north due to a lack of strong, alternative boundary features. Release of land in the parcel would cause narrowing of the settlement gap between Barnt Green and Cofton Hackett, but the extent to which the north of the parcel is already developed would limit the impact of this.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Although close to Cofton Hackett, part of the West Midlands conurbation, there is open land to the north which maintains separation from it. The presence of existing development in the northern part of the parcel limits the extent to which any further development in this area would weaken separation from Cofton Hackett. Any development in the parcel would be associated more with Barnt Green, so release of land in the parcel would cause Low harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a narrow gap between Barnt Green and Cofton Hackett. The parcel has some degree of distinction from the inset area and its release would cause narrowing of the inset settlement gap, but the presence of existing dwellings in the northern part of the parcel limits the extent to which any further development in this area would weaken separation from Cofton Hackett. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land within the parcel is in part open countryside with some degree of distinction from the inset area. Release of land in the parcel

## Barnt Green and Lickey

### Harm of release of land in BA5

would weaken the distinction of adjacent Green Belt land.  
Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

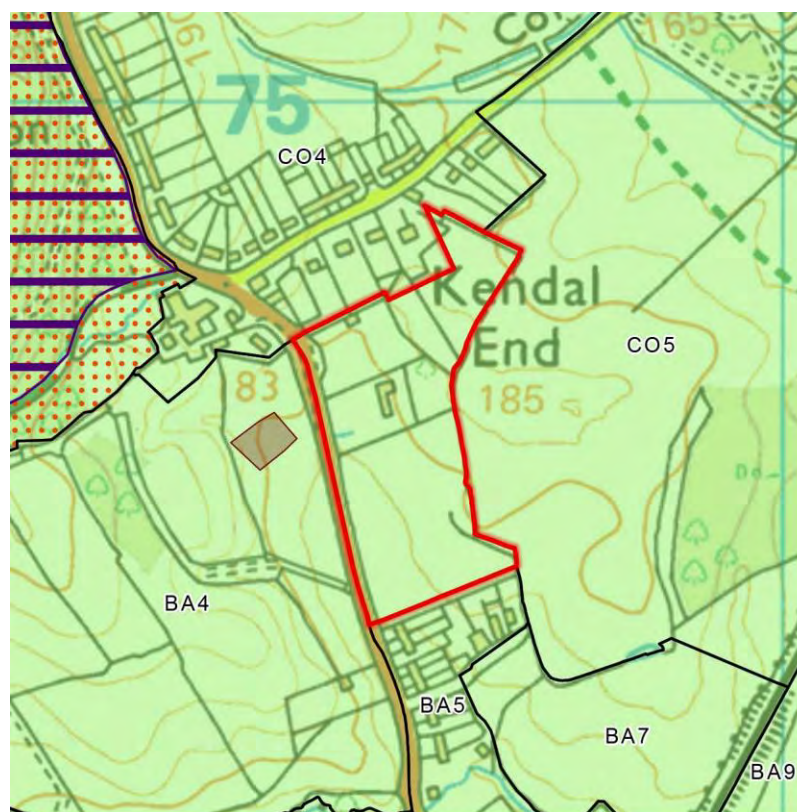
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BA5 as an expansion of Barnt Green would cause Moderate harm to Green Belt Purposes 2 and 3.

**Moderate**

# Barnt Green and Lickey

## Harm of release of land in BA6





# Barnt Green and Lickey

## Harm of release of land in BA6

### Openness

Land is open. There is a residential property within the north of the parcel, but it is sufficiently isolated from other development and from the inset edge to not have a significant impact on openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies close to Barnt Green, which is not defined as a large built-up area, but also lies to the south of washed-over development at Kendal End, which in turn is very close to Cofton Hackett, part of the West Midlands conurbation. Purpose 1 is, therefore, relevant to this parcel.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Barnt Green and Cofton Hackett with tree cover and elevated ground between the two providing separation, but urbanising development along the B4120 both to the north and south of this parcel weakens the perceived separation between the two towns.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is open fields and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The presence of washed-over development to the north and south of the parcel does have some urbanising influence, but the parcel lies at some distance from the inset area of Barnt Green. Sloping land within the parcel provides some landform distinction from the inset area and tree cover to the south provides separation from the settlement. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Release and development of land in the parcel would cause weakening of adjacent Green

# Barnt Green and Lickey

## Harm of release of land in BA6

Belt land to the east, where only sparse tree cover provides an alternative boundary feature. Its release would result in significant weakening of the perceived separation between Barnt Green and Cofton Hackett, as development within the parcel could become contiguous with washed-over development along the B4120 between the two towns.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### High

Land is open and is close to the West Midlands conurbation to the north. The parcel has strong distinction from Barnt Green, and its release and development would weaken separation from the West Midlands conurbation, such that Barnt Green could potentially be perceived as part of the large built-up area. Therefore, release of land in the parcel would cause High harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Very high

Land is open and lies in a narrow gap between Barnt Green and Cofton Hackett. The parcel has strong distinction from the inset area and its release would cause significant weakening of the perceived separation between the towns. Therefore, the release of land in the parcel would cause Very High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### High

Land within the parcel is open countryside with strong distinction from the inset area. Release of land in the parcel would cause some weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

## Barnt Green and Lickey

### Harm of release of land in BA6

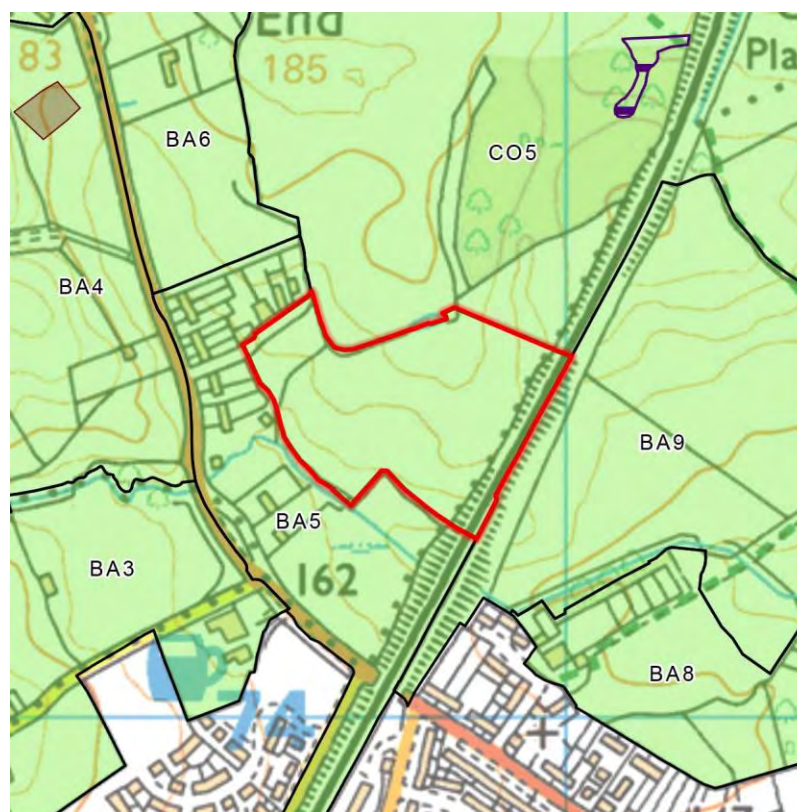
#### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BA6 as an expansion of Barnt Green would cause Very High harm to Green Belt Purpose 2.

Very high

# Barnt Green and Lickey

## Harm of release of land in BA7



- Parcel BA7
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Local Geological Site





# Barnt Green and Lickey

## Harm of release of land in BA7

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies close to Barnt Green, which is not defined as a large built-up area. Although it is also close to Cofton Hackett, part of the West Midlands conurbation, it separated from it by adjacent washed-over development that has a close relationship with Barnt Green. Therefore, development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Barnt Green and Cofton Hackett with elevated ground between the two providing separation, but urbanising development along the B4120 Kendal End Road weakens the perceived separation between the two towns.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The B4120 and adjacent Green Belt land to the south provide some separation between the parcel and the inset area of Barnt Green, and the parcel slopes upwards away from Barnt Green, which creates landform distinction from the inset area. Washed-over residential development to the west of the parcel has some urbanising influence, but this is limited by tree cover. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Release and development of land in the parcel would cause weakening of adjacent Green Belt land to the north due to a lack of strong, alternative boundary features. Release of

# Barnt Green and Lickey

## Harm of release of land in BA7

land in the parcel would cause a slight narrowing of the settlement gap between Barnt Green and Cofton Hackett, but the presence of adjacent washed-over development alongside the B4120 limits the extent to which this would be perceived.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a narrow gap between Barnt Green and Cofton Hackett. The parcel has strong distinction from the inset area but its release would cause little perceived narrowing of the settlement gap. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### High

Land within the parcel is open countryside with strong distinction from the inset area. Release of land in the parcel would weaken the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

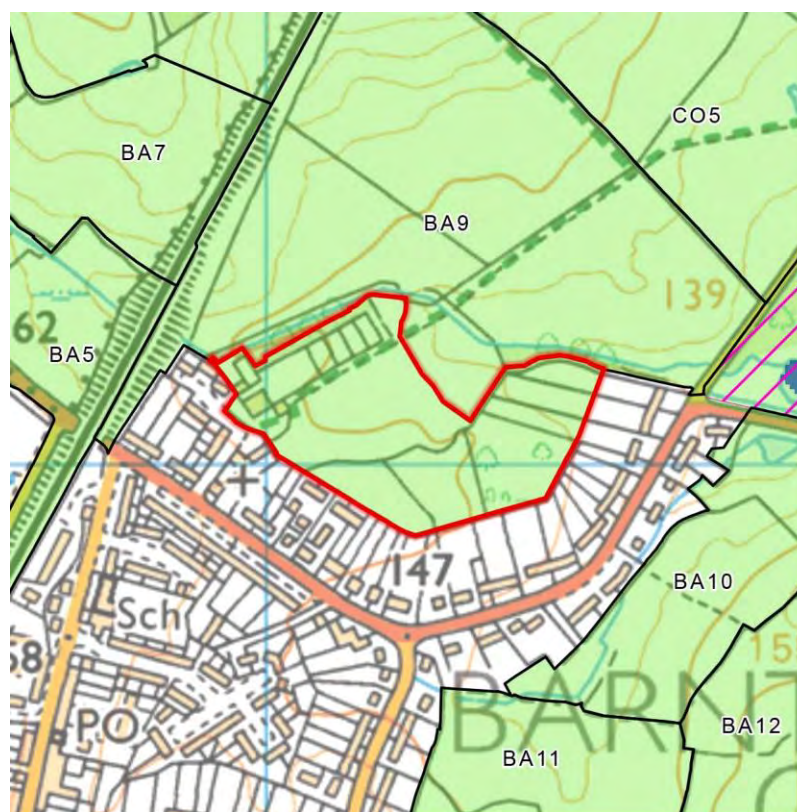
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BA7 as an expansion of Barnt Green would cause High harm to Green Belt Purpose 3.

##### High

# Barnt Green and Lickey

## Harm of release of land in BA8



- Parcel BA8
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Flood zone 3



# Barnt Green and Lickey

## Harm of release of land in BA8

### Openness

Land is open. There is a tennis club in the west of the parcel, which impacts openness locally, but not at a strategic scale within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Barnt Green, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Barnt Green and Cofton Hackett with elevated ground between the two providing separation, but connectivity provided by the railway line weakens perceived separation between the two towns on this side of the town.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

There are tennis courts and a playing field in the west that have some association with the urban area, but land in the east is largely comprised of woodland and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Tree cover within the east of the parcel provides some separation and land cover distinction from the inset area of Barnt Green to the south. However, the parcel is relatively contained by the inset area and there is little separation between the tennis courts and playing fields in the west and the inset area. Urbanising influence is relatively strong in this area, and some of the land in the north-eastern part of the parcel forms long back gardens associated with inset dwellings. Overall, there is moderate distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land



# Barnt Green and Lickey

## Harm of release of land in BA8

The dense tree belt to the north would prevent impacts to the distinction of adjacent Green Belt land if the parcel were to be released and developed.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a narrow gap between Barnt Green and Cofton Hackett. The parcel has some degree of distinction from the inset area, but it is relatively contained so its release would have little impact on the perceived separation between the towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land within the parcel is to an extent open countryside, and has some degree of distinction from the inset area, but its release would not cause weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

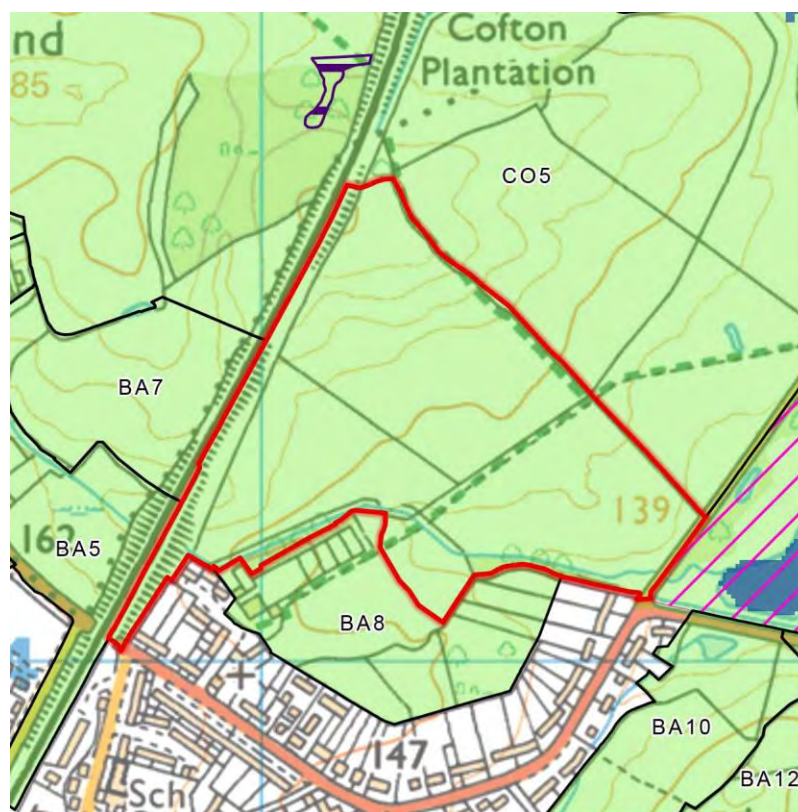
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BA8 as an expansion of Barnt Green would cause Low harm to Green Belt Purposes 2 and 3.

**Low/no**

# Barnt Green and Lickey

## Harm of release of land in BA9



Parcel BA9

Green Belt

### Absolute constraints

Site of Special Scientific Interest

Local Wildlife Site

Ancient woodland

Flood zone 3



0 0.3 km

# Barnt Green and Lickey

## Harm of release of land in BA9

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Barnt Green, which is not defined as a large built-up area.

Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Barnt Green and Cofton Hackett with elevated ground between the two providing separation, but connectivity provided by the railway line weakens perceived separation between the two towns on this side of the town.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Dense tree cover at the inset edge, and between the parcel and open land in the vicinity of the tennis club, provides separation from the inset area of Barnt Green and prevents any urbanising influence within the parcel. The parcel's rising landform, associated with higher ground to the north, adds further distinction from the settlement. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Release and development of land in the parcel would breach the tree belt boundary to the north of Barnt Green and, in the absence of strong, alternative boundary features, would cause weakening of the distinction of adjacent Green Belt land to the north. This would also weaken the gap between Barnt Green and Cofton Hackett, although higher intervening ground would retain strong distinction between the towns here.

# Barnt Green and Lickey

## Harm of release of land in BA9

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**High**

Land is open and lies in a narrow gap between Barnt Green and Cofton Hackett. The parcel has strong distinction from the inset area and its release would cause some weakening of the perceived separation between the towns. Therefore, the release of land in the parcel would cause High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land within the parcel is open countryside with strong distinction from the inset area. Release of land in the parcel would result in a weaker Green Belt boundary and would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

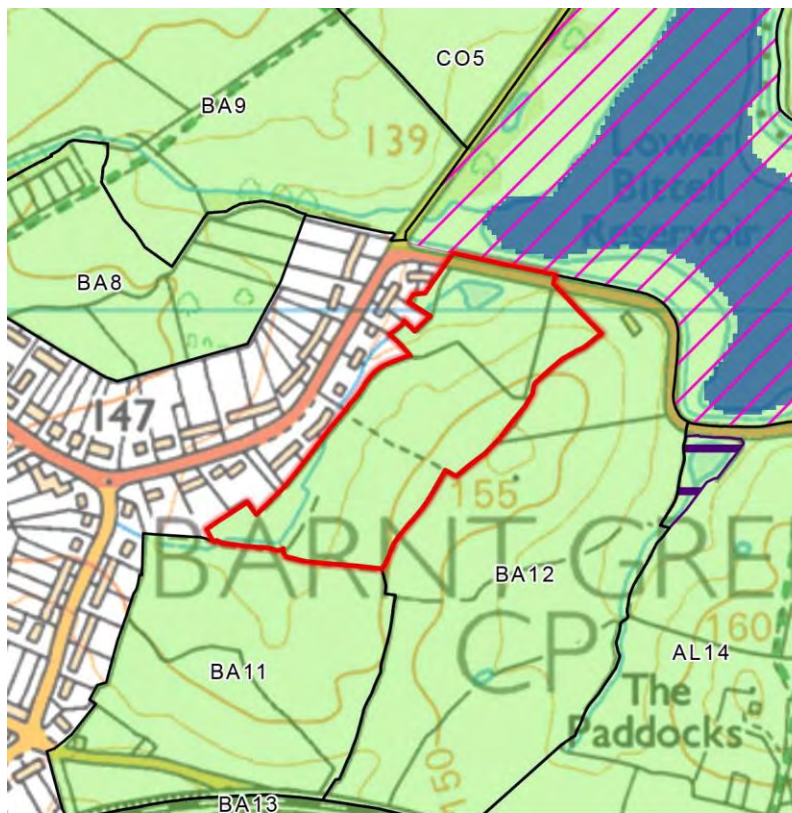
The release of land in Parcel BA9 as an expansion of Barnt Green would cause High harm to Green Belt Purposes 2 and 3.

**High**



# Barnt Green and Lickey

## Harm of release of land in BA10



- Parcel BA10
- Green Belt
- Absolute constraints**
  - Site of Special Scientific Interest
  - Local Wildlife Site
  - Flood zone 3



# Barnt Green and Lickey

## Harm of release of land in BA10

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Barnt Green, which is not defined as a large built-up area.

Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Barnt Green and Alvechurch. Development adjacent to the railway line and Aqueduct Lane within the gap increases its fragility, but elevated ground and the M42 maintain separation between the two towns.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Although Barnt Green has some urbanising visual influence over the parcel, the rising land beyond the stream at the inset edge creates some landform distinction and boundary separation between the parcel and the inset settlement. There is a degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Release and development of land in the parcel, crossing the consistent boundary formed by the stream and slope beyond, would cause some weakening of adjacent Green Belt land, due to a lack of strong, alternative boundary features to the east. Release of land in the parcel would also cause a slight narrowing of the settlement gap between Barnt Green and Alvechurch, but the parcel lies on land sloping down towards the settlement edge, which would limit visual impact on the core of the gap.

# Barnt Green and Lickey

## Harm of release of land in BA10

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a narrow gap between Barnt Green and Alvechurch. The parcel has a degree of distinction from the inset area and its release would cause some weakening of the perceived separation between the settlements, but the M42 and higher ground would retain strong distinction between the towns. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land within the parcel is open countryside with a degree of distinction from the inset area. Release of land in the parcel would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

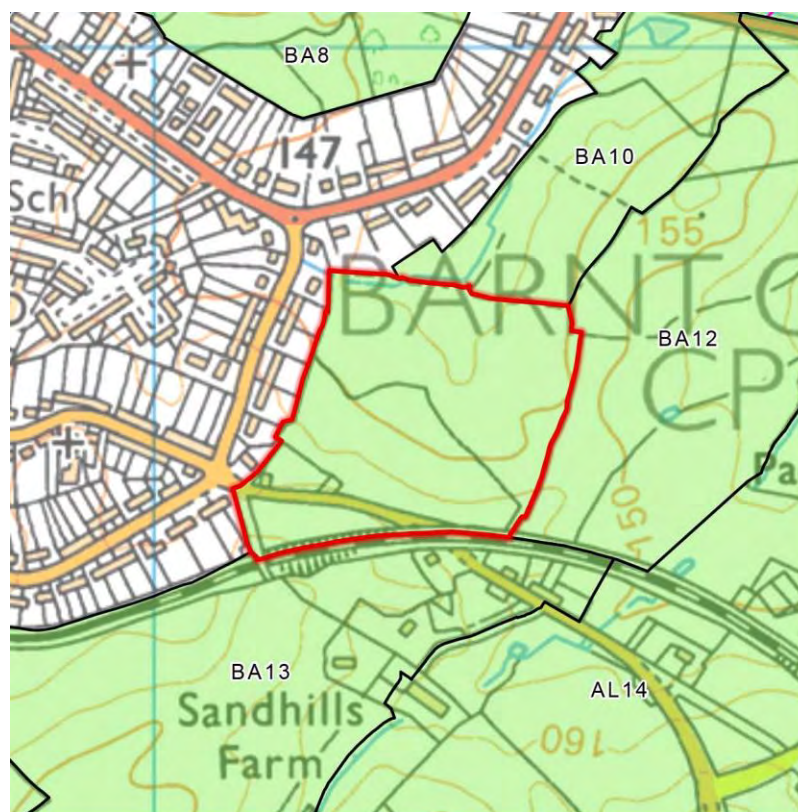
The release of land in Parcel BA10 as an expansion of Barnt Green would cause Moderate harm to Green Belt Purposes 2 and 3.




##### Moderate



# Barnt Green and Lickey

## Harm of release of land in BA11



-  Parcel BA11
-  Green Belt
- Absolute constraints**
-  Site of Special Scientific Interest





# Barnt Green and Lickey

## Harm of release of land in BA11

### Openness

Land is open. There is a residential property in the southwest of the parcel, but this does not have a significant impact on openness within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Barnt Green, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Barnt Green and Alvechurch. Development adjacent to the railway line and Aqueduct Lane within the gap increases its fragility, but elevated ground and the M42 maintain separation between the two towns.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Garden boundaries at the inset edge provide little separation between the parcel and the inset area, but whilst there is some urbanising influence from residential development to the west there are also views over open countryside to the east. Overall, there is some degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Release and development of land in the parcel would cause weakening of adjacent Green Belt land to the east and north, and some narrowing of the settlement gap between Barnt Green and Alvechurch.

# Barnt Green and Lickey

## Harm of release of land in BA11

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a relatively narrow gap between Barnt Green and Alvechurch. The parcel has some degree of distinction from the inset area and its release would cause some weakening of the perceived separation between the settlements. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land within the parcel is open countryside with some degree of distinction from the inset area. Release of land in the parcel would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

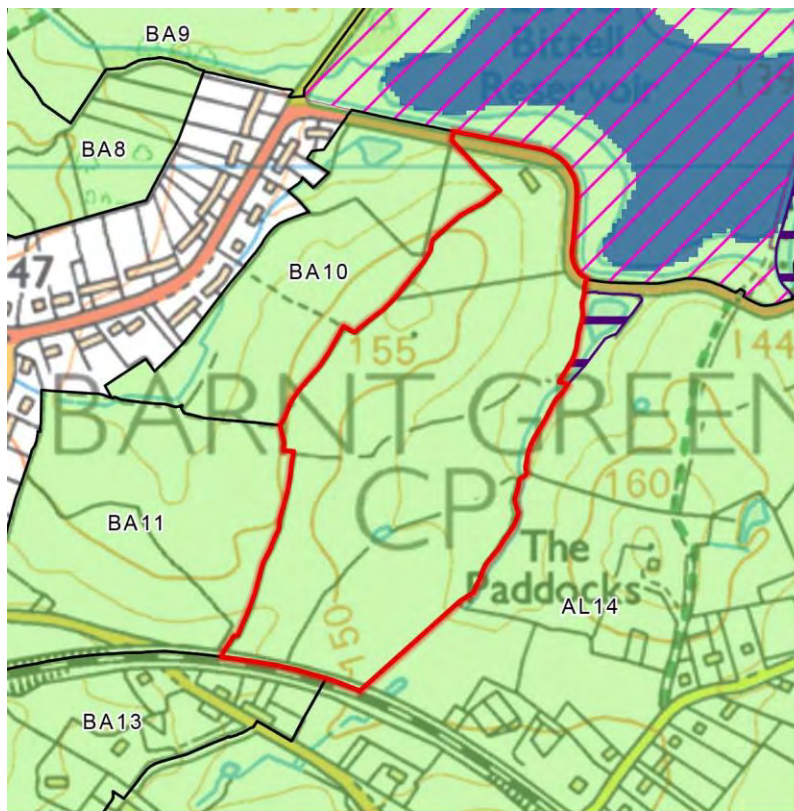
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BA11 as an expansion of Barnt Green would cause Moderate harm to Green Belt Purposes 2 and 3.

##### Moderate

# Barnt Green and Lickey

## Harm of release of land in BA12



- Parcel BA12
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Flood zone 3



# Barnt Green and Lickey

## Harm of release of land in BA12

### Openness

Land is open. There is a dwelling in the north of the parcel adjacent to B4120 Bittell Road, but this is sufficiently isolated to not have a significant impact on openness within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Barnt Green, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Barnt Green and Alvechurch. Development adjacent to the railway line and Aqueduct Lane within the gap increases its fragility, but elevated ground and the M42 maintain separation between the two towns.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Hedgerows and adjacent Green Belt land to the west create boundary separation from the urban area of Barnt Green, and elevated ground within the parcel provides strong landform distinction from the settlement. There are views from the parcel over the surrounding countryside to the north, east and south. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Release and development of land in the parcel would cause weakening of adjacent Green Belt land to the east. Elevated ground within the parcel forms a core part of the settlement gap between Barnt Green and Alvechurch. Release and development of land in the parcel



# Barnt Green and Lickey

## Harm of release of land in BA12

would cause significant perceived narrowing of the gap.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Very high**

Land is open and lies in a relatively narrow gap between Barnt Green and Alvechurch. The parcel has strong distinction from the inset area and its release would cause significant weakening of the perceived separation between the settlements. Therefore, the release of land in the parcel would cause Very High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land within the parcel is open countryside with strong distinction from the inset area. Release of land in the parcel would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

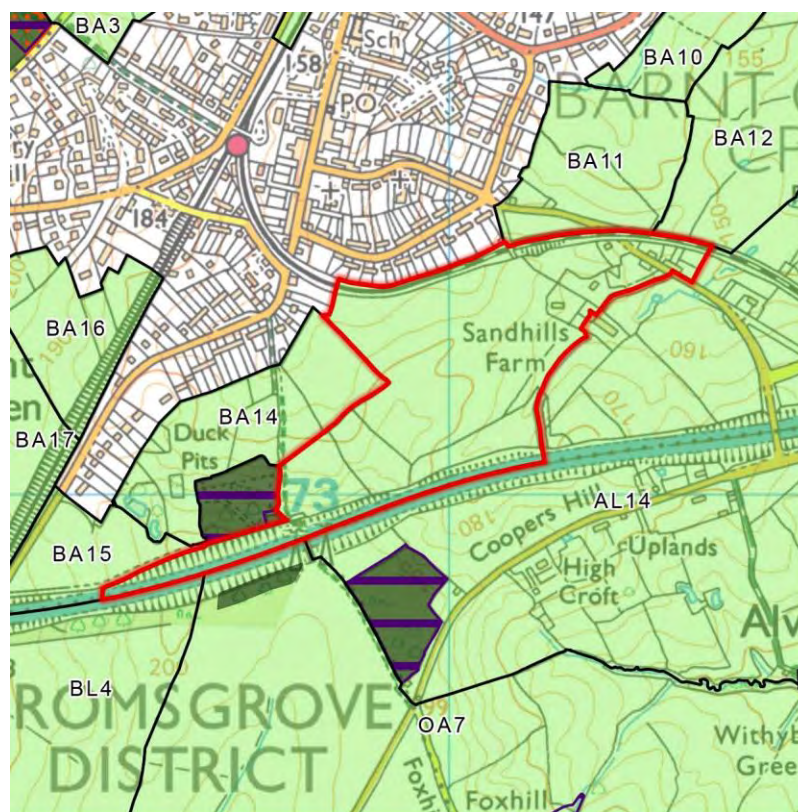
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BA12 as an expansion of Barnt Green would cause Very High harm to Green Belt Purpose 2.

**Very high**

# Barnt Green and Lickey

## Harm of release of land in BA13



- Parcel BA13
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland
- Country park



# Barnt Green and Lickey

## Harm of release of land in BA13

### Openness

Land is open. There are some residential properties in the northeast of the parcel, but they are sufficiently isolated from each other and from the urban edge to not have a significant impact on openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Barnt Green, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Barnt Green and Alvechurch. Development adjacent to the railway line and Aqueduct Lane within the gap increases its fragility, but elevated ground and the M42 maintain separation between the two towns.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The railway line and adjacent tree cover to the north of the parcel provide a strong degree of separation between the parcel and the inset area of Barnt Green and reduce urbanising influence within the parcel. Hedgerows and tree cover to the west are a weaker boundary feature but do reduce some intervisibility with the settlement to the northwest, and the parcel's rising landform increases distinction. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The M42 provides a strong, alternative boundary feature to the south, but there is a lack of strong, alternative boundary features to the southeast. Release and development of

# Barnt Green and Lickey

## Harm of release of land in BA13

land in the parcel would cause weakening of adjacent Green Belt land to the southeast and development close to the railway or on higher ground would also weaken the perceived separation between Barnt Green and Alvechurch.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**High**

Land is open and lies in a relatively narrow gap between Barnt Green and Alvechurch. The parcel has strong distinction from the inset area and its release would cause weakening of the perceived separation between the settlements. Therefore, the release of land in the parcel would cause High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land within the parcel is open countryside with strong distinction from the inset area. Release of land in the parcel would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BA13 as an expansion of Barnt Green would cause High harm to Green Belt Purposes 2 and 3.

**High**



# Barnt Green and Lickey

## Harm of release of land in BA14



# Barnt Green and Lickey

## Harm of release of land in BA14

### Openness

Land is open. The Barnt Green Scout and Guide Centre is located towards the centre of the parcel, but this does not have a significant impact on openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Barnt Green, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2). It lies in a relatively narrow gap between Barnt Green and Alvechurch but is peripheral to the core of the gap to the east. Elevated ground and the M42 maintain separation between the two towns, but development adjacent to the railway line and Aqueduct Lane within the gap increases its fragility.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

In the west of the parcel, tree cover at the inset edge provides some separation from and reduces intervisibility with the inset area of Barnt Green to the north. Only garden boundaries provide separation in the east of the parcel, so urbanising influence is stronger here, but there is still a relationship with open countryside to the east. Overall, there is some degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Tree cover to the southwest provides a strong alternative Green Belt boundary. However, there is lack of strong, alternative boundary features to the east, and therefore release and development of land in the parcel would cause weakening of the distinction of

# Barnt Green and Lickey

## Harm of release of land in BA14

adjacent Green Belt land. Release of land in the parcel would not reduce the size of the settlement gap between Barnt Green and Alvechurch but would affect it by weakening the distinction of open land on higher ground to the east.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a relatively narrow gap between Barnt Green and Alvechurch. The parcel has some degree of distinction from the inset area and its release would cause some weakening of the strength of the gap between Barnt Green and Alvechurch. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land within the parcel is open countryside with some degree of distinction from the inset area. Release of land in the parcel would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

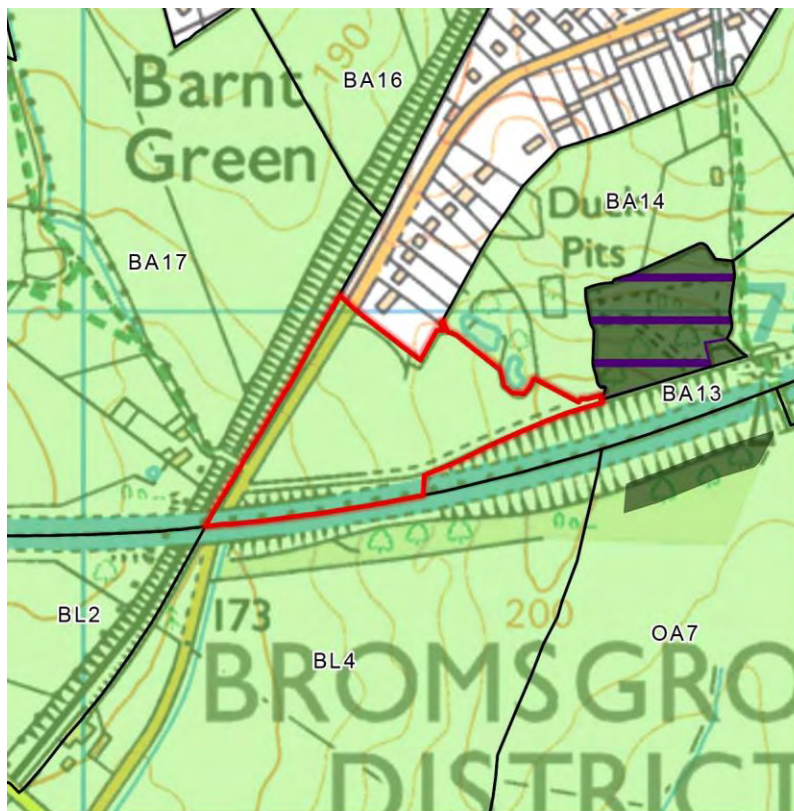
The release of land in Parcel BA14 as an expansion of Barnt Green would cause Moderate harm to Green Belt Purposes 2 and 3.

#### Moderate



# Barnt Green and Lickey

## Harm of release of land in BA15



- Parcel BA15
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland





# Barnt Green and Lickey

## Harm of release of land in BA15

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Barnt Green, which is not defined as a large built-up area.

Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a wide gap between Barnt Green and Bromsgrove, with the M42 and wooded hills between the two acting as significant separating features, but intervening urbanising development at Blackwell reduces the perceived gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

There is little development within the inset area to the north and tree cover reduces any urbanising influence within the parcel. The sloping landform within the parcel creates further distinction from the settlement. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The M42 and railway line have a strong containing presence on the parcel and would prevent any impacts to the distinction of adjacent Green Belt land if land in the parcel were to be released and developed.

### Harm to the Green Belt purposes

#### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

# Barnt Green and Lickey

## Harm of release of land in BA15

### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

### Low/no

Land is open and lies in a wide gap between Barnt Green and Bromsgrove. The parcel has strong distinction from the inset area but its release would cause negligible weakening of the perceived separation between the settlements. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

### Moderate

Land within the parcel is open countryside with strong distinction from the inset area. However, release of land in the parcel would not cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

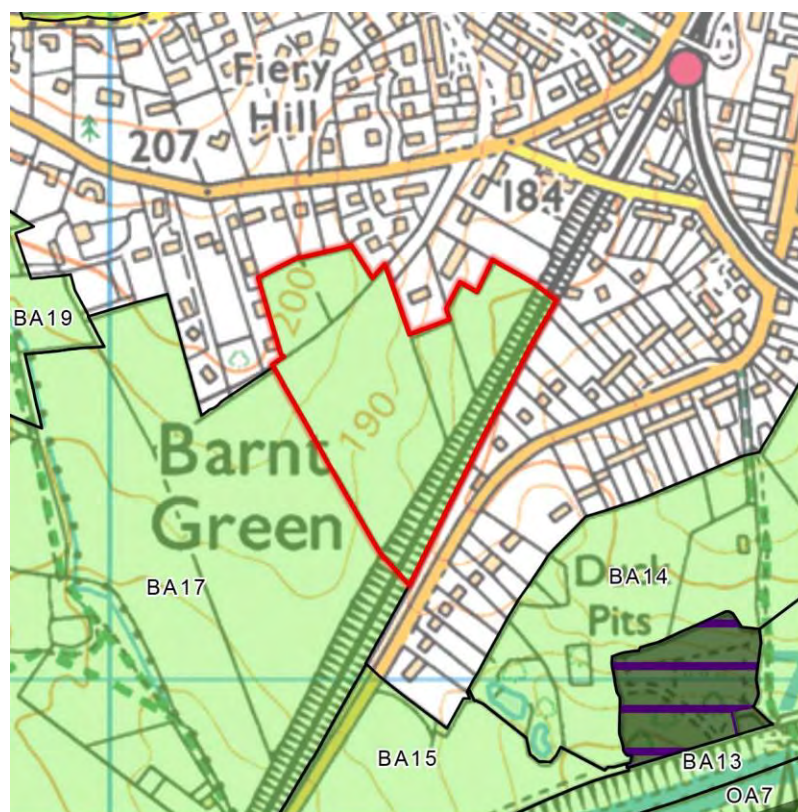
## Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BA15 as an expansion of Barnt Green would cause Moderate harm to Green Belt Purpose 3.

### Moderate

# Barnt Green and Lickey

## Harm of release of land in BA16



- Parcel BA16
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland



# Barnt Green and Lickey

## Harm of release of land in BA16

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Barnt Green, which is not defined as a large built-up area.

Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a wide gap between Barnt Green and Bromsgrove, with the M42 and wooded hills between the two acting as significant separating features, but intervening urbanising development at Blackwell reduces the perceived gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Whilst land in the north of the parcel comprises of the grounds of large residential properties, land in the south is open grassland and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Although there is no separation between the parcel and the large residential properties adjacent to Fiery Hill Road, the majority of the parcel is separated from the inset area by tree cover and the railway line provides strong separation from development on Blackwell Road to the east. Whilst the parcel is relatively contained by the inset area, this tree cover reduces urbanising influence within the parcel. Overall, there is some degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Release and development of land in the parcel would cause weakening of the distinction of Green Belt land to the southwest due to a lack of strong, alternative Green Belt



# Barnt Green and Lickey

## Harm of release of land in BA16

boundaries. Although some land in the gap between Barnt Green and Bromsgrove would be weakened this would have negligible impact given the size of the gap.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a wide gap between Barnt Green and Bromsgrove. The parcel has some degree of distinction from the inset area but its release would not cause weakening of the perceived separation between the settlements. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land within the parcel is open countryside with some degree of distinction from the inset area. Release of land in the parcel would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

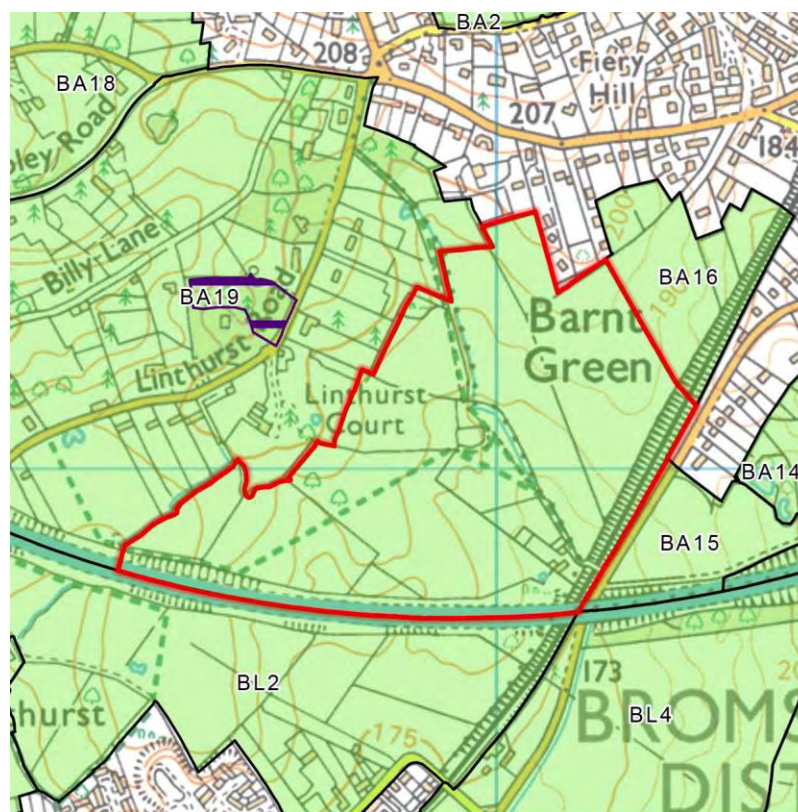
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BA16 as an expansion of Barnt Green would cause Moderate harm to Green Belt Purpose 3.

**Moderate**

# Barnt Green and Lickey

## Harm of release of land in BA17



- Parcel BA17
- Green Belt
- Absolute constraints**
- Local Wildlife Site



# Barnt Green and Lickey

## Harm of release of land in BA17

### Openness

Land is open. There is a residential property in the south of the parcel but it is sufficiently isolated to not have a significant impact on openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Barnt Green, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a wide gap between Barnt Green and Bromsgrove, with the M42 and wooded hills between the two acting as significant separating features, but intervening urbanising development at Blackwell reduces the perceived gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Tree cover at the inset edge to the north provides some separation from the inset area, and the downward slope of the land increases distinction with distance. Low-density, washed-over residential development to the west has very little urbanising influence, due to strong tree cover, and urbanising influence diminishes with distance from the urban edge of Barnt Green. The northern part of the parcel has strong distinction from the urban area and, with the additional screening impact of well-treed hedgerows that run across the parcel, this increases to very strong distinction for land in the southern half of the parcel.

### Impact on adjacent Green Belt land

The M42 to the south and railway line to the east mean that release of the parcel as a

# Barnt Green and Lickey

## Harm of release of land in BA17

whole would not weaken any stronger adjacent Green Belt land, but any partial release of land within the parcel would cause a knock-on weakening of the remainder. Release of land in the parcel would also result in narrowing of the settlement gap between Barnt Green and Bromsgrove.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a wide gap between Barnt Green and Bromsgrove. Some of the parcel has very strong distinction from the inset area and its release would cause some weakening of the perceived separation between the settlements. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### High

Land within the parcel is open countryside. The parcel as a whole has very strong distinction from the inset area, but its release would have only a minor impact on adjacent Green Belt land. The northern part of the parcel has strong distinction, but any partial release of land would cause weakening of the distinction of the remainder. Therefore, the release of all or part of the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

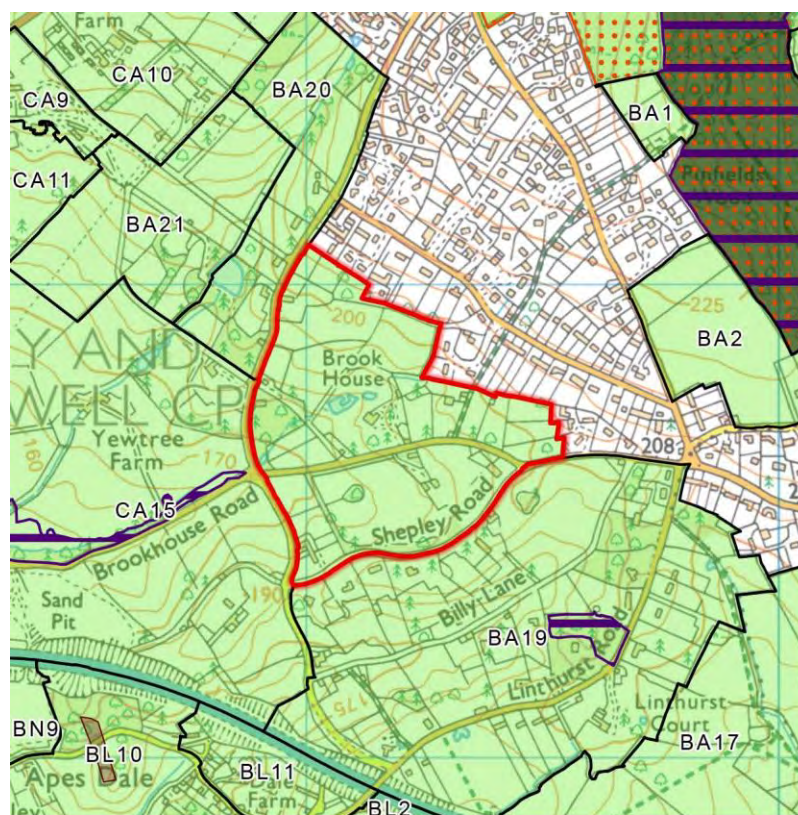
The release of land in Parcel BA17 as an expansion of Barnt Green would cause High harm to Green Belt Purpose 3.

## High



# Barnt Green and Lickey

## Harm of release of land in BA18



# Barnt Green and Lickey

## Harm of release of land in BA18

### Openness

There are a several residential properties within the parcel, but they are low-density and lie within well-wooded grounds and therefore do not have a significant impact on openness within the parcel. Tree cover affects visual openness but does not affect openness in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Barnt Green, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2). It lies in a wide gap between Barnt Green and Bromsgrove, with the M42 and wooded hills between the two acting as significant separating features, but intervening urbanising development at Blackwell and Lickey End reduces the perceived gap. It is also peripheral to a relatively narrow gap between the towns of Barnt Green / Lickey and Catshill / Marlbrook, with tree cover and sloping ground between the two acting as significant separating features.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Although there are a number of dwellings in the parcel, they are contained within a well-wooded landscape, with some pastoral fields. This constitutes 'countryside', so the parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The residential properties within the parcel have some urbanising influence, but the level of tree cover and sloping ground within the parcel create some distinction from the settlement of Barnt Green to the north and east. Distinction is weaker in the fields in the east of the parcel which lie in close proximity to the urban edge where only garden boundaries provide separation from the inset area.

# Barnt Green and Lickey

## Harm of release of land in BA18

### Impact on adjacent Green Belt land

Mature tree cover along Mearse Lane would prevent impacts to the distinction of adjacent Green Belt land if land in the parcel were to be released and developed.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and has some degree of distinction from the inset area. Although it plays a role in gaps between Barnt Green and both Bromsgrove and Catshill / Marlbrook its release would not result in significant narrowing of either settlement gap, and would have only minor impacts the strength of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land within the parcel is open countryside with some degree of distinction from the inset area. However, release of land in the parcel would only cause minor weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

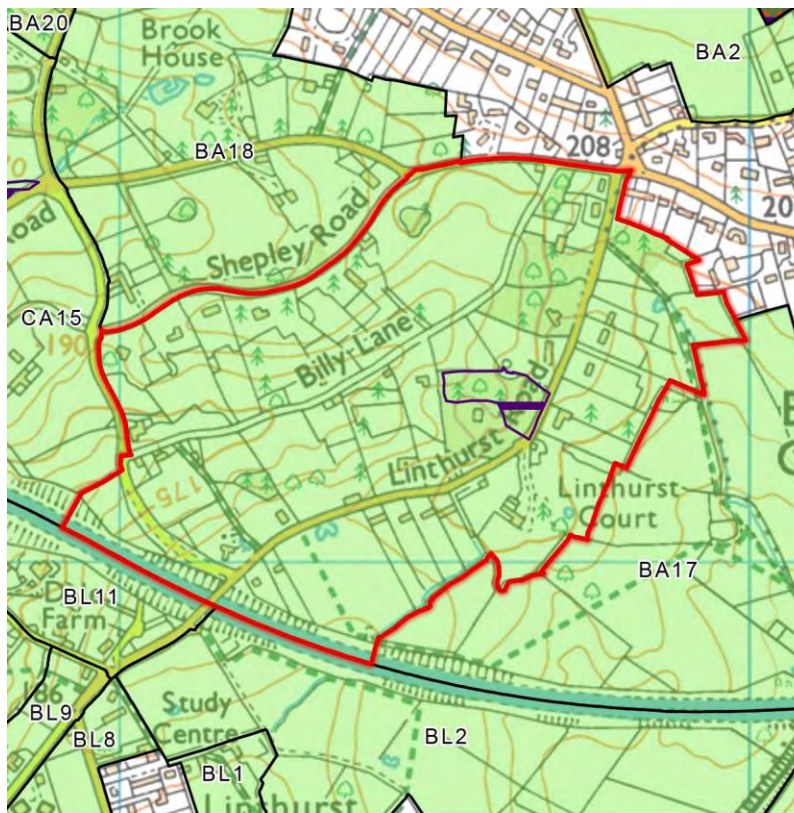
The release of land in Parcel BA18 as an expansion of Barnt Green / Lickey would cause Moderate harm to Green Belt Purpose 3.

**Moderate**



# Barnt Green and Lickey

## Harm of release of land in BA19





# Barnt Green and Lickey

## Harm of release of land in BA19

### Openness

Land is open. There are some residential properties within the parcel, most notably along Linhurst Road but they are sufficiently isolated and lie within well-wooded grounds and therefore do not have a significant impact on openness within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Barnt Green, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2). It lies in a wide gap between Barnt Green and Bromsgrove, with the M42 and wooded hills between the two acting as significant separating features, but intervening urbanising development at Blackwell and Lickey End reduces the perceived gap. It is also peripheral to a relatively narrow gap between the towns of Barnt Green / Lickey and Catshill / Marlbrook, with tree cover and sloping ground between the two acting as significant separating features.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The parcel is comprised of large houses set in extensive, well-treed grounds, together with some pastoral fields. This constitutes 'countryside', so the parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Residential properties within the parcel do have some limited urbanising influence, but tree cover minimises the extent of this. The parcel is strongly separated from the inset area of Lickey / Barnt Green to the northeast by tree cover and sloping ground so, overall, there is strong distinction between the parcel and the inset area.

# Barnt Green and Lickey

## Harm of release of land in BA19

### Impact on adjacent Green Belt land

Boundary strength along Pumphouse Lane to the south of Shepley Road is relatively weak, and therefore release and development of land in the parcel would cause weakening of adjacent Green Belt land that currently has very strong distinction from the urban area.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and has strong distinction from the inset area. It plays a role in gaps between Lickey / Barnt Green and both Bromsgrove and Catshill / Marlbrook, and although its release would not result in significant narrowing of either settlement gap it would weaken the distinction of land which is central to those gaps. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### High

Land within the parcel is open countryside with strong distinction from the inset area. Release of land in the parcel would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

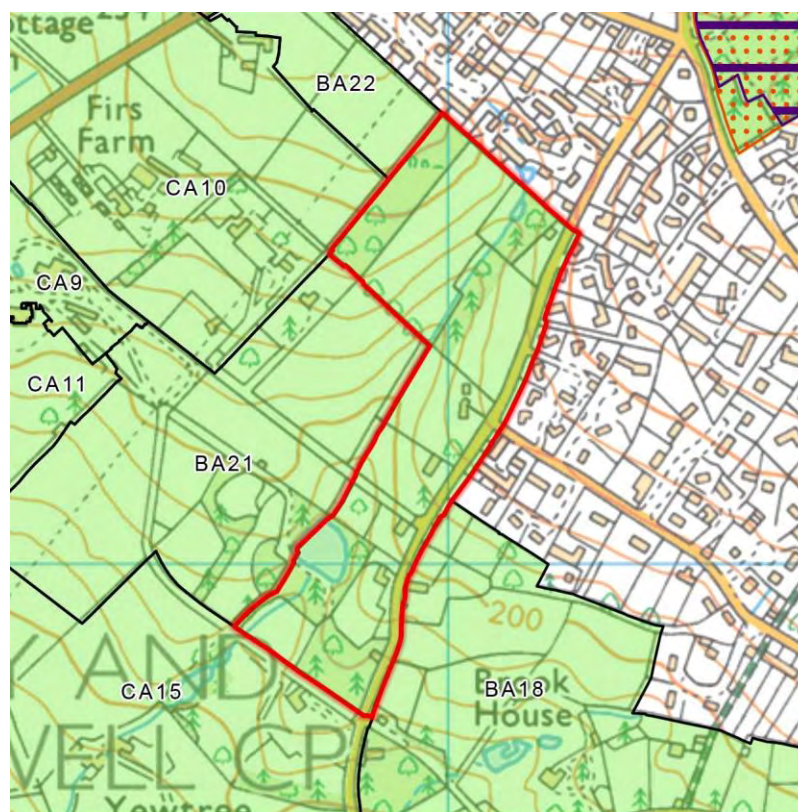
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BA19 as an expansion of Lickey / Barnt Green would cause High harm to Green Belt Purpose 3.

**High**

# Barnt Green and Lickey

## Harm of release of land in BA20



- Parcel BA20
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Country park



# Barnt Green and Lickey

## Harm of release of land in BA20

### Openness

Land is open. There are some residential properties adjacent to Mearse Lane within the parcel, but they are sufficiently isolated from one another to not have a significant impact on openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Lickey, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2). It lies in a narrow gap between the towns of Barnt Green / Lickey and Catshill / Marlbrook with tree cover acting as a significant separating feature.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The parcel is comprised of isolated dwellings, tree cover and pastoral fields and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Strong tree cover and a landform sloping down to a watercourse that runs along most of the western side of the parcel limit urban influence and create strong distinction between the parcel and the inset settlement edge.

### Impact on adjacent Green Belt land

The parcel's strong surrounding tree cover would minimise any impacts of development on adjacent Green Belt land, and the parcel's narrowness, and lack of through routes, means that there would be little impact on the perceived separation between Barnt Green / Lickey and Catshill / Marlbrook.



# Barnt Green and Lickey

## Harm of release of land in BA20

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open, lies in a narrow gap between Barnt Green / Lickey and Catshill / Marlbrook and has strong distinction from the inset area. However, its release would not significantly reduce or weaken the perceived separation between the settlements. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land within the parcel is open countryside with strong distinction from the inset area. Release of land in the parcel would have minor impact on adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

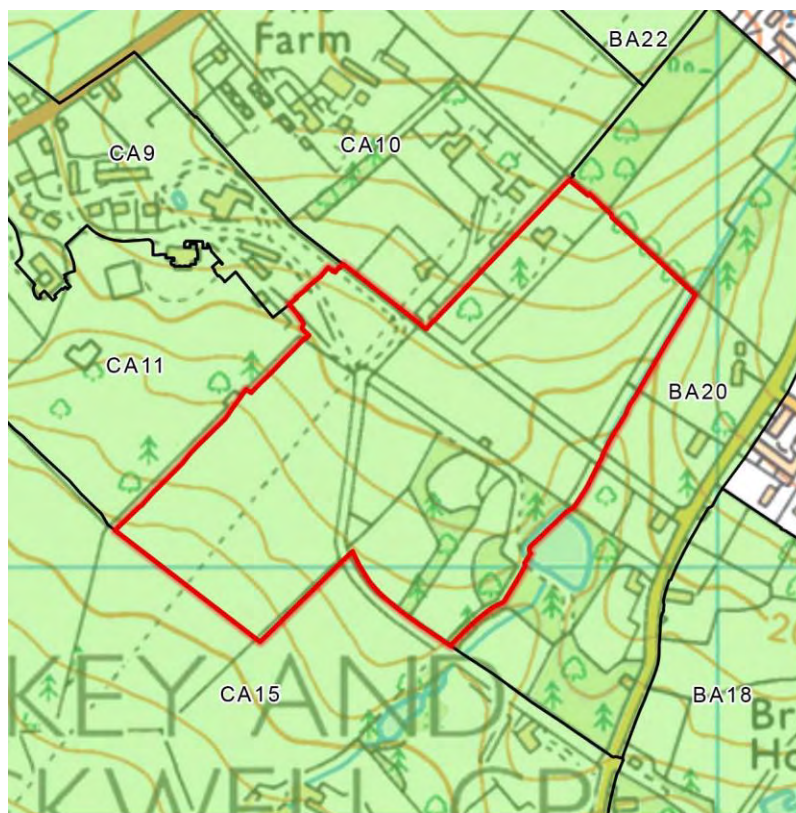
### Overall harm to the Green Belt purposes from release of land



The release of land in Parcel BA20 as an expansion of Lickey would cause Moderate harm to Green Belt Purposes 2 and 3.

##### Moderate

# Barnt Green and Lickey

## Harm of release of land in BA21



-  Parcel BA21
-  Green Belt



# Barnt Green and Lickey

## Harm of release of land in BA21

### Openness

Land is open. There is a residential property in the north of the parcel but it is sufficiently isolated to not have a significant impact on openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies close to Lickey, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays a role in preventing neighbouring towns from merging (Purpose 2). It lies in a narrow gap between the towns of Barnt Green / Lickey and Catshill / Marlbrook and tree cover here and in adjacent parcels acts as a significant separating feature.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The parcel is comprised of pastoral fields and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Tree cover and a distinct stream valley adjacent to Lickey create a strong degree of separation between the parcel and the inset settlement. The proximity of washed-over development to the north of the parcel, linked by ribbon development to the inset edge of Marlbrook, means that it is not remote from urbanising influence but the parcel's sloping ground creates distinction too, so overall there is strong distinction between the parcel and both inset urban areas.

### Impact on adjacent Green Belt land

There is a lack of alternative boundary features to the south and, as a result, release of land in the parcel would cause weakening of the distinction of adjacent Green Belt land. Release of land in the parcel, as an expansion of either Lickey or Marlbrook, would cause

# Barnt Green and Lickey

## Harm of release of land in BA21

significant narrowing of the settlement gap, leaving little separation between the towns.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Very high**

Land is open and lies in a narrow gap between Barnt Green / Lickey and Catshill / Marlbrook. The parcel has strong distinction from the inset area and its release would result in significant narrowing of the settlement gap, leaving little separation between the towns. Therefore, the release of land in the parcel would cause Very High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land within the parcel is open countryside with strong distinction from the inset area. Release of land in the parcel would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

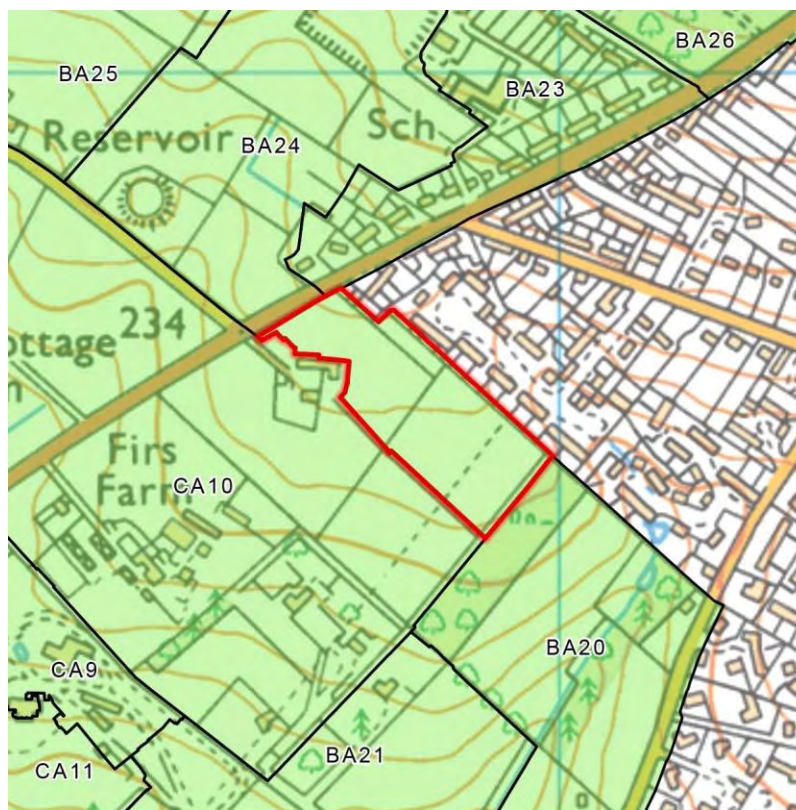
The release of land in Parcel BA21 as an expansion of Lickey would cause Very High harm to Green Belt Purpose 2.



**Very high**



# Barnt Green and Lickey

## Harm of release of land in BA22



-  Parcel BA22
-  Green Belt



# Barnt Green and Lickey

## Harm of release of land in BA22

### Openness

Land is open.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Lickey, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between the towns of Lickey / Barnt Green and Catshill / Marlbrook with landform providing some distinction (Lickey is on higher ground), but the B4096 Old Birmingham Road and intervening washed-over development acting as connecting features and increasing the fragility of the gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The parcel is comprised of pastoral fields and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Tree cover at the inset edge of Lickey provides some boundary separation from the inset area and prevents some urbanising influence within the parcel, but residential development on the south-western edge of the parcel does have some containing presence. Overall, there is some degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

There is a lack of alternative boundary features to the southwest and, therefore, release and development of land in the parcel would cause weakening of the distinction of adjacent Green Belt land. The gap between Lickey and Marlbrook is fragile and release

# Barnt Green and Lickey

## Harm of release of land in BA22

and development of land in the parcel would further increase the fragility of the settlement gap.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**High**

Land is open and lies in a narrow gap between Lickey and Marlbrook. The parcel has some degree of distinction from the inset area and its release would cause narrowing of a settlement gap that is already fragile. Therefore, the release of land in the parcel would cause High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land within the parcel is open countryside with some degree of distinction from the inset area. Release of land in the parcel would cause weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

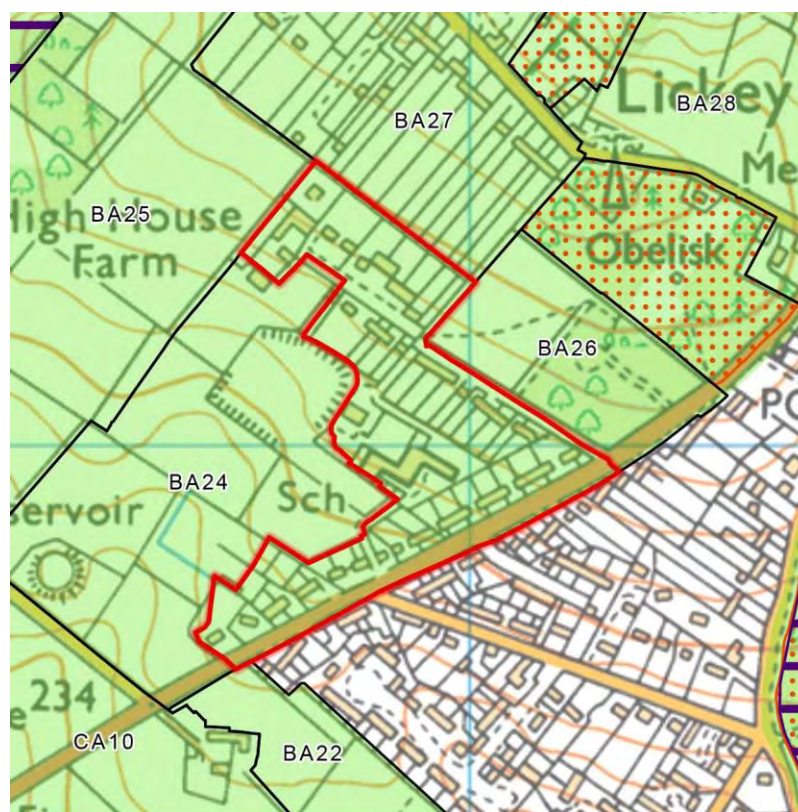
The release of land in Parcel BA22 as an expansion of Lickey would cause High harm to Green Belt Purpose 2.

**High**



# Barnt Green and Lickey

## Harm of release of land in BA23



-  Parcel BA23
-  Green Belt
- Absolute constraints**
-  Local Wildlife Site
-  Country park





# Barnt Green and Lickey

## Harm of release of land in BA23

### Openness

The parcel comprises residential development and Lickey Hills Primary School and Nursery. Although open land in some gardens has a relationship with the wider Green Belt, the parcel is largely developed.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Lickey, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2) as it lies in a relatively narrow gap between the towns of Lickey and Rubery. However, tree cover and elevated ground within Lickey Hills Country Park, an area of absolute constraint to development, acts as a significant separating feature. The southern edge of the parcel also lies at the edge of the narrow gap between Lickey / Barnt Green and Marlbrook / Catshill, although most of the parcel is peripheral to this gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is occupied by residential and school uses, which have urbanising characteristics limit the extent to which this can be perceived as 'countryside'. The parcel is therefore playing little role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The development within the parcel is contiguous with Lickey, and the extent to which the parcel is developed means there is weak distinction between the parcel and the urban area.

### Impact on adjacent Green Belt land

The extent to which the parcel is already developed means that any further development would have little additional urbanising influence on adjacent Green Belt land.

# Barnt Green and Lickey

## Harm of release of land in BA23

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is largely developed and lies in a relatively narrow gap between Lickey and Rubery. It is also peripheral to a narrow gap between Lickey and Marlbrook. The parcel has weak distinction from the inset area and its release would have negligible impact on the settlement gap due to the extent to which the parcel is already developed. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land is largely developed with weak distinction from the urban area. Its release would cause negligible weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

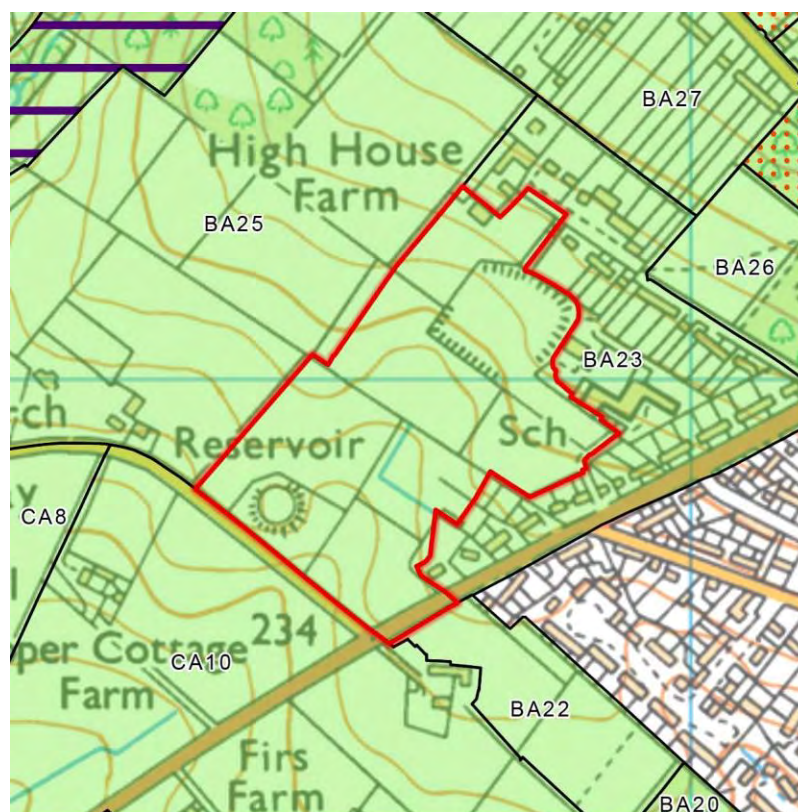
### Overall harm to the Green Belt purposes from release of land

The release of Parcel BA23 as an expansion of Lickey would cause Low harm to Green Belt Purposes 2 and 3.

**Low/no**

# Barnt Green and Lickey

## Harm of release of land in BA24



# Barnt Green and Lickey

## Harm of release of land in BA24

### Openness

Land is open. There is a water tower in the southwest of the parcel, but this is an appropriate Green Belt land use and therefore does not impact openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Lickey, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2) as it lies in a relatively narrow gap between the towns of Lickey and Rubery. However, tree cover within Lickey Hills Country Park, an area of absolute constraint to development, acts as a significant separating feature. The southern edge of the parcel also lies within the narrow gap between Lickey / Barnt Green and Marlbrook / Catshill, although most of the parcel is peripheral to this gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land comprises mostly of agricultural fields and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Tree cover provides some separation between the east of the parcel and washed over development to the east, but there is little boundary separation between the northeast and southwest of the parcel and washed over development on High House Drive and Old Birmingham Road respectively. The presence of washed over development to the east means there is some urbanising visual influence within the parcel, but there are also views over open countryside to the north and west. Overall, there some degree of distinction between the parcel and the inset area.



# Barnt Green and Lickey

## Harm of release of land in BA24

### Impact on adjacent Green Belt land

There is a lack of strong alternative boundary features to the northwest of the parcel and, as a result, release and development of land in the parcel would cause weakening of the distinction of adjacent Green Belt land. To the south-west, tree cover along Alvechurch Highway would limit impact on open land beyond.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a relatively narrow gap between Lickey and Rubery and is peripheral to a narrow gap between Lickey and Marlbrook. The parcel has some degree of distinction from the inset area, but release of land in it would cause negligible weakening of perceived separation between Lickey and Rubery, and only minor weakening of separation from Marlbrook. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land is open countryside with some degree of distinction from the urban area. Its release would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

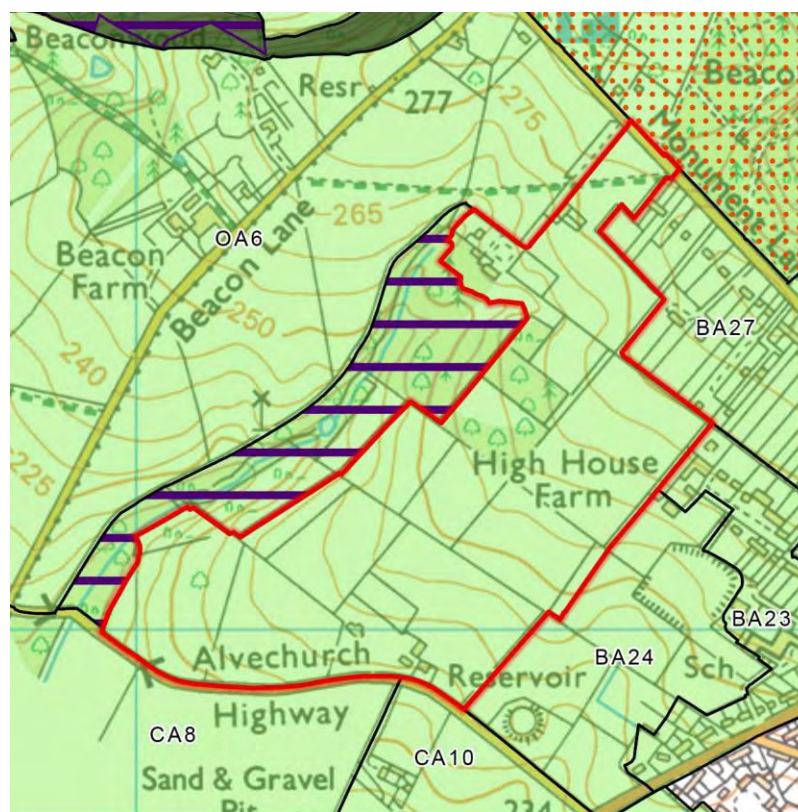
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BA24 as an expansion of Lickey would cause Moderate harm to Green Belt Purpose 3.

**Moderate**

# Barnt Green and Lickey

## Harm of release of land in BA25



- Parcel BA25
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland
- Country park



# Barnt Green and Lickey

## Harm of release of land in BA25

### Openness

Land is open. There is a residential property in the north of the parcel, and in the south, but these are sufficiently isolated from each other and from the urban edge to not have a significant impact on openness within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies close to Lickey and, at its southern end, to Marlbrook, but neither are defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2) as it lies in a relatively narrow gap between the towns of Lickey and Rubery. However, tree cover and elevated ground within Lickey Hills Country Park, an area of absolute constraint to development, acts as a significant separating feature. The southern part of the parcel also lies within the narrow gap between Lickey / Barnt Green and Marlbrook / Catshill.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land comprises of agricultural fields and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Hedgerows and tree cover in open land to the east provides some boundary separation from the inset area of Lickey, and tree cover in the north the parcel limits the urbanising influence that adjacent washed over development has within the parcel. The west of the parcel comprises a steep valley side which creates further distinction from the inset area. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Dense tree cover, subject to absolute constraints to development (a Local Wildlife Site to

# Barnt Green and Lickey

## Harm of release of land in BA25

the west and Lickey Hills Country Park to the north), would limit the impact of release on adjacent Green Belt land to the west and north, but there would be increased urban containment of land to the south.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**High**

Land is open and has strong distinction from the inset area. It lies in a relatively narrow gap between Lickey and Rubery, but its release would cause negligible weakening of their perceived separation due to intervening woodland. The southern part of the parcel also lies in a narrow gap between Lickey and Marlbrook. Intervening slopes would retain relatively strong distinction, but there would be some increased containment of that land, and a reduction in the size of the gap. Therefore, the release of land in the southern part of the parcel would cause High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with strong distinction from the urban area. Its release would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

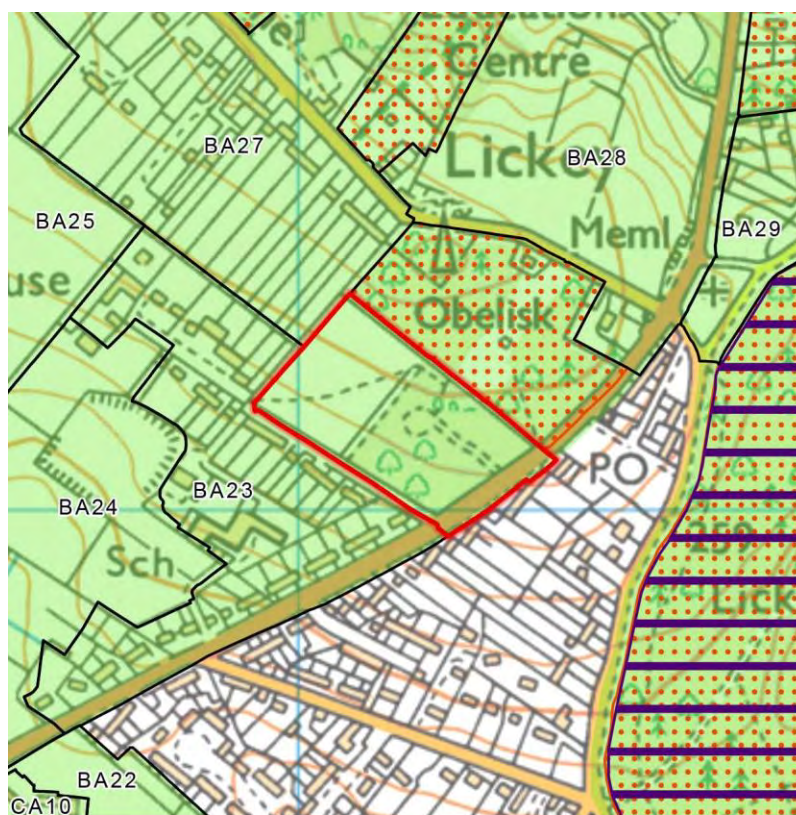
The release of land in Parcel BA25 as an expansion of Lickey would cause High harm to Green Belt Purposes 2 and 3.

**High**



# Barnt Green and Lickey

## Harm of release of land in BA26



- Parcel BA26
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Country park



# Barnt Green and Lickey

## Harm of release of land in BA26

### Openness

There is no built development in the parcel. Although the parcel contains woodland, it is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Lickey, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2). It lies in a relatively narrow gap between the towns of Lickey and Rubery, and is also peripheral to a narrow gap between Lickey and Cofton Hackett (which is part of the West Midlands conurbation), but tree cover and higher ground within Lickey Hills Country Park (which is constrained from development) acts as a significant separating feature in both gaps.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land comprises of woodland and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is entirely wooded. Tree cover limits urbanising influence within the parcel and creates strong physical and visual distinction from the inset area to the south.

### Impact on adjacent Green Belt land

Land to the north and west comprises washed-over development which makes a weaker contribution to Green Belt purposes than this parcel. Any impact on this weaker Green Belt land as a result of release of land in the parcel would not cause additional harm. Land to the east is woodland within the Lickey Hills Country Park, a designation which means that it is an absolute constraint to development.

# Barnt Green and Lickey

## Harm of release of land in BA26

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and has strong distinction from the inset area, but its release would not weaken any undeveloped Green Belt land. It would have negligible impact on the perceived separation between Lickey and either Rubery or Cofton Hackett, due to the strength of separation provided by intervening woodland and high ground. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land is open countryside with a strong distinction from the urban area, but its release would cause no weakening of the distinction of stronger adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

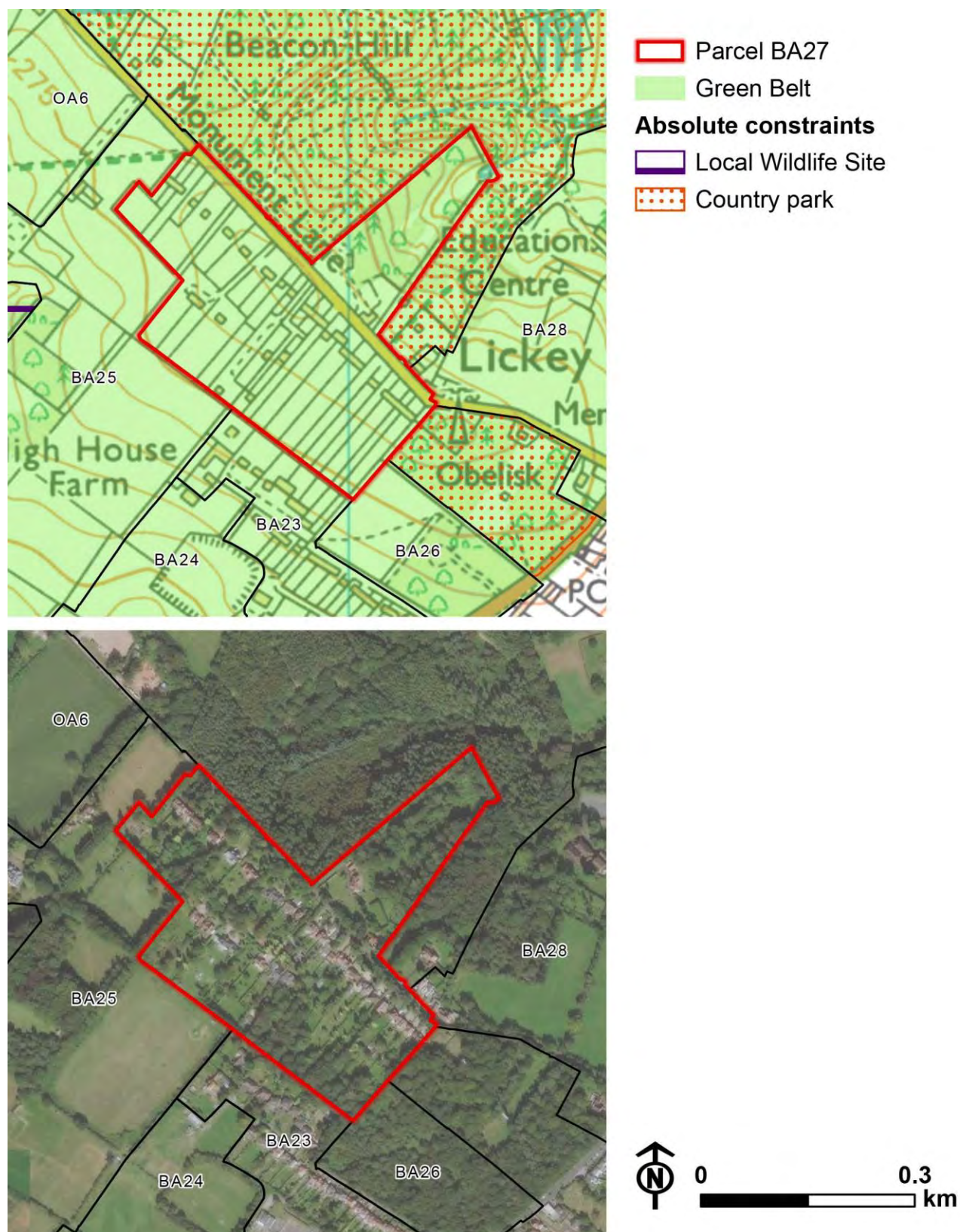
The release of land in Parcel BA26 as an expansion of Lickey would cause Moderate harm to Green Belt Purpose 3.

**Moderate**



# Barnt Green and Lickey

## Harm of release of land in BA27





# Barnt Green and Lickey

## Harm of release of land in BA27

### Openness

The parcel contains residential development on Monument Lane. This does have some impact on Green Belt openness, but there is a significant quantity of residential gardens on these long plots which have a relationship with the wider Green Belt and contributes to its openness. The parcel also includes a strip of land to the north-east of Monument Lane which contains tree cover but is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies close to Lickey, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, due to separation created by intervening high ground and woodland within the Lickey Hills Country Park, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2). It lies in a relatively narrow gap between the towns of Lickey and Rubery, and is also peripheral to a narrow gap between Lickey and Cofton Hackett (which is part of the West Midlands conurbation), but tree cover and higher ground within Lickey Hills Country Park (which is constrained from development) acts as a significant separating feature in both gaps.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land west of Monument Lane contains washed over residential development that diminished openness to a degree but which is considered to lie within the 'countryside', and therefore to be playing some role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Dense tree cover to the south creates strong separation between the parcel and the inset area of Lickey. Although there is residential development within the parcel the associated gardens are long and well treed, which reduces the overall urbanising influence. Land to the west of Monument Lane has some degree of distinction from the inset area and the

# Barnt Green and Lickey

## Harm of release of land in BA27

wooded area north-east of Monument Lane has stronger distinction.

### Impact on adjacent Green Belt land

Release and further development of remaining open space within the parcel would cause some weakening of the distinction of adjacent Green Belt land to the west. Land east of Monument Lane is surrounded by tree cover within Lickey Hills Country Park and release would therefore cause minimal weakening of distinction of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Most of the parcel is partially developed but has a degree of distinction from the inset area, and its release would cause some weakening of the distinction of undeveloped Green Belt land to the west. However, this would have negligible impact on the perceived separation between Lickey and either Rubery or Cofton Hackett, due to the strength of separation provided by intervening woodland and high ground. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land in the west of the parcel is relatively developed with some degree of distinction from the urban area. Its release would weaken the distinction of adjacent Green Belt land. Land in the east of the parcel is woodland and has strong distinction from the inset area but would only cause minor weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in either part of the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

## Barnt Green and Lickey

### Harm of release of land in BA27

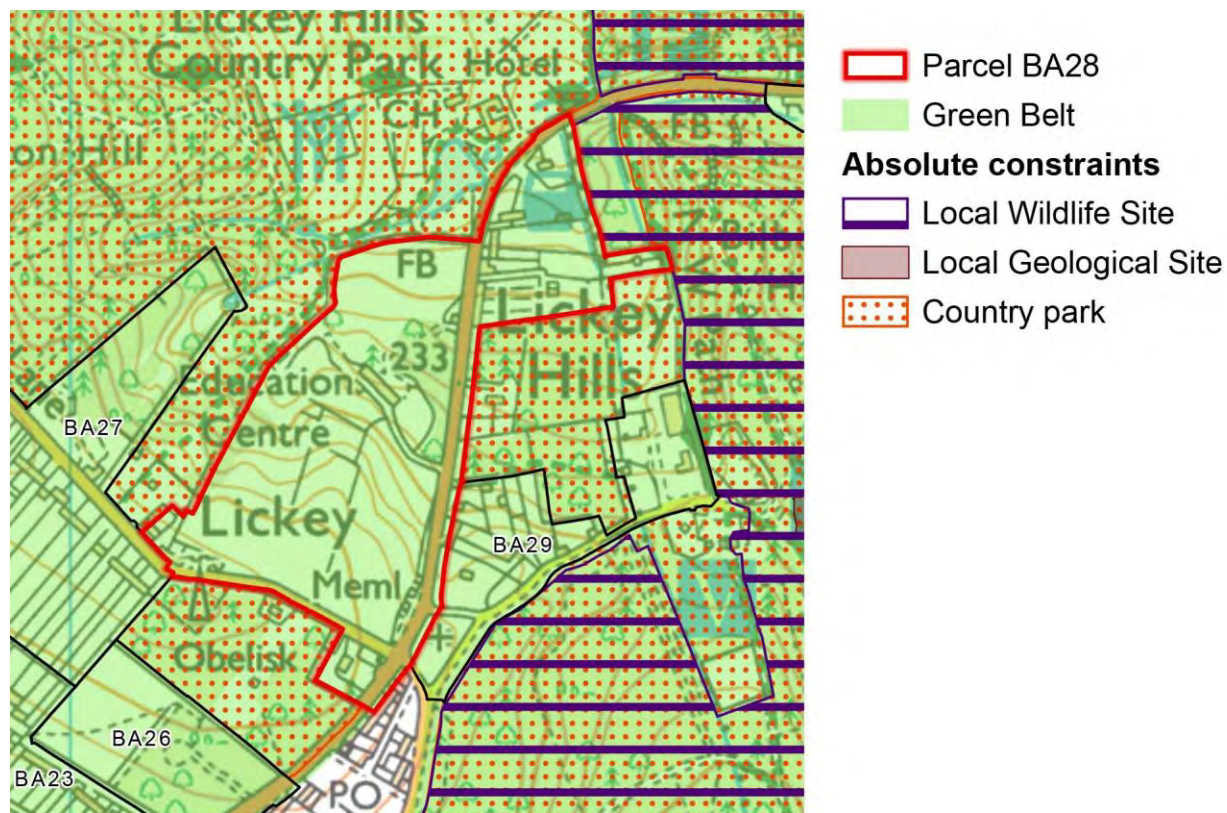
#### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BA27 as an expansion of Lickey would cause Moderate harm to Green Belt Purpose 3.

**Moderate**

# Barnt Green and Lickey

## Harm of release of land in BA28





# Barnt Green and Lickey

## Harm of release of land in BA28

### Openness

The majority of the parcel is open. The NASUWT Hillscourt Conference Centre lies in the northern half of the parcel and there is some residential development in the northeast, both of which impact openness locally, but not at a strategic scale within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Lickey, which is not defined as a large, built-up area. It is also close to Cofton Hackett, which is part of a large built-up area (the West Midlands conurbation), but intervening wooded high ground in the Lickey Hills County Park and Local Wildlife Site form an absolute constraint to development, so any development in this parcel would have a stronger relationship with Lickey. Therefore, this parcel is not helping to prevent sprawl of the large, built-up area (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2). It lies in a relatively narrow gap between Lickey and Rubery, and in a narrow gap between Lickey and Cofton Hackett (which is part of the West Midlands conurbation). Tree cover and higher ground within Lickey Hills Country Park (which is constrained from development) acts as a significant separating feature in both gaps, but Rose Hill provides a road link between Lickey and Cofton Hackett that offsets this to a degree.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Although there is some development within the parcel, it is largely comprised of woodland, agricultural land and some long, well-treed back gardens. It therefore constitutes 'countryside', and is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Although there are urbanising influences within the parcel, they are well screened by woodland. The narrow northern tip of the inset settlement of Lickey ends at a ridge crest, with woodland to either side, beyond which land in the parcel drops away steeply, so this

# Barnt Green and Lickey

## Harm of release of land in BA28

combined with its tree cover create very strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The parcel is surrounded by dense tree cover associated within Lickey Hills Country Park that would prevent impacts to the distinction of adjacent Green Belt in the event of a release, but breaching the ridge crest would mark a distinct change to the settlement form of Lickey that would be considered a weakening of the Green Belt boundary.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**High**

Land is open and lies in a narrow gap between Lickey and Rubery. Although the gap is protected by absolute constraints, release of land in this parcel, which has very strong distinction from the urban area, would significantly reduce separation as perceived from Rose Hill. Therefore, the release of land in the parcel would cause High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land within the parcel is open countryside with very strong distinction from the inset area. Release of land in the parcel would not weaken the distinction of adjacent stronger Green Belt land, which comprises of absolute constraint, but would weaken the Green Belt boundary by extending the settlement beyond the ridge that currently contains it. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

## Barnt Green and Lickey

### Harm of release of land in BA28

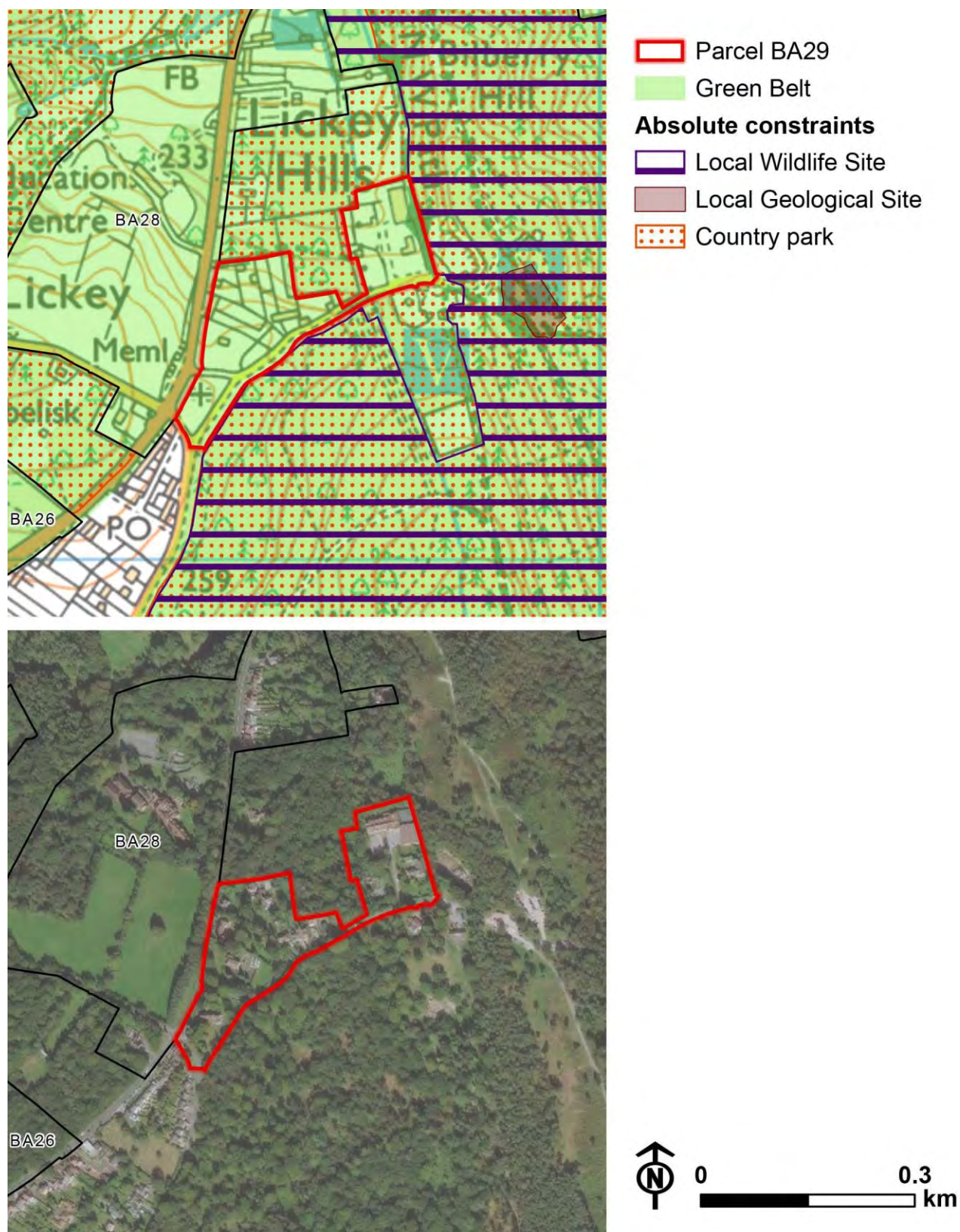
#### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BA28 as an expansion of Lickey would cause High harm to Green Belt Purposes 2 and 3.

High

# Barnt Green and Lickey

## Harm of release of land in BA29





# Barnt Green and Lickey

## Harm of release of land in BA29

### Openness

The parcel contains residential development and the Lickey Hills Nursing Home, which has a significant impact on Green Belt openness, but there is some remaining open space which has a relationship with the wider Green Belt and which contributes to its openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies close to Lickey, which is not defined as a large, built-up area. It is also close to Cofton Hackett, which is part of a large built-up area (the West Midlands conurbation), but intervening wooded high ground in the Lickey Hills County Park and Local Nature Reserve form an absolute constraint to development, so any development in this parcel would have a stronger relationship with Lickey. Therefore, this parcel is not helping to prevent sprawl of the large, built-up area (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2). It lies in a narrow gap between Lickey and Cofton Hackett (which is part of the West Midlands conurbation), and is peripheral to a relatively narrow gap between Lickey and Rubery. Tree cover and higher ground within Lickey Hills Country Park (which is constrained from development) acts as a significant separating feature in both gaps.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Development in the parcel has urbanising characteristics, but the area is still perceived as being in the countryside, and therefore protecting it from encroachment (Purpose 3) to some degree.

### Relationship with the urban area (distinction)

Mature tree cover adjacent to Holy Trinity Church in the south of the parcel, which is located at the crest of a ridge, creates separation between the north-facing slope of this parcel and the inset area of Lickey, but development with the parcel has an urbanising influence. Overall, there is some degree of distinction between the parcel and the inset area.

# Barnt Green and Lickey

## Harm of release of land in BA29

### Impact on adjacent Green Belt land

The parcel is surrounded by dense tree cover associated within Lickey Hills Country Park that would prevent impacts to the distinction of adjacent Green Belt in the event of a release, but breaching the ridge crest would mark a distinct change to the settlement form of Lickey that would be considered a weakening of the Green Belt boundary.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a narrow gap between Lickey and Cofton Hackett, and has some distinction from the urban area. Its release would significantly reduce the size of the gap, but there is no road link across the intervening wooded ridge (subject to absolute constraint from development). Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

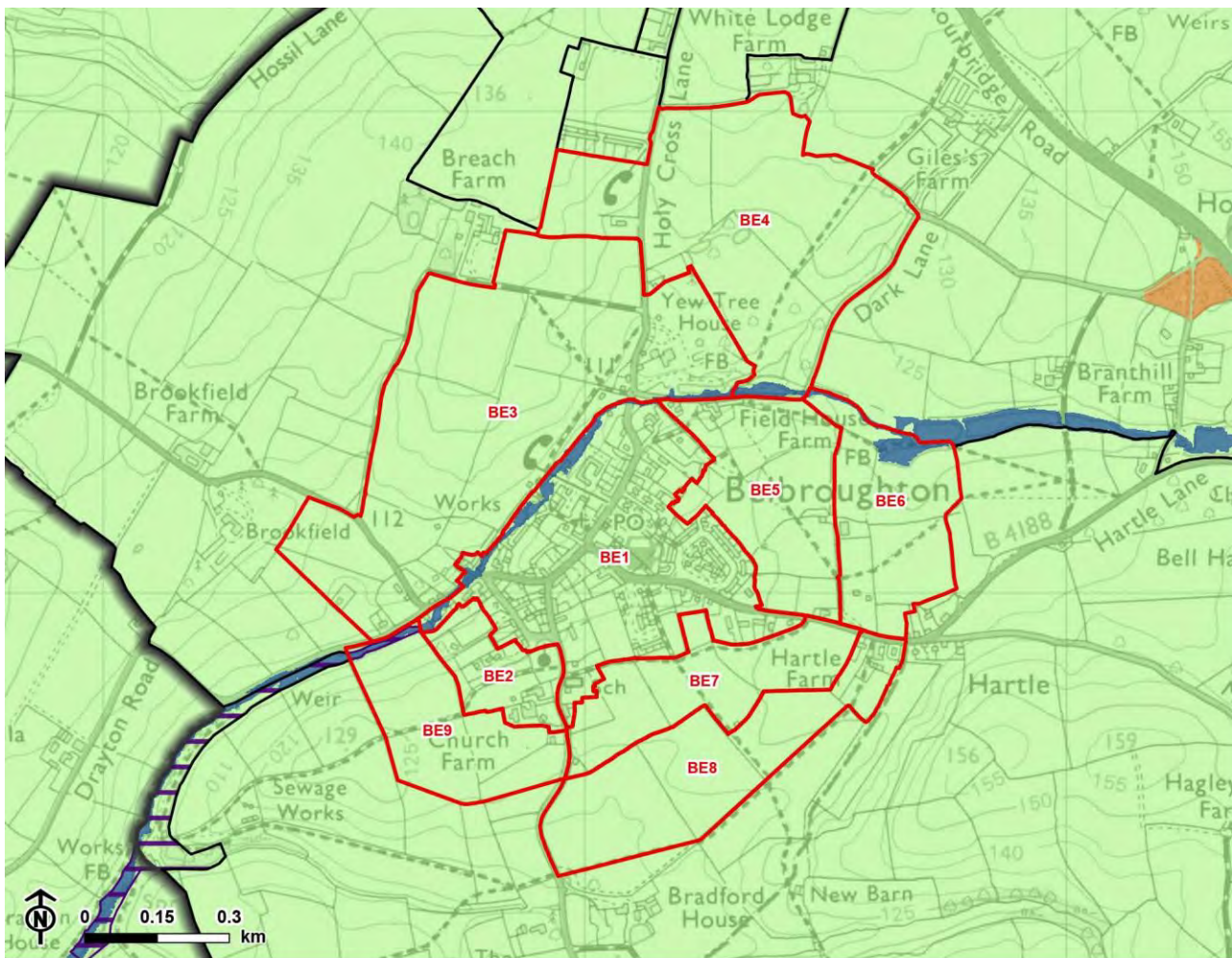
Land within the parcel is open countryside with a degree of distinction from the inset area. Release of land in the parcel would not weaken the distinction of adjacent stronger Green Belt land, but would weaken the Green Belt boundary by extending the settlement beyond the ridge that currently contains it. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BA29 as an expansion of Lickey would cause Moderate harm to Green Belt Purposes 2 and 3.

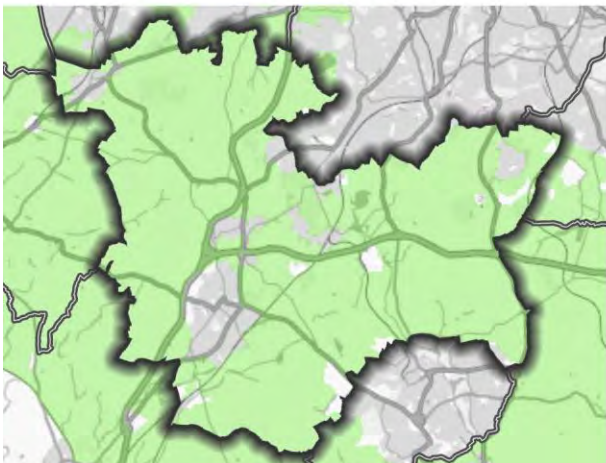
#### Moderate

# Belbroughton



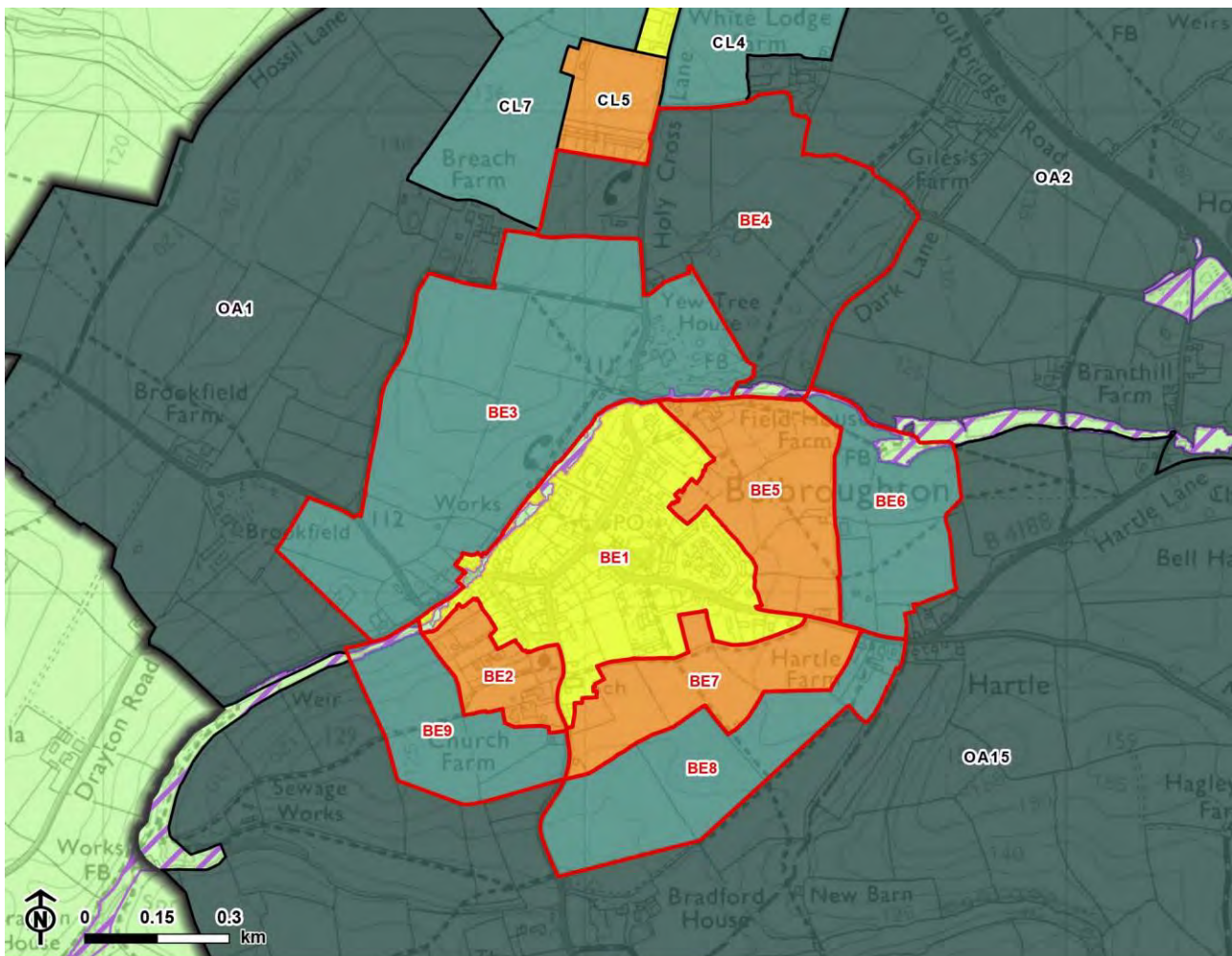
- Belbroughton parcel
- Neighbouring parcel
- Bromsgrove District

- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Common land
- Flood zone 3



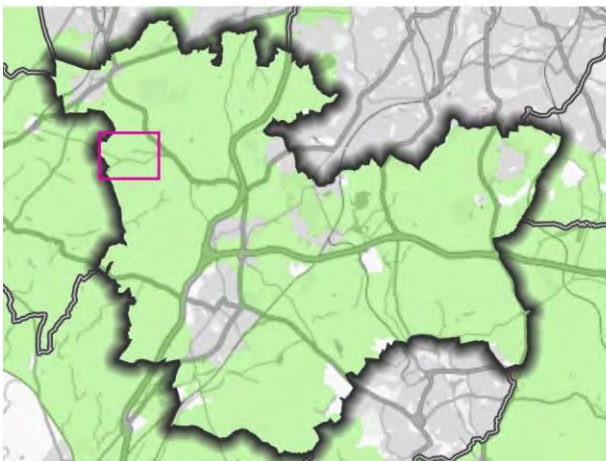


# Belbroughton



- Belbroughton parcel
- Neighbouring parcel
- Bromsgrove District

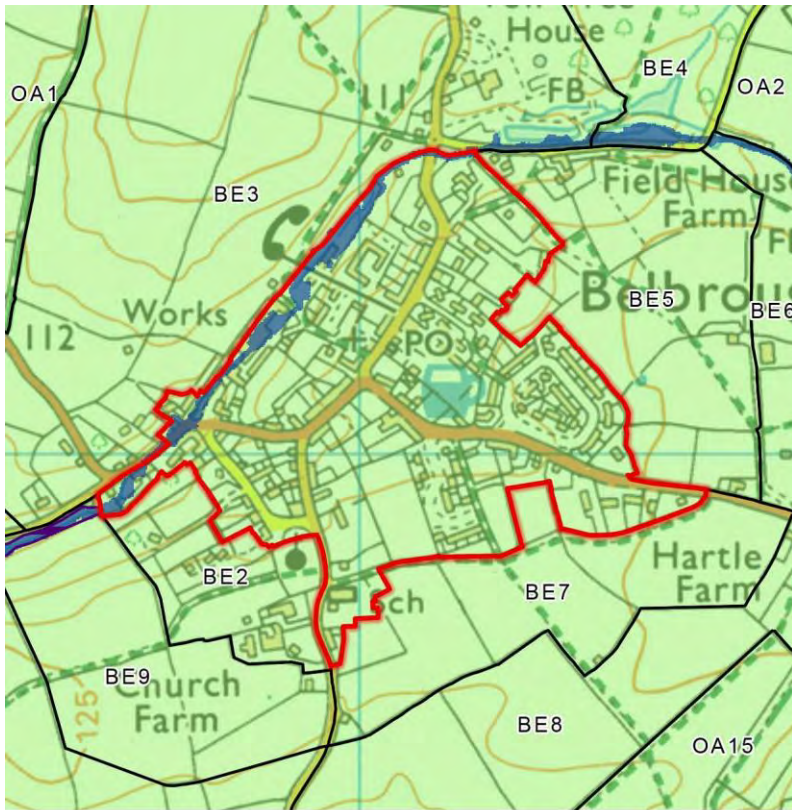
- Green Belt
  - Absolute constraints
- Highest Harm Rating**
- Very high
  - High
  - Moderate
  - Low/no





# Belbroughton

## Harm of release of land in BE1



- Parcel BE1
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



# Belbroughton

## Harm of release of land in BE1

### Openness

Land is already developed in the settlement of Belbroughton to the extent that the remaining open land within the parcel has little relationship with the wider Green Belt, and so makes a negligible contribution to Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land comprises of the settlement of Belbroughton, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Prevention of the merger of towns is not relevant to this parcel. The nearest 'towns' are the settlements of Hagley and Catshill Hagley and Catshill, which are too far apart to be considered neighbouring, so this parcel is not helping to prevent their merger. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is entirely developed by the settlement of Belbroughton. As a result, the parcel is therefore playing no role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel comprises washed-over development that is urban in character and form.

### Impact on adjacent Green Belt land

The parcel is already entirely developed and therefore its release would have no impact on the distinction of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

# Belbroughton

## Harm of release of land in BE1

**Low/no**

The parcel is entirely developed and therefore the release of land within the parcel would cause no harm to the purpose of checking the unrestricted sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

**Low/no**

The parcel is entirely developed and therefore its release would cause no harm to the purpose of preventing neighbouring towns from merging.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

**Low/no**

The parcel is entirely developed and therefore its release would cause no harm to the purpose of safeguarding of the countryside from encroachment.

## **Overall harm to the Green Belt purposes from release of land**

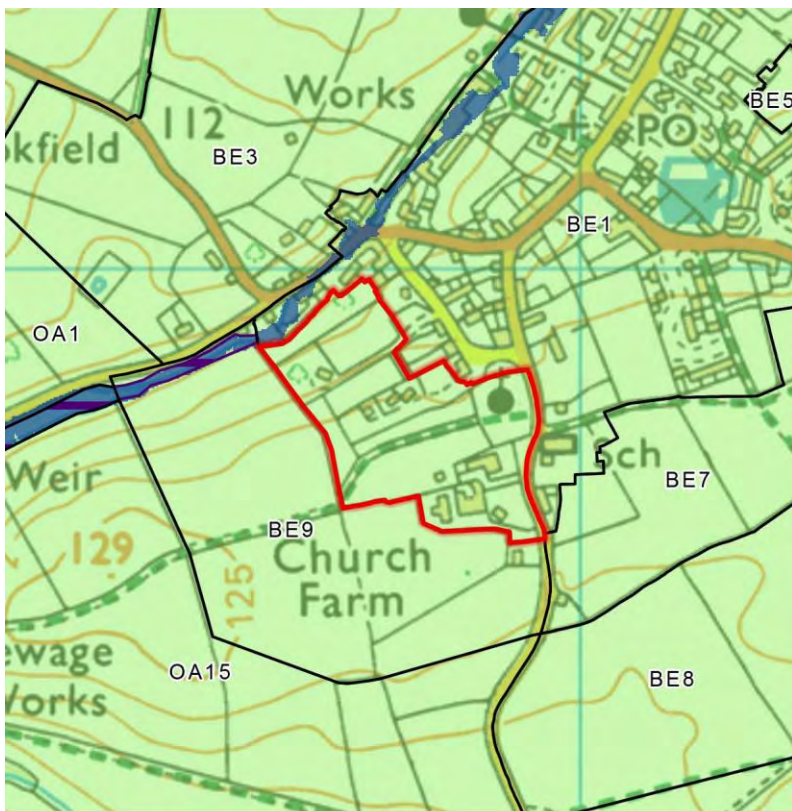
The release of land within BE1 would cause no harm to any Green Belt purposes.

**Low/no**



# Belbroughton

## Harm of release of land in BE2



- Parcel BE2
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3





# Belbroughton

## Harm of release of land in BE2

### Openness

The parcel contains residential development, which does have some impact on Green Belt openness, but there is a significant quantity of open land, including a strong tree cover component. The parcel also contains Church Farm, adjacent to Bradford Lane, but this is an appropriate Green Belt land use and therefore does not affect its openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land is associated with the settlement of Belbroughton, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Belbroughton is not a town and the nearest 'towns' are the settlements of Hagley and Catshill, which are too far apart to be considered neighbouring, so this parcel is not helping to prevent their merger. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is occupied by some residential development uses, which associates the parcel with the urban area. This diminishes the extent to which it is perceived as countryside and, therefore, is protecting it from encroachment. This is not the case for Church Farm, at the southern end of the parcel.

### Relationship with the urban area (distinction)

The parcel is occupied by some residential development and therefore has little boundary distinction from the settlement of Belbroughton. However, development is low density here, so some rural character is retained. Overall, there is some degree of distinction between the parcel and the urban area.

### Impact on adjacent Green Belt land

Tree cover forms a reasonably strong boundary along the western side of the parcel, but

# Belbroughton

## Harm of release of land in BE2

release of this area would potentially still have some urbanising impact on open land to the west.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land is partially developed but has some distinction from the urban area. Its release would result in some weakening of the distinction of adjacent Green Belt. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment

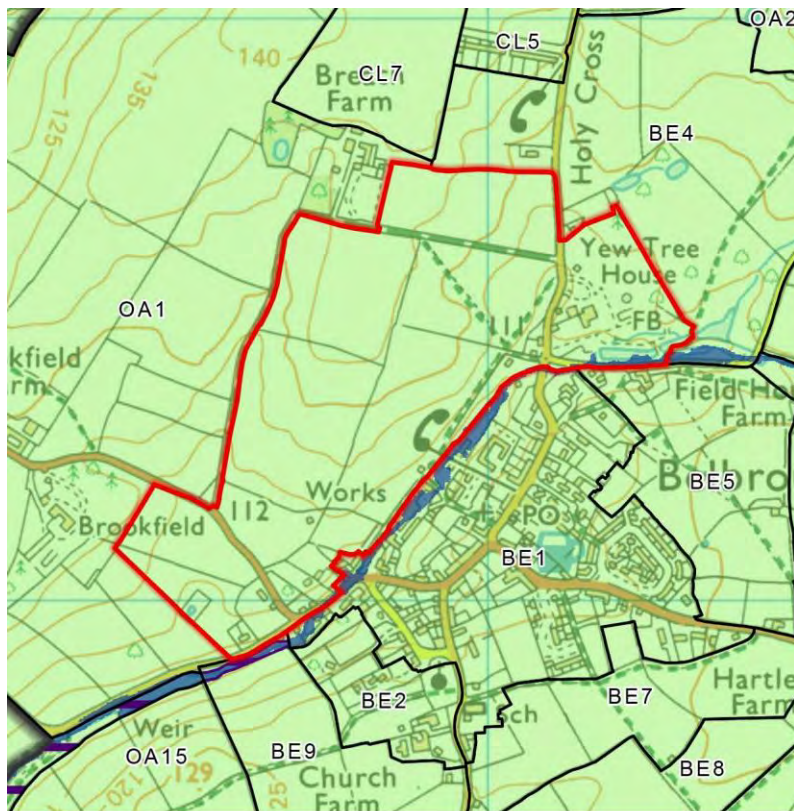
### Overall harm to the Green Belt purposes from release of land

The release of land within parcel BE2 as an expansion of Belbroughton would cause Moderate harm to Purpose 3.

**Moderate**

# Belbroughton

## Harm of release of land in BE3



- Parcel BE3
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



# Belbroughton

## Harm of release of land in BE3

### Openness

Land is open. The parcel contains some residential properties in the southwest of the parcel, but they are sufficiently isolated to not have a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land is adjacent to the settlement of Belbroughton, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Belbroughton is not a town and the nearest 'towns' are the settlements of Hagley and Catshill, which are too far apart to be considered neighbouring, so this parcel is not helping to prevent their merger. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Fenn Brook and adjacent tree cover provide some degree of boundary distinction between the parcel and the settlement of Belbroughton and also prevent urbanising influence within the parcel. The sloping landform up from Fenn Brook also creates some further distinction from the settlement. The landform is flatter around the cricket ground at the western end of the parcel, but tree cover creates a parkland character in this area, which also creates distinction from the settlement. Overall, there is strong distinction between the parcel and the settlement.

### Impact on adjacent Green Belt land

Release and development of the parcel would weaken the consistency of the settlement-



# Belbroughton

## Harm of release of land in BE3

edge boundary along Fenn Brook, and would weaken the distinction of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with a strong degree of distinction from the urban area. Its release would result in a weaker Green Belt boundary and impacts to the distinction of adjacent Green Belt. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment

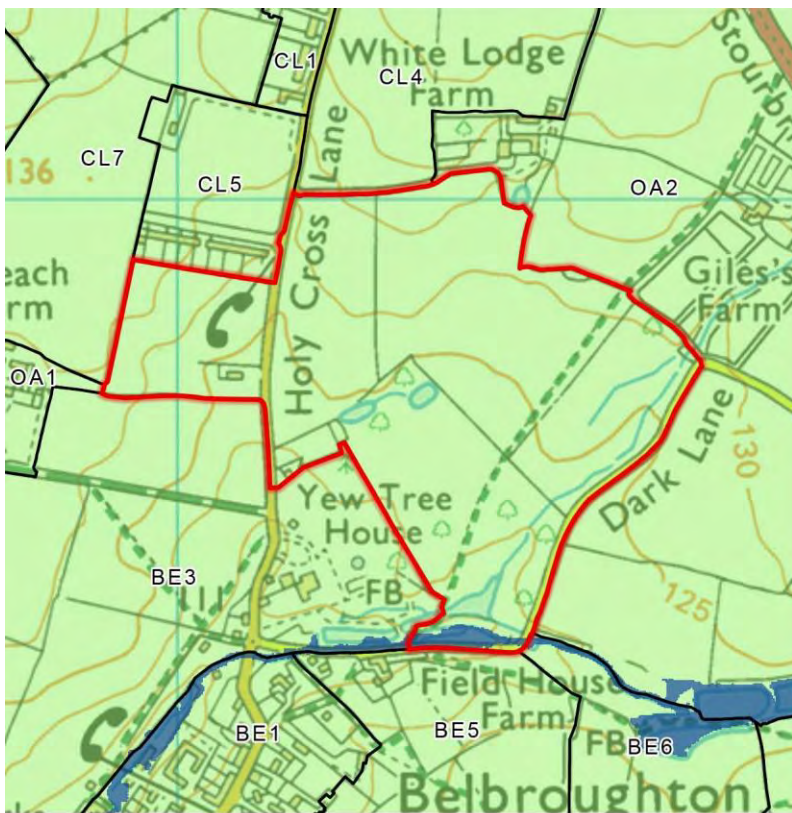
### Overall harm to the Green Belt purposes from release of land

The release of land in BE3 as an expansion of Belbroughton would cause High harm to Purpose 3.

**High**

# Belbroughton

## Harm of release of land in BE4



- Parcel BE4
- Green Belt
- Absolute constraints**
- Flood zone 3



# Belbroughton

## Harm of release of land in BE4

### Openness

Land is open. The parcel contains two residential properties adjacent to Holy Cross Lane, but they are sufficiently isolated from one another and from the urban edge to not have a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land is adjacent to the settlement of Belbroughton, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Belbroughton is not a town and the nearest 'towns' are the settlements Hagley and Catshill, which are too far apart to be considered neighbouring, so this parcel is not helping to prevent their merger. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is rural and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Tree cover to the south creates strong boundary distinction between the parcel and Belbroughton and prevents any urbanising visual influence within the parcel. The north of the parcel is more elevated than the south and there are open views of the wider countryside. Overall, there is very strong distinction between the parcel and the settlement.

### Impact on adjacent Green Belt land

Dense tree cover forms a strong, consistent boundary to the north of Belbroughton, beyond which any release would weaken the distinction of adjacent Green Belt.

# Belbroughton

## Harm of release of land in BE4

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Very high**

Land is open countryside with very strong distinction from the urban area. Its release would result in a weaker Green Belt boundary and a knock-on weakening of the distinction of adjacent Green Belt. Therefore, the release of land in the parcel would cause Very High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land in BE4 as an expansion of Belbroughton would cause Very High harm to Purpose 3.

**Very high**



# Belbroughton

## Harm of release of land in BE5



- Parcel BE5
- Green Belt
- Absolute constraints**
- Flood zone 3



# Belbroughton

## Harm of release of land in BE5

### Openness

Land is open. The parcel contains some agricultural buildings in the east, but these are an appropriate Green Belt land use and therefore do not affect its openness. The parcel also contains several residential properties but these are sufficiently isolated from one another and from the urban edge to not have a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land is adjacent to the settlement of Belbroughton, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Belbroughton is not a town and the nearest 'towns' are the settlements of Hagley and Catshill, which are too far apart to be considered neighbouring, so this parcel is not helping to prevent their merger. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Only garden boundaries provide separation between the parcel and the settlement of Belbroughton, but there are still views over open countryside to the east. The urban area does not dominate, so there is a degree of distinction between the parcel and the settlement.

### Impact on adjacent Green Belt land

There is lack of strong, alternative boundaries to the east and, as a result, release and development of the parcel would result in weakening of the distinction of adjacent,

# Belbroughton

## Harm of release of land in BE5

stronger Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Low/no

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land is open countryside with some degree of distinction from the urban area. Its release would result in impacts to the distinction of adjacent Green Belt. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land in BE5 as an expansion of Belbroughton would cause Moderate harm to Purpose 3.

##### Moderate



# Belbroughton

## Harm of release of land in BE6



- Parcel BE6
- Green Belt
- Absolute constraints**
- Flood zone 3





# Belbroughton

## Harm of release of land in BE6

### Openness

Land is open. The parcel contains some agricultural use buildings, but these are an appropriate Green Belt land use and therefore do not affect its openness

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land is adjacent to the settlement of Belbroughton, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Belbroughton is not a town and the nearest 'towns' are the settlements of Hagley and Catshill, which are too far apart to be considered neighbouring, so this parcel is not helping to prevent their merger. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Adjacent Green Belt land and hedgerows to the west provide some degree of boundary separation between the parcel and Belbroughton. The parcel occupies a plateau that provides some landform distinction from the valley side that Belbroughton occupies. Furthermore, there is no urbanising visual influence within the parcel. Overall, there is strong distinction between the parcel and the settlement.

### Impact on adjacent Green Belt land

Although there is some tree cover to the southeast and northeast, these boundary features are not consistent. As a result, release and development of the parcel would result in some weakening of the distinction of adjacent Green Belt land to the east.

# Belbroughton

## Harm of release of land in BE6

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with strong distinction from the urban area. Its release would result in a weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

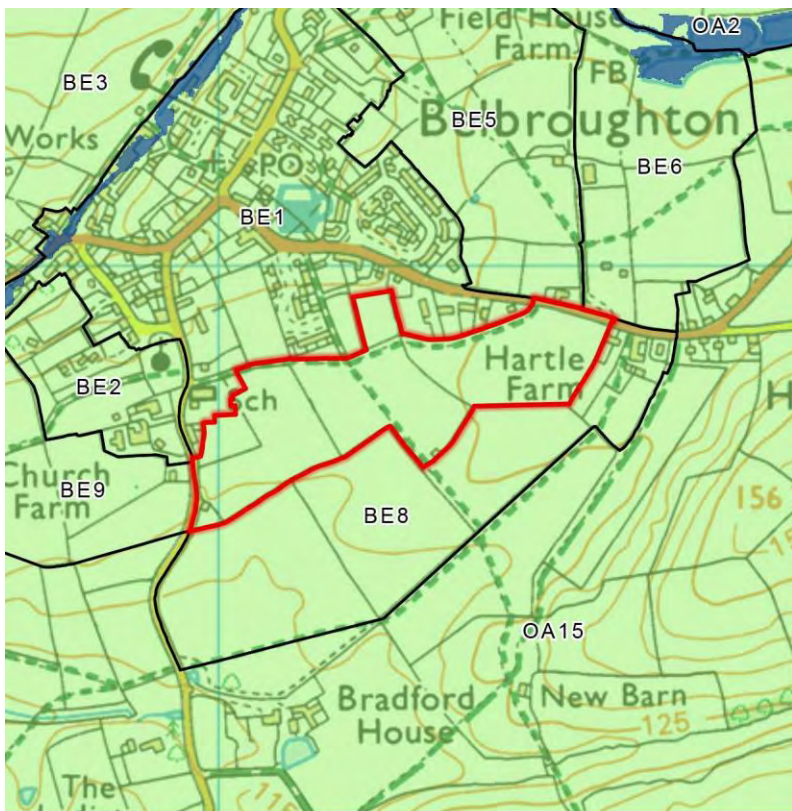
### Overall harm to the Green Belt purposes from release of land

The release of land in BE6 as an expansion of Belbroughton would cause High harm to Purpose 3.

**High**

# Belbroughton

## Harm of release of land in BE7



- Parcel BE7
- Green Belt
- Absolute constraints**
- Flood zone 3



# Belbroughton

## Harm of release of land in BE7

### Openness

There is no built development in the parcel, other than the tennis club clubhouse, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land is adjacent to the settlement of Belbroughton, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Belbroughton is not a town and the nearest 'towns' are the settlements of Hagley and Catshill, which are too far apart to be considered neighbouring, so this parcel is not helping to prevent their merger. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The majority of land in the parcel is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The plateau landform within the parcel that sits above the valley side of Belbroughton creates some landform distinction, but there is little boundary separation between the parcel and the settlement apart from garden boundaries and some areas of linear tree cover, resulting in some urbanising visual influence within the parcel from the settlement. Overall, there is some degree of distinction between the parcel and the settlement.

### Impact on adjacent Green Belt land

In the absence of any strong boundary features, release of land in the parcel would in turn weaken the distinction of adjacent Green Belt land to the south.



# Belbroughton

## Harm of release of land in BE7

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Low/no

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land is open countryside with some degree of distinction from the urban area. Its release would result in a weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

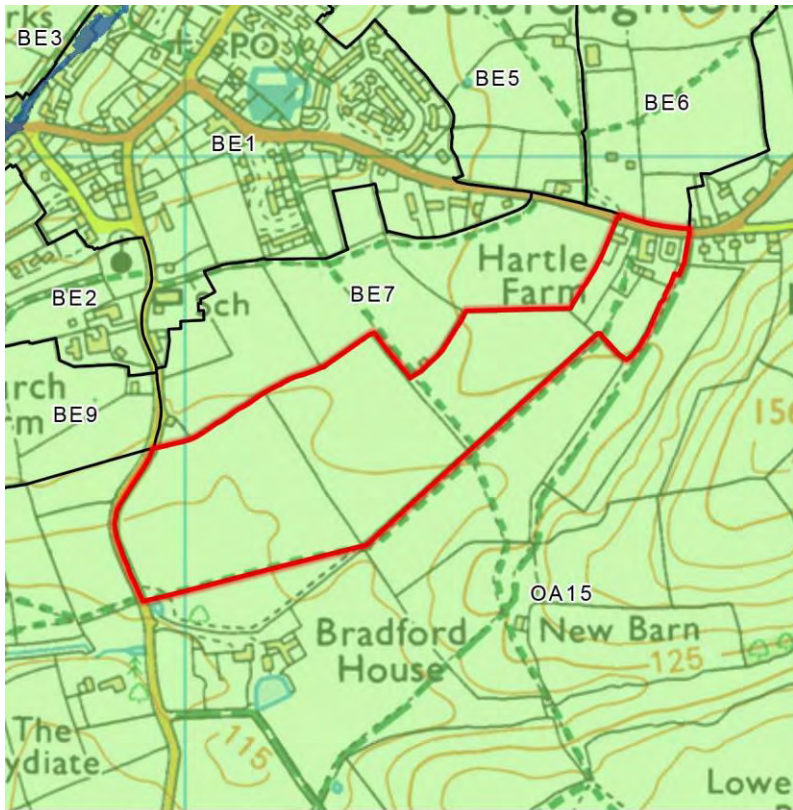
### Overall harm to the Green Belt purposes from release of land

The release of land in BE7 as an expansion of Belbroughton would cause Moderate harm to Purpose 3

##### Moderate

# Belbroughton

## Harm of release of land in BE8



- Parcel BE8
- Green Belt
- Absolute constraints**
- Flood zone 3



# Belbroughton

## Harm of release of land in BE8

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land is adjacent to the settlement of Belbroughton, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Belbroughton is not a town and the nearest 'towns' are the settlements of Hagley and Catshill, which are too far apart to be considered neighbouring, so this parcel is not helping to prevent their merger. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land in the parcel is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Hedgerows between the parcel and Belbroughton create some boundary separation, and the plateau landform creates further distinction from the settlement. There is little urbanising visual influence within the parcel and there are views over open countryside to the south, so the parcel has strong distinction from the urban area.

### Impact on adjacent Green Belt land

Release and development of the parcel would result in weakening of the distinction of adjacent Green Belt land to the south.

### Harm to the Green Belt purposes

#### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

# Belbroughton

## Harm of release of land in BE8

### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

### Low/no

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

### High

Land is open countryside with strong distinction from the urban area. Its release would result in a weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

## Overall harm to the Green Belt purposes from release of land

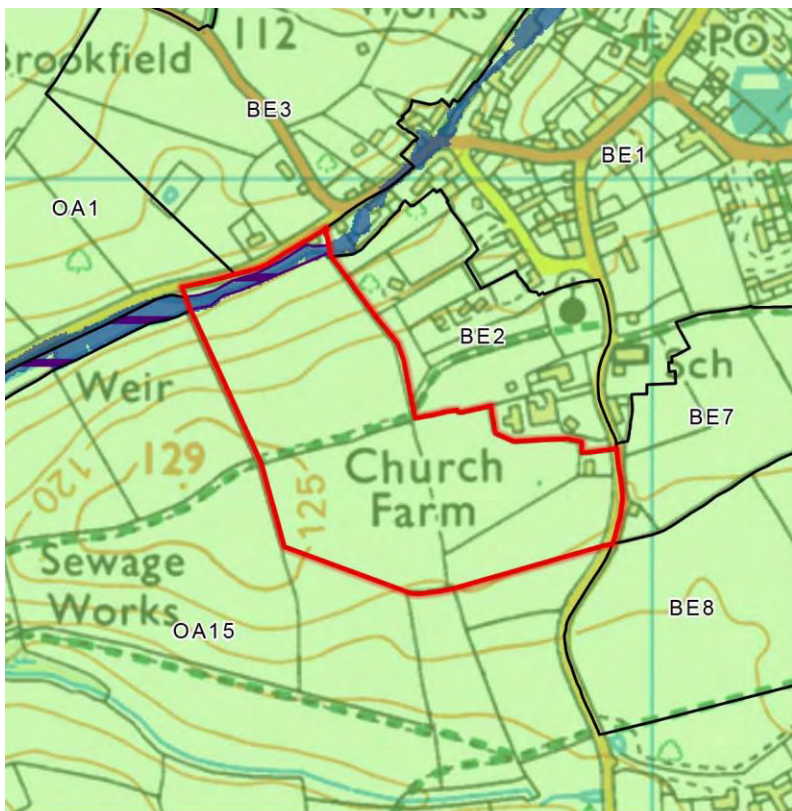
The release of land in BE8 as an expansion of Belbroughton would cause High harm to Purpose 3.

High



# Belbroughton

## Harm of release of land in BE9



- Parcel BE9
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



# Belbroughton

## Harm of release of land in BE9

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land is adjacent to the settlement of Belbroughton, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Belbroughton is not a town and the nearest 'towns' are the settlements of Hagley and Catshill, which are too far apart to be considered neighbouring, so this parcel is not helping to prevent their merger. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land in the parcel is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Mature tree cover to the east, both on the field boundaries and within the largely open western part of Belbroughton, creates strong boundary distinction between the parcel and the more urban core of the village. The sloping landform in the south and southwest of the parcel creates further distinction from the settlement. There is little urbanising visual influence within the parcel and there are views over open countryside to the south and southwest, so overall there is strong distinction from the urban area.

### Impact on adjacent Green Belt land

Tree cover adjacent to the settlement forms a consistent boundary, and there is a lack of strong, alternative Green Belt boundaries to the west. As such, release and development of the parcel would result in a weaker Green Belt boundary and weakening of the

# Belbroughton

## Harm of release of land in BE9

distinction of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with strong distinction from the urban area. Its release would result in weakening of the distinction of adjacent Green Belt. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

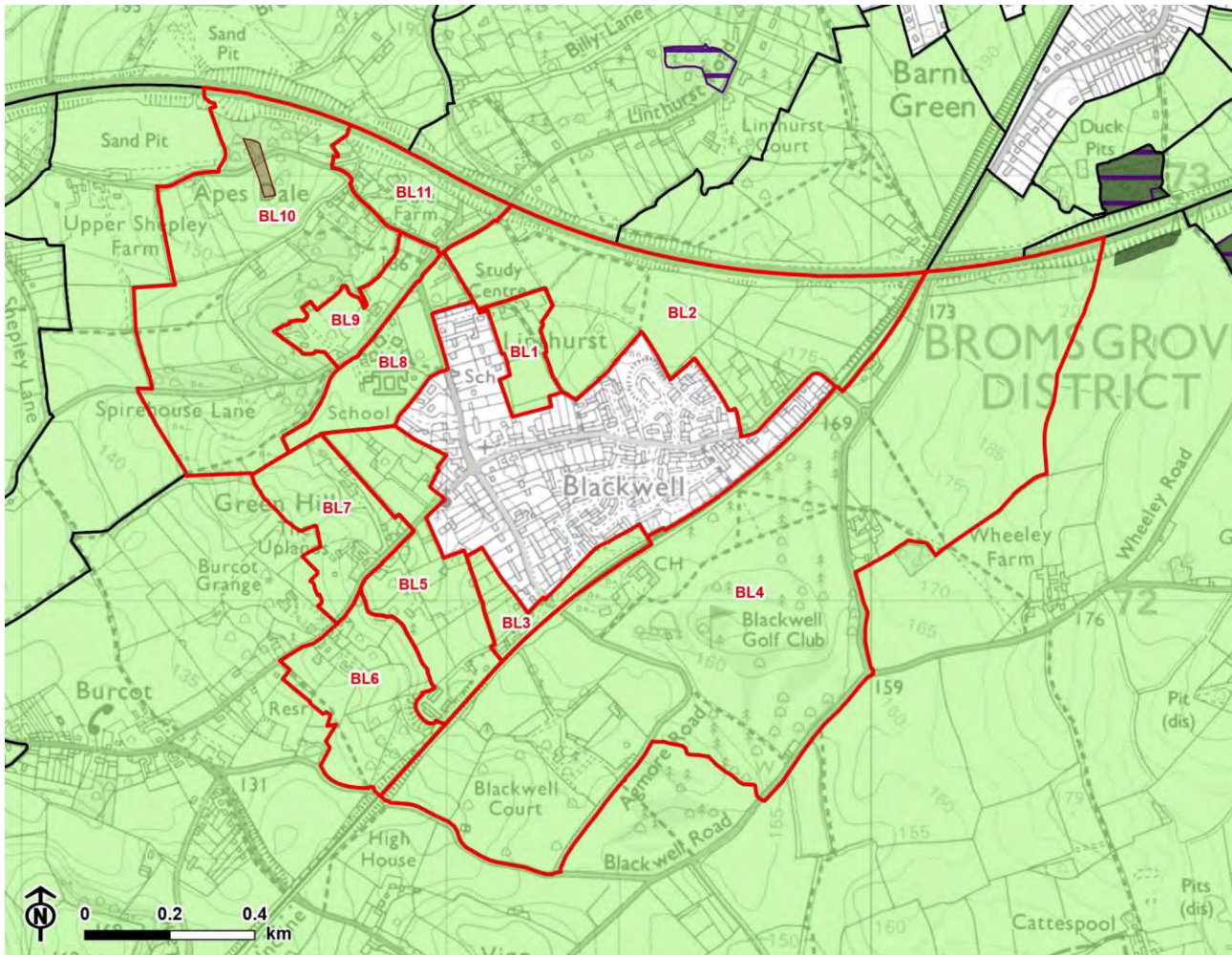
### Overall harm to the Green Belt purposes from release of land

The release of land in BE9 as an expansion of Belbroughton would cause High harm to Purpose 3.

**High**

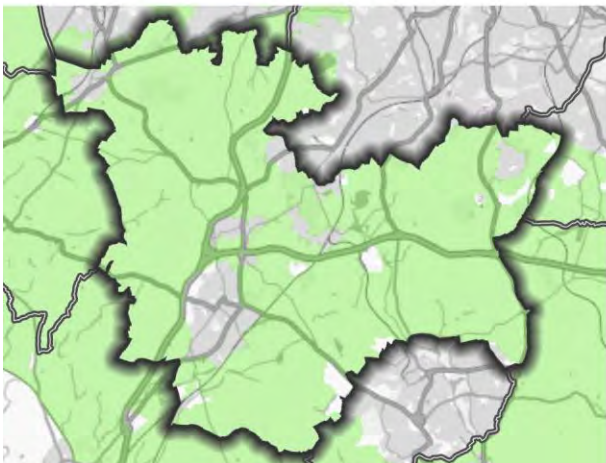


# Blackwell



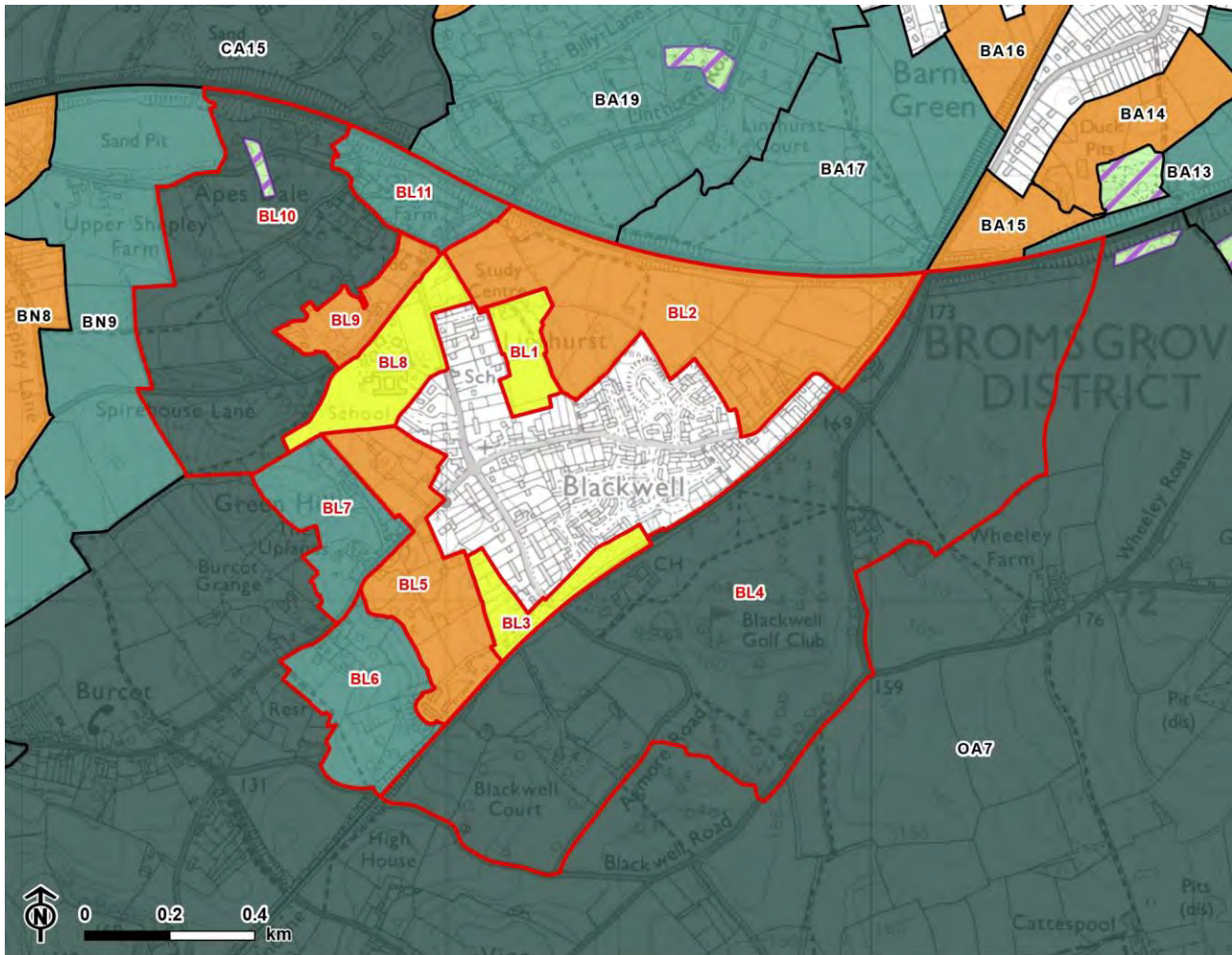
- Blackwell parcel
- Neighbouring parcel

- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Local Geological Site
- Ancient woodland





# Blackwell

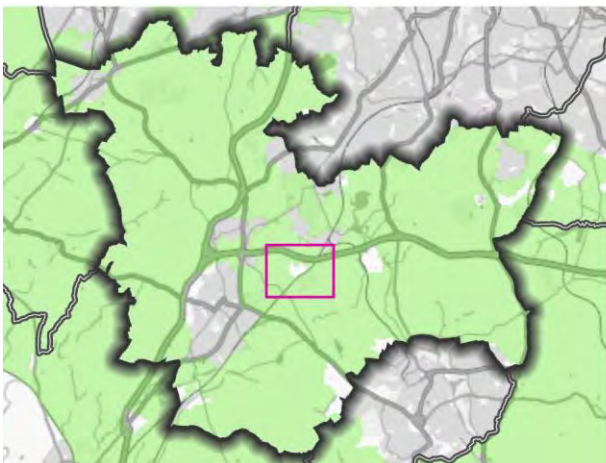


- Blackwell parcel
- Neighbouring parcel

- Green Belt
- Absolute constraints

## Highest Harm Rating

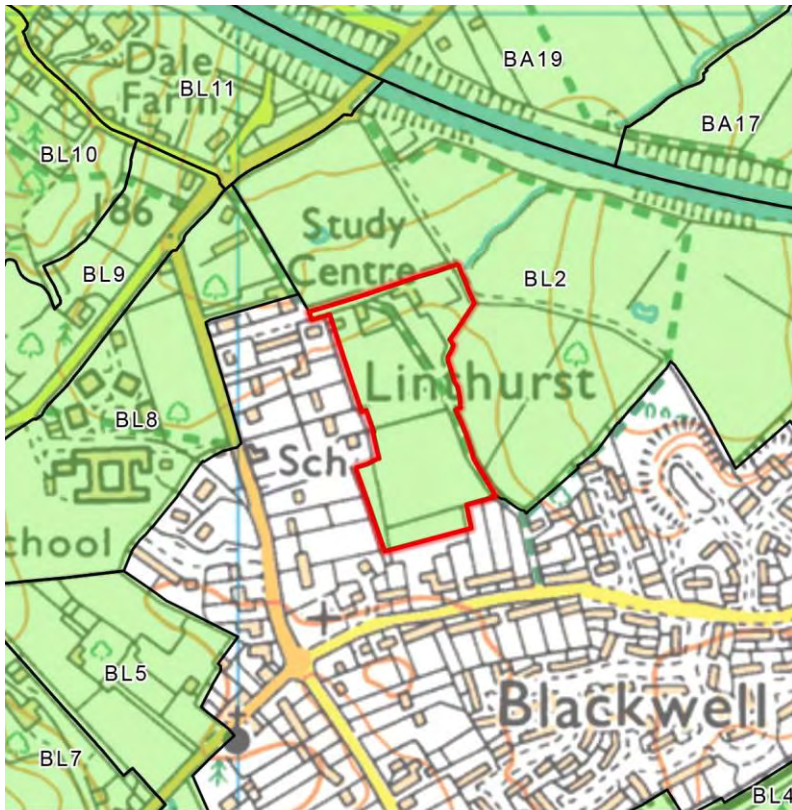
- Very high
- High
- Moderate
- Low/no





# Blackwell

## Harm of release of land in BL1



-  Parcel BL1
-  Green Belt



# Blackwell

## Harm of release of land in BL1

### Openness

Land is open. There is some residential development in the north of the parcel, which impacts openness locally, but not at a strategic scale within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Blackwell, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a wide gap between Lickey / Barnt Green and Bromsgrove, with the M42 and a ridge of high ground between Bromsgrove and Blackwell acting as significant separating features, but the presence of Blackwell between the two increases the fragility of the settlement gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is comprised largely of pastoral fields and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

There is little boundary separation between the parcel and the inset area of Blackwell to the west and south, but the adjacent residential development is rural and low density in nature and therefore does not have a significant urbanising influence within the parcel. Overall, there is some degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The parcel has well-treed boundaries and existing development already abuts fields to the east and the north. This means that its release would have only a minor impact on the strength of adjacent Green Belt land.

# Blackwell

## Harm of release of land in BL1

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a wide gap between Lickey / Barnt Green and Bromsgrove. The parcel has some degree of distinction from the inset area, but its release would only have minimal impact on the settlement gap between the towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land is largely open countryside with some degree of distinction from the inset area, but its release would cause only minor weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

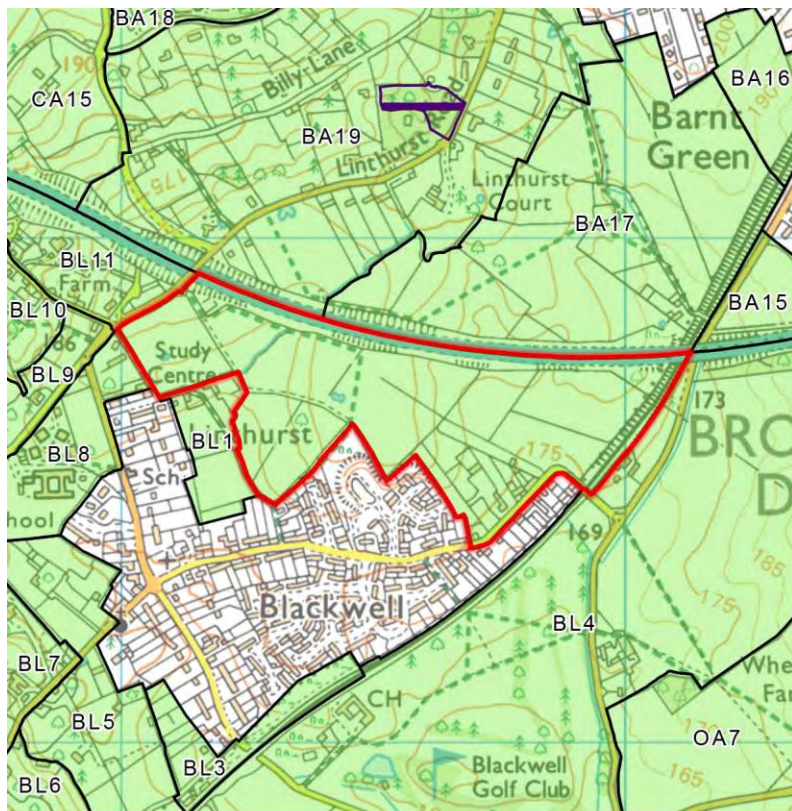
The release of land in Parcel BL1 as an expansion of Blackwell would cause Low harm to Green Belt Purposes 2 and 3.

**Low/no**



# Blackwell

## Harm of release of land in BL2



- Parcel BL2
- Green Belt
- Absolute constraints**
- Local Wildlife Site



# Blackwell

## Harm of release of land in BL2

### Openness

Land is open. There is some residential development in the east of the parcel, which impacts openness locally, but not at a strategic scale within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Blackwell, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a wide gap between Lickey / Barnt Green and Bromsgrove, with the M42 and a ridge of high ground between Bromsgrove and Blackwell acting as significant separating features, but the presence of Blackwell between the two increases the fragility of the settlement gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is comprised of pastoral fields and some tree cover and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Tree cover at much off the inset edge of Blackwell to the south creates some degree of boundary separation between the parcel and the inset area, reducing urbanising visual influence within the parcel, and the rising landform to the north also adds to distinction from the urban area. As a result, there is relatively strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The M42 provides a strong, alternative boundary feature to the north, and the railway line to the east already provides a consistent eastern boundary to the village. The release of

# Blackwell

## Harm of release of land in BL2

land in the parcel would, therefore, cause only minor weakening of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a wide gap between Lickey / Barnt and Bromsgrove. The parcel has some degree of distinction from the inset area, but its release would only have minimal impact on the settlement gap between the towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land is open countryside with strong distinction from the inset area, but its release would cause only minor weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

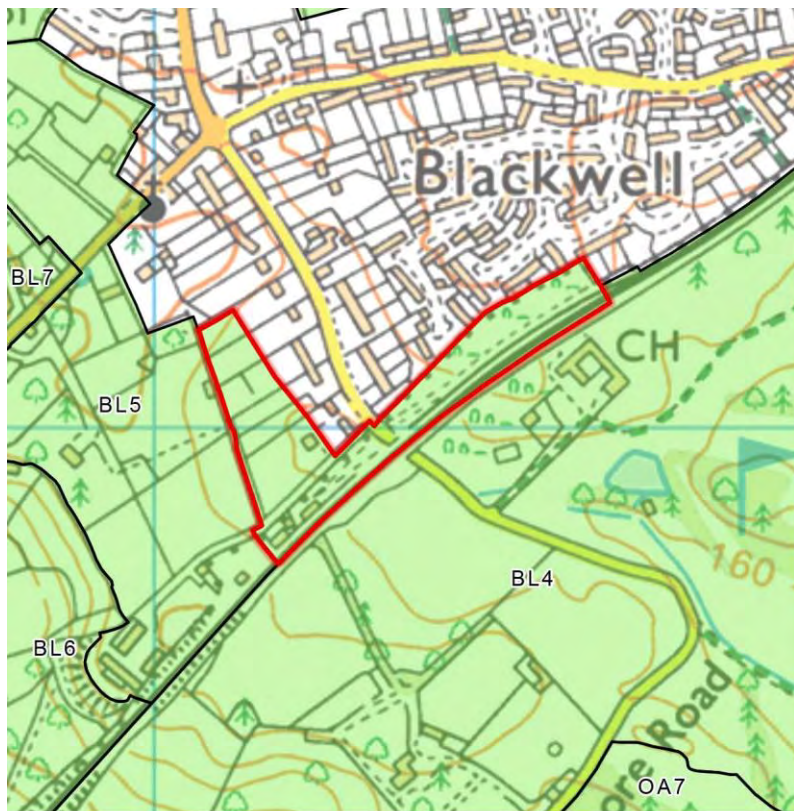
The release of land in Parcel BL2 as an expansion of Blackwell would cause Moderate harm to Green Belt Purpose 3.

**Moderate**



# Blackwell

## Harm of release of land in BL3





# Blackwell

## Harm of release of land in BL3

### Openness

The western part of the parcel comprises residential gardens and also includes a single dwelling and outbuildings associated with another residential property, but these do not have a significant impact on openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Blackwell, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a wide gap between Lickey / Barnt Green and Bromsgrove, with the M42 and a ridge of high ground between Bromsgrove and Blackwell acting as significant separating features, but the presence of Blackwell between the two increases the fragility of the settlement gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Most land in the parcel lies within residential back gardens, which limits the extent to which it can be considered as part of the countryside, and therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Whilst the east of the parcel is comprised largely by tree cover, it is a relatively small area that is contained by the railway line. Land in the west has little separation from the inset area given that it is partially comprised of the gardens of residential properties. Overall, there is weak distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The railway line and associated tree cover adjacent to the east of the parcel minimise any impact that release of land here would have on adjacent Green Belt land. The western

# Blackwell

## Harm of release of land in BL3

part of the parcel also has a mature boundary hedgerow, and the presence of existing residential development to the north on Greenhill and to the south along Laurel Bank Mews mean that there is already some urbanising influence, which minimises the impact that further development within the parcel would have on Green belt strength.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a wide gap between Lickey / Barnt Green and Bromsgrove. The parcel has weak distinction from the inset area, and release of land within it would cause minimal weakening of the perceived separation between towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land is open but has weak distinction from the inset area, and its usage as residential gardens for houses that are mostly in the inset settlement limits the extent to which it can be considered 'countryside'. Release of land within the parcel would cause minimal weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

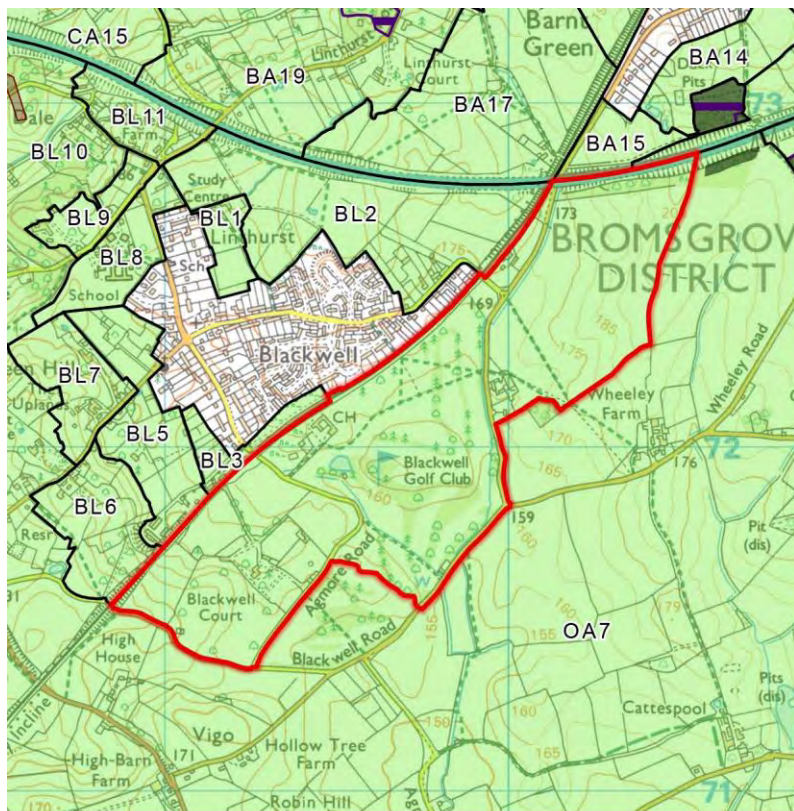
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BL3 as an expansion of Blackwell would cause Low harm to Green Belt Purposes 2 and 3.

**Low/no**

# Blackwell

## Harm of release of land in BL4



- Parcel BL4
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Local Geological Site
- Ancient woodland



# Blackwell

## Harm of release of land in BL4

### Openness

Land is open. There is only isolated development in the parcel, including a golf clubhouse to the north of Agmore Road and an adventure centre to the south of Agmore Road. This development does not have a significant impact on openness within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Blackwell, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a wide gap between Lickey / Barnt Green and Bromsgrove, with the M42 and a ridge of high ground between Bromsgrove and Blackwell acting as significant separating features, but the presence of Blackwell between the two increases the fragility of the settlement gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is comprised of pastoral fields and a golf course and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The railway line and adjacent tree cover create strong boundary separation between the parcel and the inset settlement of Blackwell and prevent urbanising influence within the parcel. Sloping land within Blackwell Golf Club and around Blackwell Court within the parcel provides some landform distinction from the inset area. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Release and development of land in the parcel would weaken the consistency of the



# Blackwell

## Harm of release of land in BL4

settlement-edge boundary, which is currently formed by the railway line and adjacent tree cover. There is a lack of strong, alternative boundary features to the northeast, east and south and, as a result, release and development of land in the parcel would cause weakening of the distinction of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a wide gap between Lickey / Barnt Green and Bromsgrove, but this is reduced by intervening development at Blackwell. The gap is robust, but the parcel has strong distinction from the inset area, and release of land within it would cause some weakening of the perceived separation between towns. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Very high

Land is open countryside with strong distinction from the inset area. Release of land within the parcel would significantly weaken the consistency of the settlement edge and would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Very High harm to the purpose of safeguarding the countryside from encroachment.

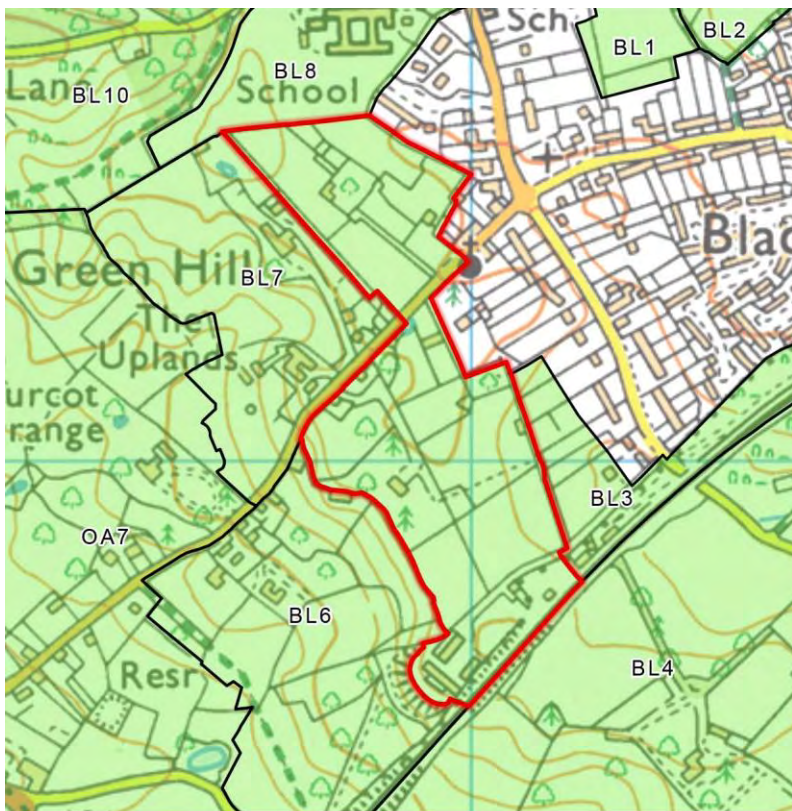
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BL4 as an expansion of Blackwell would cause Very High harm to Green Belt Purpose 3.

**Very high**

# Blackwell

## Harm of release of land in BL5



- Parcel BL5
- Green Belt



# Blackwell

## Harm of release of land in BL5

### Openness

Land is open. There are a few residential properties within the parcel, principally along Laurel Bank Mews, but this development is small enough in scale to not have a significant impact on openness at a strategic scale.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Blackwell, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a wide gap between Lickey / Barnt Green and Bromsgrove, with the M42 and a ridge of high ground between Bromsgrove and Blackwell acting as significant separating features, but the presence of Blackwell between the two increases the fragility of the settlement gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The parcel is comprised largely of pastoral fields and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Whilst linear tree cover creates some separation between the south of the parcel and the inset area, only garden boundaries provide separation between the north of the parcel and residential development within Blackwell to the east. However, the adjacent development is rural and low density in nature and therefore does not cause a significant urbanising influence within the parcel. Overall, there is some degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

# Blackwell

## Harm of release of land in BL5

A steep and in places well-treed slope defines the western edge of the parcel, but development close to this edge would be expected to have some urbanising visual impact on the lower ground beyond. Any partial release of the parcel would in turn weaken the distinction of the remainder.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a wide gap between Lickey / Barnt and Bromsgrove. The parcel has some degree of distinction from the inset area, but release of land within it would cause minimal weakening of the perceived separation between towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land is open countryside with some degree of distinction from the inset area. Release of land within the parcel would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

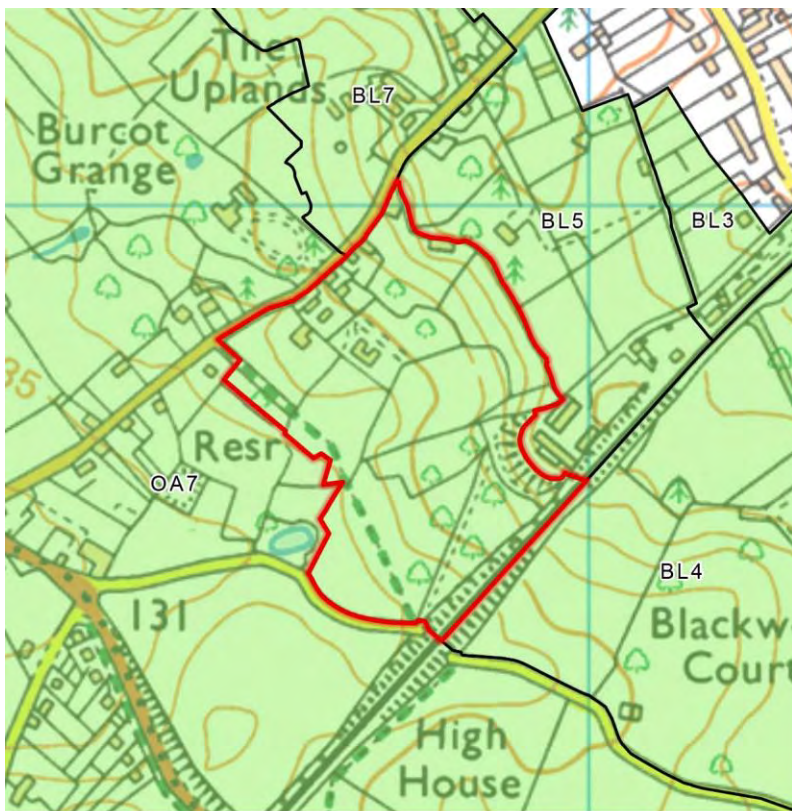
The release of land in Parcel BL5 as an expansion of Blackwell would cause Moderate harm to Green Belt Purpose 3.

**Moderate**



# Blackwell

## Harm of release of land in BL6



-  Parcel BL6
-  Green Belt



# Blackwell

## Harm of release of land in BL6

### Openness

Land is largely open. There is some low-density residential development adjacent to Greenhill within the parcel, which impacts openness locally but not at a strategic scale.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies close to Blackwell, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a wide gap between Lickey / Barnt Green and Bromsgrove, with the M42 and a ridge of high ground between Bromsgrove and Blackwell acting as significant separating features, but the presence of Blackwell between the two increases the fragility of the settlement gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The parcel is comprised largely of open grassland and tree cover and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Tree cover within the eastern half of the parcel and a steep ridge from a strong boundary to the parcel, and intervening open land adds further separation from the settlement. There is little or no intervisibility within the inset area, although development within the parcel has a limited urbanising influence. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Release and development of the land in the parcel would encroach on a steep ridge to the west of Blackwell, weakening the consistency of the settlement edge and weakening

# Blackwell

## Harm of release of land in BL6

the distinction of land to the west from the settlement.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a wide gap between Lickey / Barnt Green and Bromsgrove. The parcel has strong distinction from the inset area, but release of land within it would cause minor weakening of the perceived separation between towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with strong distinction from the inset area. Expansion of Blackwell to include land within the parcel would weaken the consistency of the settlement edge by encroaching onto a steep ridge and would weaken the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BL6 as an expansion of Blackwell would cause High harm to Green Belt Purpose 3.

**High**



# Blackwell

## Harm of release of land in BL7





# Blackwell

## Harm of release of land in BL7

### Openness

Land is open. There is some residential and commercial development within the parcel, but these buildings are sufficiently isolated from one another not have a significant impact on openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies close to Blackwell, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a wide gap between Lickey / Barnt Green and Bromsgrove, with the M42 and a ridge of high ground between Bromsgrove and Blackwell acting as significant separating features, but the presence of Blackwell between the two increases the fragility of the settlement gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land in the parcel is largely open grassland, with belts of tree cover, and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Whilst there is no significant boundary feature at the edge of the parcel to the east, steeply sloping land within the parcel provides separation and landform distinction from the inset area and also reduces any intervisibility with the settlement of Blackwell. Therefore, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

There is a lack of strong, alternative boundary features to the west and, as a result, release and development of land in the parcel would cause weakening of the distinction

# Blackwell

## Harm of release of land in BL7

of adjacent Green Belt land. A release would also weaken the consistency of the settlement edge by encroaching onto a steep ridge within the parcel.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a wide gap between Lickey / Barnt and Bromsgrove. The parcel has strong distinction from the inset area, but release of land within it would cause minor weakening of the perceived separation between towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with strong distinction from the inset area. Expansion of Blackwell to include land within the parcel would weaken the consistency of the settlement edge by encroaching onto a steep ridge and would weaken the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

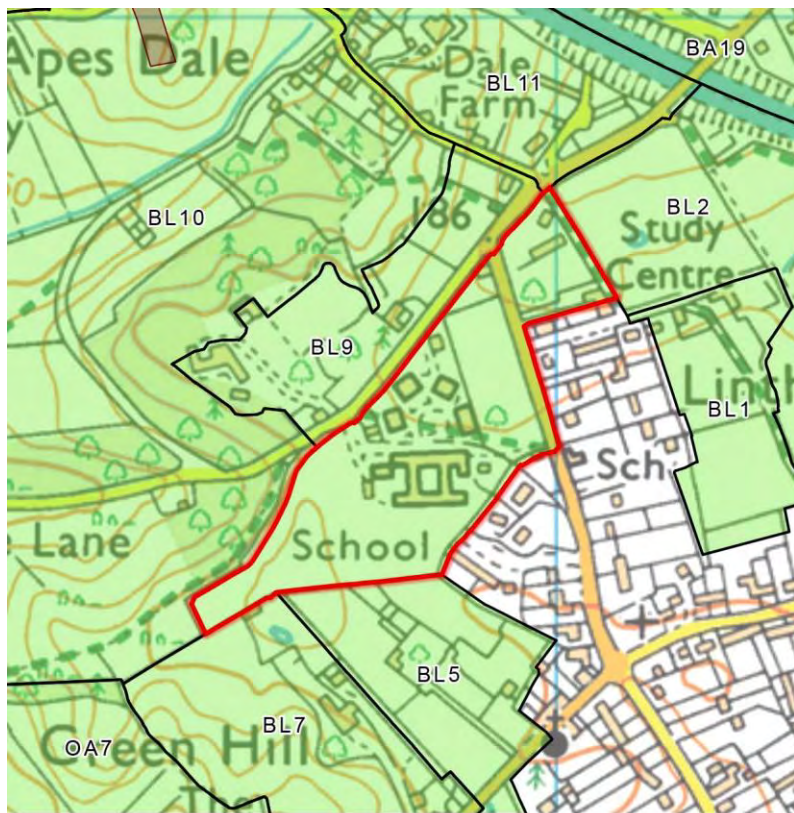
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BL7 as an expansion of Blackwell would cause High harm to Green Belt Purpose 3.

**High**

# Blackwell

## Harm of release of land in BL8



- Parcel BL8
- Green Belt
- Absolute constraints**
- Local Geological Site



# Blackwell

## Harm of release of land in BL8

### Openness

The parcel contains Hunters Hill Technology College. These buildings do have an impact on Green Belt openness, but there is still a significant quantity of open space which has a relationship with the wider Green Belt and contributes to its openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Blackwell, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a wide gap between Lickey / Barnt Green and Bromsgrove, with the M42 and a ridge of high ground between Bromsgrove and Blackwell acting as significant separating features, but the presence of Blackwell between the two increases the fragility of the settlement gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The parcel contains most of the buildings associated with Hunters Hill Technology College. This has an urbanising impact but tree cover localises the effects of this, so the buildings and grounds can still be considered to be in the 'countryside' and, therefore, protecting it from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Tree cover between the parcel and the inset area creates a degree of distinction from the urban area, although the presence of the college buildings has some urbanising influence.

### Impact on adjacent Green Belt land

Tree cover along Spirehouse Lane to the north, and woodland to the west, limit any impact that the release and development of remaining land in the parcel would have on adjacent Green Belt land in these directions. The presence of the existing main college



# Blackwell

## Harm of release of land in BL8

building in the southern part of the parcel limits the impact that additional development here would have on the integrity of Green Belt land to the south.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a wide gap between Lickey / Barnt Green and Bromsgrove. The parcel has weak distinction from the inset area and release of land within it would cause minimal weakening of the perceived separation between towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land has a degree of distinction from the urban area but is partially developed. Release of land in the parcel would cause only minor weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

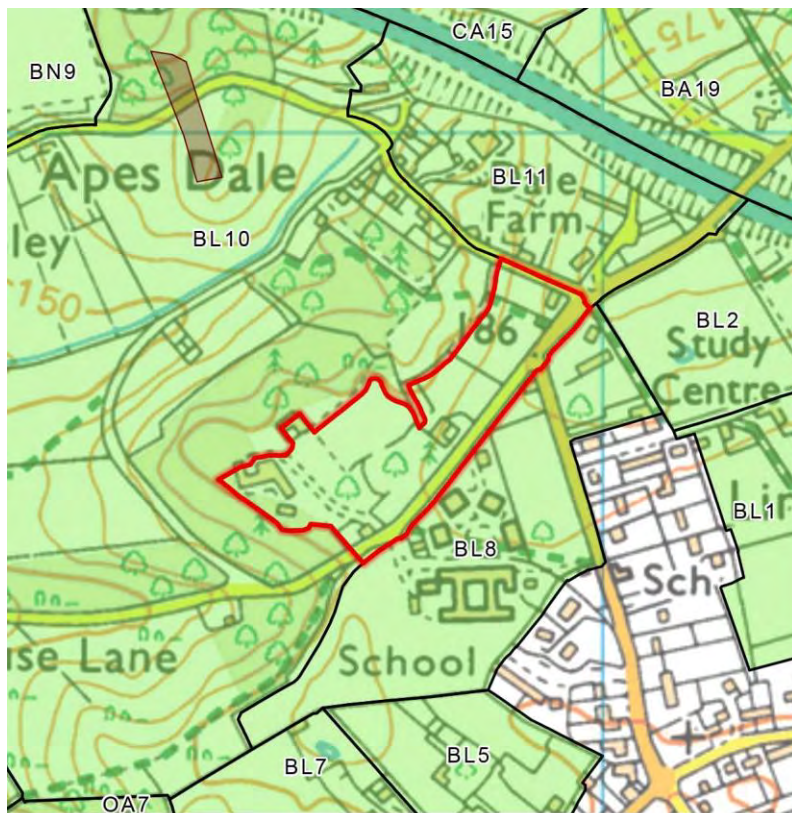
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BL8 as an expansion of Blackwell would cause Low harm to Green Belt Purposes 2 and 3.

**Low/no**

# Blackwell

## Harm of release of land in BL9



- Parcel BL9
- Green Belt
- Absolute constraints**
- Local Geological Site



# Blackwell

## Harm of release of land in BL9

### Openness

Land is largely open. There are several buildings associated with Hunters Hill College in the parcel but these are sufficiently isolated to not have a significant impact on openness. Although the parcel contains areas of tree cover, it is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies close to Blackwell, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a wide gap between Lickey / Barnt Green and Bromsgrove, with the M42 and a ridge of high ground between Bromsgrove and Blackwell acting as significant separating features, but the presence of Blackwell between the two increases the fragility of the settlement gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land in the parcel comprises largely of pastoral fields and tree cover and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Spirehouse Lane and adjacent tree cover provide a relatively strong degree of separation between the parcel and the inset area, reducing intervisibility with urban development, and tree cover within the parcel contributes to creating land cover distinction from the inset area and from urbanising washed-over development in the rest of the Hunters Hill College site. As a result, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The parcel is surrounded by tree cover which limits any impact that release and

# Blackwell

## Harm of release of land in BL9

development of land within it would have on the distinction of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Low/no

Land is open and lies in a wide gap between Lickey / Barnt Green and Bromsgrove. The parcel has strong distinction from the inset area but release of land within it would cause minimal weakening of the perceived separation between towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land is open countryside with strong distinction from the inset area, but release and development of land in the parcel would cause minimal weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

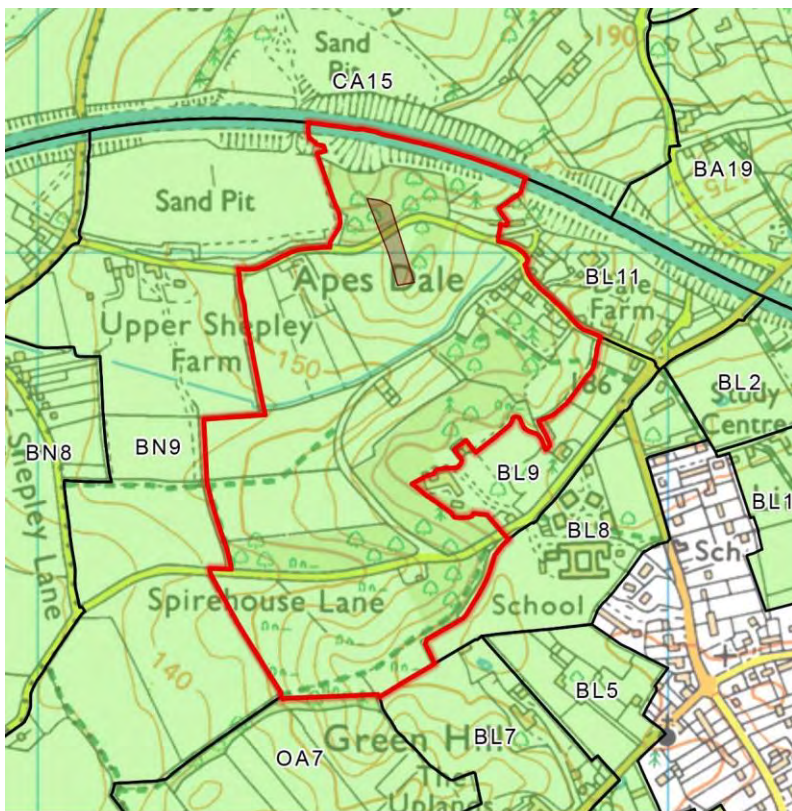
The release of land in Parcel BL9 as an expansion of Blackwell would cause Moderate harm to Green Belt Purpose 3.

##### Moderate



# Blackwell

## Harm of release of land in BL10



# Blackwell

## Harm of release of land in BL10

### Openness

Land is open. There are some individual residential properties within the parcel, but they are sufficiently isolated from each other and from the urban edge to not have a significant impact on openness within the parcel. Although the parcel contains large areas of woodland, it is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies close to Blackwell, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a wide gap between Lickey / Barnt Green and Bromsgrove, with the M42 and a ridge of high ground between Bromsgrove and Blackwell acting as significant separating features, but the presence of Blackwell between the two increases the fragility of the settlement gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land in the parcel is in agricultural use and contains large areas of woodland and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Dense tree cover on a steep slope in the east of the parcel limits any association with the inset area of Blackwell. There is very strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Release and development of land in the parcel would encroach on the steep escarpment to the west of Blackwell, negating its role as a significant separating feature between

# Blackwell

## Harm of release of land in BL10

Blackwell and Lickey End and weakening the distinction of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**High**

Land is open and lies in a wide gap between Lickey / Barnt Green and Bromsgrove. The parcel has very strong distinction from the inset area and release of land within it would cause weakening of the perceived separation between the towns. Therefore, the release of land in the parcel would cause High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Very high**

Land is open countryside with very strong distinction from the inset area, and release and development of land in the parcel would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Very High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

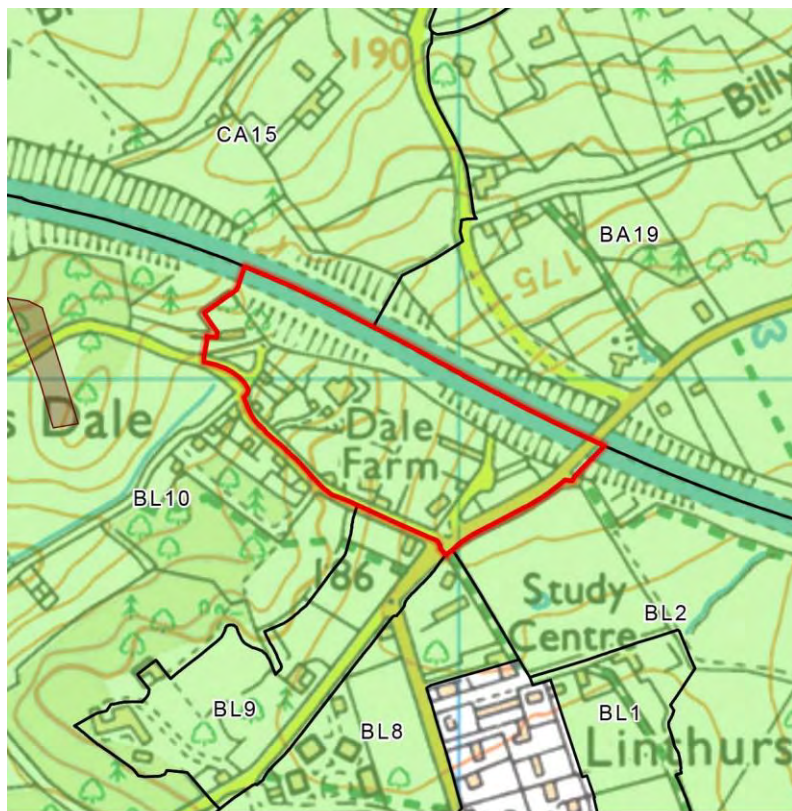
The release of land in Parcel BL10 as an expansion of Blackwell would cause Very High harm to Green Belt Purpose 3.




**Very high**



# Blackwell

## Harm of release of land in BL11



-  Parcel BL11
-  Green Belt
- Absolute constraints**
-  Local Geological Site





# Blackwell

## Harm of release of land in BL11

### Openness

Land is largely wooded, which is open in Green Belt terms. There are some widely residential properties along Dale Hill road that impact openness locally, but not at a strategic scale within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies close to Blackwell, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a wide gap between Lickey / Barnt Green and Bromsgrove, with the M42 and a ridge of high ground between Bromsgrove and Blackwell acting as significant separating features, but the presence of Blackwell between the two increases the fragility of the settlement gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The parcel is largely comprised of tree cover surrounding isolated residential dwellings and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Residential properties within the parcel have some urbanising influence, but tree cover and sloping land on Dale Hill create strong land cover and landform distinction from the inset area of Blackwell and minimises intervisibility with the settlement. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Release and development of land in the parcel would encroach on the steep escarpment to the west of Blackwell, negating its role as a significant separating feature between

# Blackwell

## Harm of release of land in BL11

Blackwell and Lickey End, but further tree cover to the west would limit impact on the distinction of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Moderate**

Land is open and lies in a wide gap between Lickey / Barnt Green and Bromsgrove. The parcel has strong distinction from the inset area and release of land within it would cause some weakening of the perceived separation between towns. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

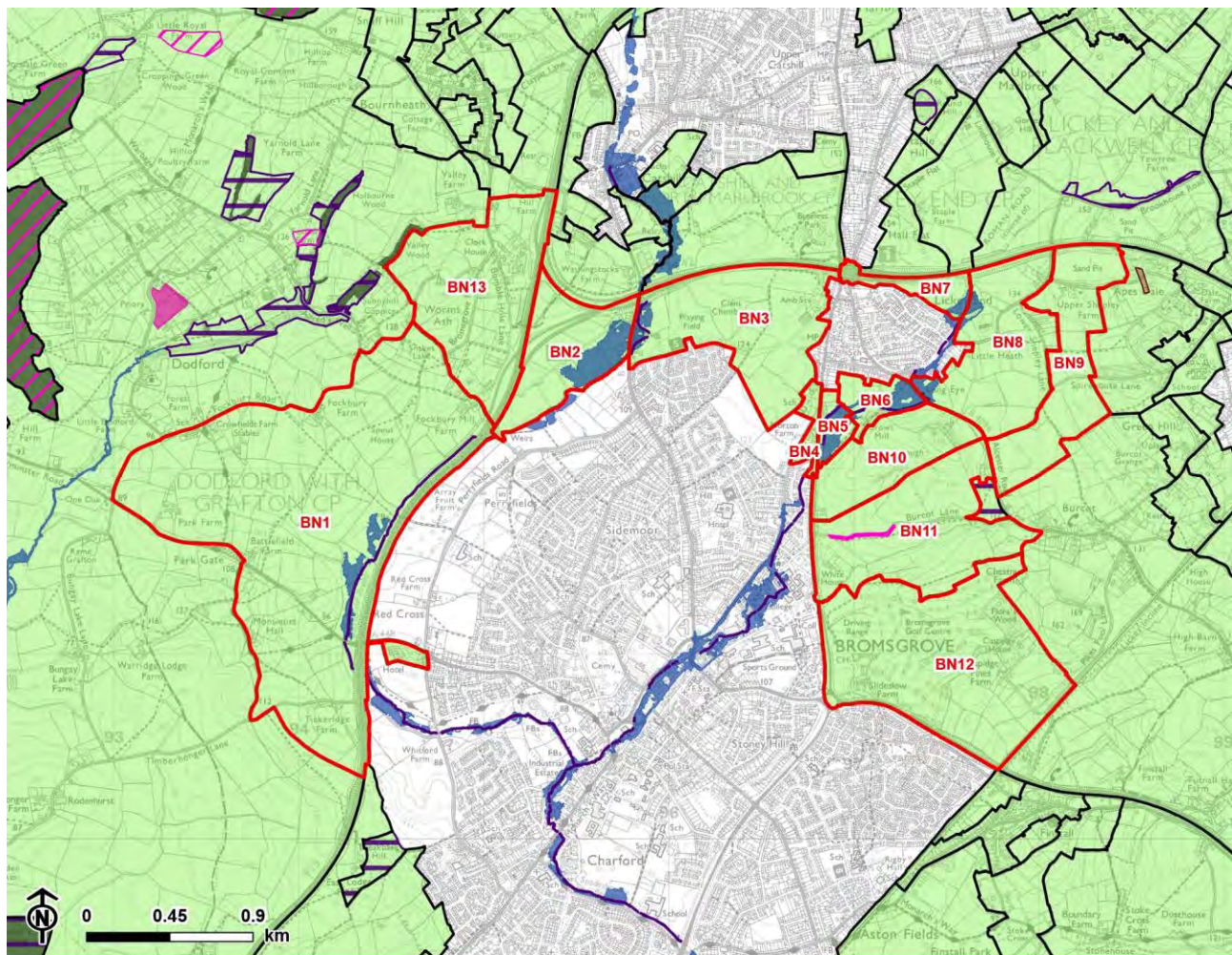
Land is open countryside with strong distinction from the inset area. Release of land in the parcel would have limited impact on the distinction of adjacent Green Belt land but crossing Spirehouse Lane and encroaching into this wooded, sloping area would constitute a breach of a significant boundary feature. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BL11 as an expansion of Blackwell would cause High harm to Green Belt Purpose 3.

**High**

# Bromsgrove North and Lickey End

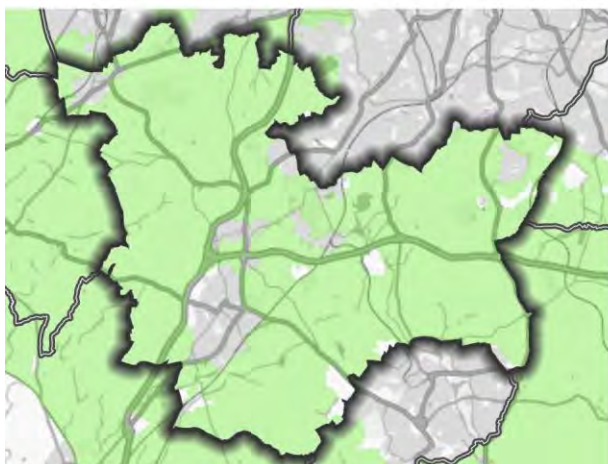


- Bromsgrove North and Lickey End parcel
- Neighbouring parcel

  Green Belt

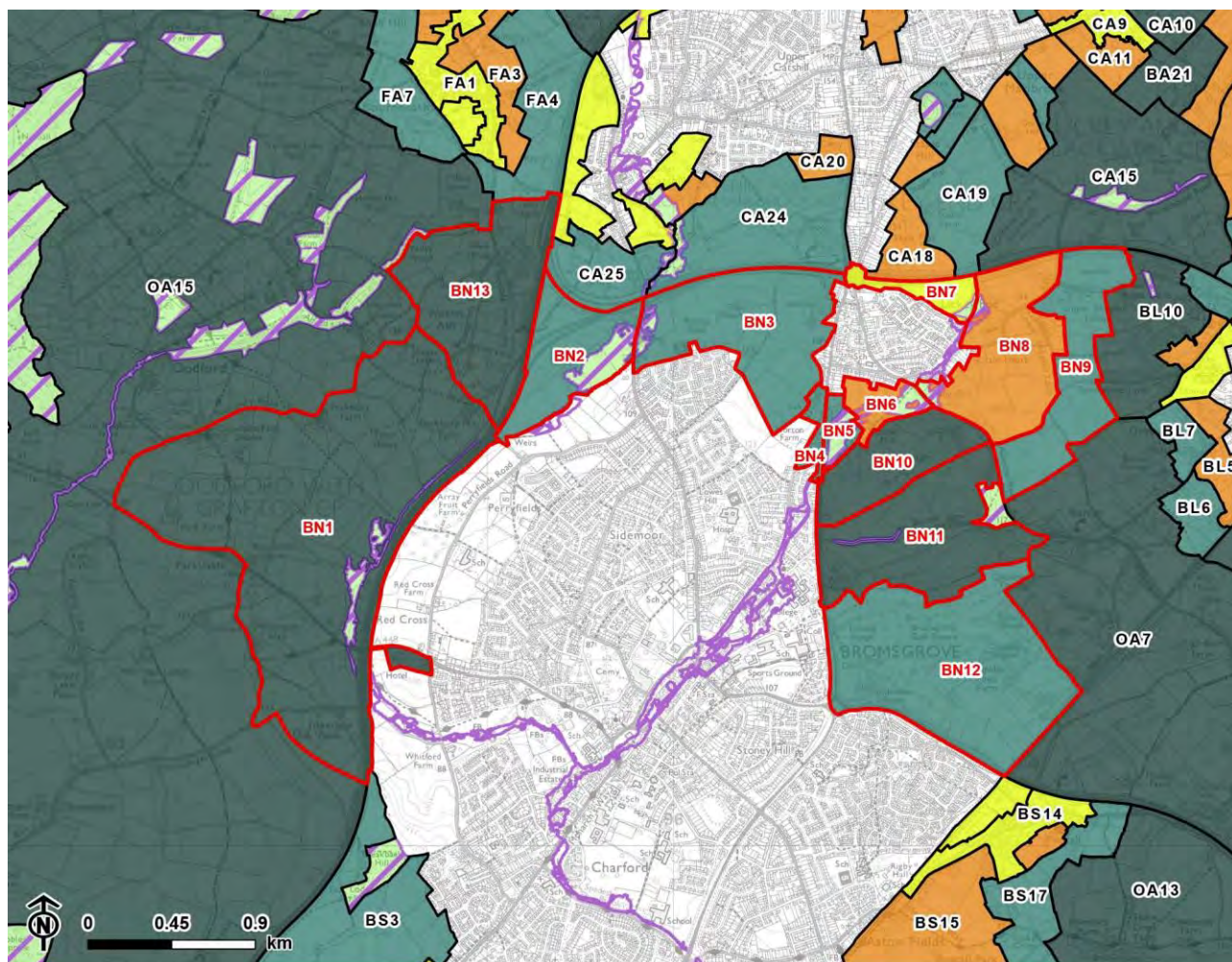
## Absolute constraints

- Site of Special Scientific Interest
- Local Wildlife Site
- Local Geological Site
- Ancient woodland
- Scheduled monument
- Flood zone 3



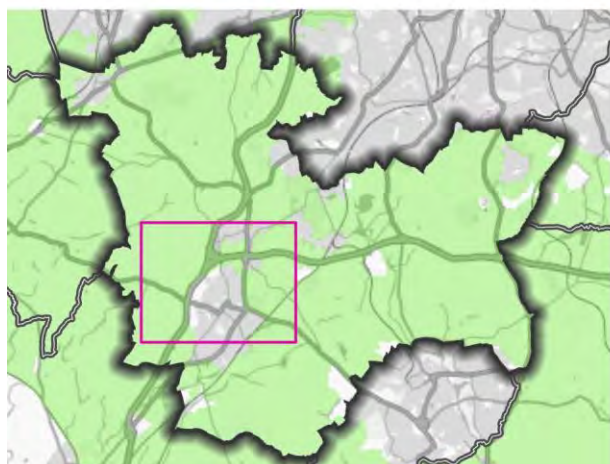


# Bromsgrove North and Lickey End



- Bromsgrove North and Lickey End parcel
- Neighbouring parcel

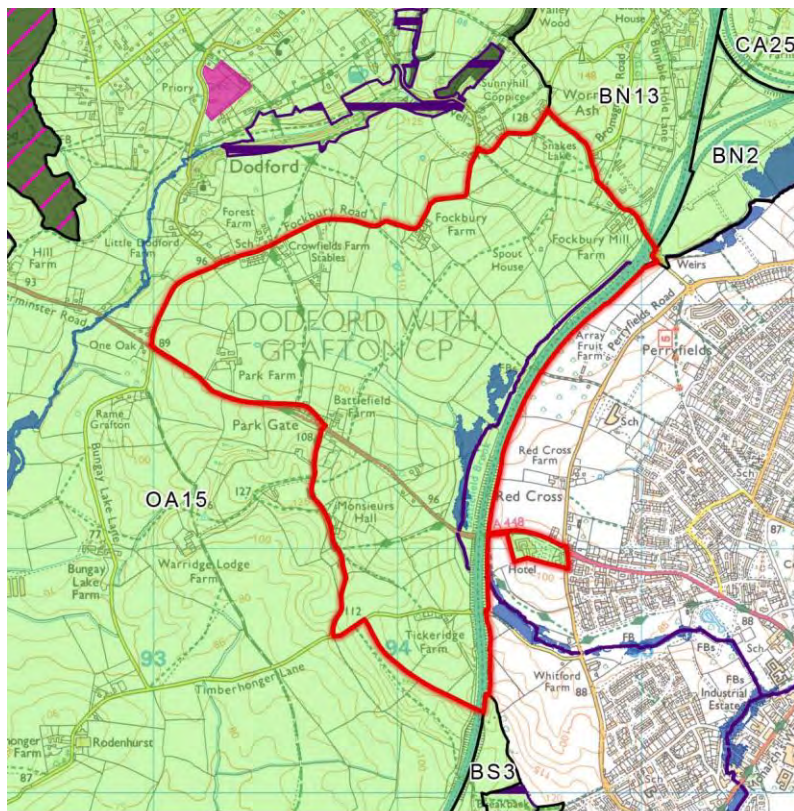
- Green Belt
- Absolute constraints
- Highest Harm Rating**
- Very high
- High
- Moderate
- Low/no





# Bromsgrove North and Lickey End

## Harm of release of land in BN1



- Parcel BN1
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Scheduled monument
- Flood zone 3



# Bromsgrove North and Lickey End

## Harm of release of land in BN1

### Openness

Aside from a small, isolated area to the east of the M5 containing a Holiday Inn and adjacent houses, this is open farmland. The parcel contains some farm buildings, but these are an appropriate Green Belt land use and therefore do not affect its openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Prevention of the merger of towns (Purpose 2) is not relevant to this parcel. The parcel lies on the edge of Bromsgrove, the next nearest towns a westerly direction, Hagley and Kidderminster, are too far from Bromsgrove to be considered neighbouring towns.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the inset settlement area (the fringe of which is as yet undeveloped) by the M5, which forms a strong boundary, and land here also slopes uphill to the west, increasing from the urban edge of Bromsgrove. There are no significant urbanising influences within the parcel, and although the urban area is a visible presence to the east it exerts little urbanising influence beyond the motorway. The parcel has strong distinction from the urban area.

### Impact on adjacent Green Belt land

The release of land in this parcel would have a major impact on the integrity of the adjacent landscape as it would breach the existing strong boundary feature of the M5, which forms a consistent edge to the north west of Bromsgrove. Any release here would

# Bromsgrove North and Lickey End

## Harm of release of land in BN1

weaken the distinction of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Purpose 2 is not relevant to this parcel. The parcel does not lie between neighbouring towns so its release would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Very high**

Land is open countryside with a strong degree of distinction from the urban area. Its release would result in a significantly weaker Green Belt boundary. Therefore, the release of land in the parcel would cause Very High harm to the purpose of safeguarding the countryside from encroachment (Purpose 3).

### Overall harm to the Green Belt purposes from release of land

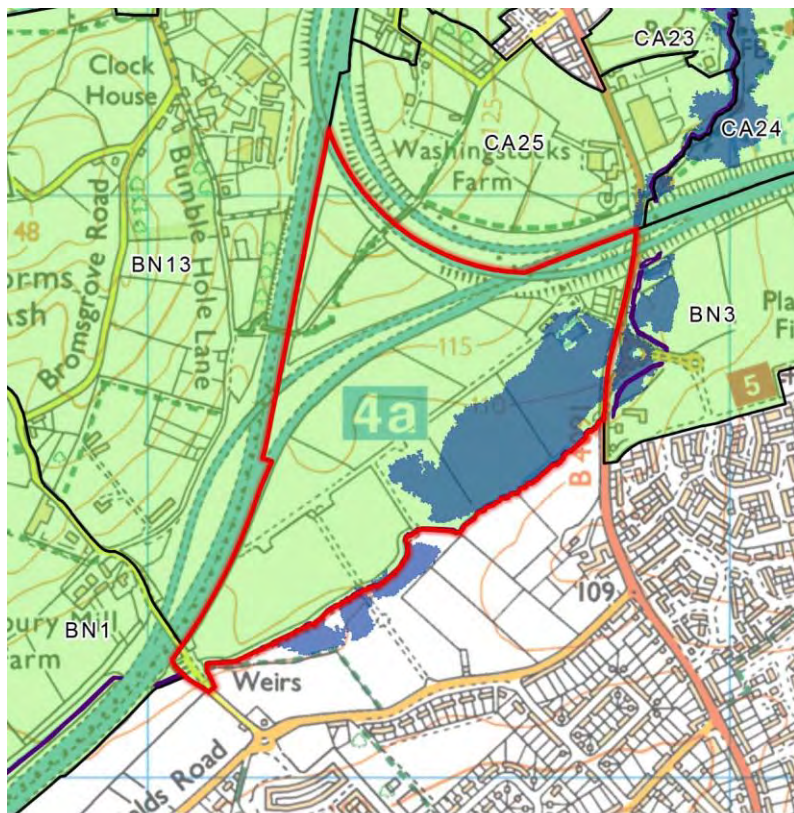
The release of land within Parcel BN1 as an expansion of Bromsgrove would cause Very High harm to Green Belt Purpose 3.

**Very high**



# Bromsgrove North and Lickey End

## Harm of release of land in BN2





# Bromsgrove North and Lickey End

## Harm of release of land in BN2

### Openness

Land is open, comprising land under agricultural use.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Bromsgrove, which is not defined as a large built-up area.

Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Bromsgrove to the south and Catshill to the north, but the M42 helps to strengthen perceived separation. Also the gap is narrower to the east, where Lickey End occupies most of the land between Bromsgrove and Catshill / Marlbrook.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The inset settlement edge lies along Battlefield Brook, although the fields to the south of the brook are currently undeveloped. The valley landform and in places tree cover alongside the watercourse create relatively strong distinction between the parcel on the northern slope of the valley and the inset settlement area to the south, and there is some visual association with the wider countryside.

### Impact on adjacent Green Belt land

Although the current Green Belt boundary is a clearly defined feature the M42 would form a stronger boundary that would limit the impact of release on adjacent Green Belt land. However, any release of land in this area would further weaken the already fragile separation between Bromsgrove and Catshill, leaving little open land to be experienced

# Bromsgrove North and Lickey End

## Harm of release of land in BN2

when travelling between the settlements along Stourbridge Road.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**High**

Land is open and lies in a narrow gap between settlements. It has strong distinction from the urban area, and although the M42 would form a strong alternative boundary, the remaining open space here is important in maintaining a gap between the towns of Bromsgrove and Catshill. The release of this parcel would result in High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land is open countryside with some degree of distinction from the urban area. The release of this parcel would result in the existing boundary being replaced by a strong boundary; therefore, it would result in Moderate harm to the purpose of safeguarding the countryside from encroachment.

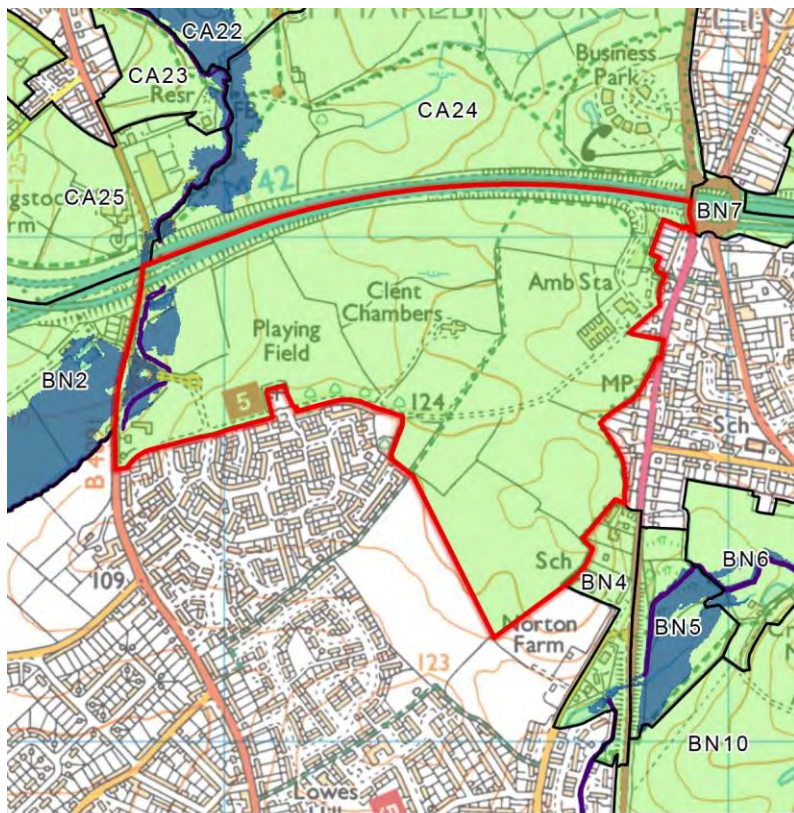
### Overall harm to the Green Belt purposes from release of land

The release of land within Parcel BN2 as an expansion of Bromsgrove would cause Very High harm to Green Belt Purpose 3.

**High**

# Bromsgrove North and Lickey End

## Harm of release of land in BN3



- Parcel BN3
- Green Belt
- Absolute constraints**
  - Local Wildlife Site
  - Flood zone 3



# Bromsgrove North and Lickey End

## Harm of release of land in BN3

### Openness

Most of the parcel is open land. A house and a rehabilitation centre in the south-western corner of the parcel are set in large site and have no significant impact on Green Belt openness. On the eastern edge of the parcel an ambulance station and adjacent school building reduce openness locally but do not affect land at the strategic scale.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a gap between Bromsgrove and Catshill / Marlbrook which is narrow but which is peripheral to a narrower gap to the east, where Lickey End occupies most of the land between the two towns. The M42 defining the northern edge of this parcel also helps to strengthen perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is largely in agricultural use, despite containing a small amount of built development, and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The southern part of the parcel between Norton Way and Lickey End is contained by development on three sides and does not have strong boundary features to limit urbanising influence. It has weak distinction from the urban area. Further north there is tree cover along the urban edges to provide stronger boundary separation, and although the ambulance station and school are an urbanising influence there is still a greater degree of distinction from the urban area than is the case to the south.



# Bromsgrove North and Lickey End

## Harm of release of land in BN3

### Impact on adjacent Green Belt land

The parcel lacks significant internal boundary features, so any partial release would in turn weaken the integrity of the remainder, but the release of the parcel as a whole would have only a minor impact on the integrity of adjacent Green Belt land. This is because the M42 to the north and the tree-lined B4091 (Stourbridge Road) to the west would constitute strong alternative boundaries. However, any release of land in this area would further weaken the already fragile separation between Bromsgrove and Catshill / Marlbrook, whether by weakening the gap between Bromsgrove and Lickey End or by reducing the size of the gap to the north of Barnsley Hall Road.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**High**

Land is open and contributes to maintaining the separation in the narrow gap between Bromsgrove and Catshill / Marlbrook. Although any impact on land beyond the parcel would be limited by the M42 the release of land in this parcel would still weaken the fragile settlement gap, resulting in High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land is open countryside. The southern part of the parcel has weak distinction from the adjacent urban edges but its release would weaken the rest of the parcel, which has greater distinction from the urban edge. The harm of release of land in the parcel as a whole, however, would be limited by its strong outer boundary features: the M42 to the north and tree-lined B4091 to the west. The release of this parcel would therefore cause Low harm to the purpose of safeguarding the countryside from encroachment.

# Bromsgrove North and Lickey End

## Harm of release of land in BN3

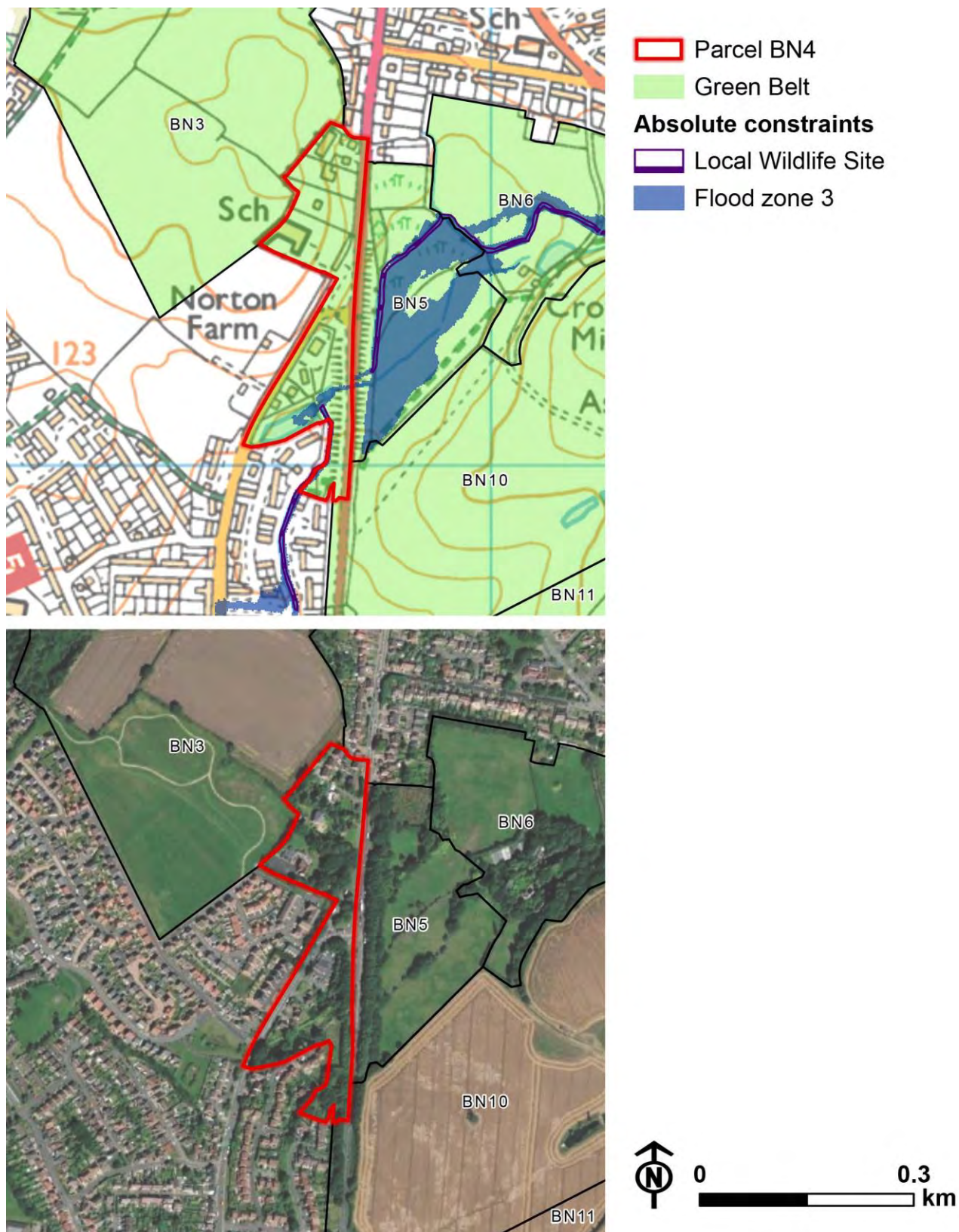
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BN3 as an expansion of Bromsgrove would cause High harm to Green Belt Purpose 2.

High

# Bromsgrove North and Lickey End

## Harm of release of land in BN4



# Bromsgrove North and Lickey End

## Harm of release of land in BN4

### Openness

The parcel contains some residential properties along the western side of the A38. These do have some impact on Green Belt openness, but there is a significant quantity of open space – including a number of mature trees, which has a relationship with the wider Green Belt and contributes to the openness of the Green Belt.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Bromsgrove and Lickey End, which are not defined as a large built-up areas. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing the neighbouring towns of Bromsgrove and Catshill / Marlbrook from merging (Purpose 2). Although existing urbanising development along the A38 (Birmingham Road) already provides some linkage between Bromsgrove and Lickey End, which in turn is almost contiguous with Marlbrook, undeveloped land within the parcel is playing a role in maintaining a degree of separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Most of the land in this parcel comprises dwellings which can to an extent be considered houses in the countryside, given their low density, frontages onto open land to the east and west, and the screening role of tree cover, but their proximity to urban areas limits this association.

### Relationship with the urban area (distinction)

There are no strong boundary features to create a sense of separation between the parcel and the adjacent settlements of Bromsgrove and Lickey End, and the proximity of those settlements together with the presence of houses within the parcel means that there is only weak distinction from urban development.



# Bromsgrove North and Lickey End

## Harm of release of land in BN4

### Impact on adjacent Green Belt land

The extent to which land to the west is already influenced by urban development limits the impact that further development would have on that adjacent land, and to the east the tree-lined A38 forms a strong boundary that would limit impact in that direction. However, the loss of this gap between Bromsgrove and Lickey End, even though it does not maintain very distinct separation, would have a significant impact on the Green Belt's function in preventing the merger of towns.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Purpose 1 is not relevant to this parcel. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**High**

Land is mostly open and maintains a degree of separation between Bromsgrove and Lickey End, which in turn accounts for most of the separation between Bromsgrove and Catshill / Marlbrook. The release of this parcel will largely remove the fragile separation between towns, to the detriment of the purpose of preventing neighbouring towns from merging. This would constitute High harm.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

The parcel is mostly open but residential development within it and the urbanising influence of Bromsgrove and Lickey End weaken the distinction of this relatively small area from the adjacent urban edges. This limits the extent to which it can be considered to be preventing encroachment on the countryside, so harm to this purpose resulting from its release would be Low.

# Bromsgrove North and Lickey End

## Harm of release of land in BN4

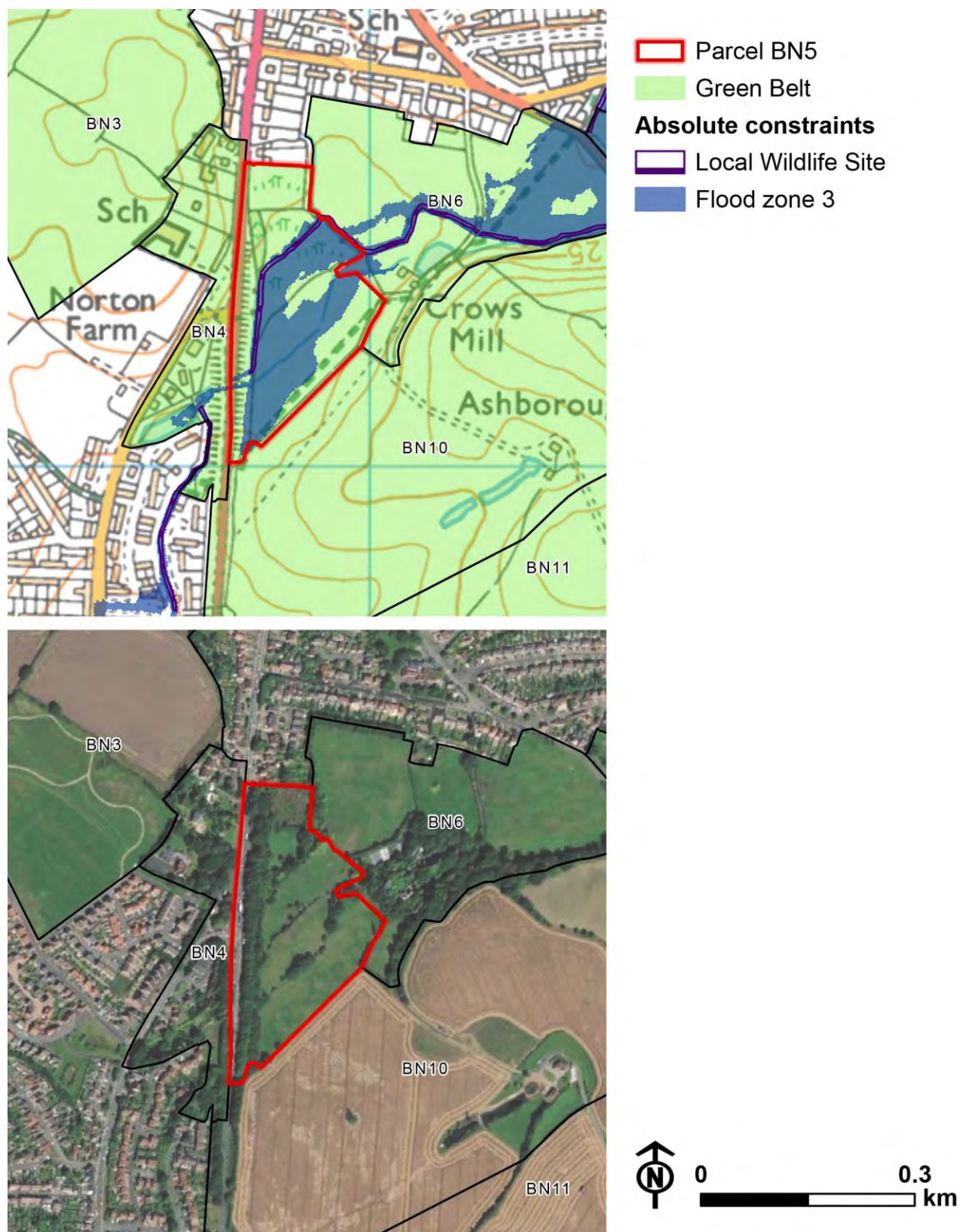
### **Overall harm to the Green Belt purposes from release of land**

The release of land in Parcel BN4 as an expansion of Bromsgrove and/or Lickey End would cause High harm to Green Belt Purpose 2.

High

# Bromsgrove North and Lickey End

## Harm of release of land in BN5



# Bromsgrove North and Lickey End

## Harm of release of land in BN5

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Lickey End and Bromsgrove, which are not defined as large built-up areas. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing the neighbouring towns of Bromsgrove and Catshill / Marlbrook from merging (Purpose 2). Although existing urbanising development along the A38 (Birmingham Road) already provides some linkage between Bromsgrove and Lickey End, which in turn is almost contiguous with Marlbrook, undeveloped land within the parcel is playing a role in maintaining a degree of separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel abuts a single dwelling in Lickey End to the north, and the A38 and mature trees alongside it help to create some separation from the inset settlement of Bromsgrove and washed-over development to the west of the main road. Urban edges are close by, but the parcel retains a degree of distinction from them.

### Impact on adjacent Green Belt land

In the absence of any strong boundary features, any release of land within this parcel would in turn weaken the distinction of adjacent Green Belt land to the east and/or south. Any further development in this area would further cement the connection between Bromsgrove and Lickey End, to the detriment of separation between Bromsgrove and Catshill / Marlbrook.



# Bromsgrove North and Lickey End

## Harm of release of land in BN5

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### High

Land is open and lies in a narrow gap between settlements. It has a degree of distinction from adjacent urban areas, and its release would in turn weaken the distinction of adjacent Green Belt land and weaken the remaining separation between the towns of Bromsgrove and Catshill / Marlbrook. The release of this parcel would result in High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land is open countryside with a degree of distinction from adjacent urban areas, and its release would in turn weaken the distinction of adjacent Green Belt land. The release of this parcel would cause Moderate harm to the purpose of preventing encroachment on the countryside.

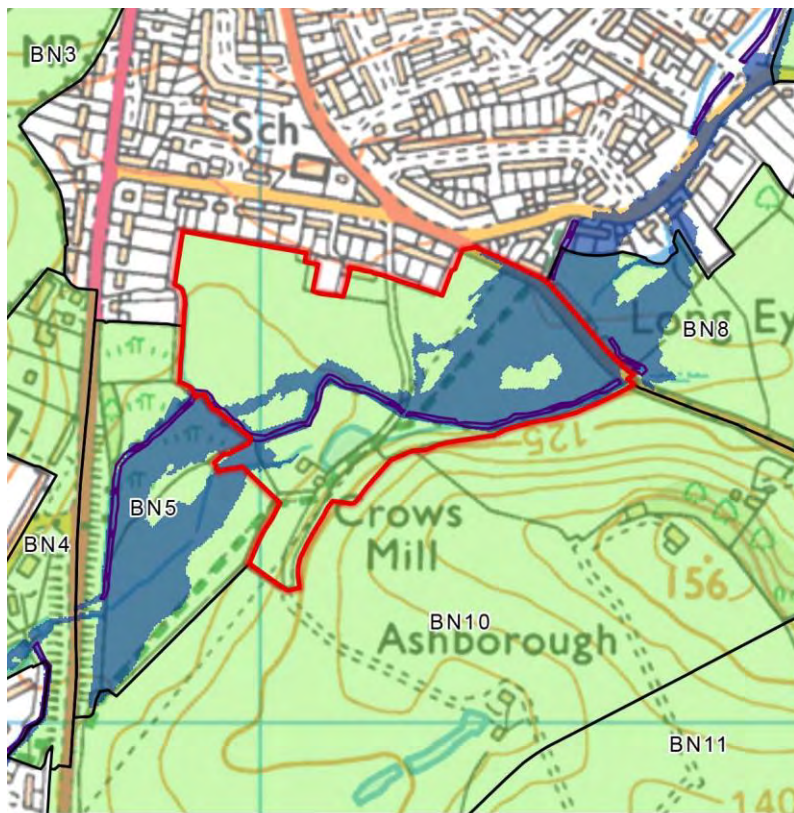
### Overall harm to the Green Belt purposes from release of land

The release of land within Parcel BN5 as an expansion of either Bromsgrove or Lickey End would cause High harm to Green Belt Purpose 2.

##### High

# Bromsgrove North and Lickey End

## Harm of release of land in BN6



- Parcel BN6
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



# Bromsgrove North and Lickey End

## Harm of release of land in BN6

### Openness

There is only isolated built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Lickey End, which is not defined as a large built-up area.

Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land lies on the periphery of a very narrow gap between Lickey End and Bromsgrove.

Lickey End is not a town, but open land here in turn forms part of the remaining narrow gap between the towns of Bromsgrove and Catshill / Marlbrook. Existing washed-over but urbanising development along the A38 weakens the integrity of this gap, but the parcel still plays a role in preventing neighbouring towns from merging (Purpose 2).

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is small-scale pastoral fields, and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the urban edge by garden hedgerows, which form a weak boundary feature, but there is a strong visual relationship with rural high ground to the south, meaning that the parcel isn't dominated by the urban area. Overall, the parcel has a degree of distinction from the urban edge.

### Impact on adjacent Green Belt land

A belt of woodland, together with rising slopes forms a strong boundary along the southern edge of the parcel, so the release of land here would have a relatively limited impact on adjacent open land in that direction, but there would be some impact on the smaller fields to the south-west of the parcel, and to the east across Alcester Road.

Release here would not physically narrow the gap between Lickey End and Bromsgrove,

# Bromsgrove North and Lickey End

## Harm of release of land in BN6

but would increase containment of remaining open land that does play a stronger role in maintaining separation.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open, has a degree of distinction from the urban edge at Lickey End and contributes to maintaining settlement separation in the narrow gap between Bromsgrove and Catshill / Marlbrook. The release of this parcel would not reduce the width of this gap but would weaken the distinction of adjacent land to the west that plays a stronger role in maintaining settlement separation. Release of this parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land is open countryside with a degree of distinction from the urban area. Its release would in turn weaken the distinction of adjacent Green Belt land to the east and west. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

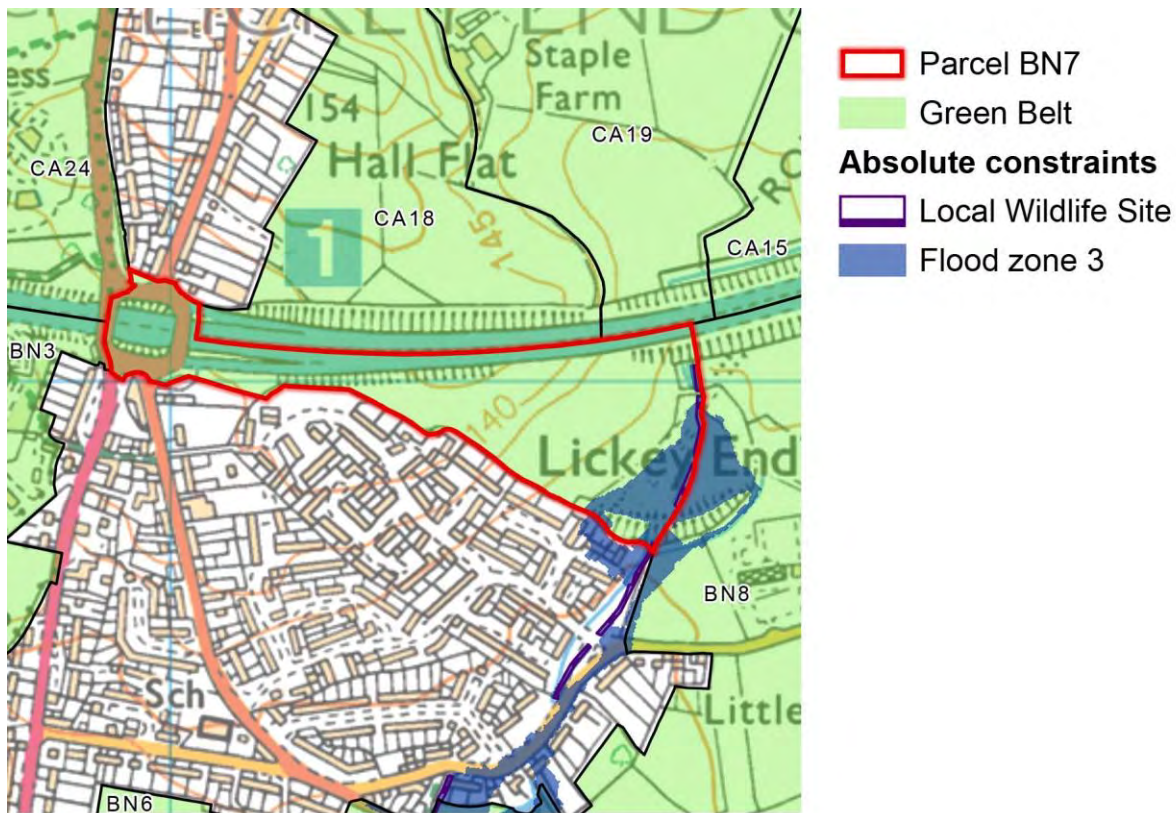
The release of land within Parcel BN6 as an expansion of Lickey End would cause Moderate harm to Green Belt Purposes 2 and 3.

##### Moderate



# Bromsgrove North and Lickey End

## Harm of release of land in BN7



# Bromsgrove North and Lickey End

## Harm of release of land in BN7

### Openness

There is no built development in the eastern part of the parcel, so land here is open in Green Belt terms. Junction 1 of the M42 occupies the narrow western part of the parcel, and can be considered a boundary feature rather than developable open land.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Lickey End, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing the neighbouring towns of Bromsgrove and Catshill/Marlbrough from merging (Purpose 2). The western end of the parcel forms a very narrow gap between Catshill/Marlbrough and Lickey End, which in turn has very narrow separation from the town of Bromsgrove. However, the M42 occupies all of the gap at this western end of the parcel, so the undeveloped land that forms the eastern part of the parcel is more peripheral to the gap, with the motorway forming a strong separating feature.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is an agricultural field and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the urban edge by garden boundaries which constitute a weak boundary feature. There are views across to open countryside to the east but the M42 on higher ground along the northern edge of the parcel provides containment in that direction, which strengthens the urbanising influence of the settlement. The parcel has relatively weak distinction from the urban area.

# Bromsgrove North and Lickey End

## Harm of release of land in BN7

### Impact on adjacent Green Belt land

The parcel is contained between the M42 and a valley floor watercourse, Spadesbourne Brook, which already forms the inset settlement edge to the south. The valley landform means that open land to the east will not be significantly weakened by release of this parcel.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

The developable open part of the parcel lies peripheral to a narrow gap between Bromsgrove and Catshill/Marlbrough. It has relatively weak distinction from the settlement and its release would not breach the strong separating feature of the M42 and would not significantly reduce the width of the gap between these towns. Therefore, release of this parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land is open countryside with relatively weak distinction from the urban area. Its release would have only a minor impact on the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

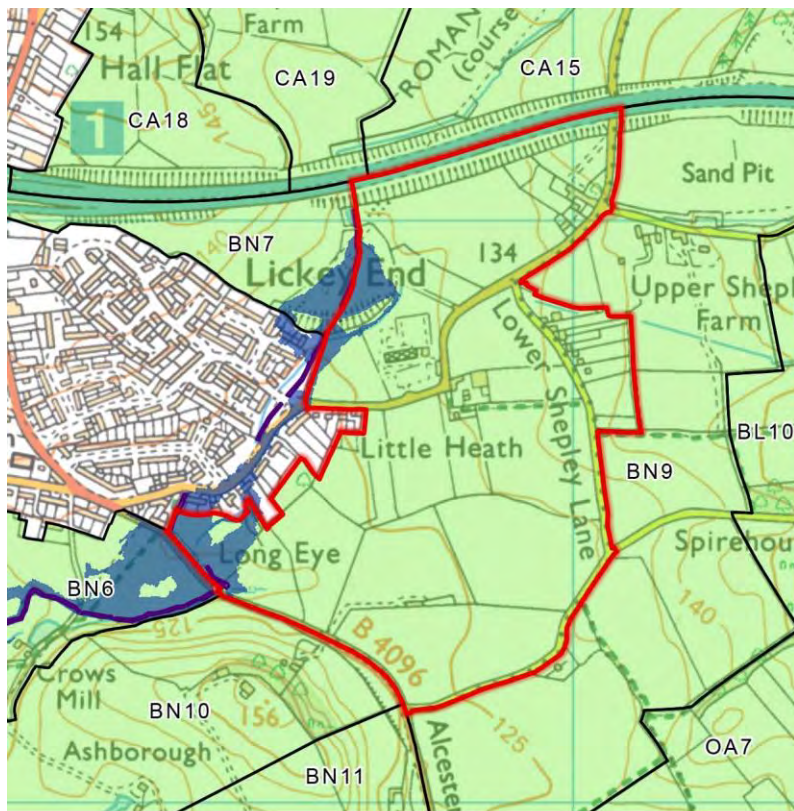
The release of land within Parcel BN7 as an expansion of Lickey End would cause Low harm to Green Belt Purposes 2 and 3.

**Low/no**



# Bromsgrove North and Lickey End

## Harm of release of land in BN8



- Parcel BN8
- Green Belt
- Absolute constraints**
  - Local Wildlife Site
  - Flood zone 3





# Bromsgrove North and Lickey End

## Harm of release of land in BN8

### Openness

Land is open. The parcel contains a commercial garden centre on Little Heath Lane, and a row of detached residential properties along Lower Shepley Lane, but neither occupy a large enough area to have a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Lickey End, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing the neighbouring towns of Bromsgrove and Barnt Green from merging (Purpose 2), but the gap between the two is relatively wide and the M42 is a significant separating feature.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The majority of land use is agricultural fields which constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the urban edge by garden hedgerows which constitute a weak boundary feature, but the landform, sloping slightly up to the east away from Spadesbourne Brook adds a little to the distinction of the parcel from the urban area. There is some urbanising visual influence, including from houses along Lower Shepley Lane, but also a relatively strong visual relationship with the wider countryside. Overall, the parcel has a degree of distinction from the urban edge.

### Impact on adjacent Green Belt land

Although some inset development has crossed Spadesbourne Brook, the settlement is still largely contained by this boundary feature, and the lack of a strong alternative

# Bromsgrove North and Lickey End

## Harm of release of land in BN8

boundary feature to the east of the parcel means that any release of land in this parcel would have a knock-on impact on the distinction of undeveloped Green Belt land to the east.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a relatively wide gap between Bromsgrove and Barnt Green. It has a degree of distinction from the settlement but its release would not breach the strong separating feature of the M42 and would not significantly reduce the width of the gap between these towns. Therefore, release of this parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land is open and has a degree of distinction from the urban area, the release of this parcel would have an impact on the adjacent Green Belt land to the east. The release of this parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

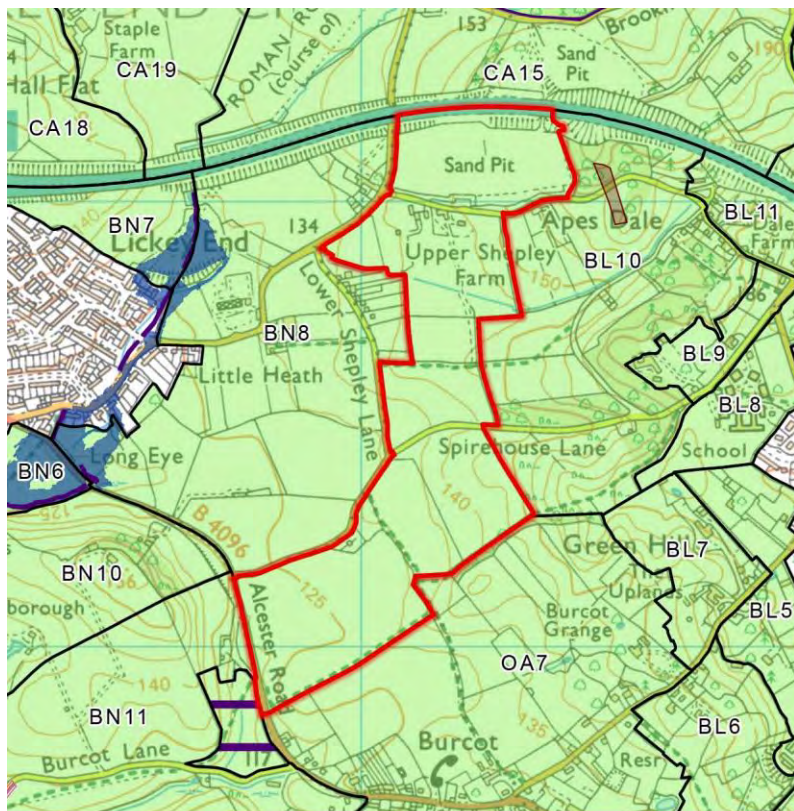
### Overall harm to the Green Belt purposes from release of land

The release of land within Parcel BN8 as an expansion of Lickey End would cause Moderate harm to Green Belt Purpose 3.

**Moderate**

# Bromsgrove North and Lickey End

## Harm of release of land in BN9



# Bromsgrove North and Lickey End

## Harm of release of land in BN9

### Openness

Land is open. The parcel contains a number of detached residential properties along Dale Lane in the north, but these are low in density and set in well-treed surrounds which contribute to Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies east of Lickey End, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing the neighbouring towns of Bromsgrove and Barnt Green from merging (Purpose 2). The intervening inset settlement of Blackwell reduces separation but the gap between the two is still relatively wide, with the M42 forming a significant separating feature.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The majority of land use is agricultural fields which constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

A combination of hedgerow field boundaries, hedged roads (Lower Shepley Lane and Spirehouse Lane) and gradually rising ground create distinction from the urban area, and at this distance from the settlement edge there is little urbanising influence. Rising wooded slopes to the east are prominent. The parcel has strong distinction from the urban area.

### Impact on adjacent Green Belt land

The more steeply rising slopes to the east would retain some distinction from development in this parcel, but would still be subject to greater urbanising influence than



# Bromsgrove North and Lickey End

## Harm of release of land in BN9

is the case at present.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a relatively wide gap between Bromsgrove and Barnt Green. It has strong distinction from the settlement and its release would reduce separation from the intervening village of Blackwell, thus reducing the overall gap between towns, but the M42 would remain a strong separating feature. Therefore, release of this parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### High

Land is open and has strong distinction from the urban area, and its release would cause a knock-on weakening of the distinction of adjacent Green Belt land to the east. Therefore, the release of this parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

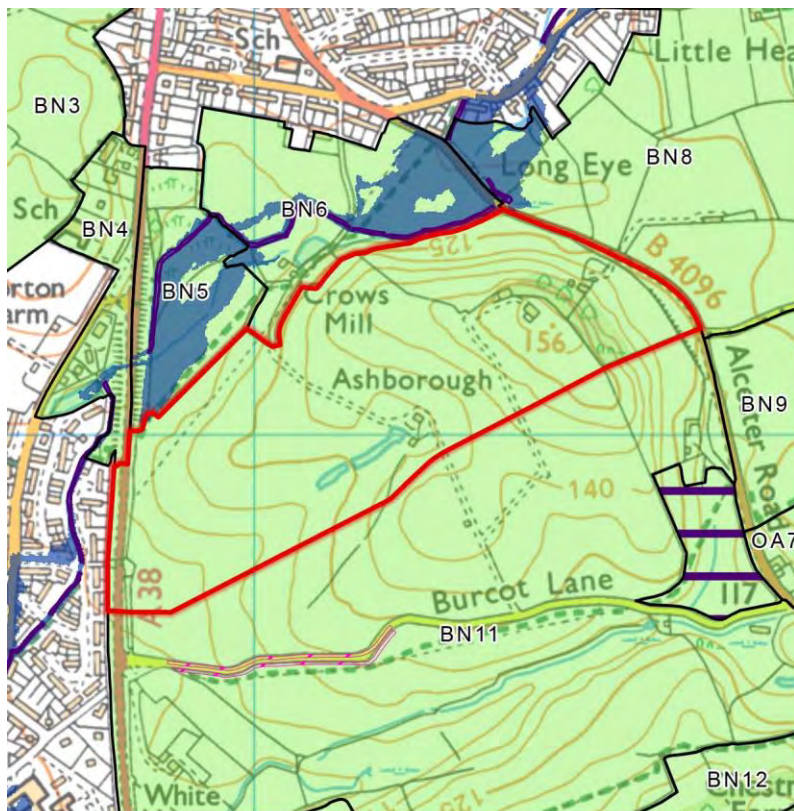
### Overall harm to the Green Belt purposes from release of land

The release of land within Parcel BN9 as an expansion of Lickey End would cause High harm to Green Belt Purpose 3.

##### High

# Bromsgrove North and Lickey End

## Harm of release of land in BN10



- Parcel BN10
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Flood zone 3



# Bromsgrove North and Lickey End

## Harm of release of land in BN10

### Openness

There are only isolated buildings in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Bromsgrove, which is not defined as a large built-up area.

Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2).

Land lies in a relatively wide gap between the towns of Bromsgrove to the south-west and Barnt Green to the north-east, with intervening high ground and the M42 to strengthen perceived separation, but the urbanising development of the intervening village Blackwell reduces perceived separation to an extent.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is under agricultural use comprising large open arable fields and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The A38 (Birmingham Road) forms a strong boundary feature between the parcel and Bromsgrove to the west, and the sloping landform rising up to a prominent hilltop near the parcel's eastern edge increases distinction from the urban area. Although there is intervisibility with the town due to the rising landform of the parcel, there is also a strong visual connection with the surrounding countryside, and a sense of being beyond the urban edge, so in all the parcel has very strong distinction from Bromsgrove.

### Impact on adjacent Green Belt land

The release of this parcel would breach the consistent boundary feature of the A38 and in turn weaken the distinction of land to the east which is currently isolated from the urban

# Bromsgrove North and Lickey End

## Harm of release of land in BN10

edge. It would reduce the gap between Bromsgrove and Barnt Green, with any development onto the hilltop negating a strong separating feature.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**High**

The parcel is open. It forms part of a relatively wide gap between the towns of Bromsgrove and Barnt Green, but one in which intervening urban development at Blackwell reduces the separation between towns. The parcel has very strong distinction from Bromsgrove, with its high ground strengthening the perceived gap between towns, so its release would weaken the Green Belt boundary, narrow the settlement gap and leave adjacent Green Belt land with much weaker distinction from Bromsgrove. The release of this parcel would result in High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Very high**

The parcel is open and has very strong distinction from the adjacent urban area of Bromsgrove. The release of land in this parcel would weaken the Green Belt boundary and significantly weaken the distinction of adjacent Green Belt land from the urban area. This would constitute Very High harm to the purpose of preventing encroachment on the countryside.

### Overall harm to the Green Belt purposes from release of land

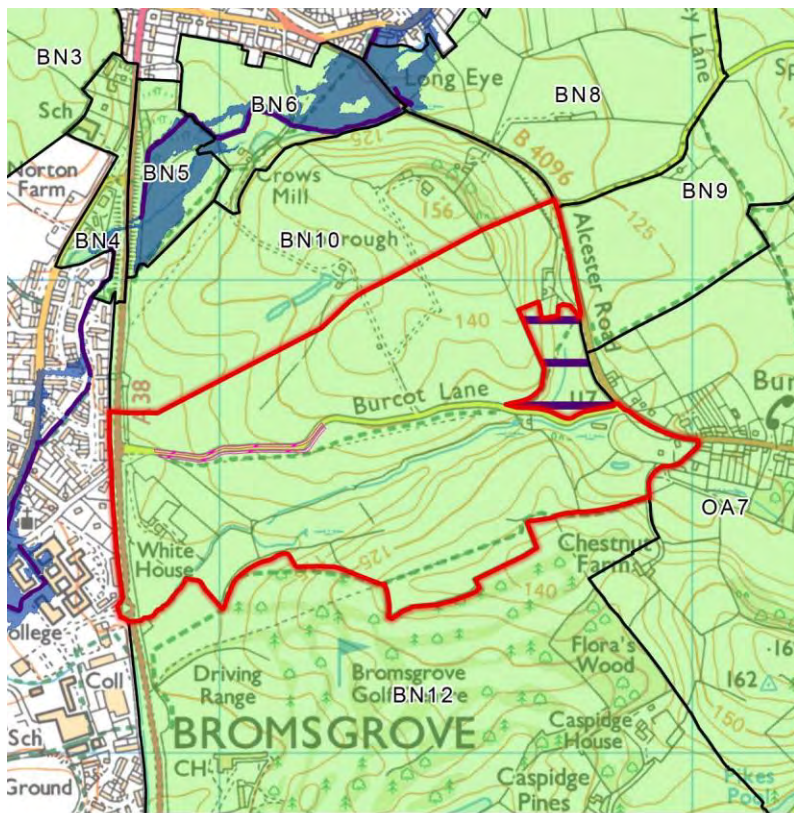
The release of land in Parcel BN10 as an expansion of Bromsgrove would cause Very High harm to Green Belt Purpose 3.

**Very high**



# Bromsgrove North and Lickey End

## Harm of release of land in BN11



- Parcel BN11
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Flood zone 3



# Bromsgrove North and Lickey End

## Harm of release of land in BN11

### Openness

The parcel is open farmland. The parcel contains only an isolated dwelling and a plant nursery (an appropriate use of Green Belt land).

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Bromsgrove, which is not defined as a large built-up area.

Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land lies in a gap between the towns of Bromsgrove to the south-west and Barnt Green to the north-east. The gap is wide, with undulating topography in between, including within the parcel, but urbanising development in the form of the settlement of Blackwell serves to reduce perceived separation to an extent. Therefore, the parcel plays some role in preventing neighbouring towns from merging (Purpose 2).

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

This is farmland, which constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel has a strong distinction from the adjacent urban area of Bromsgrove to the west, separated from the urban edge by the A38, which in many places is further re-enforced by belts of mature trees on both sides of the road, forming a strong boundary feature. The rising landform, sloping up steeply towards a hill top on the eastern side of the parcel, strengthens distinction from the urban area. Although there are strong views of the urban area from some locations where tree cover does not intervene, the elevation of these viewpoints means that there is little urbanising influence.

### Impact on adjacent Green Belt land

In the absence of any stronger boundary features, any release of land here would in turn

# Bromsgrove North and Lickey End

## Harm of release of land in BN11

weaken the distinction of Green Belt land to the east. There would also be some impact on the gap between Bromsgrove and Barnt Green.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Purpose 1 is not relevant to this parcel. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

The parcel is open. It forms part of a wide gap between the towns of Bromsgrove and Barnt Green, but one in which intervening urban development at Blackwell reduces the separation between towns. The parcel has very strong distinction from Bromsgrove, and its release would weaken the Green Belt boundary and leave adjacent Green Belt land with much weaker distinction from Bromsgrove. It would weaken the settlement gap, but significant separation would still remain. The release of this parcel would result in Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Very high

Land is open countryside with very strong distinction from the urban area. Its release would weaken the Green Belt boundary and leave adjacent Green Belt land with much weaker distinction from Bromsgrove. Therefore, the release of land in the parcel would cause Very High harm to the Purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land within Parcel BN11 as an expansion of Bromsgrove would cause Very High harm to Green Belt Purpose 3.

**Very high**



# Bromsgrove North and Lickey End

## Harm of release of land in BN12



- Parcel BN12
- Green Belt
- Absolute constraints**
  - Site of Special Scientific Interest
  - Local Wildlife Site
  - Flood zone 3





# Bromsgrove North and Lickey End

## Harm of release of land in BN12

### Openness

Land is open, comprising farmland and Bromsgrove Golf Course (an appropriate Green Belt land use). The parcel contains only an isolated dwelling, farm buildings and the golf course buildings. Within the golf course is a substantial amount of tree cover, which limits views, but the area is still open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land lies in a gap between the towns of Bromsgrove to the south-west and Barnt Green to the north-east. The gap is wide, with undulating topography in between, but urbanising development in the village of Blackwell and a direct rail link serve to reduce perceived separation to an extent. Therefore, the parcel plays some role in preventing neighbouring towns from merging (Purpose 2).

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is a mixture of agricultural land and a golf course, which constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel has a strong distinction from the adjacent urban area of Bromsgrove to the south-west, separated from the urban edge by the A38 and A448, which in many places is further re-enforced by a belt of mature trees, forming a strong boundary feature. The rising landform, which in many places slopes up steeply towards high ground on the eastern side of the parcel, strengthens distinction from the urban area. Although there are strong views of the urban area from some locations where tree cover does not intervene, the elevation of these viewpoints means that there is little urbanising influence.

# Bromsgrove North and Lickey End

## Harm of release of land in BN12

### Impact on adjacent Green Belt land

The extent of tree cover in this area, the railway line to the south-east and the presence of some clear changes in landform at the parcel's edges - the valley down to Burcot Lane to the north and the hilltop to the north/west of Pikes Pool Lane - would offer opportunities to create a relatively strong new Green Belt boundary that would have limited impact on adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Purpose 1 is not relevant to this parcel. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

The parcel is open. It forms part of a wide gap between the towns of Bromsgrove and Barnt Green, and although it has very strong distinction from Bromsgrove its release would have only a minor impact on the settlement gap. Significant separation would still remain, including higher ground immediately to the north-east of the parcel. The release of this parcel would result in Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with very strong distinction from the urban area, but its release would have only a minor impact on the strength of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the Purpose of safeguarding the countryside from encroachment.

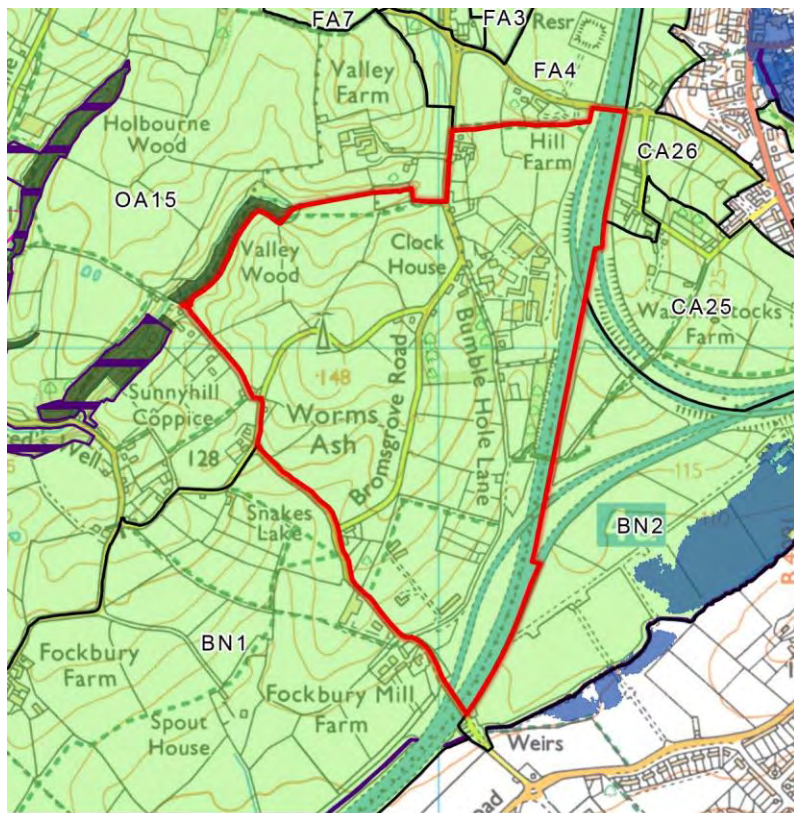
### Overall harm to the Green Belt purposes from release of land

The release of land within Parcel BN12 as an expansion of Bromsgrove would cause High harm to Green Belt Purpose 3.

**High**

# Bromsgrove North and Lickey End

## Harm of release of land in BN13



- Parcel BN13
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Flood zone 3



# Bromsgrove North and Lickey End

## Harm of release of land in BN13

### Openness

Land to the northwest of Bromsgrove, southwest of Catshill and to the west of the M5. There is some commercial development and the hamlet of Bumble Hole in the northeast of the parcel, but no development that has a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

The parcel is a significant distance from the West Midlands conurbation, which is defined as a large, built-up area, so intervening land plays the principal role in preventing its sprawl. Purpose 1 is not, therefore, considered relevant to this parcel, although any expansion of the conurbation as far as the parcel would nonetheless cause very high harm to it.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). It is peripheral to a narrow gap between Catshill and Bromsgrove, but lies adjacent to the M5 which passes close to the edge of both.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is mostly in agricultural use and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel lies on the opposite side of the M5 to Bromsgrove and Catshill, and lies on the slopes of a prominent hill that rises above the nearby urban areas, so it has very strong distinction from both urban areas.

### Impact on adjacent Green Belt land

An expansion of either Bromsgrove or Catshill into this parcel would constitute a significant change in settlement form, weakening the Green Belt boundary and increasing urbanising influence on adjacent Green Belt land.



# Bromsgrove North and Lickey End

## Harm of release of land in BN13

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**High**

The parcel is open land with very strong distinction from any urban area and it is peripheral to a narrow gap between Catshill and Bromsgrove. The release of land in the parcel would visibly enclose the settlement gap between Catshill and Bromsgrove, weakening the perceived separation between the settlements. The release of land in the parcel would cause High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Very high**

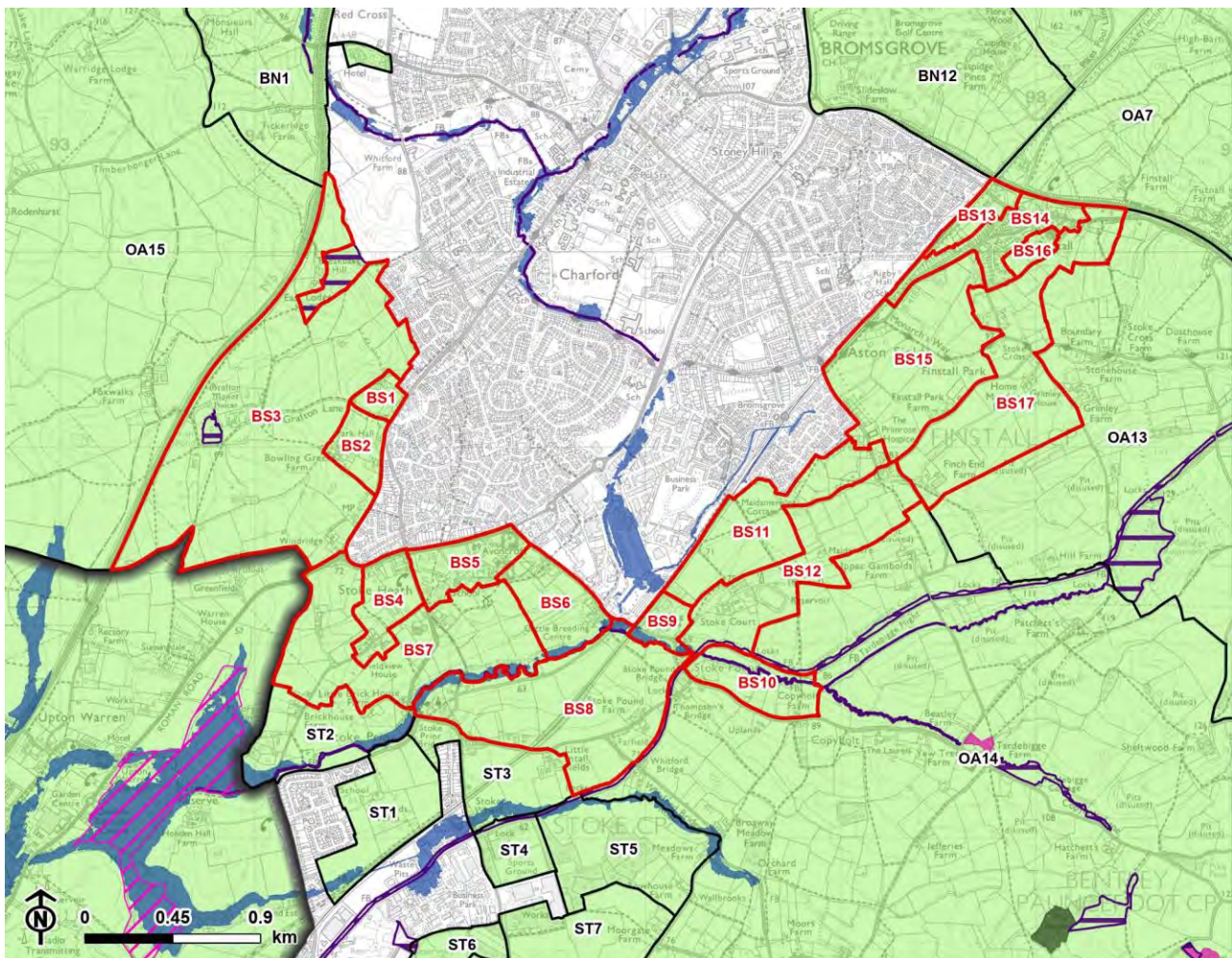
Land is open countryside with very strong distinction from the urban area. Its release would constitute a significant change in settlement form that would increase urbanising influence on adjacent Green Belt land. Therefore, the release of land in the parcel would cause Very High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel OA15, as an expansion of any urban area, would cause Very High harm to Green Belt Purpose 3.

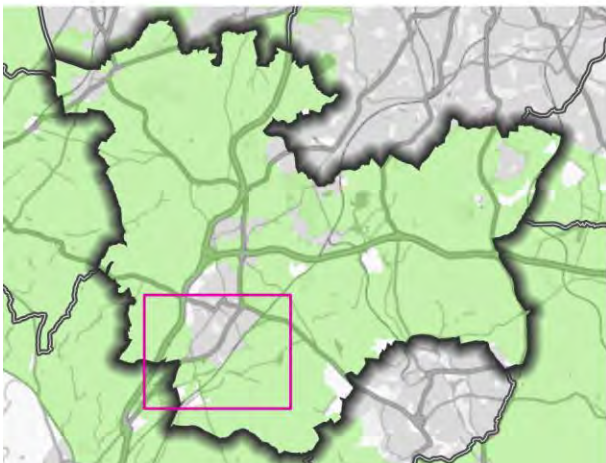
**Very high**

# Bromsgrove South and Finstall



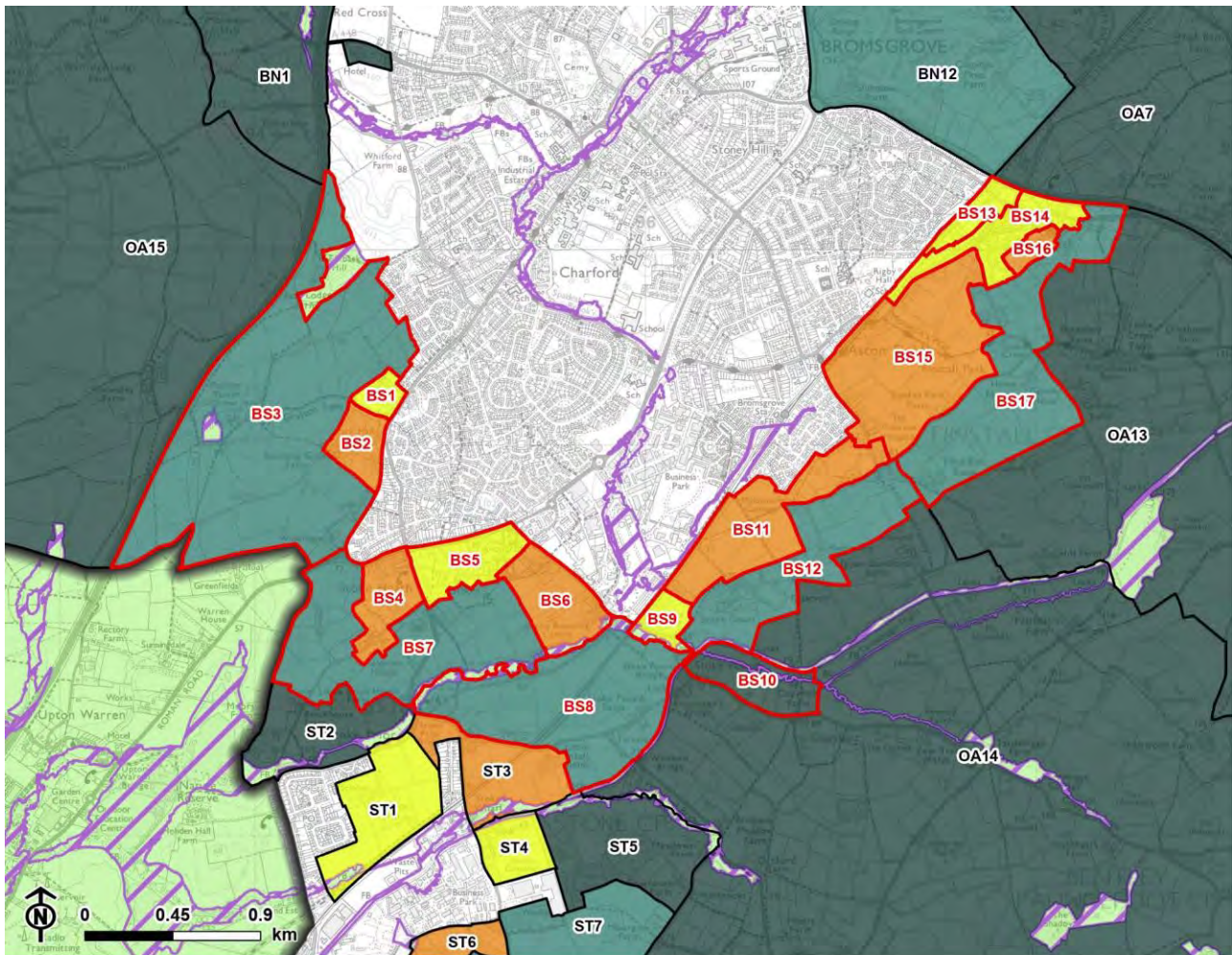
- Bromsgrove South and Finstall parcel
- Neighbouring parcel
- Bromsgrove District

- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Scheduled monument
- Flood zone 3



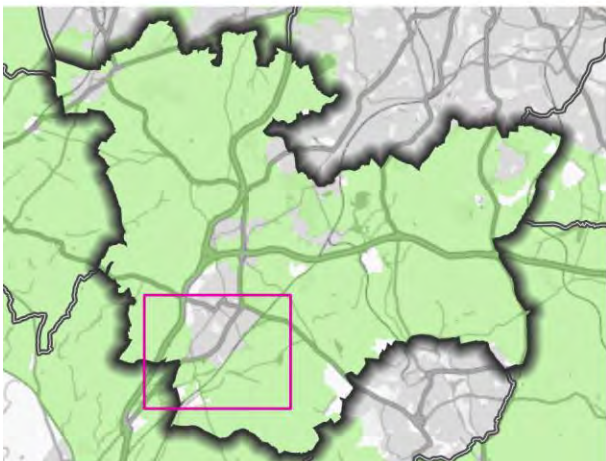


# Bromsgrove South and Finstall



- Bromsgrove South and Finstall parcel
- Neighbouring parcel
- Bromsgrove District

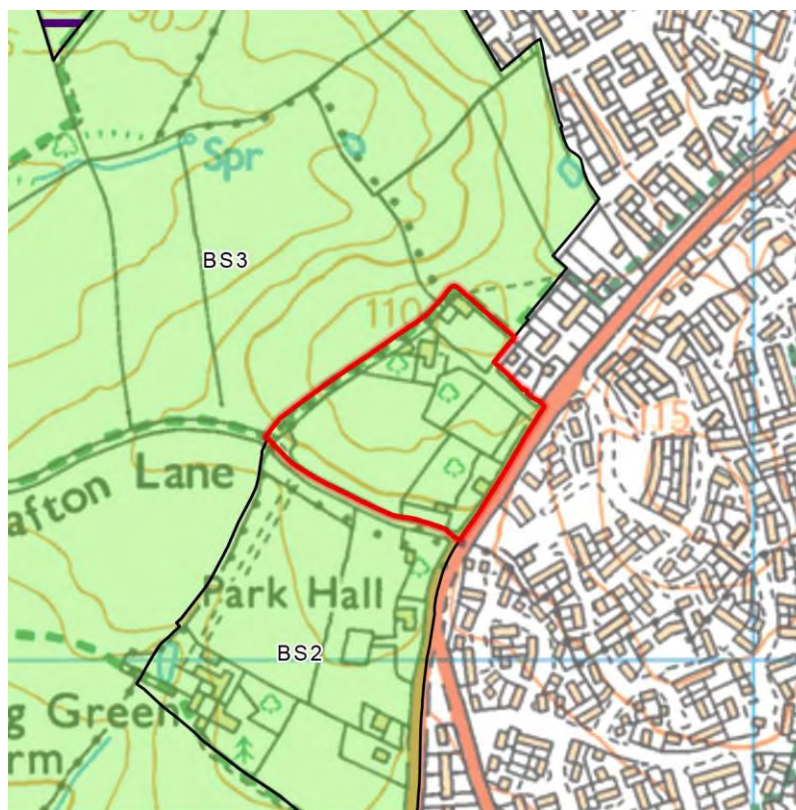
- Green Belt
- Absolute constraints
- Highest Harm Rating**
- Very high
- High
- Moderate
- Low/no





# Bromsgrove South and Finstall

## Harm of release of land in BS1



-  Parcel BS1
-  Green Belt
- Absolute constraints**
-  Local Wildlife Site





# Bromsgrove South and Finstall

## Harm of release of land in BS1

### Openness

Land is open. There is a residential property in the south and two residential properties in the north, but they are sufficiently isolated from one another and from the urban edge to not have a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Prevention of the merger of towns is not relevant to this parcel (Purpose 2). The nearest town to the west of Bromsgrove is Kidderminster, which is too far away for the towns to be considered 'neighbouring', so this parcel is not helping to prevent their merger.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is open grassland and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Tree cover and the B4091 (Rock Hill) provide some boundary distinction between the parcel and Bromsgrove, but this is weaker in the northeast of the parcel, where adjacent inset development has breached the B4091. Tree cover adjacent to the inset edge prevents some urbanising visual influence from the settlement within the parcel. Overall, there is some degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The parcel has well-treed boundary hedgerows, and the landform to the west slopes downhill, consistent with the landform adjacent to the existing inset settlement edge to the north. The release of land here would, therefore, have only a minor impact on the distinction of adjacent Green Belt land.

# Bromsgrove South and Finstall

## Harm of release of land in BS1

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land is open countryside with some degree of distinction from the urban area, but its release would only cause minor weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

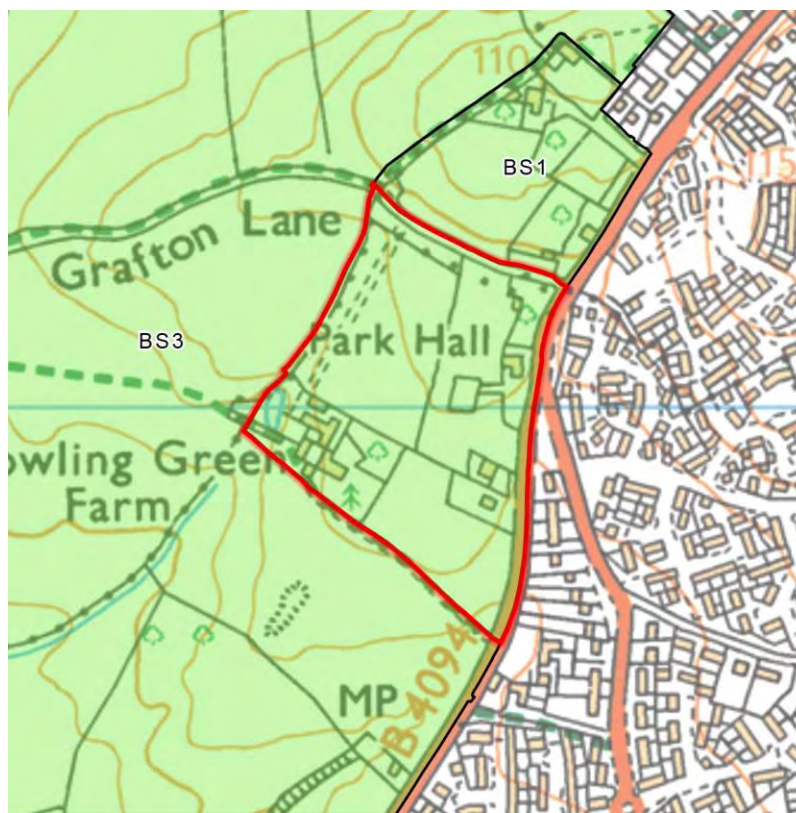
### Overall harm to the Green Belt purposes from release of land

The release of Parcel BS1 as an expansion of Bromsgrove would cause Low harm to Green Belt Purpose 3.

**Low/no**

# Bromsgrove South and Finstall

## Harm of release of land in BS2





# Bromsgrove South and Finstall

## Harm of release of land in BS2

### Openness

Land is open. There are some residential properties in the parcel, but they are sufficiently isolated from one another and from the urban edge to not have a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Prevention of the merger of towns is not relevant to this parcel (Purpose 2). The nearest town to the west of Bromsgrove is Kidderminster, which is too far away for the towns to be considered 'neighbouring', so this parcel is not helping to prevent their merger.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is largely open grassland and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The B4091 (Rock Hill/Worcester Road) and linear tree cover lies between the parcel and the inset area of Bromsgrove, but their role as a boundary feature is limited to an extent by some residential properties that have breached into the parcel. The tree cover at the inset edge limits urbanising influence from the settlement within the parcel. Overall, there is some degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Visually this area has a relatively strong relationship with the surrounding farmland. Release of land here would have some urbanising visual influence, weakening the distinction of adjacent Green Belt land.

# Bromsgrove South and Finstall

## Harm of release of land in BS2

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Low/no

Land does not lie between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land is open countryside with some degree of distinction from the urban area. Its release would weaken the distinction of adjacent Green Belt land to the west and south. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

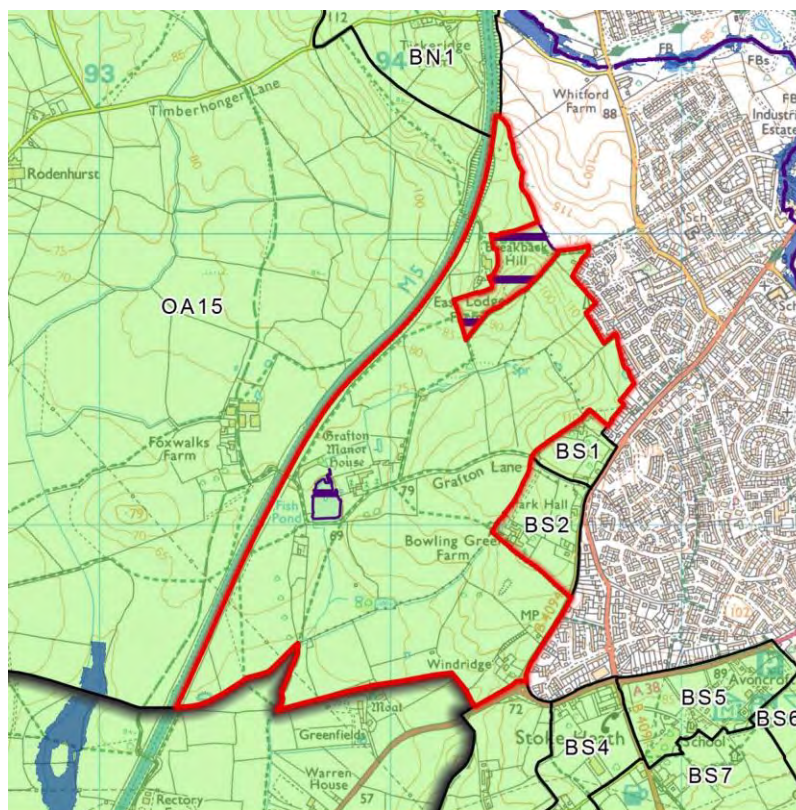
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BS2 as an expansion of Bromsgrove would cause Moderate harm to Green Belt Purpose 3.

##### Moderate

# Bromsgrove South and Finstall

## Harm of release of land in BS3



- Parcel BS3
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3





# Bromsgrove South and Finstall

## Harm of release of land in BS3

### Openness

Land is open. Built development within the parcel is isolated and is not urban in character.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies relatively close to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Prevention of the merger of towns is not relevant to this parcel (Purpose 2). The nearest town to the west of Bromsgrove is Kidderminster, which is too far away for the towns to be considered 'neighbouring', so this parcel is not helping to prevent their merger.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is largely in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

In the southern half of the parcel, the B4091 (Worcester Road) and adjacent tree cover provides a degree of separation between the southern part of the parcel and Bromsgrove, and the landform sloping downhill to the west adds further distinction. In the north of the parcel there is a sharper slope down into the parcel from the inset settlement edge, which lies along a ridge and slopes downhill into the town. The sloping land within the parcel also creates a strong visual association with the wider countryside. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Any partial release of land in this parcel would in turn weaken the remainder. The parcel as a whole is contained to the west by the M5, a strong alternative boundary feature which already forms the inset settlement edge to the north, but release out to here would

# Bromsgrove South and Finstall

## Harm of release of land in BS3

nonetheless have some urbanising visual impact on land beyond the motorway, which currently has very strong distinction from the urban area, and there would also be a weakening of the distinction of Green Belt land to the south of the parcel (in Wychavon District).

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with strong distinction from the urban area. Its release would weaken the distinction of adjacent Green Belt land to the west and south. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

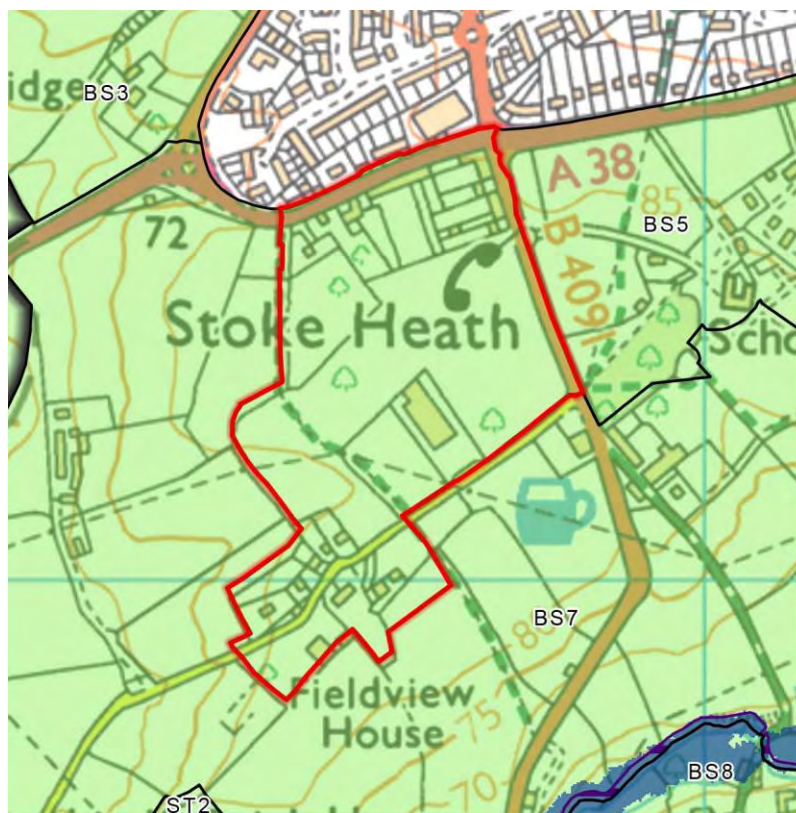
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BS3 as an expansion of Bromsgrove would cause High harm to Green Belt Purpose 3.

**High**

# Bromsgrove South and Finstall

## Harm of release of land in BS4



- Parcel BS4
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3





# Bromsgrove South and Finstall

## Harm of release of land in BS4

### Openness

The majority of the parcel is open. There is residential development adjacent to the inset settlement edge along the A38 Redditch Road in the north of the parcel, and also some houses adjacent to Brickhouse Lane in the south, which reduces openness locally but not on a strategic scale within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies relatively close to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). The gap between Bromsgrove and Droitwich is wide, but road and rail links and intervening urban development at Stoke Prior and Wychbold to a degree reduce perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is largely in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The A38 creates some boundary separation between the parcel and the inset area, but this is weakened by adjacent washed-over residential development in the parcel. Development in the urban area and within the parcel does cause some urbanising visual influence, but there are also views over open countryside to the west and south, so there is some degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Release of the parcel would cause a knock-on weakening of the distinction of adjacent

# Bromsgrove South and Finstall

## Harm of release of land in BS4

Green Belt land to the west and south.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a wide gap between Bromsgrove and Droitwich. The parcel has some degree of distinction from the urban area but its release would only have a minor impact on the settlement gap between Bromsgrove and Droitwich. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land is open countryside with some degree of distinction from the urban area. Its release would result in weakening of the distinction of adjacent Green Belt land to the west and south. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

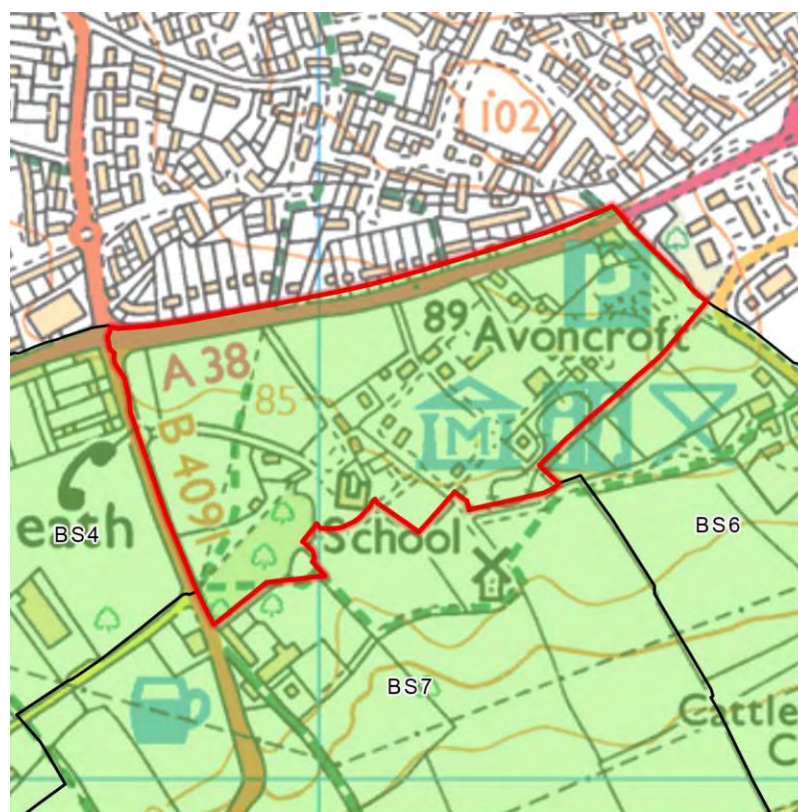
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BS4 as an expansion of Bromsgrove would cause Moderate harm to Green Belt Purpose 3

**Moderate**

# Bromsgrove South and Finstall

## Harm of release of land in BS5





# Bromsgrove South and Finstall

## Harm of release of land in BS5

### Openness

The parcel contains some development associated with Avoncroft Museum of Buildings and Bromsgrove School Pre-Prep and Nursery, but this development is low in density and so does not significantly diminish openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). The gap between Bromsgrove and Droitwich is wide, but road and rail links and intervening urban development at Stoke Prior and Wychbold to a degree reduce perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is largely in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The A38 creates some boundary separation between the parcel and the inset area, although this is slightly weakened by washed-over residential development to the west of Hanbury Road. Buntsford Hill and adjacent tree cover and hedgerows also provide some boundary distinction from the inset area to the east. Tree cover within the parcel limits urbanising visual influence, but proximity to the urban edge and the presence of some built development means that there is not strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

# Bromsgrove South and Finstall

## Harm of release of land in BS5

Woodland to the south and Hanbury Road to the west, beyond which existing washed-over development already has some urbanising influence, provide alternative boundary features that would limit weakening of the distinction of adjacent Green Belt land if the parcel were to be released.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a wide gap between Bromsgrove and Droitwich. The parcel has some degree of distinction from the urban area but its release would only have a minor impact on the settlement gap between the towns of Bromsgrove and Droitwich. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land is open countryside with some degree of distinction from the urban area. Its release would only result in minor weakening of the distinction of adjacent Green Belt land to the west and south. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

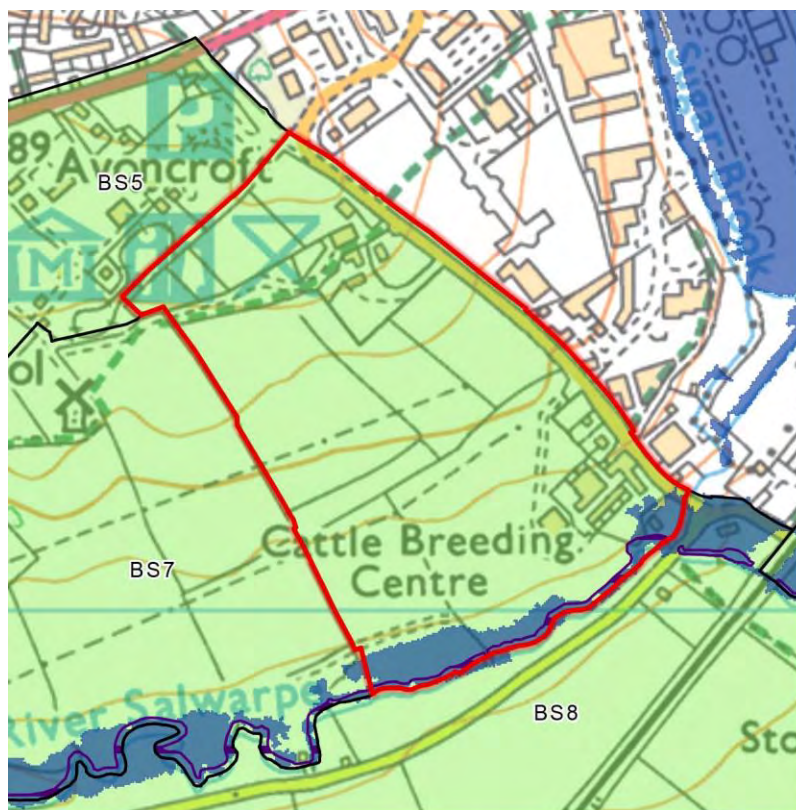
### Overall harm to the Green Belt purposes from release of land

The release of BS5 as an expansion of Bromsgrove would cause Low harm to Green Belt Purposes 2 and 3.

**Low/no**

# Bromsgrove South and Finstall

## Harm of release of land in BS6





# Bromsgrove South and Finstall

## Harm of release of land in BS6

### Openness

Land is mostly open. There is housing development on Meadow View Close and adjacent to this along Bunsford Hill in the east of the parcel, which impacts openness locally but not on a strategic scale within the parcel. Farm buildings at the northern end of the parcel are an appropriate Green Belt land use and therefore do not affect openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies relatively close to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). The gap between Bromsgrove and Droitwich is wide, but road and rail links and intervening urban development at Stoke Prior and Wychbold to a degree reduce perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Buntsford Hill lies between the parcel and Buntsford Hill Business Park. It has relatively strong boundary tree cover, but the extent to which this provides separation from the inset area is limited by the presence of residential development on Meadow View Close. Buntsford Hill Business Park and residential development within the parcel have some urbanising visual influence, but there are also views over open countryside to the west and south. Overall, there is a degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

There is a lack of strong, alternative boundary features to the west and therefore release

# Bromsgrove South and Finstall

## Harm of release of land in BS6

and development of the parcel would cause weakening of the distinction of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a wide gap between Bromsgrove and Droitwich. The parcel has some degree of distinction from the urban area but its release would only have a minor impact on the settlement gap between Bromsgrove and Droitwich. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land is open countryside with some degree of distinction from the urban area. Its release would result in weakening of the distinction of adjacent Green Belt land to the west. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

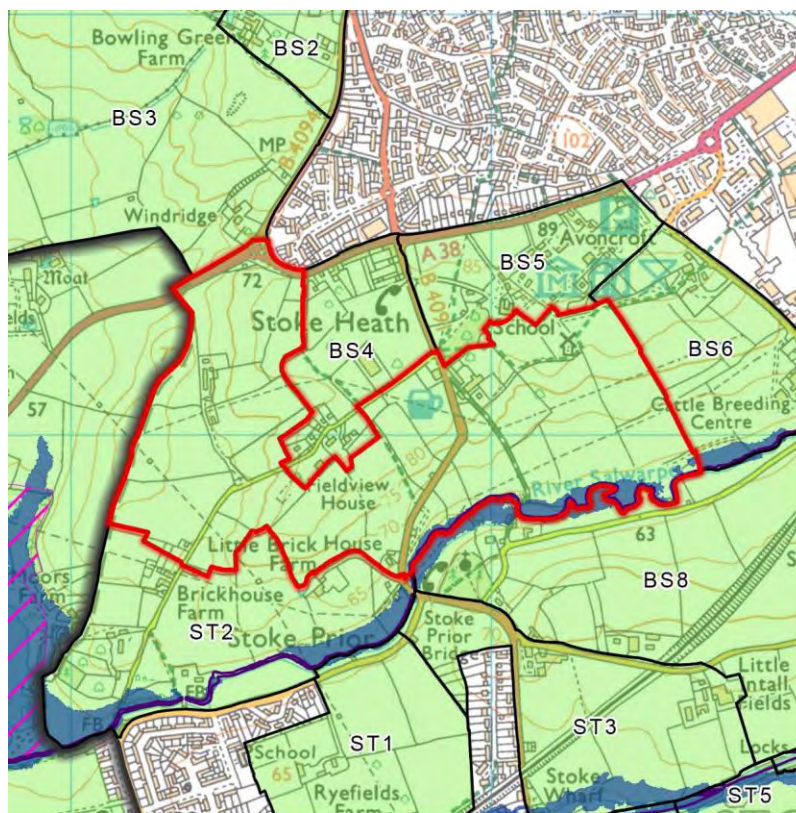
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BS6 as an expansion of Bromsgrove would cause Moderate harm to Green Belt Purpose 3.

**Moderate**

# Bromsgrove South and Finstall

## Harm of release of land in BS7



- Parcel BS7
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Flood zone 3





# Bromsgrove South and Finstall

## Harm of release of land in BS7

### Openness

Land is open. There is some residential development adjacent to the B4091 Hanbury Road but this is too small in scale to have a significant impact on Green Belt openness. There are also agricultural buildings in the west of the parcel, but these are an appropriate Green Belt land use and therefore do not affect its openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies relatively close to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). The gap between Bromsgrove and Droitwich is wide, but road and rail links and intervening urban development at Stoke Prior and Wychbold to a degree reduce perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The A38 and adjacent Green Belt land to the north of the parcel creates some degree of separation from the inset area, and the landform of the parcel, sloping downhill towards the River Salwarpe, adds further distinction. The majority of the parcel lies at some distance from the inset area and therefore there is little urbanising visual influence. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Release of the parcel would in turn weaken the distinction of adjacent Green Belt on the lower valley side, and on the southern side of the valley.

# Bromsgrove South and Finstall

## Harm of release of land in BS7

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open. It lies in a wide gap between Bromsgrove and Droitwich, but the parcel has strong distinction from the urban area and its release would increase the fragility of the settlement gap. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### High

Land is open countryside with strong distinction from the urban area. Its release would result in weakening of the distinction of adjacent Green Belt land to the south. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

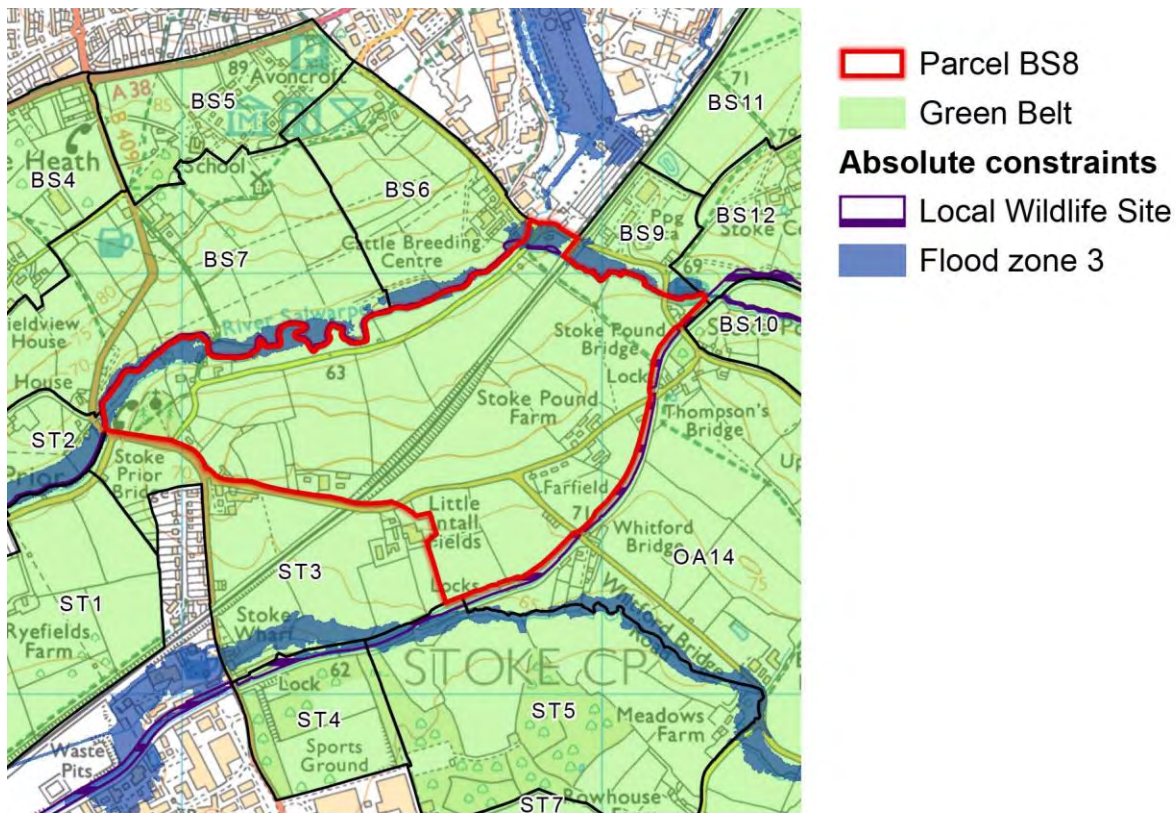
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BS7 as an expansion of Bromsgrove would cause High harm to Green Belt Purpose 3.

##### High

# Bromsgrove South and Finstall

## Harm of release of land in BS8





# Bromsgrove South and Finstall

## Harm of release of land in BS8

### Openness

Land is open. There are agricultural buildings in the west of the parcel adjacent to the railway line, but these are an appropriate Green Belt land use and therefore do not affect its openness. There is residential development along Stoke Pound Lane in the east of the parcel, which impacts openness locally, but not on a strategic scale within the parcel. There are also some individual residential properties in the west of the parcel, but they are sufficiently isolated from one another and from the urban edge to not have a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies relatively close to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). The gap between Bromsgrove and Droitwich is wide, but road and rail links and intervening urban development at Stoke Prior and Wychbold to a degree reduce perceived separation. The parcel also lies at the periphery of a wide gap between Bromsgrove and Redditch, but intervening high ground and an absence of fast road links means that there is a strong sense of separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

In the north of the parcel, sparse tree cover and the River Salwarpe provide strong boundary separation from Buntsford Hill Business Park within the inset area, and from adjacent washed-over development on Sugarbrook Lane. In the southwest of the parcel the B4091 (Hanbury Road) and adjacent vegetation also provides boundary separation

# Bromsgrove South and Finstall

## Harm of release of land in BS8

from Stoke Prior. There is little urbanising visual influence within the parcel, given the short frontage the parcel shares with the urban area. Overall, the parcel has strong distinction from the inset urban areas of Bromsgrove and Stoke Prior.

### Impact on adjacent Green Belt land

Release and development of the parcel as an expansion of Bromsgrove would breach the River Salwarpe, leaving no strong boundaries between Bromsgrove and Stoke Prior. Any development to the south of the railway line would also constitute breach of a strong boundary feature

Any expansion of Stoke Prior into the parcel would weaken the boundary provided by Hanbury Road, and, in the absence of any clear boundary features within the parcel, a release of land out from either Bromsgrove or Stoke Prior would weaken separation between those settlements, in turn weakening the settlement gap between Bromsgrove and Droitwich.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Moderate**

Land is open and lies in a wide gap between Bromsgrove and Droitwich and also at the periphery of a similar gap between Bromsgrove and Redditch. The parcel has strong distinction from urban areas, and release of land here would cause some weakening of the settlement gap between Bromsgrove and Droitwich. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with strong distinction from the urban areas of both Bromsgrove and Stoke Prior. Release of land out

## Bromsgrove South and Finstall

### Harm of release of land in BS8

from either settlement would result in a weakening of the Green Belt boundary, to the detriment of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

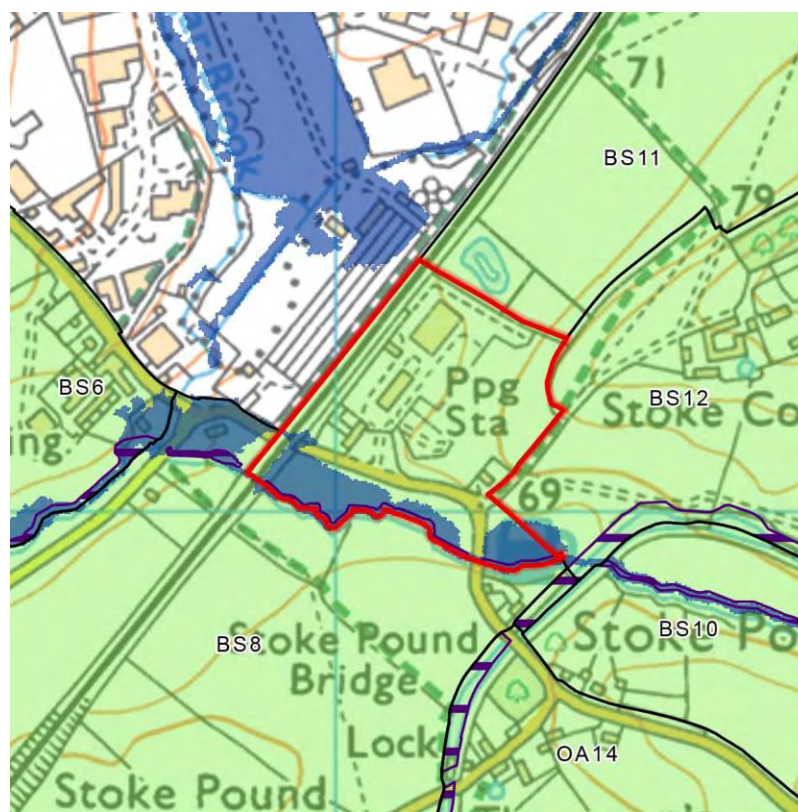
The release of land in Parcel BS8 as an expansion of either Bromsgrove or Stoke Prior would cause High harm to Green Belt Purpose 3.

**High**



# Bromsgrove South and Finstall

## Harm of release of land in BS9



# Bromsgrove South and Finstall

## Harm of release of land in BS9

### Openness

Land is already developed by a water utility company (Severn Trent Water) to the extent that remaining open land within the parcel has a reduced relationship with the wider Green Belt, and so makes a weakened contribution to Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies relatively close to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel lies in a wide gap between Bromsgrove and Redditch and is largely developed, which limits any role it plays in preventing the merger of neighbouring towns

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The parcel has buildings and hard surfacing which exert an urbanising influence and limit the extent to which it is perceived as countryside. The parcel is therefore playing a limited role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the inset urban area by the railway line, but urbanising development in the parcel means that it has only weak distinction from it.

### Impact on adjacent Green Belt land

The extent to which the parcel is already developed limits the impact that further development would have on adjacent open land. Land to the east also lies on rising ground, which helps to maintain distinction from the parcel.

### Harm to the Green Belt purposes

#### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

# Bromsgrove South and Finstall

## Harm of release of land in BS9

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Purpose 1 is not relevant to this parcel. Land lies relatively close to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land lies in a wide gap between Bromsgrove and Redditch and is already largely developed. It has weak distinction from the urban area and its release would only have a minor impact on the perceived separation between the two towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

The parcel is entirely developed and therefore its release would cause no harm to the purpose of safeguarding of the countryside from encroachment. The parcel's distinction from the urban area is limited by its reduced openness and urbanising development, and its release would have only a minor impact on the distinction of adjacent open land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

## Overall harm to the Green Belt purposes from release of land

The release of BS9 as an expansion of Bromsgrove would cause Low harm to Green Belt Purposes 2 and 3.

**Low/no**



# Bromsgrove South and Finstall

## Harm of release of land in BS10



- Parcel BS10
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3





# Bromsgrove South and Finstall

## Harm of release of land in BS10

### Openness

Land is open. There are some agricultural buildings adjacent to Copyholt Lane within the parcel, but these are an appropriate Green Belt land use and therefore do not affect its openness. There are also some individual residential properties adjacent to Copyholt Lane, but they are sufficiently isolated from one another and from the urban edge to not have a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies relatively close to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing the towns of Bromsgrove and Redditch from merging (Purpose 2), but the gap between the two is wide and there are no strong transport or visual links in this area to reduce the perceived gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The Worcester and Birmingham Canal to the west and the railway line at the inset edge of Bromsgrove creates strong boundary distinction between the parcel and the urban area. Tree cover to the west prevents urbanising visual influence within the parcel and the sloping landform adjacent to the River Salwarpe within the parcel creates further distinction from the inset area. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Release and development of the parcel would breach the boundary that the Worcester

# Bromsgrove South and Finstall

## Harm of release of land in BS10

and Birmingham Canal provides and would cause weakening of adjacent Green Belt land to the south.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a wide gap between Bromsgrove and Redditch. The parcel has strong distinction from the urban area and its release would have some impact on the perceived separation between the two towns. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Very high

Land is open countryside with strong distinction from the urban area. Its release would result in a weaker boundary and weakening of the distinction of adjacent Green Belt land to the south. Therefore, the release of land in the parcel would cause Very High harm to the purpose of safeguarding the countryside from encroachment.

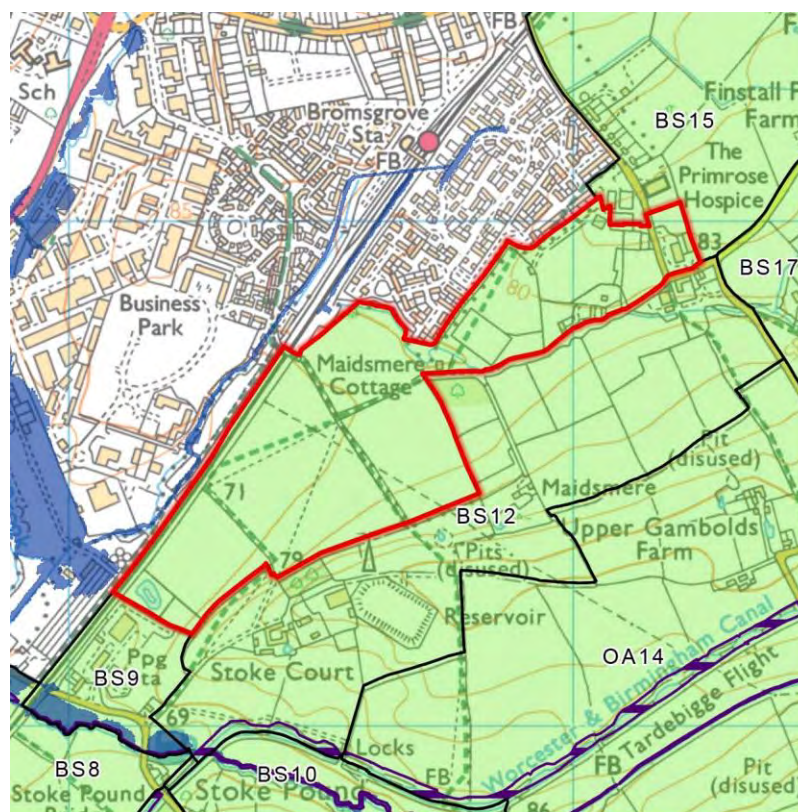
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BS10 as an expansion of Bromsgrove would cause Very High harm to Green Belt Purpose 3.

**Very high**

# Bromsgrove South and Finstall

## Harm of release of land in BS11



- Parcel BS11
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



# Bromsgrove South and Finstall

## Harm of release of land in BS11

### Openness

Land is open. In the eastern side of the parcel, there is a residential property and a clubhouse associated with tennis courts adjacent to St Godwald's Road, but they are sufficiently isolated from one another and from the urban edge to not have a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies relatively close to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing the towns of Bromsgrove and Redditch from merging (Purpose 2), but the gap between the two is wide and there are no strong transport or visual links in this area to reduce the perceived gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land in the west of the parcel is in agricultural use and therefore constitutes 'countryside'. Land in the east comprises of sports pitches but most of these do not have significant urbanising characteristics, and so can still be perceived as being in the countryside. Floodlighting of tennis courts and a hockey pitch is considered to have some urbanising influence, but the area occupied by these floodlit surfaces is insufficient to have an impact at a strategic scale. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The railway and adjacent tree cover form a strong boundary feature adjacent to much of the urban area but inset development to the east of the railway station, in the vicinity of Rutherford Road, has breached this boundary. Mature trees still form a clear boundary along much of the inset settlement edge in this latter area, but there is some urbanising influence. Within the open farmland area of the parcel the degree of distinction from the



# Bromsgrove South and Finstall

## Harm of release of land in BS11

urban area is limited by the urbanising visual influence of large-scale commercial development to the west, and also some urbanising washed-over development at the Severn Trent Water site to the south. Overall, there is some degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

There is a lack of strong, alternative boundary features, so release of land in the parcel would cause weakening of the distinction of adjacent Green Belt land to the east.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a wide gap between Bromsgrove and Redditch. The parcel has some degree of distinction from the urban area, but its release would only have a minor impact on the perceived sense of separation between the two towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land is open countryside with some degree of distinction from the urban area. Its release would result in weakening of the distinction of adjacent Green Belt to the east. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BS11 as an expansion of Bromsgrove would cause Moderate harm to Green Belt Purpose 3.

**Moderate**

## Harm of release of land in BS12



# Bromsgrove South and Finstall

## Harm of release of land in BS12

### Openness

Land is open. The parcel contains some agricultural buildings in the northeast and southeast, but these are an appropriate Green Belt use and therefore do not affect its openness. There is an isolated residential property which has no significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies relatively close to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing the towns of Bromsgrove and Redditch from merging (Purpose 2), but the gap between the two is wide and there are no strong transport or visual links in this area to reduce the perceived gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Hedgerows and linear tree cover provide some degree of boundary distinction between the southern half of the parcel and inset development in Bromsgrove, but the steeply sloping landform here provides more significant distinction. There are strong views over the town, but the elevation creates a sense of separation from the urban area. Further north the slope is more gentle but well-treed hedgerows limit the influence of the urban area. There is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Release and development of the parcel would cause weakening of adjacent Green Belt land to the east as there is a lack of strong alternative boundary features.

# Bromsgrove South and Finstall

## Harm of release of land in BS12

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open but lies in a wide gap between Bromsgrove and Redditch. Although the parcel has strong distinction from the urban area its release would only have a minor impact on the perceived sense of separation between the two towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with strong distinction from the urban area. Its release would result in weakening of the distinction of adjacent Green Belt to the east. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

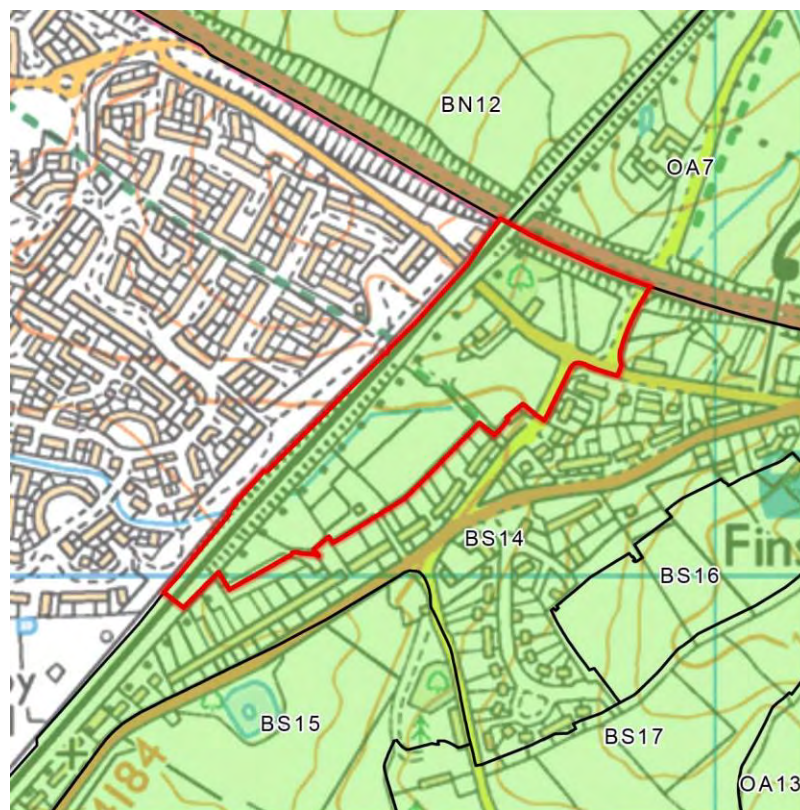
The release of land in Parcel BS12 as an expansion of Bromsgrove would cause High harm to Green Belt Purpose 3.



**High**



# Bromsgrove South and Finstall

## Harm of release of land in BS13



-  Parcel BS13
-  Green Belt



0 0.3 km

# Bromsgrove South and Finstall

## Harm of release of land in BS13

### Openness

Land is open. The parcel includes several isolated dwellings, but these does not have a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a relatively wide gap between the neighbouring towns of Bromsgrove and Redditch, but the A448 (Bromsgrove Highway) provides a direct connecting link which reduces the perceived gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is mostly open fields and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the inset urban area by the railway line, but its strength as a boundary feature is reduced by the presence of washed-over but urbanising residential development to the east at Finstall. Residential development contains this narrow parcel on two sides, so it has only weak distinction from urban areas.

### Impact on adjacent Green Belt land

The parcel is contained by the A448 to the north and relatively dense urbanising development in the settlement of Finstall to the east, and therefore its release would not result in weakening of the distinction of adjacent Green Belt land.

# Bromsgrove South and Finstall

## Harm of release of land in BS13

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a relatively wide gap between the towns of Bromsgrove and Redditch. The parcel has weak distinction from the urban area, and its release would have very little impact on the settlement gap between Bromsgrove and Redditch. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land is open countryside with some degree of distinction from the urban area. Its release would have minor impacts to the contribution of adjacent Green Belt. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

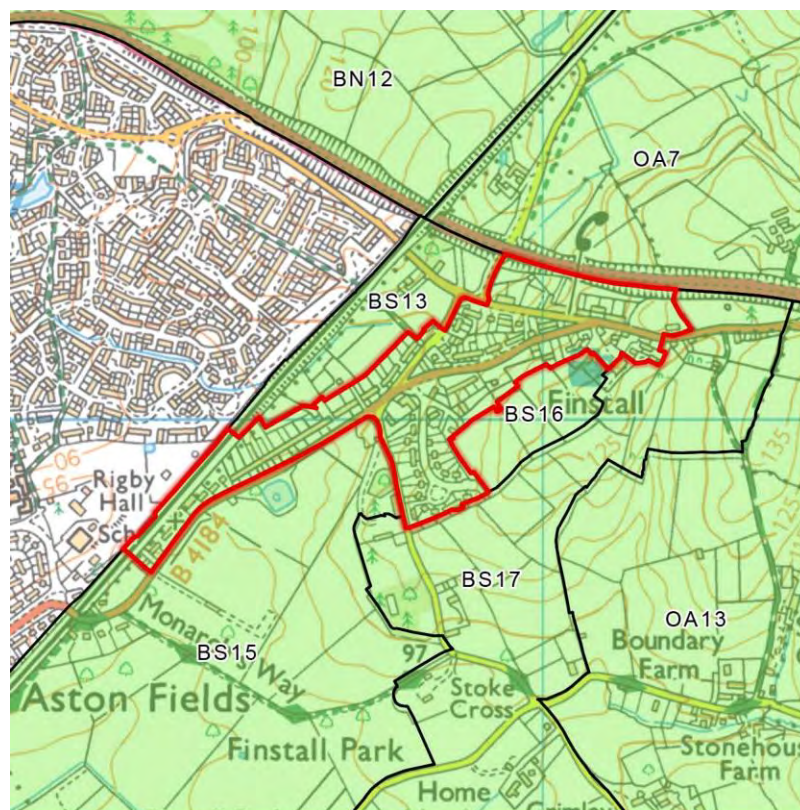
The release of BS13 as an expansion of Bromsgrove would cause Low harm to Green Belt Purposes 2 and 3.

**Low/no**



# Bromsgrove South and Finstall

## Harm of release of land in BS14



Parcel BS14

Green Belt



0

0.5

km



# Bromsgrove South and Finstall

## Harm of release of land in BS14

### Openness

The parcel contains residential development within the settlement of Finstall.

Development is mostly linear, so most dwellings have gardens which front onto open land, but housing is quite dense. This has a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a relatively wide gap between the neighbouring towns of Bromsgrove and Redditch, but the A448 (Bromsgrove Highway) provides a direct connecting link which reduces the perceived gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is comprised of the settlement of Finstall, which has urbanising characteristics that limit the extent to which this can be perceived as countryside, and therefore, protecting the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The settlement of Finstall is, at its southern end, contiguous with Bromsgrove but separated from it by the railway line. However, the railway's role as a boundary feature is largely negated by the extent of urbanising development at Finstall. There is weak distinction between the parcel and urban development .

### Impact on adjacent Green Belt land

The extent to which the parcel is already developed means that any further development would have little additional urbanising influence on adjacent Green Belt land.

# Bromsgrove South and Finstall

## Harm of release of land in BS14

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is mostly developed and lies in a relatively wide gap between Bromsgrove and Redditch. Its release would have only a very minor impact on the settlement gap between Bromsgrove and Redditch, due to the extent to which the parcel is already developed. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land is urbanising development in the countryside. Its release would have minimal impact on the contribution of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

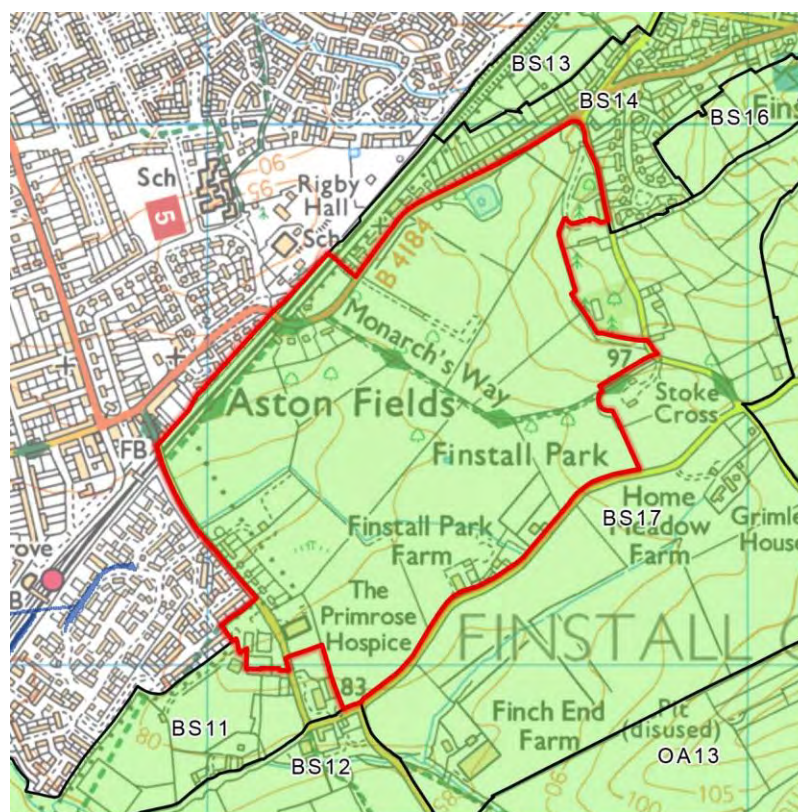
### Overall harm to the Green Belt purposes from release of land

The release of BS14 as an expansion of Bromsgrove would cause Low harm to Green Belt Purposes 2 and 3.

**Low/no**

# Bromsgrove South and Finstall

## Harm of release of land in BS15



- Parcel BS15
- Green Belt
- Absolute constraints**
- Flood zone 3



# Bromsgrove South and Finstall

## Harm of release of land in BS15

### Openness

Land is open. The parcel contains some agricultural use buildings, but these are an appropriate Green Belt land use and therefore do not affect its openness. The parcel also contains some residential dwellings along St Godwald's Road, which do impact openness locally, but not at a strategic scale.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies relatively close to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a relatively wide gap between the neighbouring towns of Bromsgrove and Redditch, but the A448 (Bromsgrove Highway) provides a direct connecting link which reduces the perceived gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is mostly open fields and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The railway line forms a boundary between the parcel and part of the inset area of Bromsgrove, but the extent to which this provides separation is limited by washed-over residential development that has breached this boundary to the north of Finstall Road and inset development to the southwest of St Godwald's Road. However, tree cover adjacent to Finstall Road, the railway line and St Godwald's Road limits urbanising visual influence within the parcel, and parts of the parcel also retain a parkland character which increase distinction. Therefore, the parcel has some degree of distinction from the inset area.



# Bromsgrove South and Finstall

## Harm of release of land in BS15

### Impact on adjacent Green Belt land

There are no strong alternative boundary features to the east, so the release of land in the parcel would weaken the distinction of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a relatively wide gap between Bromsgrove and Redditch. The parcel has some degree of distinction from the urban area, but its release would not result in much weakening of the settlement gap between Bromsgrove and Redditch. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land is open countryside with some degree of distinction from the urban area. Its release would result in weakening of the distinction of adjacent Green Belt to the east and south. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

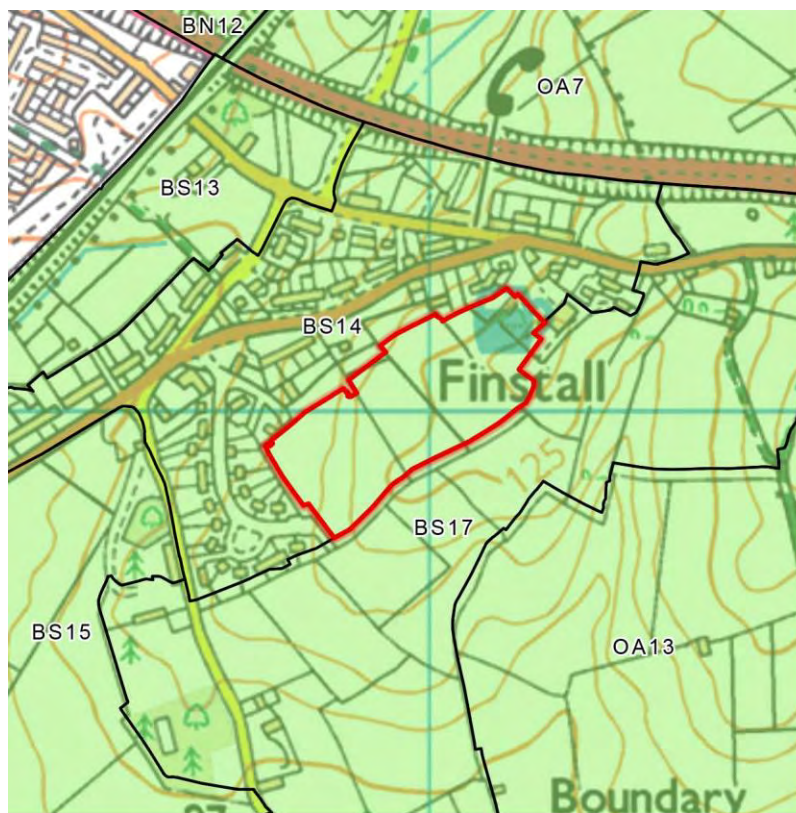
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BS15 as an expansion of Bromsgrove would cause Moderate harm to Green Belt Purpose 3.

**Moderate**

# Bromsgrove South and Finstall

## Harm of release of land in BS16



# Bromsgrove South and Finstall

## Harm of release of land in BS16

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies relatively close to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a relatively wide gap between the neighbouring towns of Bromsgrove and Redditch, but the A448 (Bromsgrove Highway) provides a direct connecting link which reduces the perceived gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The railway line, provides separation from Bromsgrove, but this has been breached by adjacent urbanising development within Finstall. Only garden boundaries lie between most of the parcel and development at Finstall that, to an extent, contains the parcel and provides an urbanising visual influence. However, the parcel's rising landform means that there is still a degree of distinction from urban development at Finstall.

### Impact on adjacent Green Belt land

The parcel is largely bounded by hedgerows, but its release would result in some weakening of the distinction of adjacent Green Belt land which, aided by intervening higher ground, currently has strong distinction from the settlement.

# Bromsgrove South and Finstall

## Harm of release of land in BS16

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a relatively wide gap between Bromsgrove and Redditch. The parcel has some degree of distinction from the urban area, but its release would have little impact on the settlement gap between Bromsgrove and Redditch. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land is open countryside with some degree of distinction from the urban area. Its release would weaken the distinction of adjacent Green Belt to the south-east. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

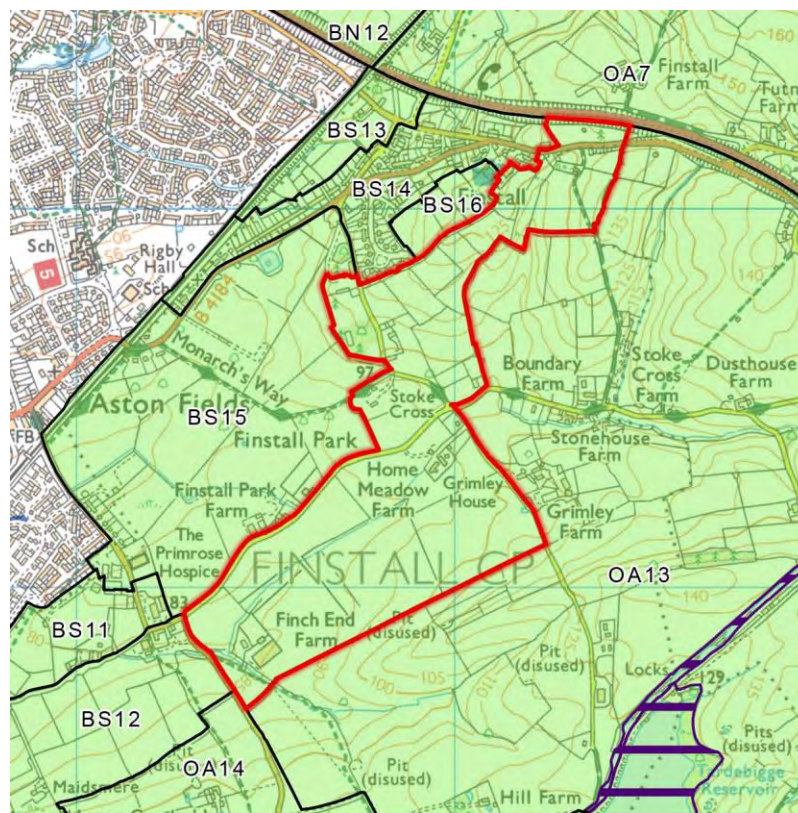
The release of land in BS16 as an expansion of Bromsgrove would cause Moderate harm to Green Belt Purpose 3.

**Moderate**



# Bromsgrove South and Finstall

## Harm of release of land in BS17



- Parcel BS17
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



# Bromsgrove South and Finstall

## Harm of release of land in BS17

### Openness

Land is open. The parcel contains some agricultural buildings, but these are an appropriate Green Belt land use and therefore do not affect its openness. The parcel also contains some residential dwellings but they are sufficiently isolated from one another and from the urban edge to not have a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies relatively close to Bromsgrove, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a relatively wide gap between the neighbouring towns of Bromsgrove and Redditch, but the A448 (Bromsgrove Highway) provides a direct connecting link which reduces the perceived gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Parts of the northern end of the parcel lie adjacent to washed-over but urbanising development at Finstall, which in turn has only weak distinction from the inset urban area of Bromsgrove. However, most of the parcel in this area slopes away to the east, with higher ground limiting urbanising influence and creating strong distinction from the settlement. Further south, the parcel occupies ground that rises up eastwards beyond Dusthouse Lane, and where elevation and distance from the urban edge of Bromsgrove also create strong distinction.

# Bromsgrove South and Finstall

## Harm of release of land in BS17

### Impact on adjacent Green Belt land

There is a lack of strong, alternative Green Belt boundaries, so the release of land would weaken the distinction of adjacent Green Belt land. The release of the parcel would also result in some minor weakening of the settlement gap between Bromsgrove and Redditch.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Moderate**

Land is open and lies in a relatively wide gap between Bromsgrove and Redditch, but has strong distinction from urban development at Finstall. Its release would slightly narrow the gap and in turn weaken the distinction of adjacent land within the gap. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with strong distinction from urban development at Finstall. Its release would result in weakening of the distinction of adjacent Green Belt to the east and south. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

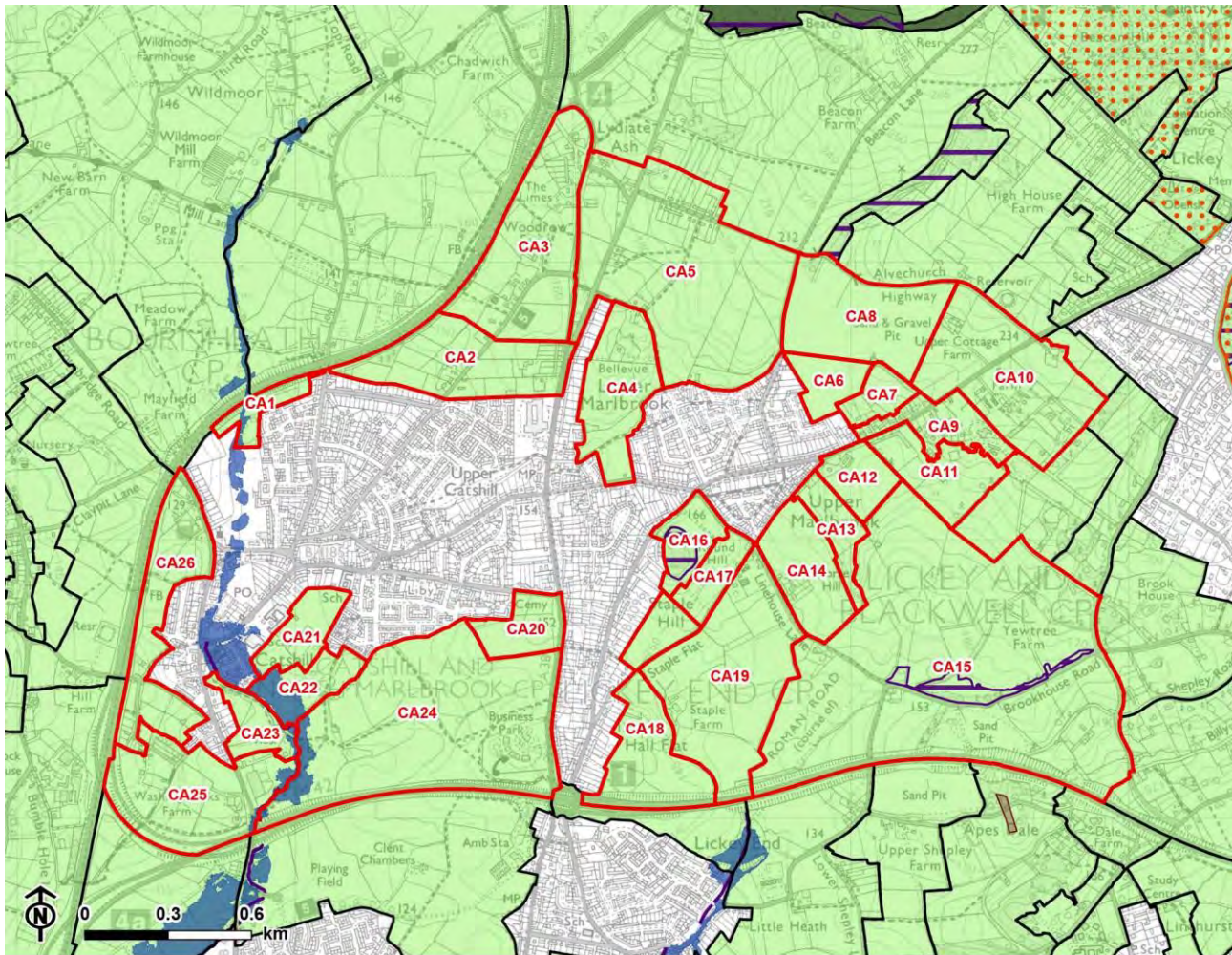
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel BS17 as an expansion of Bromsgrove would cause High harm to Green Belt Purpose 3.

**High**

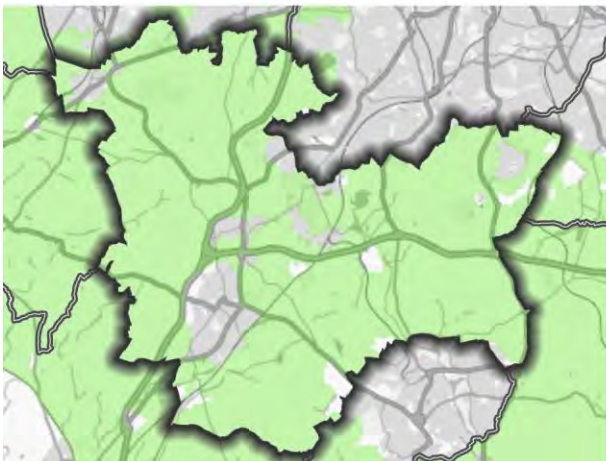


# Catshill and Marlbrook



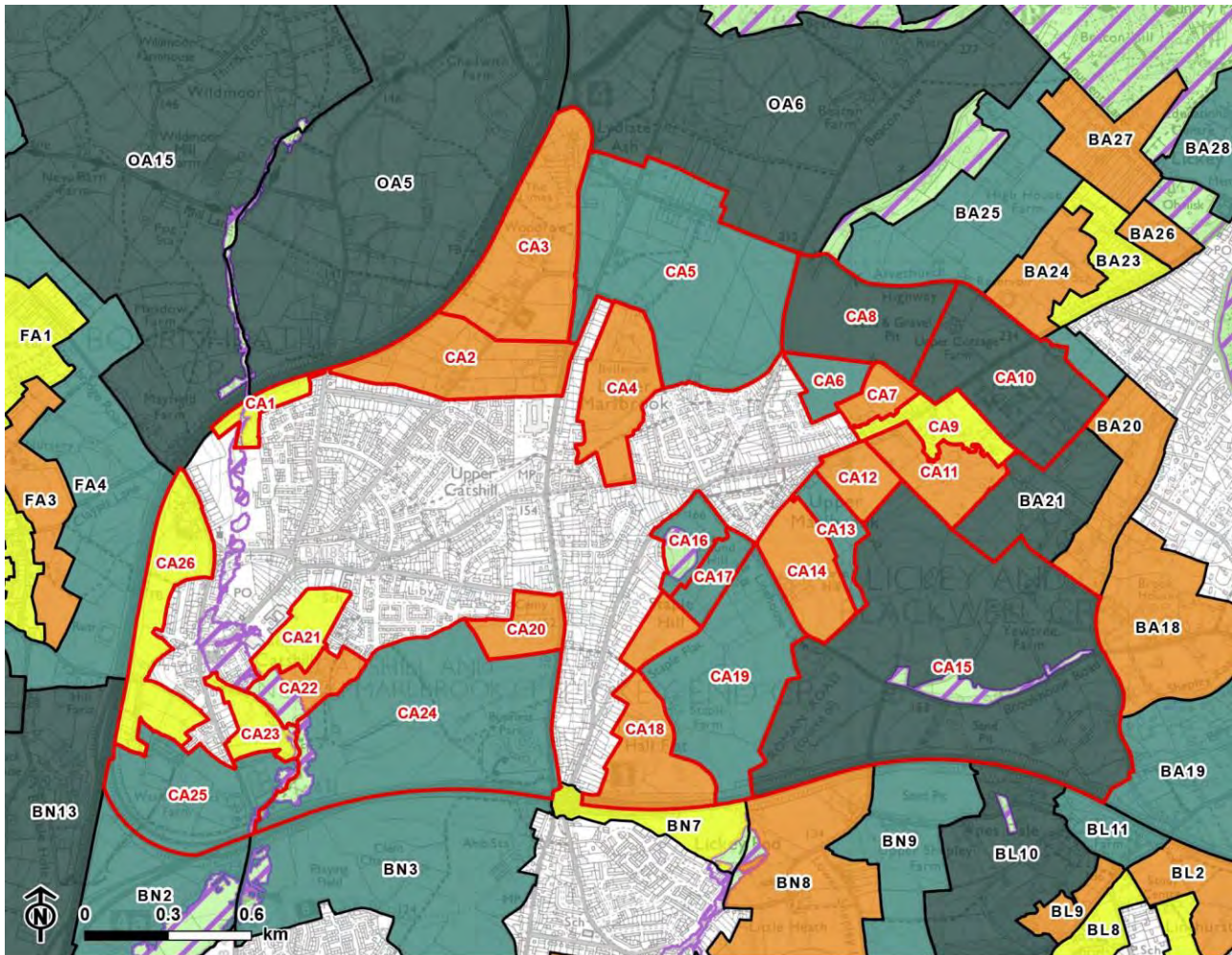
- Catshill and Marlbrook parcel
- Neighbouring parcel

- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Local Geological Site
- Ancient woodland
- Country park
- Flood zone 3



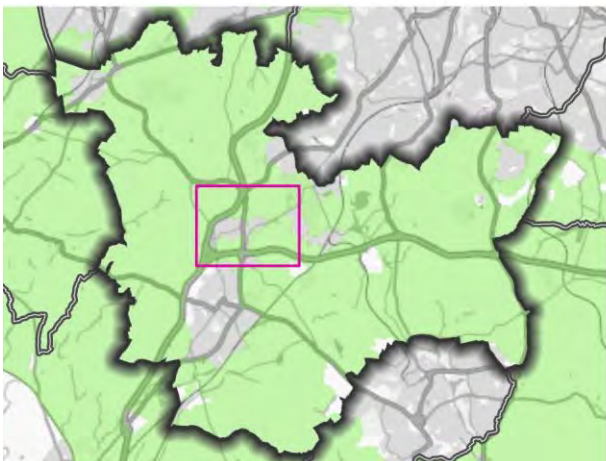


# Catshill and Marlbrook



- Catshill and Marlbrook parcel
- Neighbouring parcel

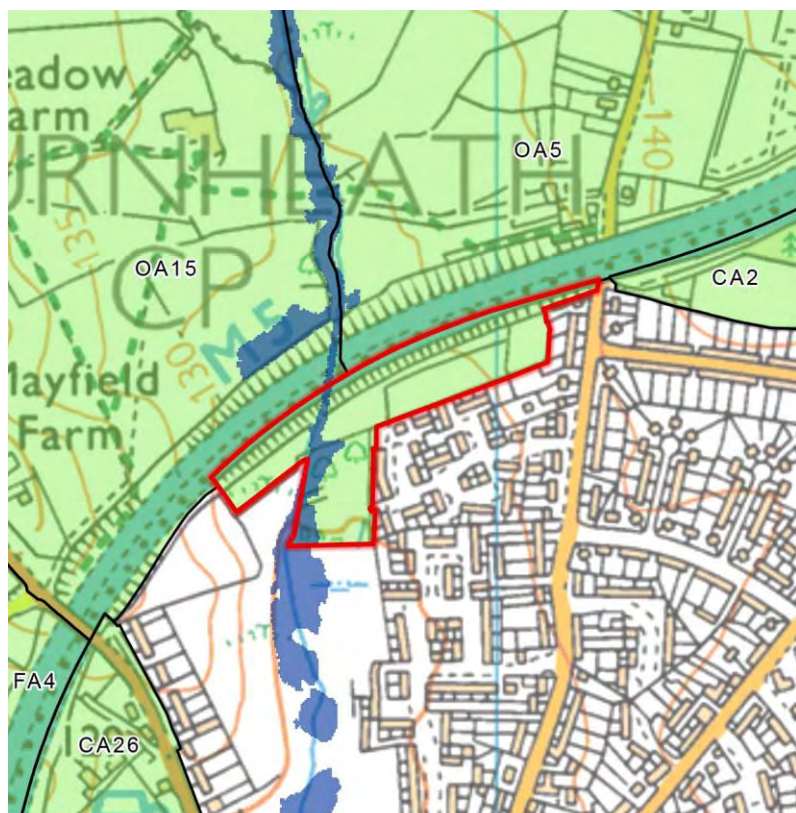
- Green Belt
- Absolute constraints
- Highest Harm Rating**
- Very high
- High
- Moderate
- Low/no





# Catshill and Marlbrook

## Harm of release of land in CA1



- Parcel CA1
- Green Belt
- Absolute constraints**
- Flood zone 3



# Catshill and Marlbrook

## Harm of release of land in CA1

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Catshill, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The nearest towns to this side of Catshill are Hagley, which is 7km to the north-west, and Halesowen which is slightly further away to the north. Both are too far away to be considered neighbouring, so the parcel does not play a role in preventing neighbouring towns from merging (Purpose 2).

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

There is an area of woodland within the parcel and the remainder is grassland. The parcel therefore constitutes 'countryside', and is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Tree cover in the west of the parcel is more distinct from the urban edge than the grassland to the east, but the parcel as a whole is small and contained between urban edges and the M5. As a result, there is a strong urbanising influence and only weak distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The release and development of land within the parcel would have limited impact on the distinction of adjacent Green Belt land due to the strong, alternative boundary provided by the M5.

# Catshill and Marlbrook

## Harm of release of land in CA1

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie in a gap between neighbouring towns. Therefore, the release of this parcel would not cause harm to the Purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land is open countryside with weak distinction from the urban area. Its release would leave a stronger Green Belt boundary and would not cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

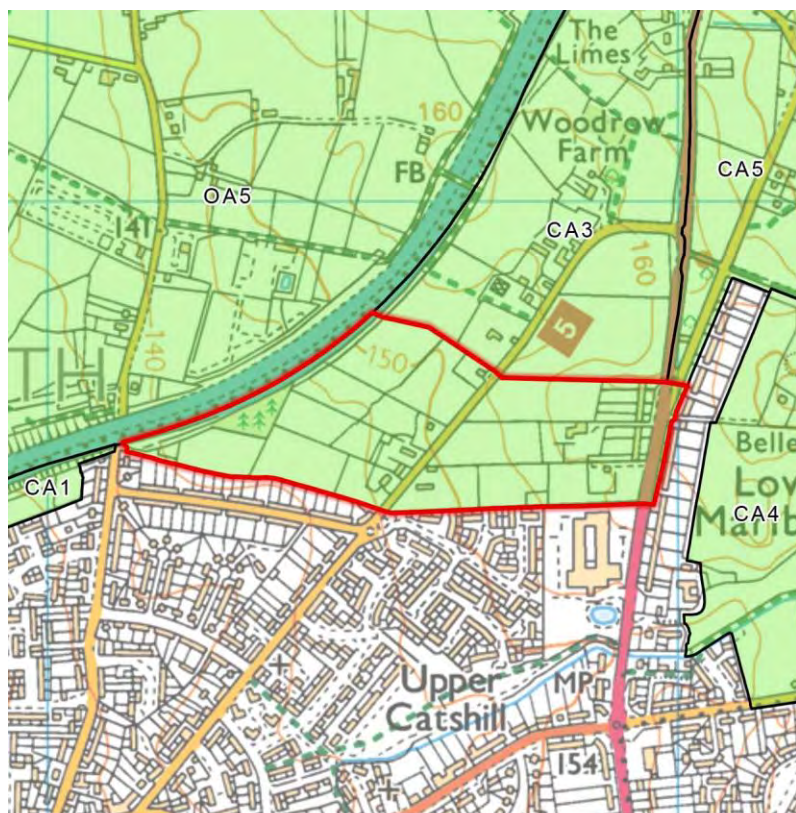
The release of Parcel CA1 as an expansion of Catshill would cause Low harm to Green Belt Purpose 3.



**Low/no**



# Catshill and Marlbrook

## Harm of release of land in CA2



-  Parcel CA2
-  Green Belt



0

0.5

km

# Catshill and Marlbrook

## Harm of release of land in CA2

### Openness

Land is open. There is some residential development adjacent to the A38 in the east of the parcel, which impacts openness locally, but not at a strategic scale within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Catshill, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a relatively narrow gap between the neighbouring settlements of Rubery and Catshill/ Marlbrook, adjacent to connecting roads. However, the landform of Beacon Hill and its wooded lower slopes, which as Ancient Woodland and a Local Wildlife Site are constrained from development, act as a significant separating feature close to Rubery. The Waseley Hills perform a similar separating role to the north.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is largely agricultural and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

There is some urbanising influence within the parcel from inset residential development to the south and east, and washed-over development on the eastern edge of the parcel, but there are views over open countryside to the north. Garden boundaries at the inset edge of Catshill to the south create weak separation between the parcel and the settlement, but distinction is stronger in the northern half of the parcel due to intervening hedgerows. Overall, there is some degree of distinction between the parcel and the inset area.

# Catshill and Marlbrook

## Harm of release of land in CA2

### Impact on adjacent Green Belt land

There is a lack of strong, alternative boundary features to the north and, therefore, release and development of the parcel would cause weakening of the distinction of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open, has some degree of distinction from the inset area and lies in a relatively narrow gap between Catshill/Marlbrook and Rubery, with connecting roads running through and to either side of the parcel. Its release would weaken the distinction of adjacent land to the north, but the presence of existing inset development further north along the A38, and the role of higher, wooded ground to the north in forming a strong separating feature, mean that impact on the settlement gap would be limited. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land is open countryside with some degree of distinction from the urban area. Its release would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

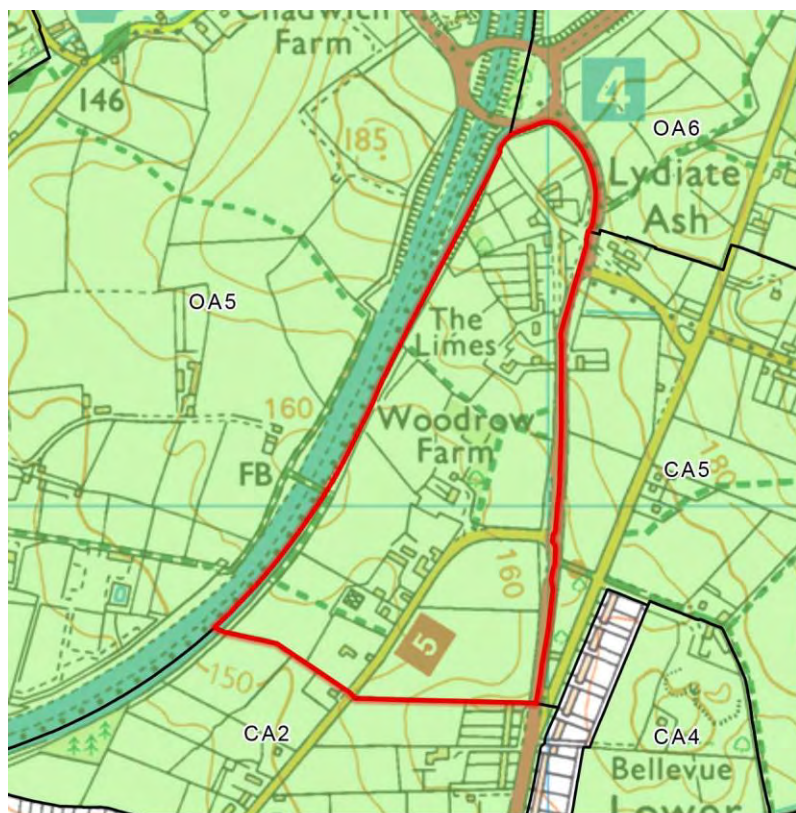
The release of land in Parcel CA2 as an expansion of Catshill would cause Moderate harm to Green Belt Purpose 3.



**Moderate**



# Catshill and Marlbrook

## Harm of release of land in CA3



-  Parcel CA3
-  Green Belt



# Catshill and Marlbrook

## Harm of release of land in CA3

### Openness

Land is open. There are some residential properties adjacent to Halesowen Road and Woodrow Lane within the parcel, but they are sufficiently isolated from one another and from the urban edge to not have a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Catshill, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a relatively narrow gap between the neighbouring settlements of Rubery and Catshill/ Marlbrook, adjacent to connecting roads. However, the landform of Beacon Hill and its wooded lower slopes, which as Ancient Woodland and a Local Wildlife Site are constrained from development, act as a significant separating feature close to Rubery. The Waseley Hills perform a similar separating role to the north.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is largely agricultural and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Intervening fields and hedgerows to the south create separation between the parcel and the inset area of Catshill and limit urbanising influence. The rising landform within the parcel also provides some further distinction from the inset area. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The parcel is contained by main roads (the M5 to the west and the A38 to the east) and

# Catshill and Marlbrook

## Harm of release of land in CA3

associated vegetation, which limits any impact that the release of the parcel would have on the distinction of adjacent Green Belt land. However, release of the parcel would cause relatively substantial narrowing of the settlement gap between Catshill and Rubery.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open, has strong distinction from the inset area and lies in a relatively narrow gap between Catshill/Marlbrook and Rubery, with connecting roads running through and to either side of the parcel. Its release would result in relatively substantial narrowing of the settlement gap, but would not significantly weaken the distinction of adjacent land to the north, and higher, wooded ground further north would still form a strong separating feature. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land is open countryside with strong distinction from the urban area. Its release would not cause significant weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

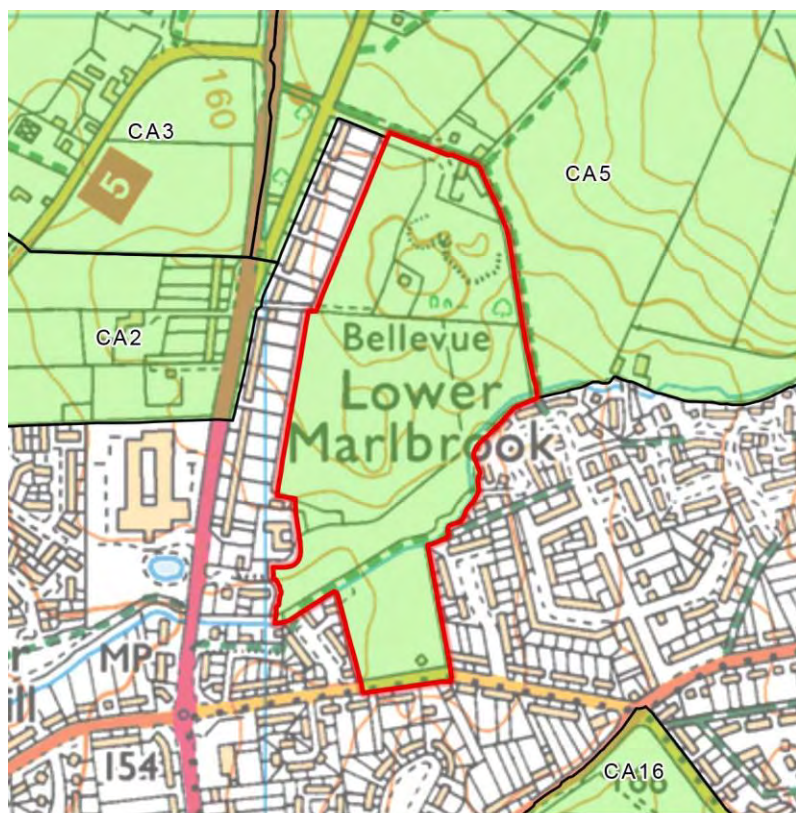
The release of land in Parcel CA3 as an expansion of Catshill would cause Moderate harm to Green Belt Purposes 2 and 3.

**Moderate**



# Catshill and Marlbrook

## Harm of release of land in CA4



# Catshill and Marlbrook

## Harm of release of land in CA4

### Openness

Land is open. There are two residential properties in the north of the parcel but they are sufficiently isolated from each other and from the urban edge to not have a significant impact on openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Catshill/Marlbrook, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2), as it lies in a relatively narrow gap between the neighbouring settlements of Rubery and Catshill/ Marlbrook. However, the landform of Beacon Hill and its wooded lower slopes, which as Ancient Woodland and a Local Wildlife Site are constrained from development, act as a significant separating feature close to Rubery.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

There is a grass sports pitch in the southern half of the parcel. But the majority is agricultural and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel has weak separation from development to the west along Birmingham Road where there are only garden boundaries at the inset edge. However, the rising landform within the parcel provides some distinction from the inset area. Distinction from the settlement is weaker in the southern part of the parcel, which is largely contained by the settlement, but overall there is some degree of distinction between the parcel and the inset area.

# Catshill and Marlbrook

## Harm of release of land in CA4

### Impact on adjacent Green Belt land

Any release crossing the brook at the southern end of the parcel would weaken Marlbrook's consistent boundary. A substantial release of land for development within the parcel would weaken the distinction of adjacent Green Belt land to the northeast.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open, has strong distinction from the inset area and lies in a relatively narrow gap between Catshill/Marlbrook and Rubery. Its release would weaken the distinction of adjacent land to the north, and would reduce the gap between the settlements, but the presence of existing development at Lydiate Ash limits the impact of this on the perceived gap. Higher, wooded ground to the north would retain strong separation between towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land is open countryside with some degree of distinction from the urban area. Its release would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

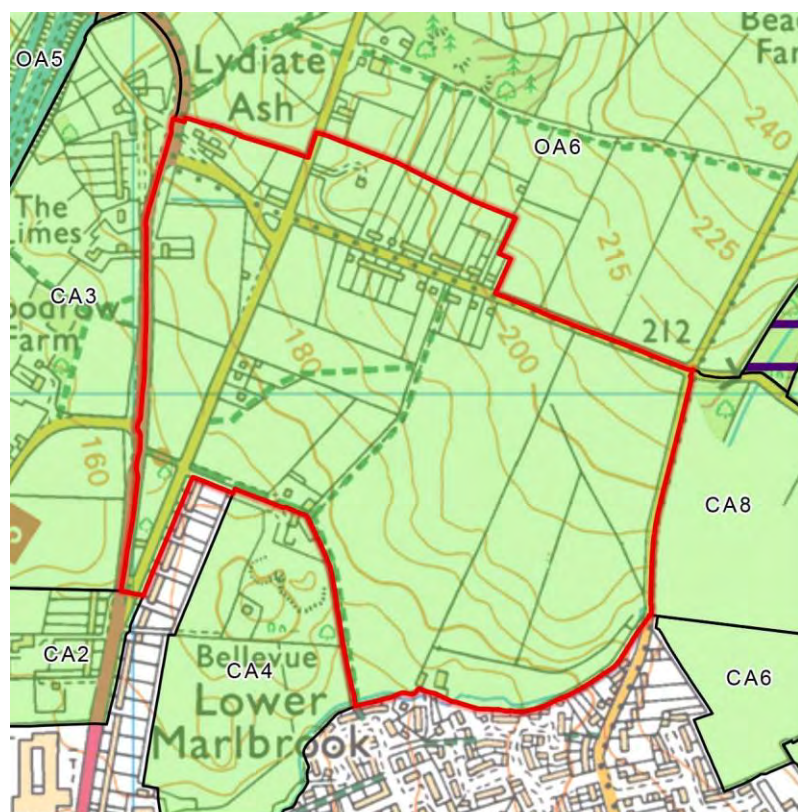
The release of land in Parcel CA4 as an expansion of Catshill would cause Moderate harm to Green Belt Purpose 3.

**Moderate**



# Catshill and Marlbrook

## Harm of release of land in CA5



- Parcel CA5
- Green Belt
- Absolute constraints**
- Local Wildlife Site



# Catshill and Marlbrook

## Harm of release of land in CA5

### Openness

Land is open. There are some residential properties and a garden centre in the north at Lydiate Ash, which impact openness locally, but not at a strategic scale within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Catshill/Marlbrook, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2), as it lies in a relatively narrow gap between the neighbouring settlements of Rubery and Catshill/ Marlbrook. However, the landform of Beacon Hill and its wooded lower slopes, which as Ancient Woodland and a Local Wildlife Site are constrained from development, act as a significant separating feature close to Rubery.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land in the parcel is largely in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Linear tree cover to the south and a mature hedgerow to the southwest provide some degree of separation between the parcel and the inset area and also reduce urbanising visual influence within the parcel. Houses within the parcel have some urbanising influence, but steeply sloping land within the parcel increases the sense of separation from the inset area to the south and provides views over the wider countryside. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Release and development of the parcel would encroach on higher ground to the north of

# Catshill and Marlbrook

## Harm of release of land in CA5

Catshill and Marlbrook and would weaken the distinction of adjacent Green Belt land to the north. The release would also narrow the settlement gap between Catshill and Rubery, although the presence of existing development within the northern half of the parcel limits the significance of this.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open, has strong distinction from the inset area and lies in a relatively narrow gap between Catshill/Marlbrook and Rubery. Its release would weaken the distinction of adjacent land to the north, and would reduce the gap between the settlements, but the presence of existing development at Lydiate Ash limits the impact of this on the perceived gap. Higher, wooded ground to the north would retain strong separation between towns. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### High

Land is open countryside with strong distinction from the urban area. Its release would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

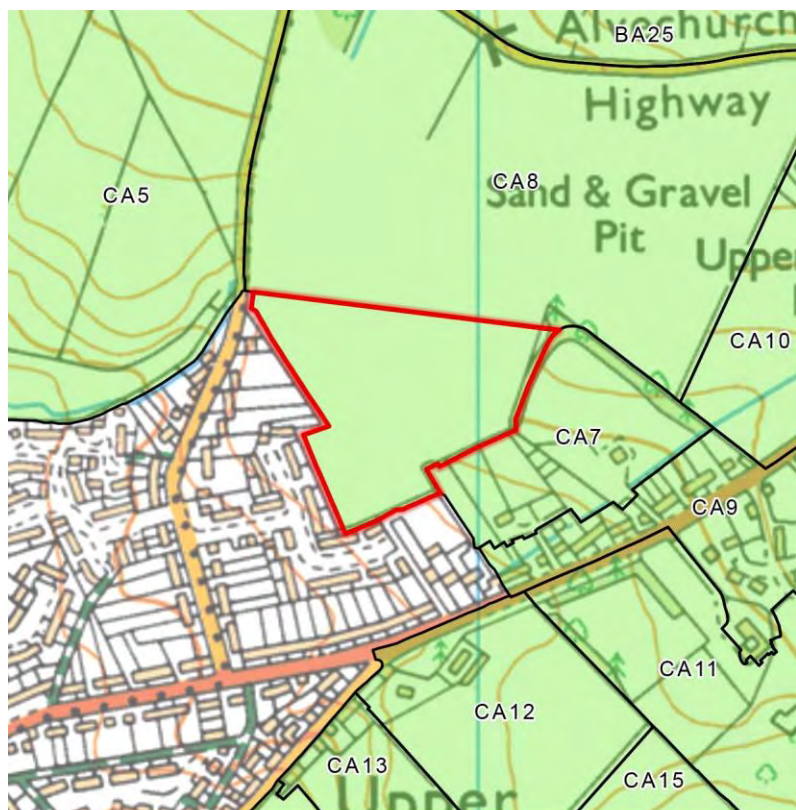
The release of land in Parcel CA5 as an expansion of Catshill would cause High harm to Green Belt Purpose 3.



High



# Catshill and Marlbrook

## Harm of release of land in CA6



-  Parcel CA6
-  Green Belt



0

0.3

km

# Catshill and Marlbrook

## Harm of release of land in CA6

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Marlbrook, which is not defined as a large built-up area.

Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Catshill/ Marlbrook and Lickey, and the B4096 acts as a connecting feature between the two settlements.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The parcel is part of a landfilled former sand and gravel pit. This constitutes 'countryside', so the parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Although there are only garden boundaries at the inset edge to the west and south, steeply sloping land within the parcel creates strong landform distinction from the settlement. The adjacent inset development has some urbanising influence, but there are views over open countryside. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

There are no alternative boundary features to the north within the former landfill site, so release of the parcel would cause a knock-on weakening of the distinction of adjacent Green Belt land to the north.

# Catshill and Marlbrook

## Harm of release of land in CA6

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**High**

Land is open and lies in a narrow gap between Catshill / Marlbrook and Lickey. Existing washed-over but urbanising development along the B4096 extends closer to Lickey than this parcel, but development on the higher ground here would visibly extend the settlement form onto land which contributes to maintaining settlement separation. Therefore, the release of land in the parcel would cause High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with strong distinction from the urban area. Its release would cause weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

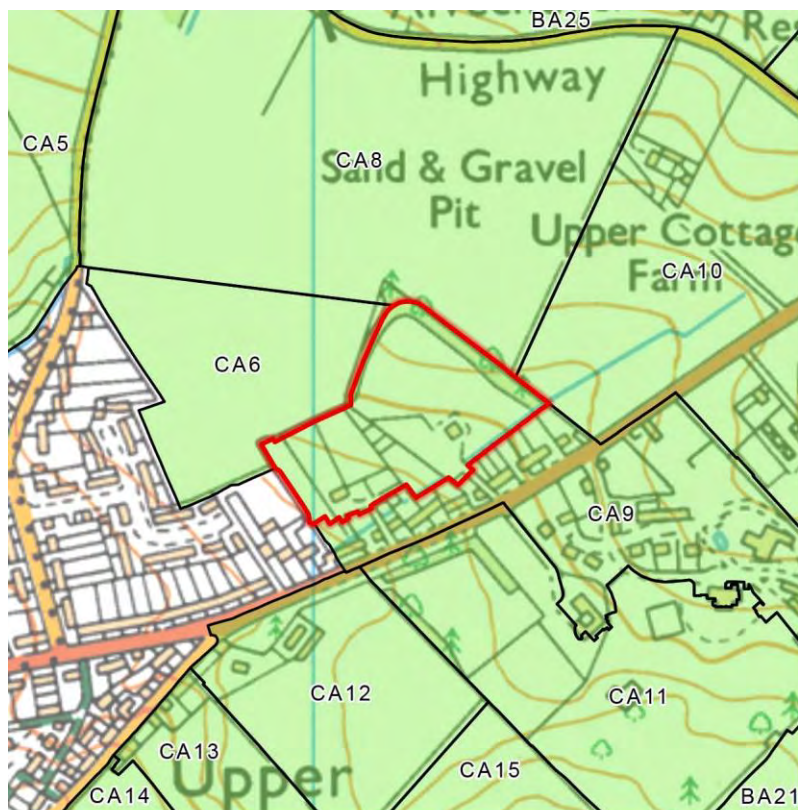
The release of land in Parcel CA6 as an expansion of Marlbrook would cause High harm to Green Belt Purposes 2 and 3.

**High**



# Catshill and Marlbrook

## Harm of release of land in CA7



# Catshill and Marlbrook

## Harm of release of land in CA7

### Openness

Land is open. There is one residential property in the eastern half of the parcel, but this does not have a significant impact on openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Marlbrook, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Catshill/Marlbrook and Lickey, and the B4096 acts as a connecting feature between the two settlements.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

There are only garden boundaries separating the western field of the parcel from the inset area of Marlbrook to the west and washed-over urbanising development to the south, but sloping land within the parcel creates some distinction from the inset area.

### Impact on adjacent Green Belt land

Mature tree lines surrounding the parcel, combined with steeply rising slopes on the adjacent, former landfill site limit any impact that the release and development of the parcel would have on the distinction of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

# Catshill and Marlbrook

## Harm of release of land in CA7

### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

### Moderate

Land is open and lies in a narrow gap between Catshill / Marlbrook and Lickey. The parcel has some degree of distinction from the inset area, but the presence of washed-over urbanising development alongside the B4096 limits the impact of its release on the perceived gap, and there would be no significant weakening of the distinction of adjacent open land to the north and east. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

### Low/no

Land is open countryside with some degree of distinction from the urban area but its release would only cause minor weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

## Overall harm to the Green Belt purposes from release of land

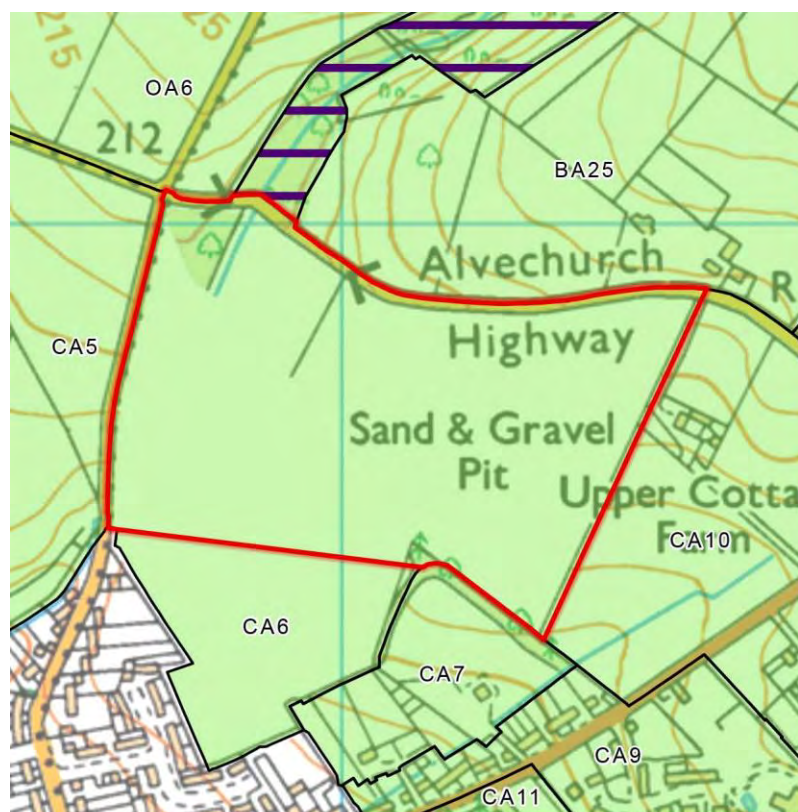
The release of land in Parcel CA7 as an expansion of Marlbrook would cause Moderate harm to Green Belt Purpose 2.

### Moderate



# Catshill and Marlbrook

## Harm of release of land in CA8



- Parcel CA8
- Green Belt
- Absolute constraints**
- Local Wildlife Site



# Catshill and Marlbrook

## Harm of release of land in CA8

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Marlbrook, which is not defined as a large built-up area.

Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Catshill / Marlbrook and Lickey and the B4096 acts as a connecting feature between the two settlements. The parcel also lies in a relatively narrow gap between the neighbouring settlements of Rubery and Catshill/ Marlbrook, but the landform of Beacon Hill and its wooded lower slopes, which as Ancient Woodland and a Local Nature Reserve Wildlife Site are constrained from development, act as a significant separating feature close to Rubery.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land comprises of a landfilled former sand and gravel pit. This constitutes 'countryside', so the parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel sits on significantly elevated ground in relation to Marlbrook, and this elevation increases the parcel's association with the surrounding countryside. There is very strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The parcel has a well-treed boundary to the north, along Alvechurch Highway, beyond which lies land which, being close to Lickey, does not make a stronger contribution to any Green Belt purposes. Viewed from the east, however, development in this parcel would

# Catshill and Marlbrook

## Harm of release of land in CA8

be a very visible expansion of the settlement form of Marlbrook. This would significantly weaken the perceived separation between Marlbrook and Lickey, and would also weaken the distinction of adjacent Green Belt land alongside the B4096 that forms the core of the settlement gap.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Very high**

Land is open and lies in a narrow gap between Catshill / Marlbrook and Lickey. The parcel has very strong distinction from the inset area and its release would significantly weaken the perceived separation between the settlements. Therefore, the release of land in the parcel would cause Very High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with very strong distinction from the urban area, but its release would not significantly weaken the distinction of any adjacent, stronger Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

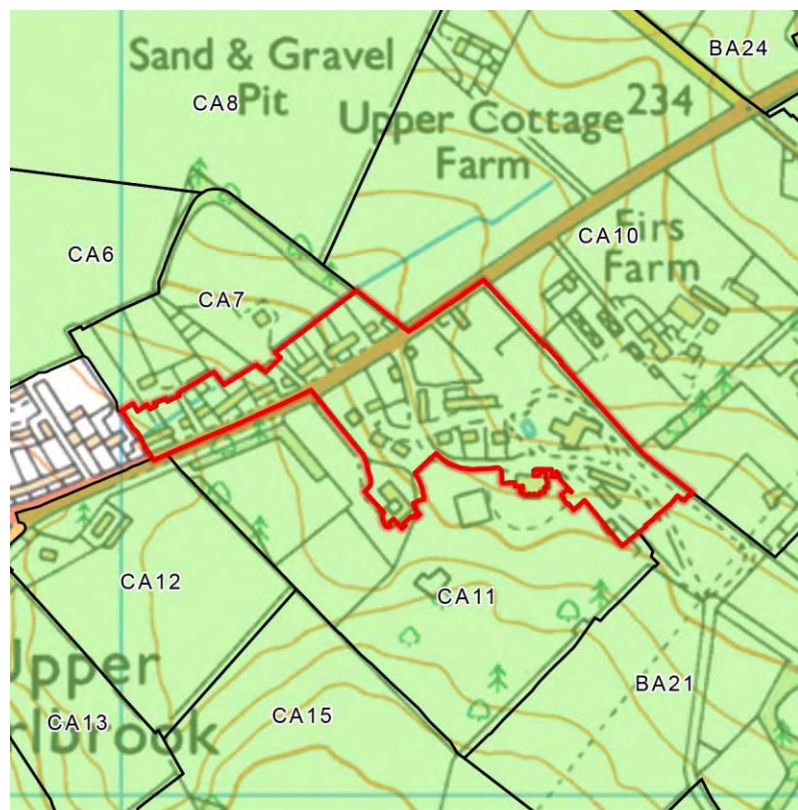
The release of land in Parcel CA8 as an expansion of Marlbrook would cause Very High harm to Green Belt Purpose 2.

**Very high**



# Catshill and Marlbrook

## Harm of release of land in CA9



# Catshill and Marlbrook

## Harm of release of land in CA9

### Openness

Land is mostly developed by residential development, which has a significant impact on Green Belt openness. There is little remaining open space that has a relationship with the wider Green Belt and which contributes to its openness, but trees within the parcel do play some role in visually limiting the impact of development.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Marlbrook, which is not defined as part of a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Tree cover in the parcel plays some role in preventing neighbouring towns from merging (Purpose 2), by limiting the visual impact of development. Land lies in a narrow gap between Catshill / Marlbrook and Lickey, and the B4096 acts as a connecting feature between the two settlements.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is comprised largely of residential development, which has urbanising characteristics that limit the extent to which this can be perceived as 'countryside', and therefore, protecting the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Washed-over development within the parcel is, at its westernmost end, contiguous with Marlbrook with little separation from the inset area in the western half of the parcel. Land in the east of the parcel is more strongly separated from the inset area by the B4096, tree cover and rising landform, but there is a strong urbanising influence within the parcel due to the residential development it contains. There is some degree of distinction between the Lickey Grange estate and the inset area. Distinction is weaker between development to the north of the B4096 and the inset settlement.

# Catshill and Marlbrook

## Harm of release of land in CA9

### Impact on adjacent Green Belt land

The extent to which the parcel is already developed means that any further development would have little additional urbanising influence on adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land lies in a narrow gap between Catshill /Marlbrook and Lickey, but is mostly developed. The south-eastern part of the parcel has moderate distinction from the inset area, but its release would have only a minor impact on the settlement gap due to the extent to which it is already developed. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land is mostly developed with no more than moderate distinction from the urban area. Its release would cause minimal impact on the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

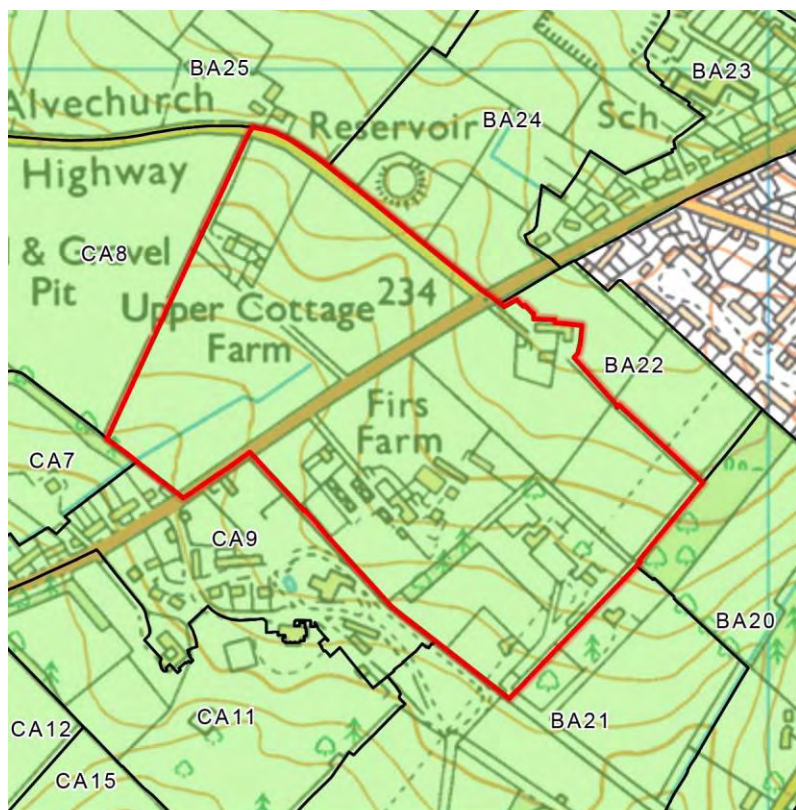
The release of land in Parcel CA9 as an expansion of Marlbrook would cause Low harm to Green Belt Purposes 2 and 3.

**Low/no**



# Catshill and Marlbrook

## Harm of release of land in CA10



# Catshill and Marlbrook

## Harm of release of land in CA10

### Openness

Land is open. There are some agricultural buildings within the parcel, but these are an appropriate Green Belt land use and therefore do not affect its openness. A residential dwelling on the eastern edge of the parcel is isolated and too small to have a significant impact on openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to both Marlbrook and Lickey, which are not defined as large built-up areas. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Catshill/Marlbrook and Lickey, and the B4096 acts as a connecting feature between the two settlements.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is largely in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Mature tree cover at the inset edge and adjacent Green Belt land provides some degree of separation between the parcel and Lickey to the northeast, whilst a well-treed hedgerow provides some separation from washed-over urbanising development along Lord Austin Drive to the southwest. The parcel occupies sloping ground, which provides some landform distinction from the inset areas of Marlbrook to the west and from Lickey to the east. There is some urbanising influence within the parcel, there are views over open countryside to the north and south. Overall, the parcel has strong distinction from both Marlbrook and Lickey.

# Catshill and Marlbrook

## Harm of release of land in CA10

### Impact on adjacent Green Belt land

Release and development of the parcel would weaken the distinction of adjacent Green Belt land to the northwest, where there is a lack of alternative boundary features. The parcel occupies the core of the narrow settlement gap between Marlbrook and Lickey, so any expansion into this area would significantly weaken their perceived separation.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Very high**

Land is open and lies in a narrow gap between Catshill / Marlbrook and Lickey. The parcel has strong distinction from the inset area and its release would significantly weaken the perceived separation between the settlements. Therefore, the release of land in the parcel would cause Very High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with strong distinction from the urban area. Its release would cause weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

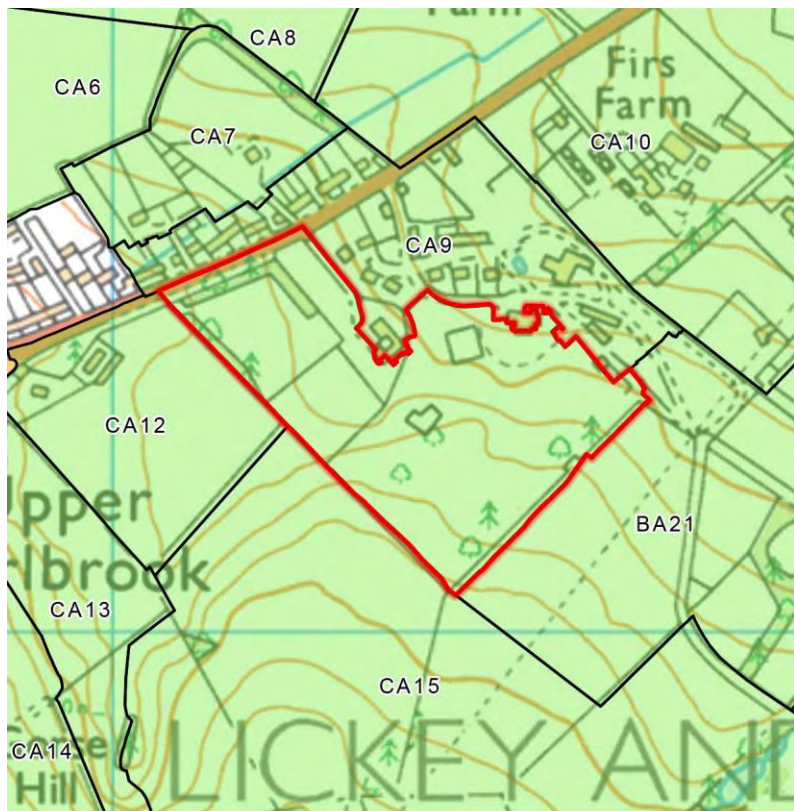
The release of land in Parcel CA10 as an expansion of Marlbrook or Lickey would cause Very High harm to Green Belt Purpose 2.



**Very high**



# Catshill and Marlbrook

## Harm of release of land in CA11



-  Parcel CA11
-  Green Belt



# Catshill and Marlbrook

## Harm of release of land in CA11

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Marlbrook, which is not defined as a large built-up area.

Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2) because it lies in a narrow gap between Catshill/Marlbrook and Lickey. The B4096 acts as a connecting feature between the two settlements to the north-east of the parcel, but there are no connecting routes between the parcel and the nearest part of Lickey, to the south-east.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is open grassland with numerous trees, and therefore constitutes 'countryside'. It is protecting the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel has relatively strong separation from the inset area of Marlbrook due to the presence of the B4096 and adjacent tree cover. However, separation from washed-over but urbanising development to the north-east, at the Grange Park estate, is weaker so this development has some urbanising influence within the parcel. Overall, there is some degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The release and development of the parcel would create some urbanising containment of land to the south-west, but strong boundary tree cover would limit impact on land between the parcel and Lickey to the south-east. There would be some adverse impact on settlement separation because the gap is narrow, but the parcel's boundary vegetation

# Catshill and Marlbrook

## Harm of release of land in CA11

and the presence of existing urbanising development to the north along Lord Austin Drive limit this impact.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a narrow gap between Catshill/Marlbrook and Lickey. The parcel has some degree of distinction from the inset area, but its release would cause only limiting weakening of perceived separation between settlements. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land is open countryside with some degree of distinction from the urban area. Its release would cause some weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

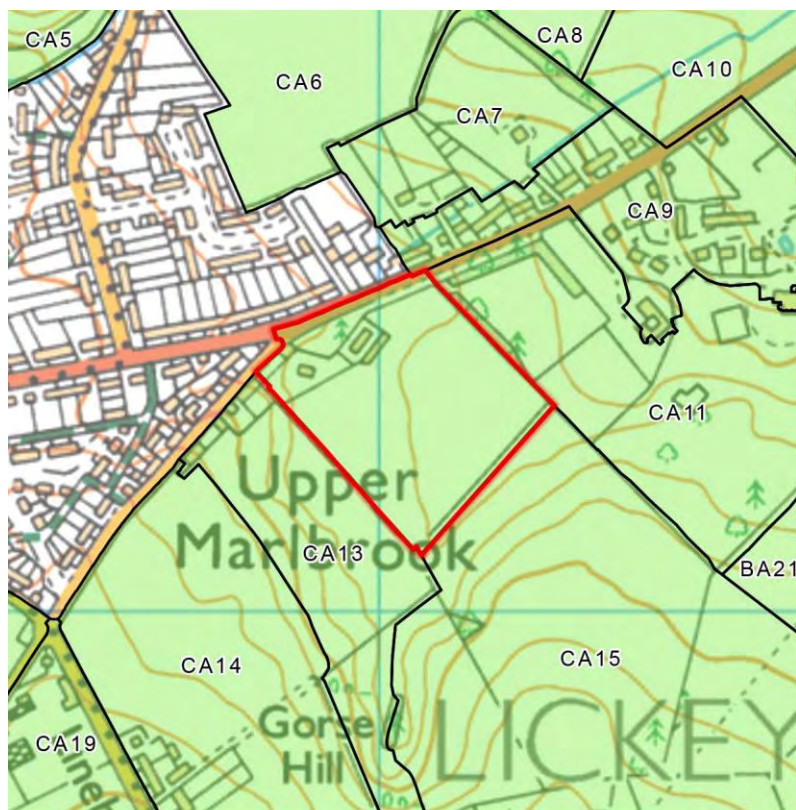
The release of land in Parcel CA11 as an expansion of Marlbrook would cause Moderate harm to Green Belt Purposes 2 and 3.

##### Moderate



# Catshill and Marlbrook

## Harm of release of land in CA12



# Catshill and Marlbrook

## Harm of release of land in CA12

### Openness

Land is open. There is a residential property in the west of the parcel, but this does not have a significant impact on openness within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Marlbrook, which is not defined as a large built-up area.

Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays some role in preventing neighbouring towns from merging (Purpose 2) because it lies in a narrow gap between Catshill/Marlbrook and Lickey. The B4096 acts as a connecting feature between the two settlements to the north-east of the parcel, but there are no connecting routes between the parcel and the nearest part of Lickey, to the south-east.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is largely in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The B4096 and adjacent tree cover creates relatively strong boundary separation between the parcel and the inset area to the north. The presence of two dwellings to the south of the B4096 weakens it slightly, but there is little urbanising influence in the parcel. Overall, there is some degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The release and development of the parcel would weaken the distinction of adjacent Green Belt land to the south.

# Catshill and Marlbrook

## Harm of release of land in CA12

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a narrow gap between Catshill/Marlbrook and Lickey. The parcel has some degree of distinction from the inset area and its release would cause some weakening of adjacent land in the settlement gap, but the presence of urbanising development on the Grange Park estate to the east limits the impact that development in this parcel would have on perceived separation. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land is open countryside with some degree of distinction from the urban area. Its release would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

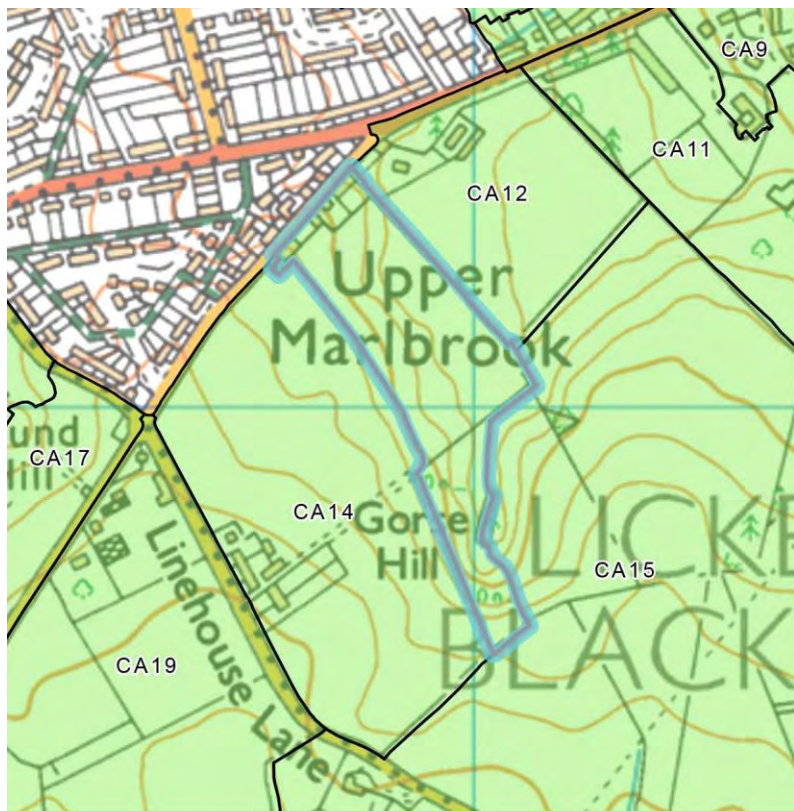
The release of land in Parcel CA12 as an expansion of Marlbrook would cause Moderate harm to Green Belt Purposes 2 and 3.

##### Moderate



# Catshill and Marlbrook

## Harm of release of land in CA13





# Catshill and Marlbrook

## Harm of release of land in CA13

### Openness

Land is open. There are some residential properties within the parcel adjacent to the inset edge, which impact openness locally, but not at a strategic scale within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Marlbrook, which is not defined as a large built-up area.

Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land lies in a relatively narrow gap between Catshill/Marlbrook and Lickey and so plays some role in preventing neighbouring towns from merging (Purpose 2), but the absence of connecting routes between the two settlements strengthens the perceived gap in this area.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is mostly scrub woodland and grassland and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

There is little boundary separation between the parcel and inset residential development around Lickey Rock to the north, but vegetation within the parcel limits urbanising influence for most of the area. The parcel occupies a steep ridge – the western side of Gorse Hill – that creates landform distinction from the inset area, and there are strong views over open countryside surrounding the parcel. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The release and development of the parcel would cause weakening of adjacent Green Belt land to the south due to a lack of strong alternative boundary features.

# Catshill and Marlbrook

## Harm of release of land in CA13

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open has strong distinction from the inset area. It lies in a relatively narrow gap between Catshill/Marlbrook and Lickey, but existing urbanising washed-over development at the eastern end of Marlbrook renders this parcel peripheral to the core of the gap between settlements. There is also strong tree cover closer to Lickey that forms a visual and physical buffer. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### High

Land is open countryside with strong distinction from the urban area. Its release would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

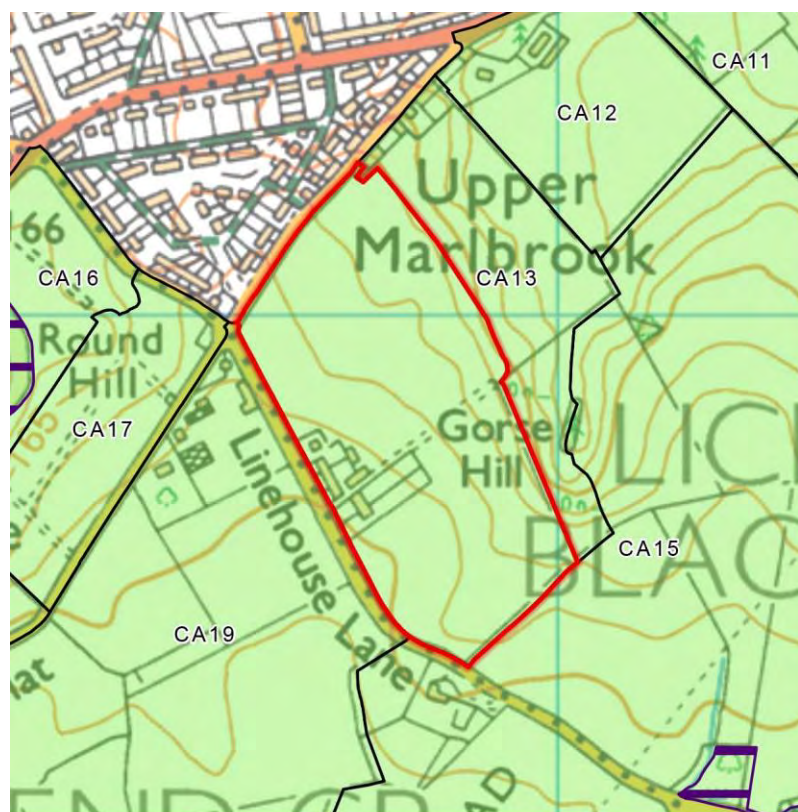
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CA13 as an expansion of Marlbrook would cause High harm to Green Belt Purpose 3.

**High**

# Catshill and Marlbrook

## Harm of release of land in CA14



-  Parcel CA14
-  Green Belt
- Absolute constraints**
-  Local Wildlife Site



# Catshill and Marlbrook

## Harm of release of land in CA14

### Openness

Land is open. There are some residential properties within the parcel adjacent to Linehouse Lane, which impact openness locally, but not at a strategic scale within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Marlbrook, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land lies in a relatively narrow gap between Catshill / Marlbrook and Lickey, and so plays some role in preventing neighbouring towns from merging (Purpose 2). but higher ground and tree cover between the two maintain visual separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is largely in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

A hedgerow and Lickey Rock road provide little separation from inset development within Marlbrook to the north and there is some urbanising influence from the settlement within the north of the parcel in particular. However, there are views over open countryside to the south. Overall, there is some degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The release and development of the parcel would cause weakening of adjacent Green Belt land to the south due to a lack of strong alternative boundary features.



# Catshill and Marlbrook

## Harm of release of land in CA14

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and lies in a relatively narrow gap between Catshill / Marlbrook and Lickey. The parcel has some degree of distinction from the inset area and its release would cause some weakening of the distinction of adjacent land in the settlement gap, but this area is peripheral to the narrow part of the settlement gap further to the east. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land is open countryside with some degree of distinction from the urban area. Its release would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

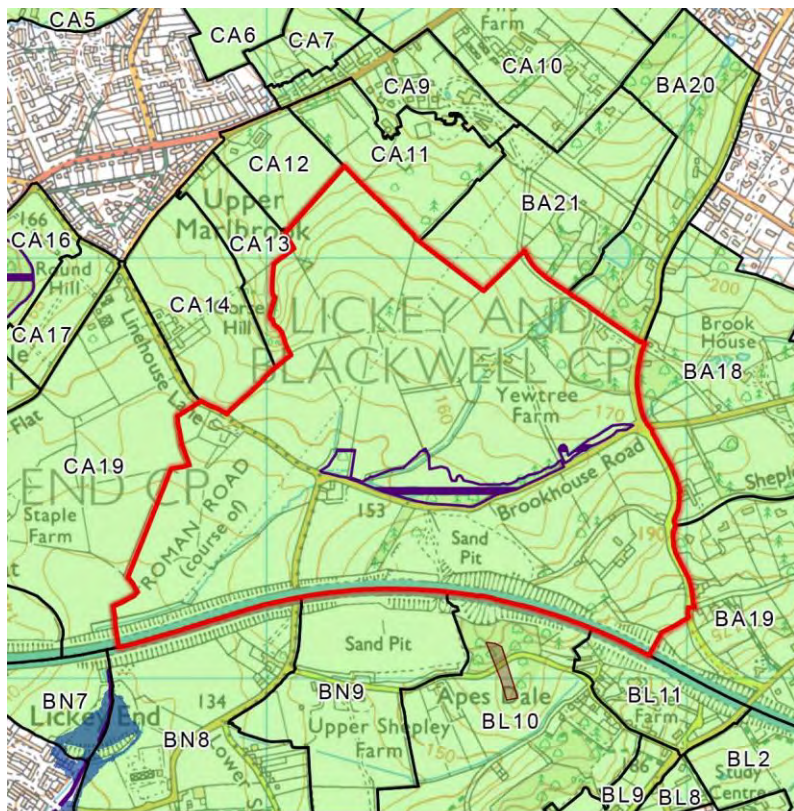
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CA14 as an expansion of Marlbrook would cause Moderate harm to Green Belt Purposes 2 and 3.

##### Moderate

# Catshill and Marlbrook

## Harm of release of land in CA15



- Parcel CA15
- Green Belt
- Absolute constraints**
  - Local Wildlife Site
  - Local Geological Site
  - Flood zone 3



# Catshill and Marlbrook

## Harm of release of land in CA15

### Openness

Land is open. There are some individual residential properties within the parcel but they are sufficiently isolated from one another and from the inset edge to not have a significant impact on openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies between Marlbrook and Lickey, settlements which are not defined as large built-up areas. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays a peripheral role in preventing neighbouring towns from merging (Purpose 2). It lies to the south-east of a relatively narrow gap between Catshill/Marlbrook and Lickey.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is largely in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

There are no significant urbanising influences in this area. The parcel lies a significant distance from inset urban areas, with intervening landform, trees and hedgerows, in particular to the east, creating very strong distinction from them.

### Impact on adjacent Green Belt land

Release and development of any land in the parcel would cause a knock-on weakening of the remainder. Expansion out from Lickey would also breach consistent boundaries formed by tree cover at the inset edge of the settlement. Release of the parcel would cause significant narrowing of the settlement gap between Marlbrook and Lickey.

# Catshill and Marlbrook

## Harm of release of land in CA15

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**High**

Land is open and has very strong distinction from the inset area. Expansion into this area would significantly reduce the distance between Catshill/Marlbrook and Lickey, and would weaken the remainder of the gap. Therefore, the release of land in the parcel would cause High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Very high**

Land is open countryside with very strong distinction from the urban area. Any release would cause a knock-on weakening of the remainder. Therefore, the release of land in the parcel would cause Very High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

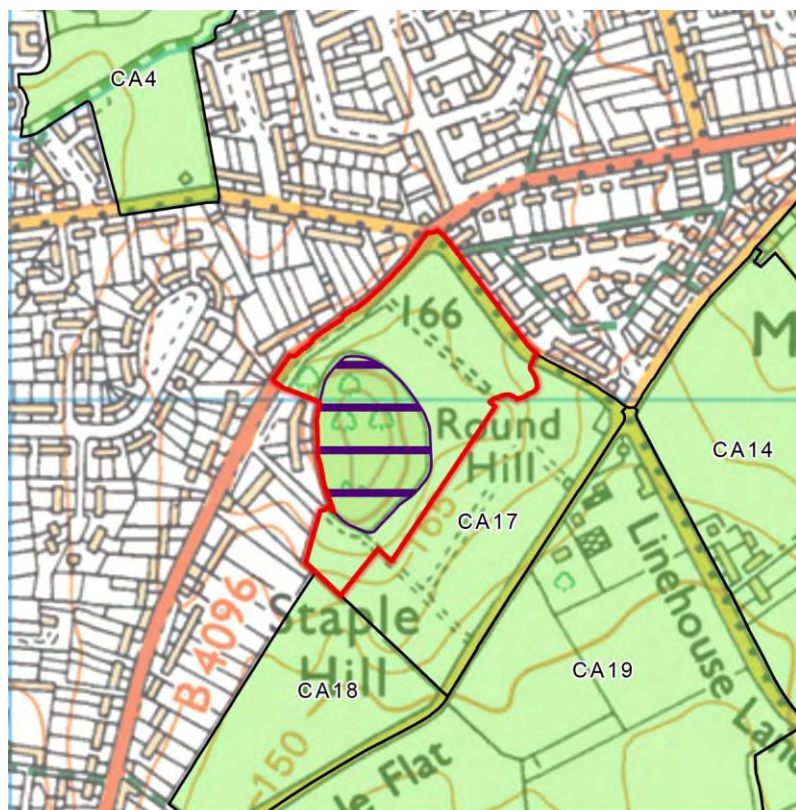
The release of land in Parcel CA15 as an expansion of either Marlbrook or Lickey would cause Very High Harm to Green Belt Purpose 3.

**Very high**



# Catshill and Marlbrook

## Harm of release of land in CA16



# Catshill and Marlbrook

## Harm of release of land in CA16

### Openness

Although the parcel contains woodland, it is open in Green Belt terms.

### Function

#### Purpose 1 – Check the unrestricted sprawl of large built-up areas

Land lies adjacent to Marlbrook, which is not defined as part of a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### Purpose 2 – Prevent neighbouring towns merging into one another

Land plays a peripheral role in preventing neighbouring towns from merging (Purpose 2). It lies to the south-west of a relatively narrow gap between Catshill/Marlbrook and Lickey.

#### Purpose 3 – Assist in safeguarding the countryside from encroachment

Land comprises of tree cover and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is contained to an extent by the inset area, but it comprises dense tree cover on Round Hill, which prevents urbanising influence within the parcel and creates very strong landform and land cover distinction from the inset area. Overall, the parcel has very strong distinction from the inset area.

### Impact on adjacent Green Belt land

There is no adjacent, stronger Green Belt land, and release of this parcel would not affect the function of remaining Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the

# Catshill and Marlbrook

## Harm of release of land in CA16

release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and has very strong distinction from the inset area, but its release would not reduce the distance between Catshill/Marlbrook and Lickey, and so would cause only minor weakening of the perceived separation between them. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with very strong distinction from the urban area, but there is no adjacent, stronger Green Belt land that would be weakened by its release. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

## Overall harm to the Green Belt purposes from release of land

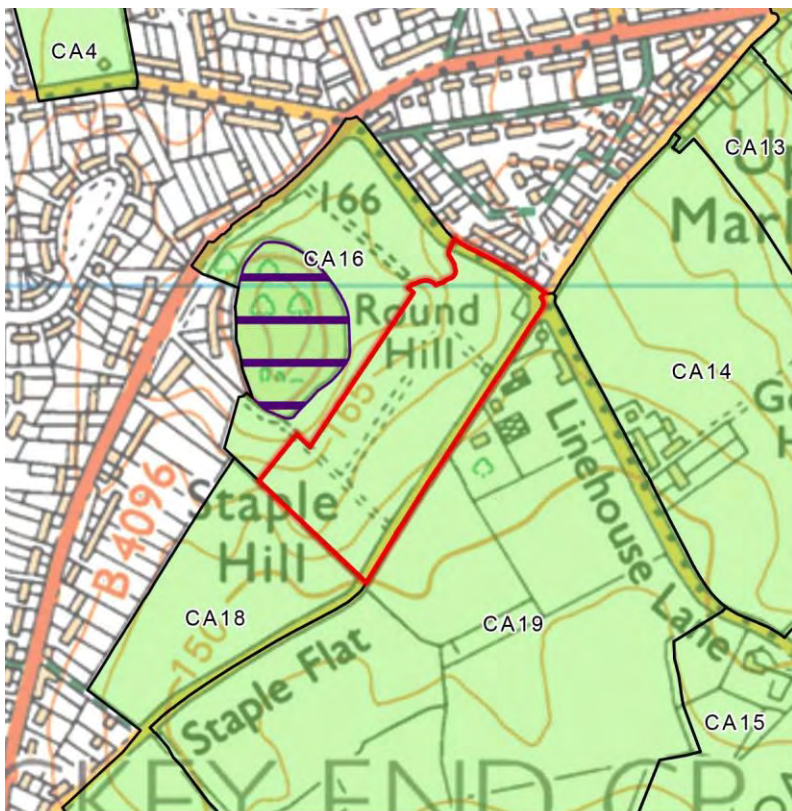
The release of land in Parcel CA16 as an expansion of Marlbrook would cause High harm to Green Belt Purpose 3.

**High**



# Catshill and Marlbrook

## Harm of release of land in CA17



- Parcel CA17
- Green Belt
- Absolute constraints**
- Local Wildlife Site





# Catshill and Marlbrook

## Harm of release of land in CA17

### Openness

Land contains allotments, but there is no built development within the parcel and so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Marlbrook, which is not defined as part of a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays a peripheral role in preventing neighbouring towns from merging (Purpose 2). It lies to the south-west of a relatively narrow gap between Catshill/Marlbrook and Lickey.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in use by allotments, but they don't have a strong relationship with the urban area or urbanising characteristics and therefore this land constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Tree cover on Round Hill creates strong separation between the north-west of the parcel and Marlbrook, and mature trees also form a relatively strong boundary to the north-east alongside Linehouse Lane. Open farmland separates the parcel from the inset settlement edge to the south-west. There is little urbanising visual influence on the parcel, and there are views over open countryside to the south. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Release and development of the parcel would cause weakening of adjacent Green Belt to the south, due to a lack of strong alternative boundary features, and would negate the strong urban edge boundary provided by Round Hill.

# Catshill and Marlbrook

## Harm of release of land in CA17

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and has strong distinction from the inset area, but its release would not reduce the distance between Catshill/Marlbrook and Lickey, and so would cause only minor weakening of the perceived separation between them. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with strong distinction from the urban area. Its release would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

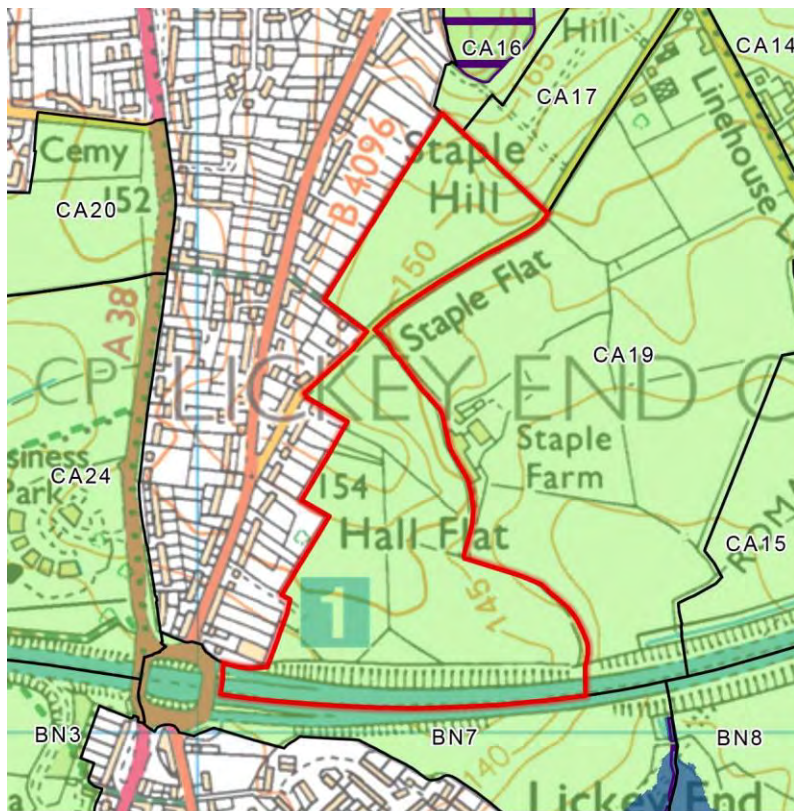
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CA17 as an expansion of Marlbrook would cause High harm to Green Belt Purpose 3.

**High**

# Catshill and Marlbrook

## Harm of release of land in CA18



# Catshill and Marlbrook

## Harm of release of land in CA18

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Marlbrook, which is not defined as part of a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays a peripheral role in preventing neighbouring towns from merging (Purpose 2). It lies to the south-east of a relatively narrow gap between Catshill/Marlbrook and Barnt Green/Lickey and also, by preventing a stronger connection between Catshill/Marlbrook and Lickey End, contributes to maintaining separation from Bromsgrove.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

None selected

### Relationship with the urban area (distinction)

Land slopes away from the settlement and therefore has some landform distinction from the inset area. There are only garden boundaries separating the parcel from the inset area and, as a result, there is some urbanising influence within the parcel, but there are also views over open countryside to the east. Overall, there is some degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

There are no strong alternative boundary features to the east and, as a result, release and development of the parcel would cause weakening of the distinction of adjacent Green Belt land to the east.



# Catshill and Marlbrook

## Harm of release of land in CA18

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and has some distinction from the inset area, but its release would only cause minor weakening of the perceived separation between settlements. It would not reduce the distance between Marlbrook and Lickey to the east, and the M42 would preserve separation between Marlbrook and Bromsgrove to the south. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land is open countryside with some degree of distinction from the urban area. Its release would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

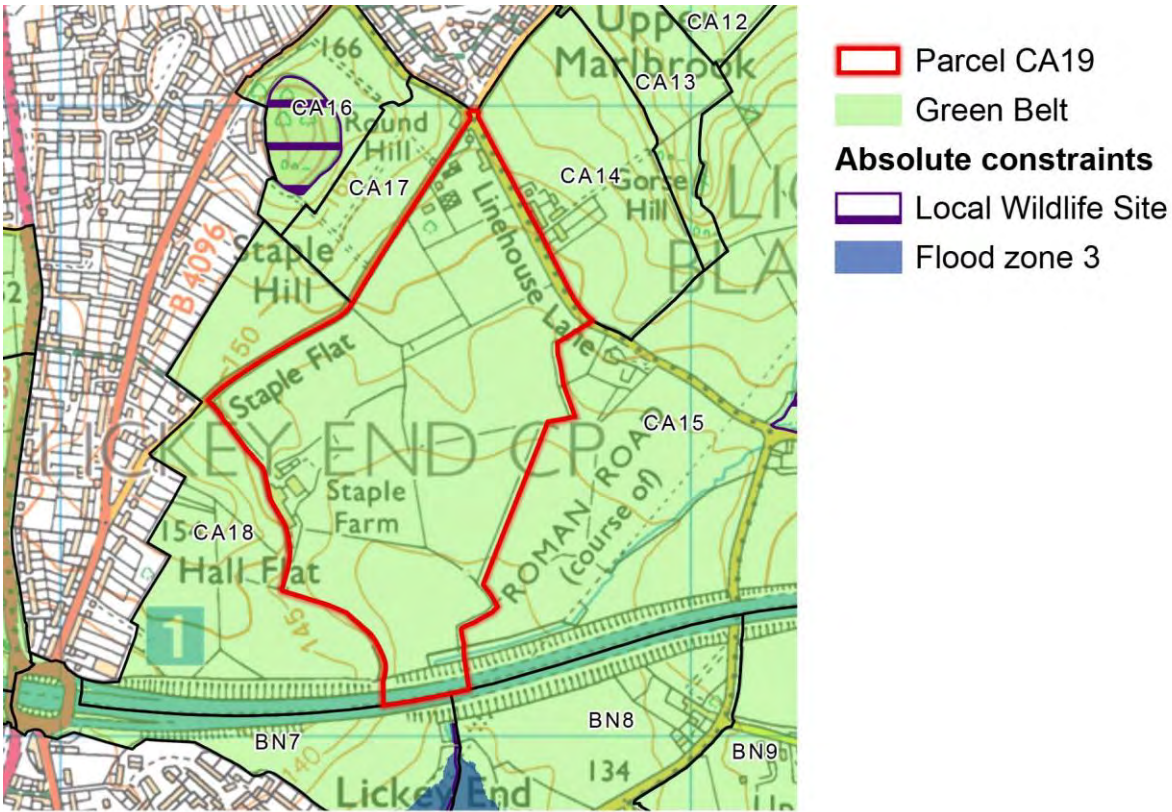
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CA18 as an expansion of Marlbrook would cause Moderate harm to Green Belt Purpose 3.

**Moderate**

# Catshill and Marlbrook

## Harm of release of land in CA19



# Catshill and Marlbrook

## Harm of release of land in CA19

### Openness

Land is open. There are a few residential properties within the parcel in the north but they are set in large plots and do not have a significant impact on openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies close to Catshill and Marlbrook, which are not defined as parts of a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Land plays a peripheral role in preventing neighbouring towns from merging (Purpose 2). It lies to the south of a relatively narrow gap between Catshill / Marlbrook and Lickey, and also, by preventing a stronger connection between Catshill/Marlbrook and Lickey End, contributes to maintaining separation from Bromsgrove.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The relatively flat, open land which the parcel occupies has some degree of landform distinction from elevated ground within the inset areas of Marlbrook to the west and north. Staple Flat lane and adjacent Green Belt land provide some degree of separation between the north of the parcel and the inset area, whilst separation from the inset area to the west is a little weaker. Elevated land to the northwest of the parcel (Round Hill) limits intervisibility with the inset area. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

There is an absence of strong alternative boundary features to the east and, as a result, release and development of the parcel would cause weakening of the distinction of

# Catshill and Marlbrook

## Harm of release of land in CA19

adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and has strong distinction from the inset area, but its release would only cause minor weakening of the perceived separation between the settlements. It would not reduce the distance between Marlbrook and Lickey to the east, and the M42 would preserve separation between Marlbrook and Bromsgrove. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with strong distinction from the urban area. Its release would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

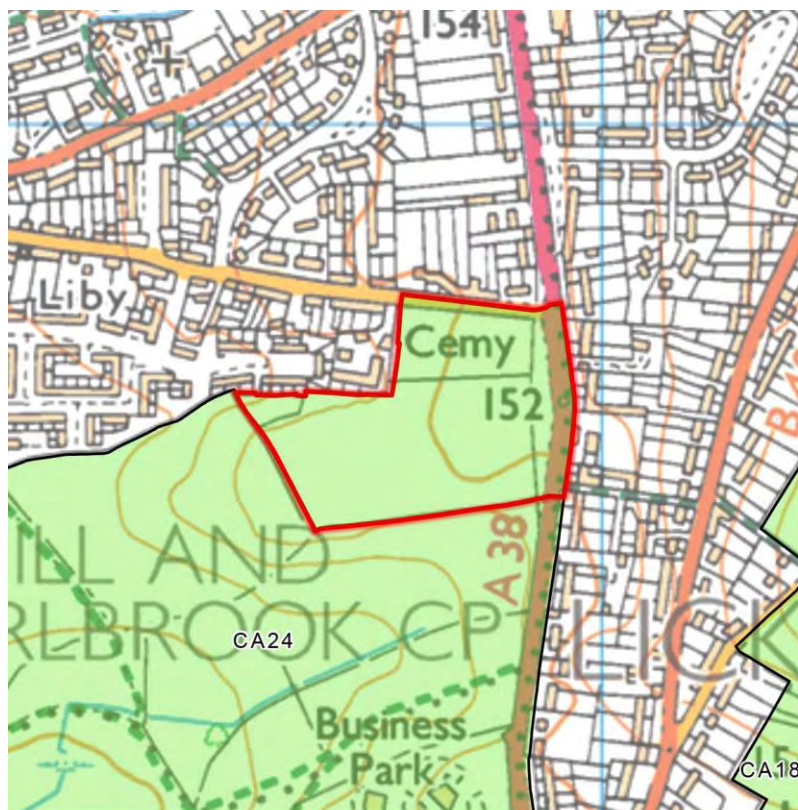
The release of land in Parcel CA19 as an expansion of Marlbrook would cause High harm to Green Belt Purpose 3.

**High**



# Catshill and Marlbrook

## Harm of release of land in CA20



-  Parcel CA20
-  Green Belt



# Catshill and Marlbrook

## Harm of release of land in CA20

### Openness

Land is open. The parcel contains a cemetery in the north, but this is an appropriate Green Belt land use and therefore does not affect its openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Catshill, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a gap between Catshill / Marlbrook and Bromsgrove which is narrow but which is peripheral to a narrower gap to the east, where Lickey End occupies most of the land between the two towns. The M42 further south of this parcel also helps to strengthen perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The A38 separates the parcel from development within the Catshill to the east, but boundary separation is weaker in the north in the vicinity of North Bromsgrove Cemetery. There are views over open countryside to the south of the parcel. Overall, the parcel has some degree of distinction from the inset area.

### Impact on adjacent Green Belt land

Release and development of the parcel would weaken the distinction of adjacent Green Belt land to the west and south.

# Catshill and Marlbrook

## Harm of release of land in CA20

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and lies in a narrow gap between Catshill / Marlbrook and Bromsgrove. The parcel has some degree of distinction from the inset area, but its release would only have a minor impact on the settlement gap between the towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

The southern half of the parcel is in agricultural use and therefore constitutes 'countryside', but the northern half is occupied by a cemetery, which limits the extent to which it is perceived as countryside. The parcel has some degree of distinction from the inset area and its release would cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CA20 as an expansion of Catshill would cause Moderate harm to Green Belt Purpose 3.

**Moderate**



# Catshill and Marlbrook

## Harm of release of land in CA21





# Catshill and Marlbrook

## Harm of release of land in CA21

### Openness

Land is open. Part of Chadsgrove School lies within the southwest of the parcel, but this does not impact openness on a strategic scale within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Catshill, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Prevention of the merger of towns is not relevant to this parcel (Purpose 2). The extent to which the parcel is contained by the settlement of Catshill limits any role the land plays in helping to prevent the merger of towns.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in use by grass sports pitches associated with Chadsgrove School and Catshill Middle School in the urban area to the west and Catshill First School in the urban area to the northeast. This diminishes the extent to which it is perceived as countryside and, therefore, is protecting it from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Land within the parcel comprises grass sports pitches associated with adjacent schools, and therefore there is little boundary separation between the parcel and the urban area. The parcel is almost entirely contained by the inset area and, as a result, there is a strong urbanising visual influence within the parcel. Overall, there is weak distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The extent to which the parcel is contained by development means that land to the south is already influenced by adjacent inset development. This together with the parcel's well-treed southern boundary limits the impact that the release and development of the parcel

# Catshill and Marlbrook

## Harm of release of land in CA21

would have on adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

The parcel is largely contained by the inset area and does not contribute to preventing the merger of neighbouring towns. Therefore, the release and development of the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land is grass sports pitches associated with the urban area with weak distinction from the inset area. Its release would cause minor weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

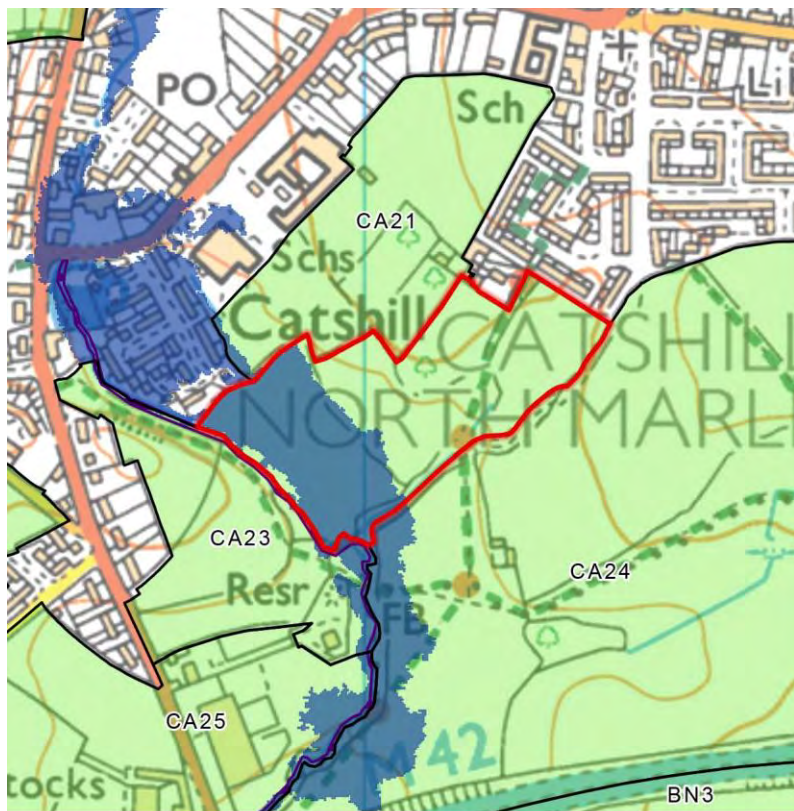
### Overall harm to the Green Belt purposes from release of land

The release of Parcel CA21 as an expansion of Catshill would cause Low harm to Green Belt Purpose 3.

**Low/no**

# Catshill and Marlbrook

## Harm of release of land in CA22



- Parcel CA22
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



# Catshill and Marlbrook

## Harm of release of land in CA22

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Catshill, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Catshill/Marlbrook and Bromsgrove, but is peripheral to a narrower gap to the west, along Stourbridge Road. Also, the M42 runs through the gap between the towns, helping to strengthen perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel abuts urban edges at its eastern and western ends, where garden boundaries create little separation between the parcel and Catshill. However, tree cover along the northern edge of the parcel, and the school playing fields beyond that, limit urbanising influence from the north and the slope of the parcel down towards a stream valley strengthens association with the open countryside to the south. Overall, there is some degree of distinction from the inset area.

### Impact on adjacent Green Belt land

Release and development of the parcel would cause weakening of the distinction of adjacent Green Belt land to the southeast, due to a lack of alternative strong boundary features.



# Catshill and Marlbrook

## Harm of release of land in CA22

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

Land is open and has some degree of distinction from the inset area. It lies in a narrow gap between Catshill/Marlbrook and Bromsgrove but its release, although it would weaken adjacent Green Belt land to the south, would not narrow the existing settlement gap. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

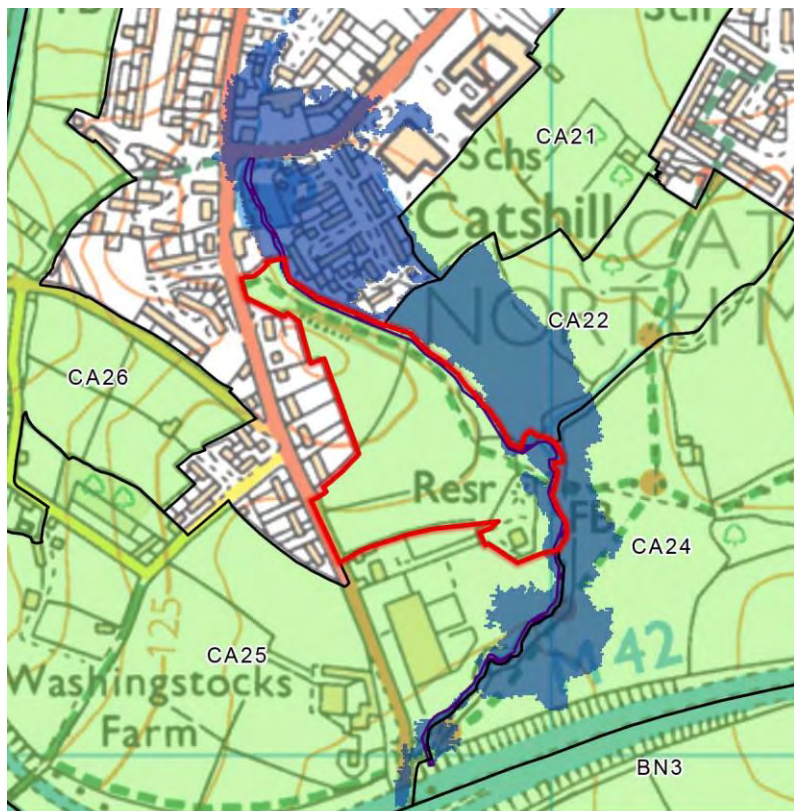
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CA22 as an expansion of Catshill would cause Moderate harm to Green Belt Purpose 2 and 3.

##### Moderate

# Catshill and Marlbrook

## Harm of release of land in CA23



- Parcel CA23
- Green Belt
- Absolute constraints**
  - Local Wildlife Site
  - Flood zone 3



# Catshill and Marlbrook

## Harm of release of land in CA23

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Catshill, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a narrow gap between Catshill/Marlbrook and Bromsgrove but is peripheral to a narrower gap to the west, along Stourbridge Road. Also the M42 runs through the gap between the towns, helping to strengthen perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is grazing pasture and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Dense tree cover separates the parcel from inset development to the northeast at Poplar Close/Woodbank Drive, but only garden boundaries separate the parcel from inset development to the west along Stourbridge Road. Similarly, the tree cover to the north limits intervisibility with the urban area, but the development to the west has some urbanising influence within the parcel. The parcel's sloping landform provides some visual relationship with the wider countryside to the south. Overall, there is some degree of distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

Mature tree cover surrounds the parcel and limits any impacts that the release and development of the parcel would have on adjacent Green Belt land.

# Catshill and Marlbrook

## Harm of release of land in CA23

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land is open and has some degree of distinction from the inset area. It lies in a narrow gap between Catshill/Marlbrook and Bromsgrove but its release would have only a minor impact on adjacent Green Belt land to the south and west, and would not narrow the existing settlement gap. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land is largely open countryside with some degree of distinction from the urban area, but its release would have only a minor impact on adjacent Green Belt land to the south and west. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

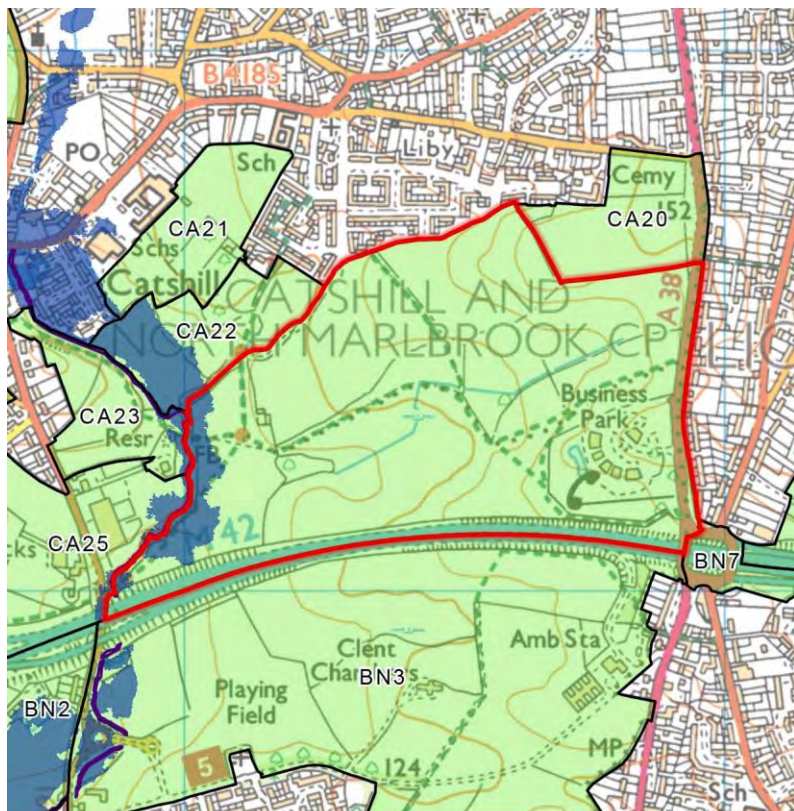
The release of Parcel CA23 as an expansion of Catshill would cause Low harm to Green Belt Purposes 2 and 3.

**Low/no**



# Catshill and Marlbrook

## Harm of release of land in CA24



- Parcel CA24
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



# Catshill and Marlbrook

## Harm of release of land in CA24

### Openness

Land is open. Topaz Business Park is located in the southeast of the parcel and has some impact on openness locally, but not on a strategic scale within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Catshill, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). Land lies in a gap between Catshill / Marlbrook and Bromsgrove which is narrow but which is peripheral to a narrower gap to the east, where Lickey End occupies most of the land between the two towns. The M42 to the south of this parcel also helps to strengthen perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is largely in agricultural use and therefore constitutes 'countryside'. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The A38 lies at the inset edge to the east and there is some linear tree cover at the inset edge to the north, both of which create some degree of boundary distinction between the parcel and Catshill and limit urbanising visual influence within the parcel. There is a ridge and valley within the parcel that creates further landform distinction from the inset area. Overall, there is strong distinction between the parcel and the inset area.

### Impact on adjacent Green Belt land

The release and development of land in the parcel would have minor impacts to the distinction of adjacent Green Belt land due to the presence of the M42 to the south, which

# Catshill and Marlbrook

## Harm of release of land in CA24

provides a strong, alternative boundary. The release would weaken separation between Catshill / Marlbrook and Bromsgrove, further containing open land to the south of the M42, but harm is limited by the extent to which Marlbrook is contiguous with Lickey End, making this parcel peripheral to the most fragile part of the settlement gap.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**High**

Land is open and lies in a narrow gap between Catshill / Marlbrook and Bromsgrove. The parcel has strong distinction from the inset area, and its release would increase the fragility of the settlement gap between the towns. Therefore, the release of land in the parcel would cause High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Moderate**

Land is open countryside with strong distinction from the urban area. However, its release would only cause minor weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

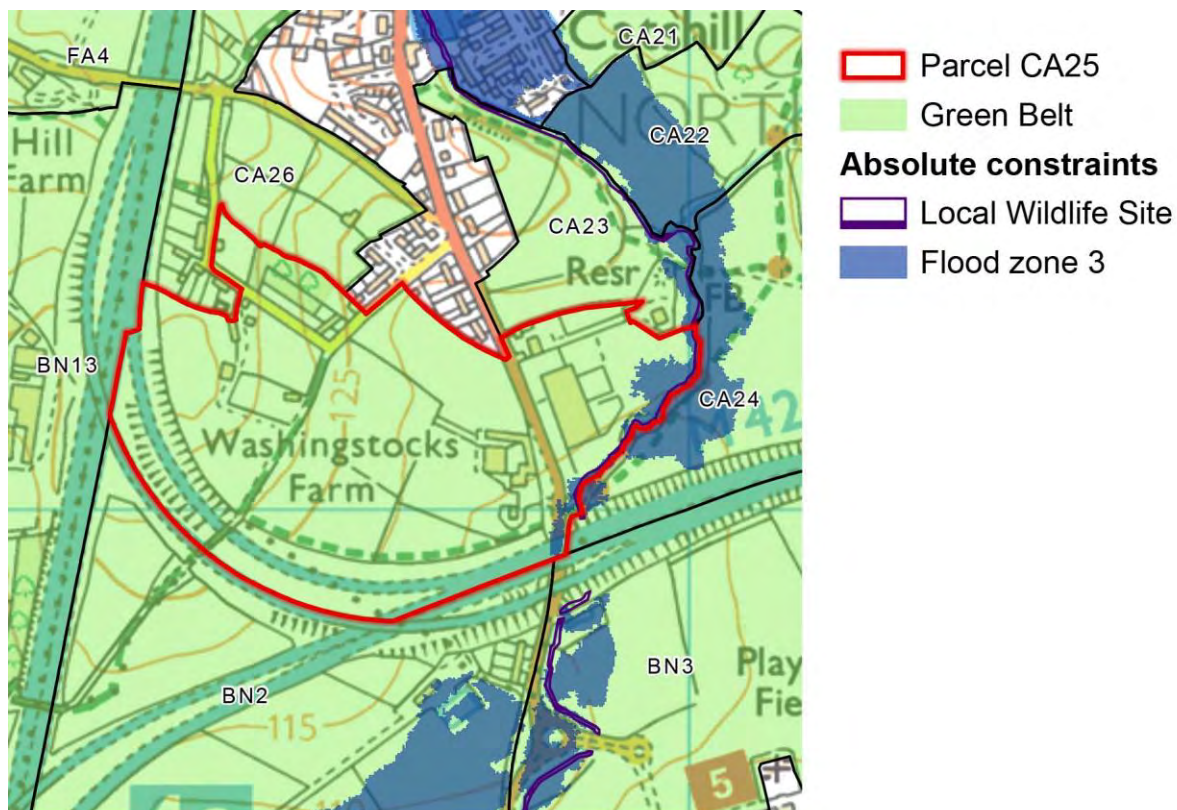
The release of land in Parcel CA24 as an expansion of Catshill would cause High harm to Green Belt Purpose 2.

**High**



# Catshill and Marlbrook

## Harm of release of land in CA25





# Catshill and Marlbrook

## Harm of release of land in CA25

### Openness

Land to the west of Stourbridge Road is open. There are some agricultural buildings within the parcel, but these are an appropriate Green Belt land use and therefore do not affect openness. To the east of Stourbridge Road the garden centre reduces openness locally, but not at a strategic scale.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Catshill, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). Although Bromsgrove is almost contiguous with Lickey End, which likewise is almost contiguous with Catshill/Marlbrook, there is a clear perception of a gap further west between Bromsgrove and Catshill. The parcel lies in the narrowest part of this gap, and whilst the M42 runs through the gap to strengthen perceived separation this is weakened by Stourbridge Road, which connects the towns.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is mostly in agricultural use and therefore constitutes 'countryside'. The garden centre to the east of Stourbridge Road has some urbanising influence, but most of the parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Garden boundaries provide little separation from inset development to the north at Hinton Fields and this area along with the garden centre cause some urbanising influence within the parcel, but tree cover limits intervisibility with development to the north along Rocky Lane. There is a visual association with the wider Green Belt to the east. Overall, there is some degree of distinction between the parcel and the inset area.

# Catshill and Marlbrook

## Harm of release of land in CA25

### Impact on adjacent Green Belt land

The release and development of the parcel would have limited impact on the distinction of adjacent Green Belt land due to the strong, alternative boundary that the M42/M5 link road provides to the west and south. The presence of existing development, the garden centre, in the eastern part of the parcel limits the impact that further development would have on open land to the east. However, the release and development of the parcel would reduce the narrow settlement gap between Catshill and Bromsgrove.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**High**

Land is open and lies in a narrow gap between Catshill / Marlbrook and Bromsgrove. The parcel has some degree of distinction from the inset area and its release would cause narrowing of the settlement gap between the towns. Therefore, the release of land in the parcel would cause High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land is open countryside with some degree of distinction from the urban area. However, its release would leave a stronger Green Belt boundary and would cause only minor weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

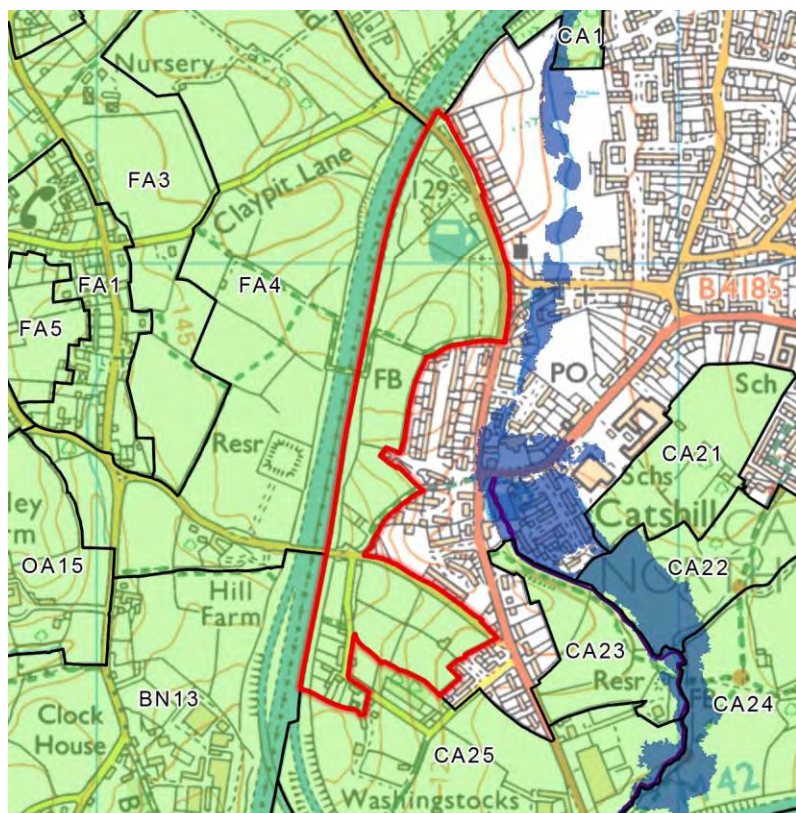
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CA25 as an expansion of Catshill would cause High harm to Green Belt Purpose 2.

**High**

# Catshill and Marlbrook

## Harm of release of land in CA26



# Catshill and Marlbrook

## Harm of release of land in CA26

### Openness

There is some commercial development adjacent to Stourbridge Road in the north of the parcel, and there are some houses along Hinton Fields at the southern end of the parcel. Neither affect openness at a strategic scale within the parcel.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to Catshill, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl (Purpose 1).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The nearest town to the west of Catshill/Marlbrook is Hagley, which is over 7km away and too far to be considered neighbouring. The parcel does not, therefore, play a role in preventing neighbouring towns from merging (Purpose 2).

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Aside from the built development at the northern and southern ends of the parcel, land is open grassland or woodland. The parcel therefore constitutes 'countryside', and so is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Although some parts of the parcel have well-defined road and hedgerow boundaries (including the B4091 at the northern end of the parcel and the tree-lined Rocky Lane to the south), there are also weaker boundaries that allow urbanising visual influence. No strategically-sized parts of this narrow parcel, contained by the M5, have more than a weak sense of distinction from urbanising influences.

### Impact on adjacent Green Belt land

The release and development of land in the parcel would have limited impact on the distinction of adjacent Green Belt land due to the strong, alternative boundary provided by the M5 to the west.



# Catshill and Marlbrook

## Harm of release of land in CA26

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie in a gap between neighbouring towns. Therefore, the release of this parcel would not cause harm to the Purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

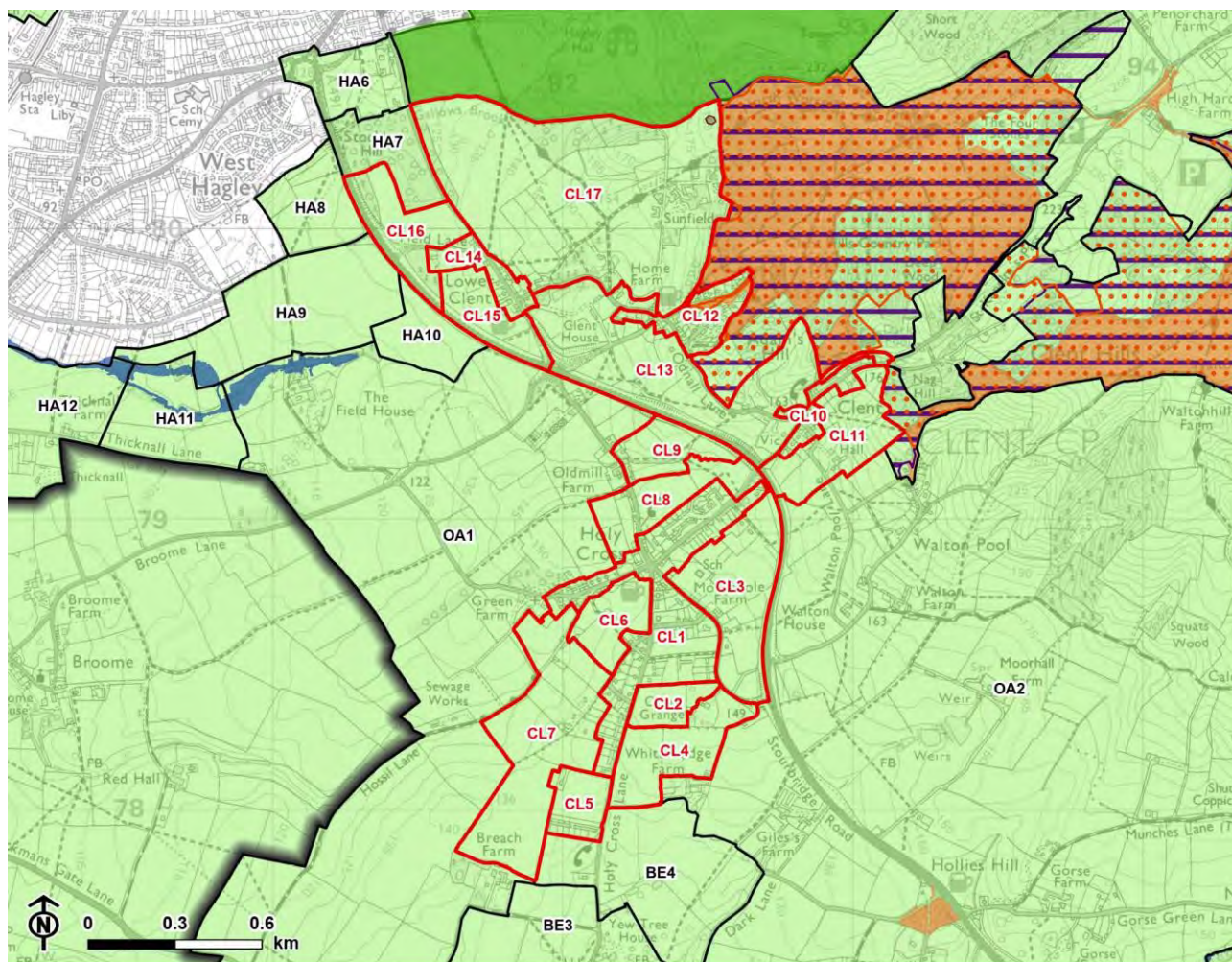
Land is open countryside with weak distinction from the urban area. Its release would leave a stronger Green Belt boundary and would not cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of Parcel CA26 as an expansion of Catshill would cause Low harm to Green Belt Purpose 3.

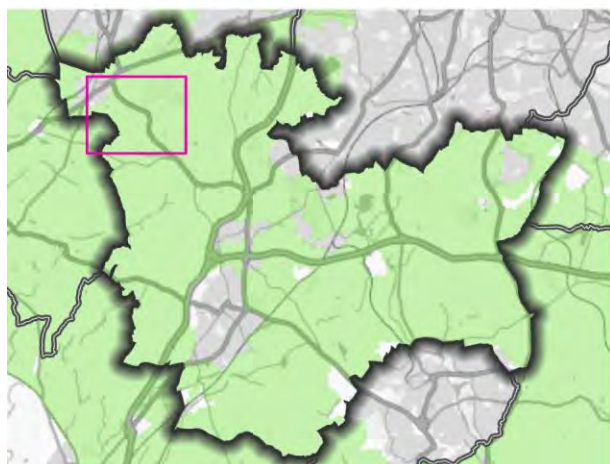
**Low/no**

# Clent, Lower Clent, Adam's Hill and Holy Cross



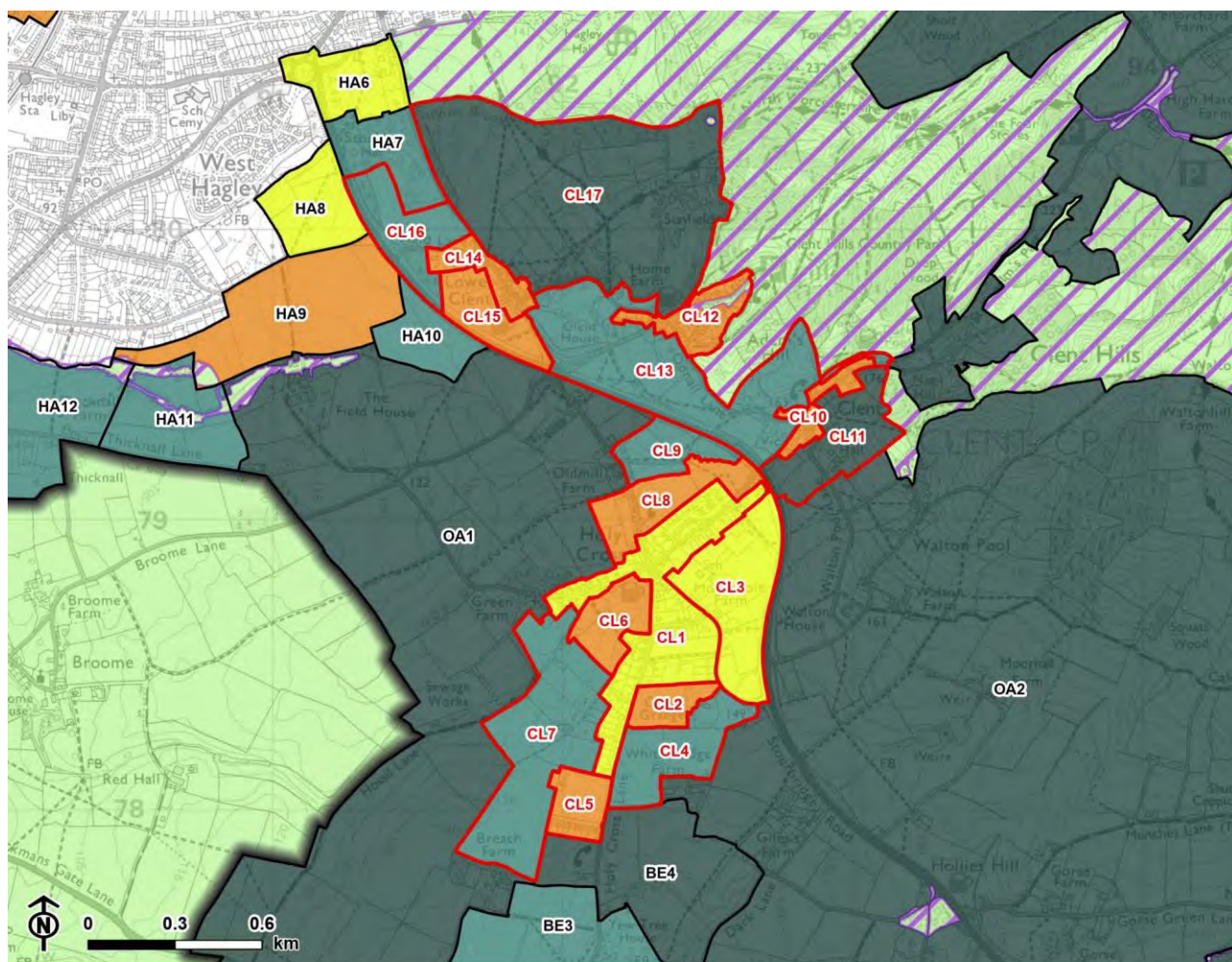
- Clent, Lower Clent, Adams Hill and Holy Cross parcel
- Neighbouring parcel
- Bromsgrove District

- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Local Geological Site
- Country park
- Registered Parks and Gardens
- Common land
- Flood zone 3



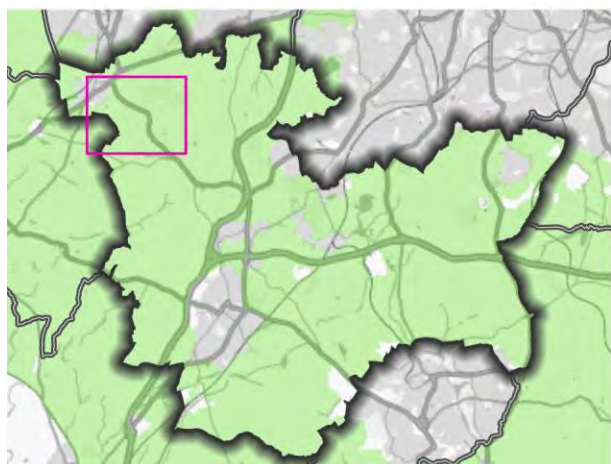


# Clent, Lower Clent, Adam's Hill and Holy Cross



- Clent, Lower Clent, Adams Hill and Holy Cross parcel
- Neighbouring parcel
- Bromsgrove District

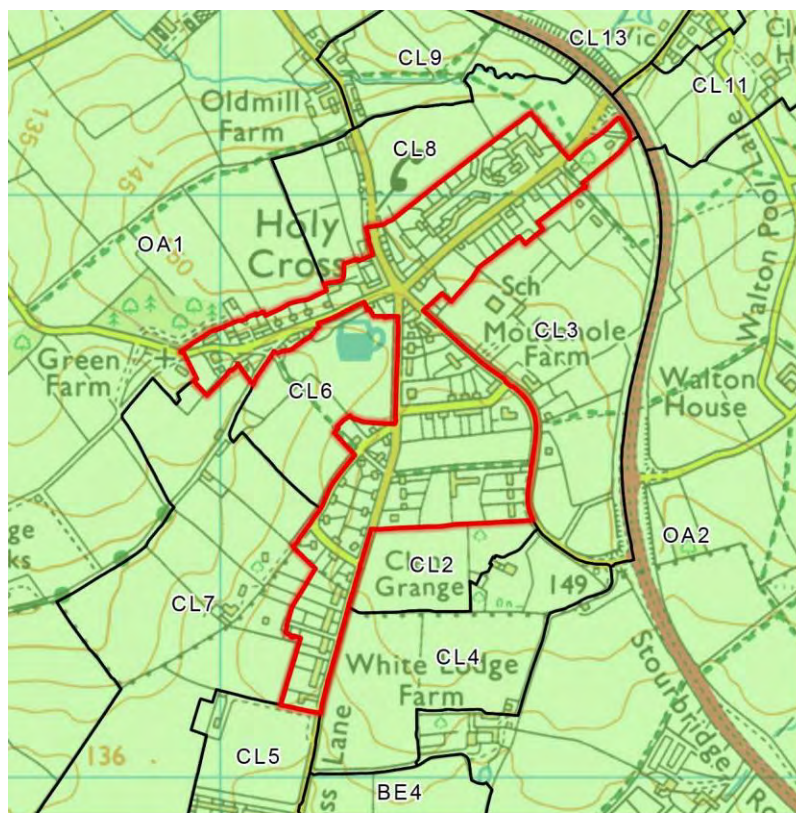
- Green Belt
- Absolute constraints
- Highest Harm Rating**
- Very high
- High
- Moderate
- Low/no





# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL1



-  Parcel CL1
-  Green Belt





# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL1

### Openness

The parcel comprises the village of Holy Cross. Development is quite dense, so houses here do reduce Green Belt openness, but the settlement is also quite linear in parts, so many gardens have a strong relationship with the wider Green Belt and contribute to its openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel as Holy Cross is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Holy Cross is not a town. It lies between Hagley to the west and, to the east/south east, Rubery and Catshill, but these are too far apart to be considered neighbouring. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Although the settlement has some urban characteristics, much of it is linear in form, retaining a relationship with the wider countryside. The parcel is, therefore, playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is considered to be mostly developed, and includes urbanising characteristics such as some relatively modern development on side streets off the main through routes. However, many dwellings front onto open countryside and therefore retain some rural character.

### Impact on adjacent Green Belt land

Existing development already has an urbanising influence on adjacent land, which limits the extent to which further development would weaken the distinction of those areas.

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL1

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

The parcel includes some open land that retains a relationship with the countryside, and some degree of distinction from urban development. However, its development would not significantly weaken the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CL1 would cause Low harm to Green Belt Purpose 3.

**Low/no**

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL2



- Parcel CL2
- Green Belt



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL2

### Openness

The parcel is open farmland with no built development.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Holy Cross, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel lies adjacent to Holy Cross, which is not a town. It lies between Hagley to the west and, to the east/south east, Rubery and Catshill, but these are too far apart to be considered neighbouring. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The adjacent settlement of Holy Cross adjoins the parcel on two sides. The visible presence of houses to the west of Cross Lane provides some urbanising influence, but a well-treed hedgerow boundary limits views of most houses to the north. The parcel has a degree of distinction from urban development.

### Impact on adjacent Green Belt land

There is a relatively strong boundary of trees between the parcel and Clent Grange, to the east, but the hedgerow to the south does not create much distinction from the fields beyond. A belt of trees along Holy Cross Lane currently gives those fields strong distinction from urban development, so development of the parcel would cause a knock-on weakening of distinction.



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL2

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Low/no

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land is open countryside with a degree of distinction from urban development. Its development would weaken the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

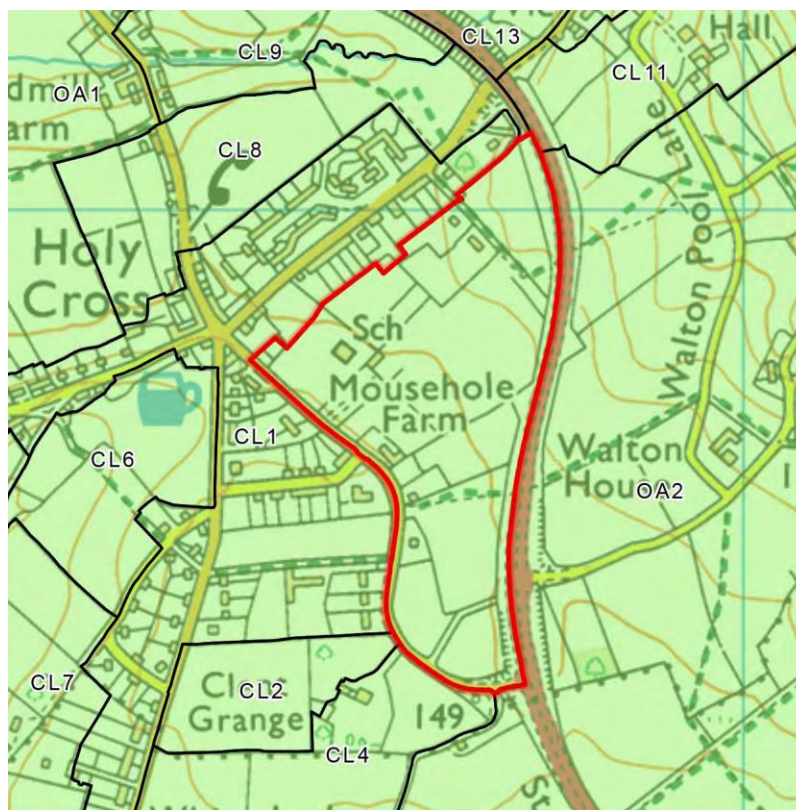
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CL2 as an expansion of Holy Cross would cause Moderate harm to Green Belt Purpose 3.

**Moderate**

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL3



-  Parcel CL3
-  Green Belt



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL3

### Openness

The parcel is mostly open land. It includes several dwellings and the village primary school, but these are isolated and have a relatively limited impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Holy Cross, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel lies adjacent to Holy Cross, which is not a town. It lies between Hagley to the west and, to the east/south east, Rubery and Catshill, but these are too far apart to be considered neighbouring. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is largely open grassland, or residential gardens that retain an association with adjacent farmland, and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The presence of built development within the parcel means that Bromsgrove Road to the west does not provide a significant distinction between developed and undeveloped land. The settlement of Holy Cross partially contains the parcel, and some of the land is residential gardens, so there is some urban influence, but tree cover helps to limit this across much of the area. The parcel has a degree of distinction from urban development.

### Impact on adjacent Green Belt land

The A491 dual carriageway, and associated linear vegetation forms a strong boundary to the east, and mature trees form a strong boundary along Bromsgrove Road to the south of the parcel. Development of the parcel would have only a minor impact on the distinction



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL3

of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land is largely open countryside with a degree of distinction from urban development, but its development would have only a minor impact on the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

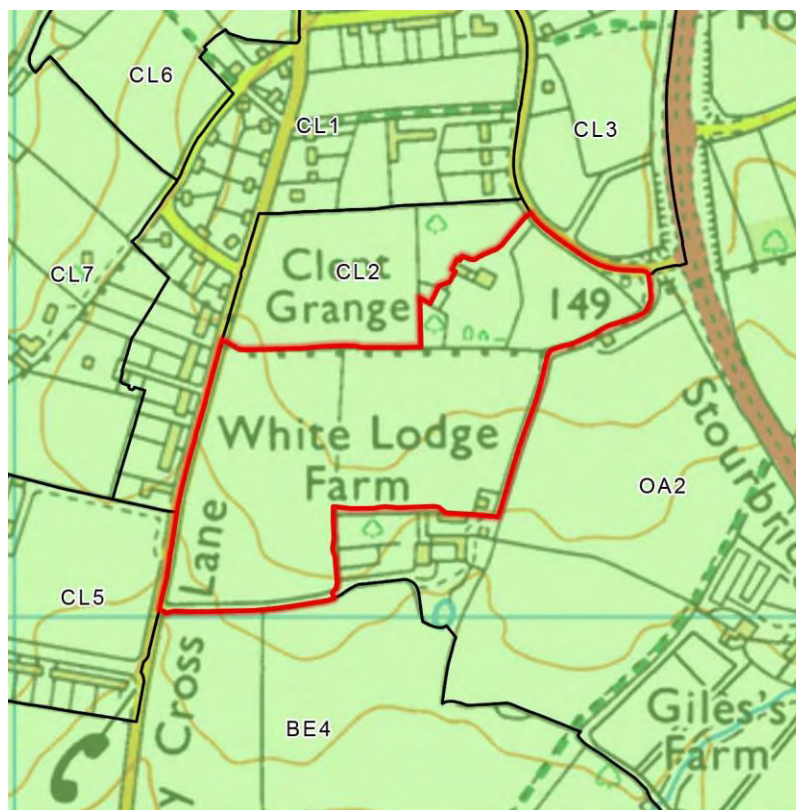
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CL3 as an expansion of Holy Cross would cause Low harm to Green Belt Purpose 3.

**Low/no**

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL4



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL4

### Openness

The parcel is open land, aside from two isolated properties which have negligible impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Holy Cross, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel lies adjacent to Holy Cross, which is not a town. It lies between Hagley to the west and, to the east/south east, Rubery and Catshill, but these are too far apart to be considered neighbouring. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is open farmland and, adjacent to Clent Grange, grassland with mature trees, and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

A tree belt along Holy Cross Lane provides a relatively strong boundary to the settlement edge to the west, and intervening farmland and hedgerow boundaries, including mature trees along the settlement edge and at Clent Grange, create separation to the north. The landform also slopes southward away from houses to the north, so there is little urbanising influence within the parcel. It has strong distinction from urban development.

### Impact on adjacent Green Belt land

There are no strong alternative boundary features to the south, so any development of land in this parcel would in turn weaken the distinction of adjacent Green Belt land.



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL4

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is largely open countryside with strong distinction from urban development. Its development would in turn weaken the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

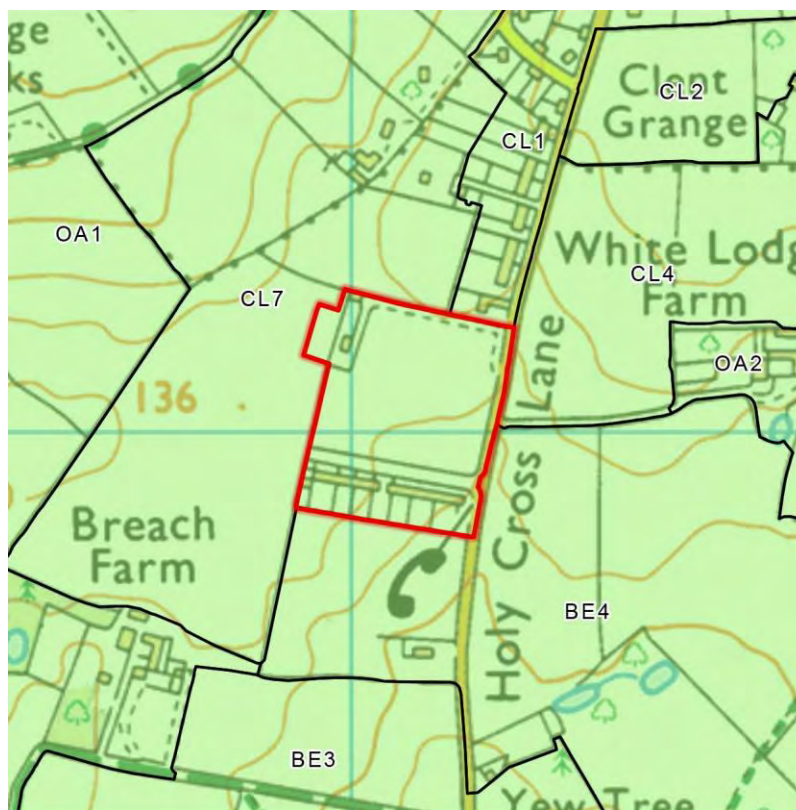
### Overall harm to the Green Belt purposes from release of land



The release of land in Parcel CL4 as an expansion of Holy Cross would cause High harm to Green Belt Purpose 3.

**High**

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL5



-  Parcel CL5
-  Green Belt



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL5

### Openness

Most of the parcel is open land, forming the grounds to a single dwelling in the north western corner, but the parcel also includes a row of houses along its southern edge (Yew Tree Avenue).

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Holy Cross, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel lies adjacent to Holy Cross, which is not a town. It lies between Hagley to the west and, to the east/south east, Rubery and Catshill, but these are too far apart to be considered neighbouring. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is mostly the open grounds of a single dwelling in a rural location, and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel lies to the south of the contiguous settlement area, with a single dwelling abutting its northern edge, on land sloping away from the village. However, the row of houses along Yew Tree Avenue, and the dwelling to the west, have some containing urbanising influence, reducing the strength of the parcel's association with the wider countryside. The parcel has a degree of distinction from urban development.

### Impact on adjacent Green Belt land

The dwellings on Yew Tree Avenue, and woodland to the south of that, prevent any impact on Green Belt land to the south, and there is a relatively strong boundary to the east (Holy Cross Lane and adjacent trees), but development would have some additional



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL5

urbanising impact on adjacent Green Belt land to the west.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Low/no

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land is largely open countryside which has a degree of distinction from urban development. Its development would have some impact on the distinction of adjacent Green Belt land to the west. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

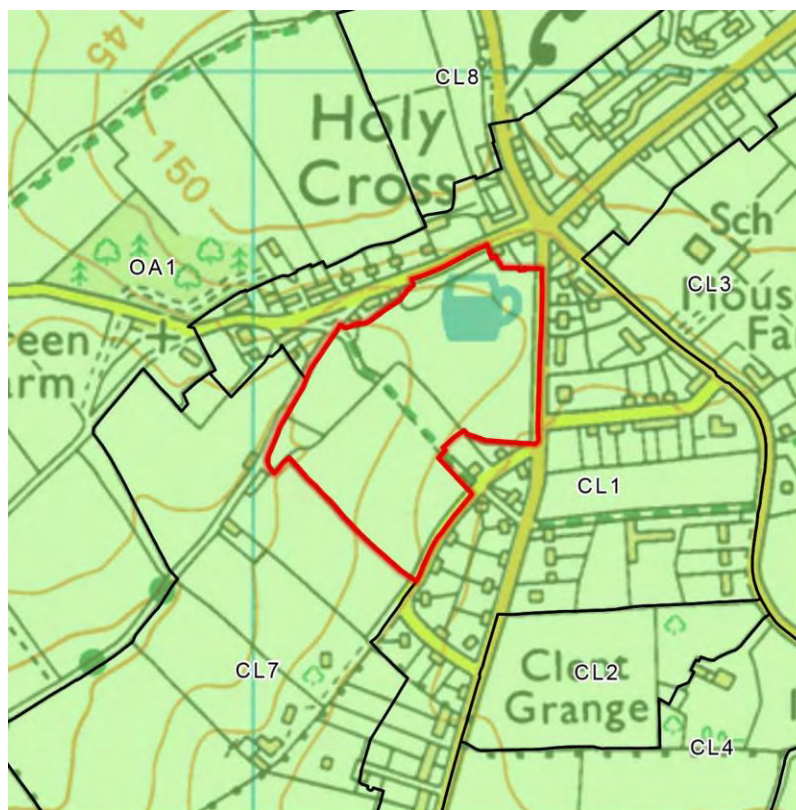
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CL5 as an expansion of Holy Cross would cause Moderate harm to Green Belt Purpose 3.

##### Moderate

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL6



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL6

### Openness

There is no built development in the parcel, aside from a cricket pavilion. Land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Holy Cross, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel lies adjacent to Holy Cross, which is not a town. It lies between Hagley to the west and, to the east/south east, Rubery and Catshill, but these are too far apart to be considered neighbouring. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is mostly in recreational use, including cricket and football pitches, a playground and allotments. Although these are uses associated with the settlement they do not have much urban character, so the parcel is still playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is contained to the north, east and south-east by the settlement edges, but retains a degree of distinction from them. It forms the upper west-facing slope of a valley, the houses to the north separated by a band of mature trees sloping down from Holy Cross Green. Belbroughton Road forms a boundary to the settlement to the east of the cricket ground, and there is a strong visual relationship with open countryside to the west.

### Impact on adjacent Green Belt land

Trees form a boundary to the south of the parcel, but development on this valley side would still weaken the distinction of adjacent land to the south by creating a degree of containment. The cricket ground on its own is more contained by the adjacent settlement



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL6

edges, so its development would have less impact.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Low/no

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land is open countryside which has a degree of distinction from urban development. A release of land (beyond just the cricket ground) would weaken the Green Belt boundary and the distinction of adjacent Green Belt land. This would constitute Moderate harm to the purpose of safeguarding the countryside from encroachment.

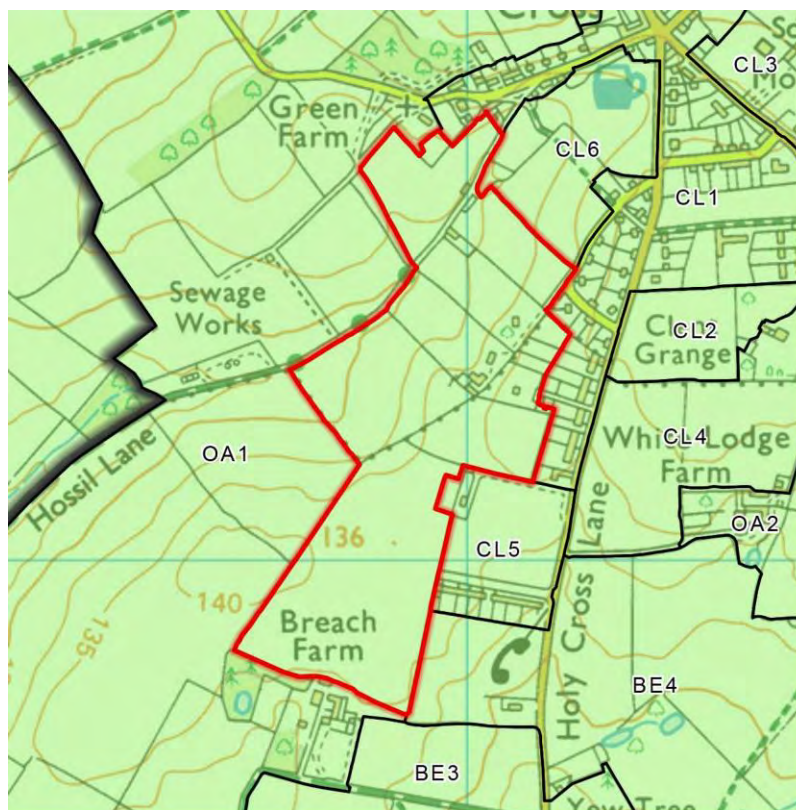
### Overall harm to the Green Belt purposes from release of land

The release of Parcel CL6 as an expansion of Holy Cross would cause Moderate harm to Green Belt Purpose 3.

##### Moderate

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL7



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL7

### Openness

Land is open, aside from several isolated dwellings that have no significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Holy Cross, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel lies adjacent to Holy Cross, which is not a town. It lies between Hagley to the west and, to the east/south east, Rubery and Catshill, but these are too far apart to be considered neighbouring. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is mostly open farmland, and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Although some land lies close to dwellings, with only garden boundaries, trees surrounding the several larger dwellings within the parcel, and on other parcel boundaries, limit urbanising influence. Most of the parcel form the west-facing slope of a valley, creating additional distinction from the urban area and associating the parcel with the undeveloped rural landscape to the west. Land at the southern end of the parcel is flatter, but only abuts dwellings that are more isolated from the settlement, so urban influence here is also limited. The parcel has relatively strong distinction from urban development.

### Impact on adjacent Green Belt land

This is a visually open valley landscape, so any development downslope would weaken the Green Belt boundary and the distinction of land beyond the parcel.

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL7

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside which has relatively strong distinction from urban development. Its development would weaken the Green Belt boundary and the distinction of adjacent Green Belt land to the west. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CL7 as an expansion of Holy Cross would cause High harm to Green Belt Purpose 3.

**High**



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL8



- Parcel CL8
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Country park



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL8

### Openness

Land is open, aside from several isolated dwellings that have no significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Holy Cross, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel lies adjacent to Holy Cross, which is not a town. It lies between Hagley to the west and, to the east/south east, Rubery and Catshill, but these are too far apart to be considered neighbouring. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is mostly open farmland, and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Houses on King's Meadow, forming the northern edge of the settlement, have weak boundary distinction from the parcel, and development along Bromsgrove Road also has some urbanising influence, although the low density of these properties means that this is limited. The landform to the east of Bromsgrove Road begins to slope away from the settlement edge but not strongly, so there is some urbanising influence. The parcel has a degree of distinction from urban development.

### Impact on adjacent Green Belt land

The steeper lower valley sides, defined by a mature tree line, form a relatively strong boundary to the north of the parcel, but any development here would increase visible urbanising influence on land on the other side of the valley.

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL8

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Low/no

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land is open countryside which has a degree of distinction from urban development. Its development would weaken the distinction of adjacent Green Belt land to the north. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

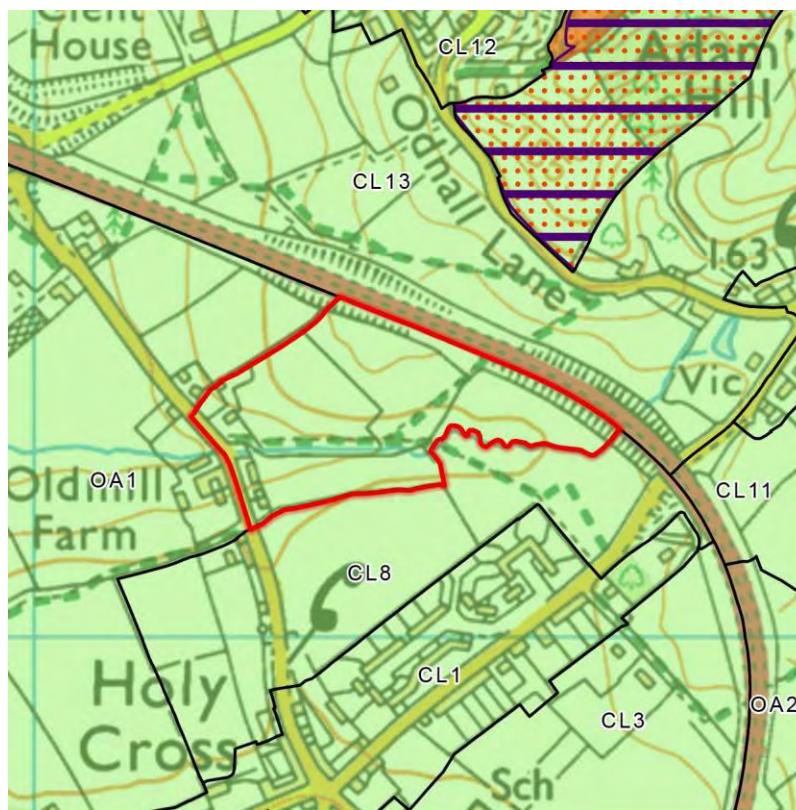
The release of land in Parcel CL8 as an expansion of Holy Cross would cause Moderate harm to Green Belt Purpose 3.

##### Moderate



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL9





# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL9

### Openness

There are a few dwellings alongside Bromsgrove Road, but these are too small in scale to have any significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies close to Holy Cross, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel lies close to Holy Cross, which is not a town. It lies between Hagley to the west and, to the east/south east, Rubery and Catshill, but these are too far apart to be considered neighbouring. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is mostly open farmland, and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

A distinct valley landform, with a well-treed hedgerow defining the edge of the steeper lower valley, creates distinction from the edge of Holy Cross, at King's Meadow. Although modern houses on the settlement edge are visible across the valley, they do not have much urbanising influence on land to the north of the valley. The parcel has strong distinction from urban development.

### Impact on adjacent Green Belt land

Development of this parcel would intrude visually on lower ground to the west, which has very strong distinction from the current settlement area due to the presence of wooded high ground to the west of Bromsgrove Road.

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL9

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside which has strong distinction from urban development. Its development would weaken the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

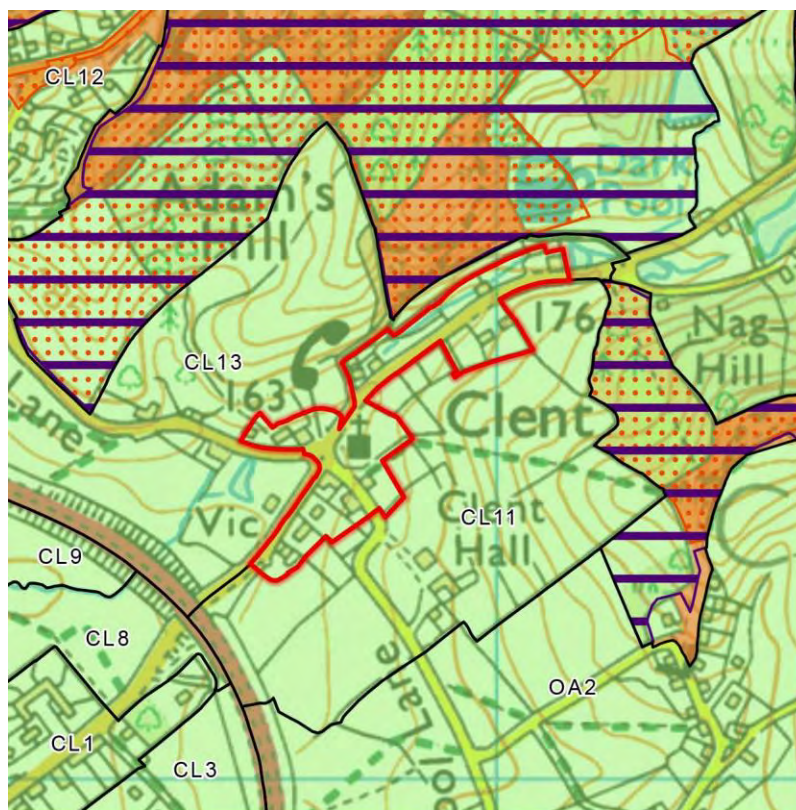
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CL9 as an expansion of Holy Cross would cause High harm to Green Belt Purpose 3.

**High**

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL10



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL10

### Openness

The parcel comprises the small settlement of Clent. Houses here do have some limited impact on Green Belt openness, but development is low in density and quite disparate in form, with very little urban character.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel as Clent is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Clent is not a town. It lies between Hagley to the west and, to the east/south east, Rubery and Catshill, but these are too far apart to be considered neighbouring. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The settlement retains a largely rural character, so open land within it can be considered part of the countryside. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The settlement has only weak urban characteristics, and so is considered to have strong distinction from urban development.

### Impact on adjacent Green Belt land

Clent lies in a very contained, well-treed valley setting, with the Clent Hills Country Park and Local Wildlife Site providing absolute constraints to any future development to the north. Given the extent of existing development in the parcel, any further development would be unlikely to significantly weaken the distinction of adjacent Green Belt land.



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL10

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Low/no

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

The parcel has a countryside character and strong distinction from urban development, but additional development would not significantly weaken the distinction of adjacent Green Belt. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

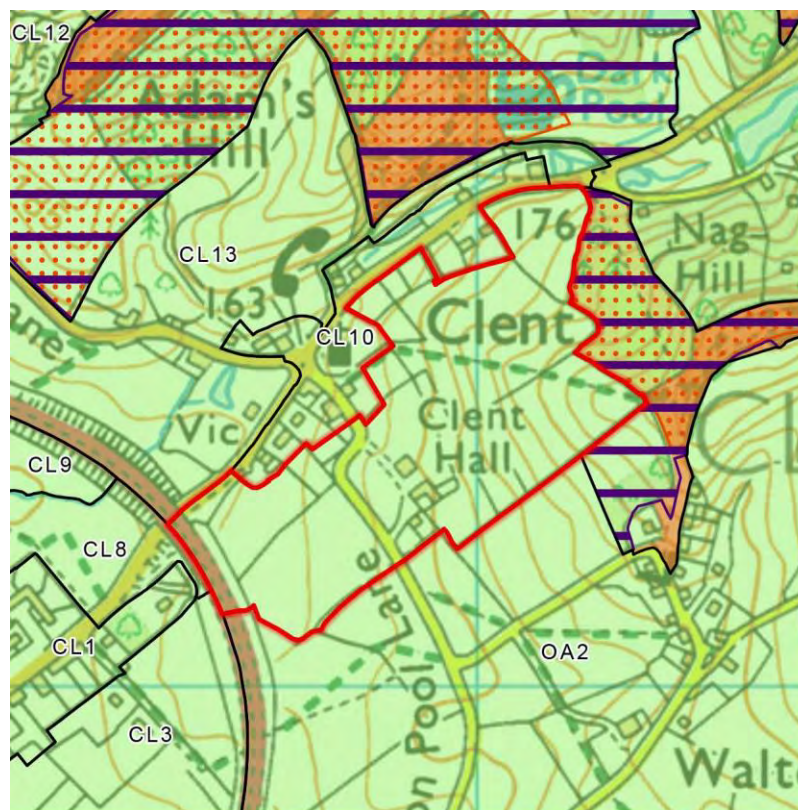
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CL10 would cause Moderate harm to Green Belt Purpose 3.

##### Moderate

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL11



- Parcel CL11
- Green Belt
- Absolute constraints**
  - Local Wildlife Site
  - Country park
  - Common land



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL11

### Openness

The parcel is open farmland and parkland around Clent Hall, a single large property with no urban characteristics.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Clent, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel lies adjacent to Clent which is not a town. It lies between Hagley to the west and, to the east/south east, Rubery and Catshill, but these are too far apart to be considered neighbouring. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is rural in character and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The adjacent village of Clent is small and does not have strongly urban characteristics. It is set in a steep-sided valley, largely contained by tree cover, so the parcel is subject to very little urbanising influence. Therefore, the parcel has very strong distinction from urban development.

### Impact on adjacent Green Belt land

Any development of land within the parcel would in turn weaken the distinction of adjacent open land to the south.

### Harm to the Green Belt purposes

#### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL11

### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

### Low/no

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

### Very high

Land is open countryside with very strong distinction from urban development, and its development would weaken the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Very High harm to the purpose of safeguarding the countryside from encroachment.

## Overall harm to the Green Belt purposes from release of land

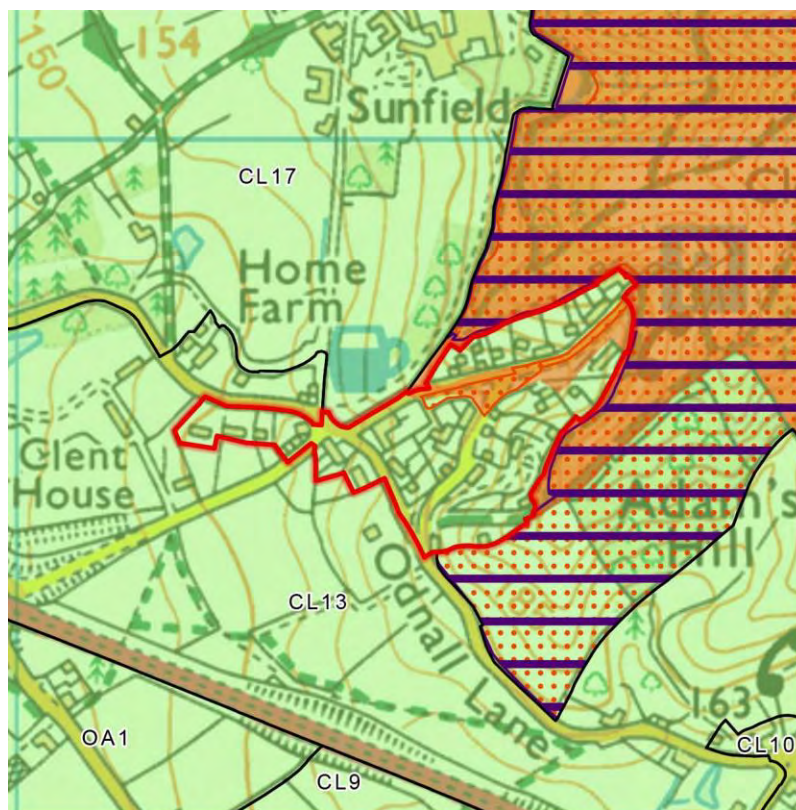
The release of land in Parcel CL11 as an expansion of Clent would cause Very High harm to Green Belt Purpose 3.

**Very high**

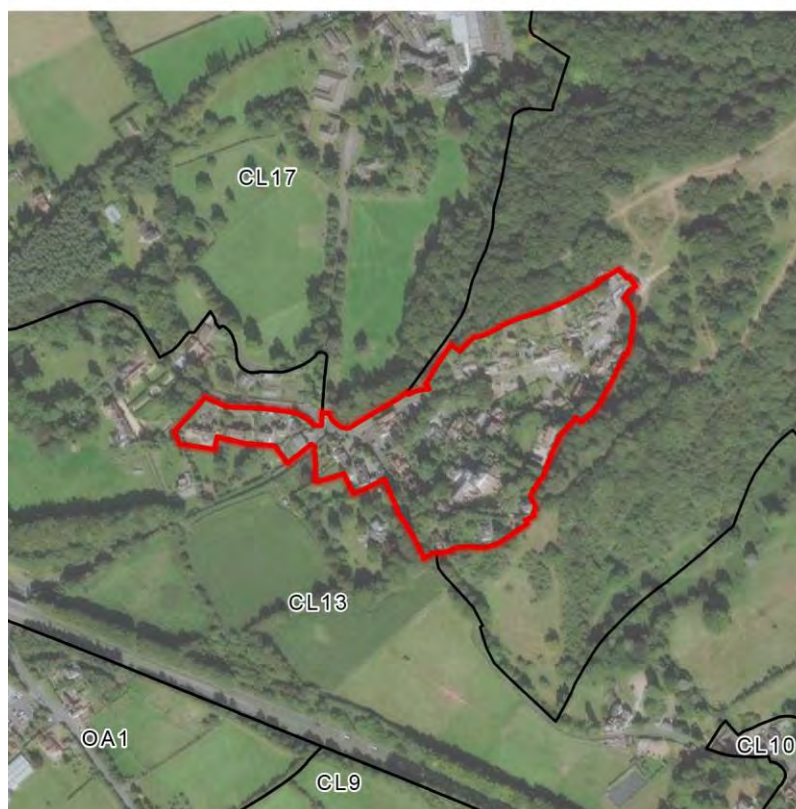


# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL12



- Parcel CL12
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Country park
- Common land



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL12

### Openness

The parcel comprises the small settlement of Adam's Hill. Houses here do have some impact on Green Belt openness, but development is relatively low in density and there is tree cover within the village that makes some contribution to Green Belt openness by limiting the visual impact of houses.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel as Adam's Hill is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Adam's Hill is not a town. It lies between Hagley to the west and, to the east/south east, Rubery and Catshill, but these are too far apart to be considered neighbouring. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The settlement retains a largely rural character, so open land within it can be considered part of the countryside. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The settlement has only weak urban characteristics, and so is considered to have strong distinction from urban development.

### Impact on adjacent Green Belt land

Adam's Hill lies in a very contained setting, with Common Land, the Clent Hills Country Park and a Local Wildlife Site providing absolute constraints to any future development to the north or east, and strong tree cover providing containment to the south and west. Given the extent of existing development in the parcel, any further development would be unlikely to significantly weaken the distinction of adjacent Green Belt land.

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL12

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Low/no

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

The parcel includes open land which retains a countryside character, with strong distinction from urban development, but its development would not significantly weaken the distinction of adjacent Green Belt. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CL12 would cause Moderate harm to Green Belt Purpose 3.

##### Moderate



## Harm of release of land in CL13





# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL13

### Openness

The parcel is open farmland with only small areas of low-density built development.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Clent, Lower Clent and Adam's Hill, which are not defined as large built-up areas. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel lies adjacent to Clent, Lower Clent and Adam's Hill, which are not towns. It lies between Hagley to the west and, to the east/south east, Rubery and Catshill, but these are too far apart to be considered neighbouring. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is mostly in agricultural use and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The adjacent settlements are small and do not have strongly urban characteristics. Clent is set in a steep-sided valley, largely contained by tree cover, so the adjacent open land is subject to very little urbanising influence. The edges of Adam's Hill and Lower Clent adjoining the parcel are also characterised by well-treed boundaries which contain the limited urbanising influences of those settlements. Therefore, the parcel has very strong distinction from urban development.

### Impact on adjacent Green Belt land

Any development of land within the parcel would weaken the distinction of the remainder. However, the parcel as a whole is contained by strong boundaries: the existing settlements, the Clent Hills Country Park and Local Wildlife Site (absolute constraints to development) and the tree-lined A491 dual-carriageway.

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL13

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside. Its development would not significantly weaken the distinction of adjacent Green Belt land, but it has very strong distinction from urban development. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

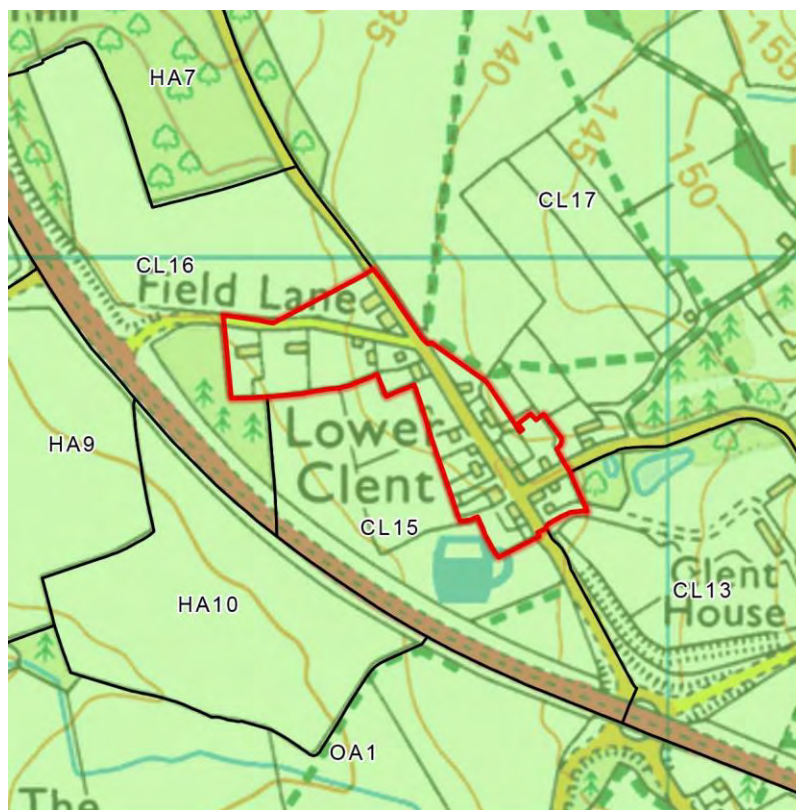
### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CL13 as an expansion of either Clent, Lower Clent or Adam's Hill would cause High harm to Green Belt Purpose 3.

**High**

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL14



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL14

### Openness

The parcel comprises the small settlement of Lower Clent. Houses here do have some impact on Green Belt openness, but development is low in density and there is a significant quantity of open space which has a relationship with the wider Green Belt and contributes to its openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel as Lower Clent is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

Lower Clent is not a town. It lies between Hagley to the west and, to the east/south east, Rubery and Catshill, but these are too far apart to be considered neighbouring. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The settlement retains a largely rural character, so open land within it can be considered part of the countryside. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The settlement has only weak urban characteristics - it is linear in form so most dwellings have a relationship with the surrounding countryside - and so is considered to have strong distinction from urban development.

### Impact on adjacent Green Belt land

Given the extent of existing development in the parcel, further development would not significantly weaken adjacent open land.



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL14

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Low/no

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

The parcel includes open land in the countryside with strong distinction from urban development, but further development would not significantly weaken the distinction of adjacent Green Belt. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CL14 would cause Moderate harm to Green Belt Purpose 3.

##### Moderate

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL15



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL15

### Openness

The parcel is open farmland with no built development.

### Function

#### Purpose 1 – Check the unrestricted sprawl of large built-up areas

Purpose 1 is not relevant to this parcel. Land lies adjacent to Lower Clent, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### Purpose 2 – Prevent neighbouring towns merging into one another

The parcel lies adjacent to Lower Clent, which is not a town. It lies between Hagley to the west and, to the east/south east, Rubery and Catshill, but these are too far apart to be considered neighbouring. Purpose 2 is not relevant to this parcel.

#### Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The adjacent settlement of Lower Clent is small and does not have strongly urban characteristics, so although there is no strong settlement edge boundary the parcel is still considered to have strong distinction from urban development.

### Impact on adjacent Green Belt land

The parcel has strong woodland boundaries to the east and west, and is contained to the south by the tree-edged A491. Any development would have only a minor impact on the strength of adjacent Green Belt land.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL15

release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Low/no

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Moderate

Land is open countryside with strong distinction from urban development, but any development would not significantly weaken the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

## Overall harm to the Green Belt purposes from release of land

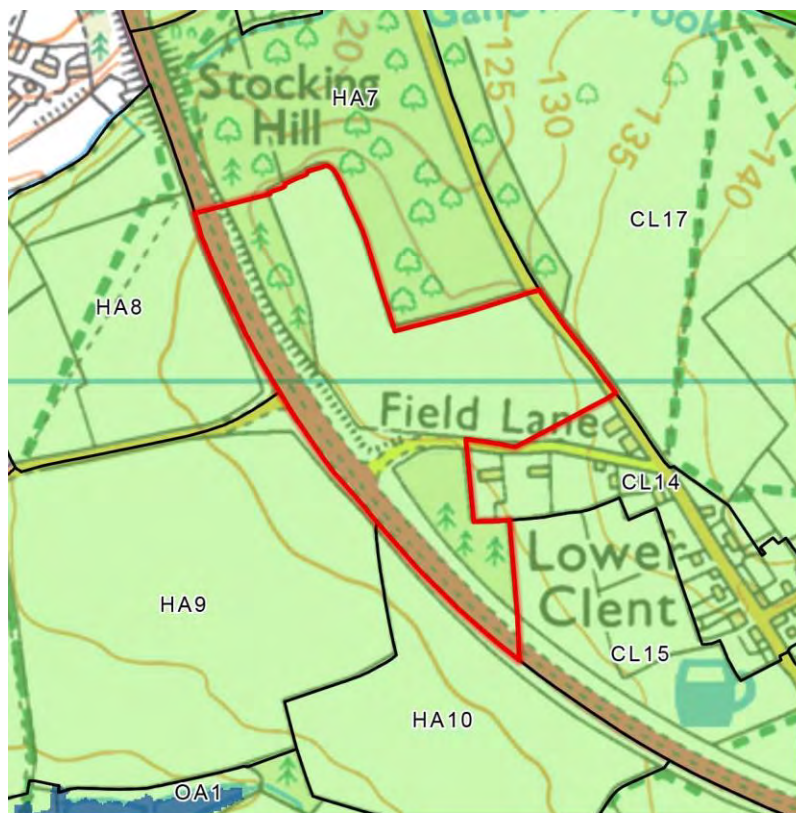
The release of land in Parcel CL15 as an expansion of Lower Clent would cause Moderate harm to Green Belt Purpose 3.

#### Moderate



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL16



-  Parcel CL16
-  Green Belt
- Absolute constraints**
-  Registered Parks and Gardens
-  Flood zone 3



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL16

### Openness

The parcel is open farmland with no built development.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Lower Clent, which is not defined as a large built-up area. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel lies adjacent to Lower Clent, which is not a town. It lies between Hagley to the west and, to the east/south east, Rubery and Catshill, but these are too far apart to be considered neighbouring. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The adjacent settlement of Lower Clent is small and does not have strongly urban characteristics, so although there is no strong settlement edge boundary the parcel is still considered to have strong distinction from urban development.

### Impact on adjacent Green Belt land

The field has a strong woodland boundary to the north, and the A491 also provides a strong boundary to the west. However, any development would increase urbanising influence on adjacent open land to the east and, in particular, would increase containment of the wooded area to the north that currently has very strong distinction from urban areas, even though it adjoins the inset settlement of Hagley.

### Harm to the Green Belt purposes

#### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL16

### Low/no

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

### Low/no

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

### High

Land is open countryside with strong distinction from urban development. Any development would weaken the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

## Overall harm to the Green Belt purposes from release of land

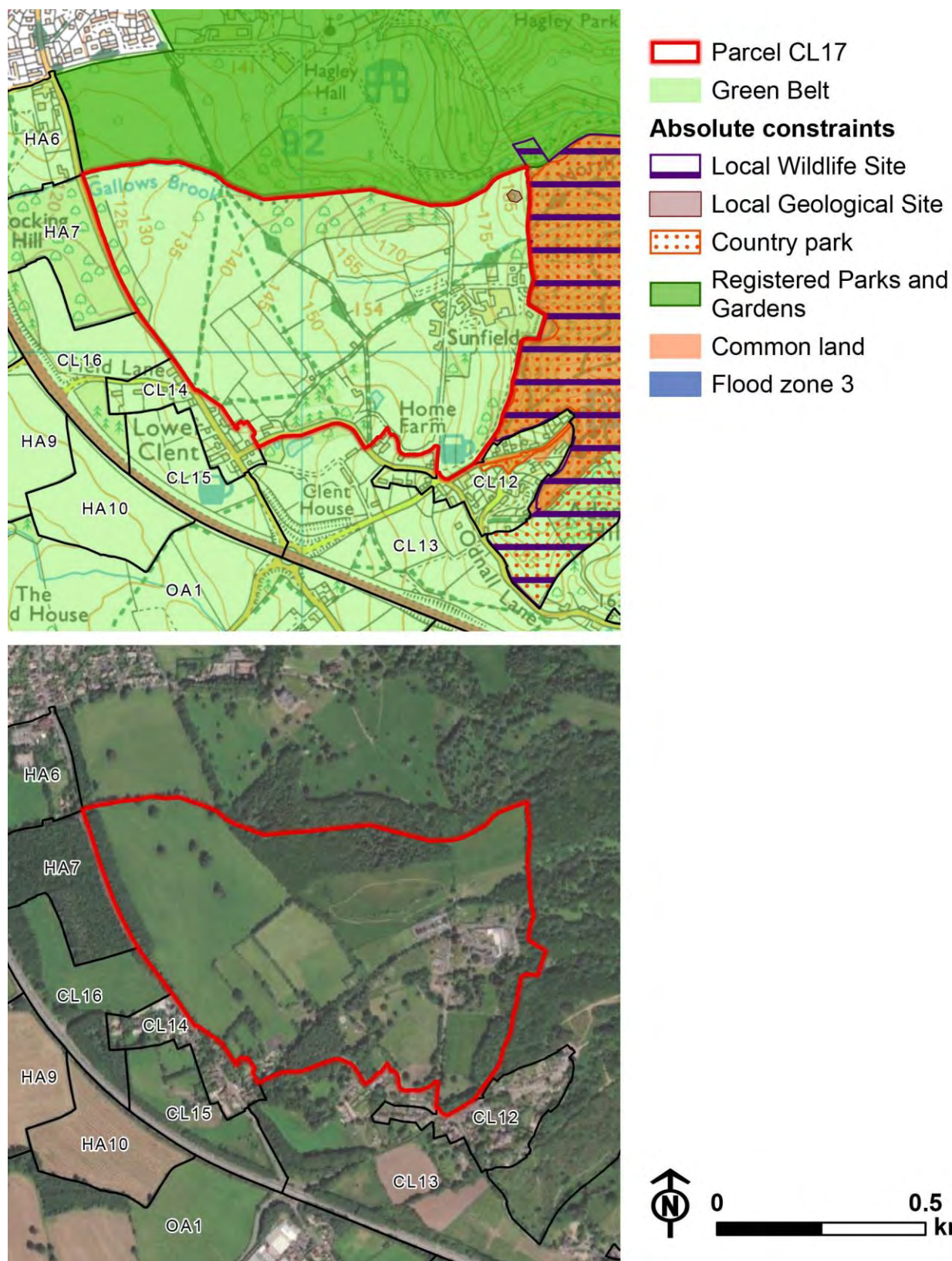
The release of land in Parcel CL16 as an expansion of Lower Clent would cause High harm to Green Belt Purpose 3.

### High



# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL17





# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL17

### Openness

The parcel is mostly open countryside. It includes the buildings of Sunfield School, which affect openness in their immediate vicinity but do not have any significant urbanising impact beyond that.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is not relevant to this parcel. Land lies adjacent to Lower Clent and Adam's Hill, which are not defined as large built-up areas. Development here would not have a relationship with the West Midlands conurbation, so this parcel is not helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel lies adjacent to the settlements of Lower Clent and Adam's Hill, neither of which are towns. It lies between Hagley to the west and, to the east/south east, Rubery and Catshill, but these are too far apart to be considered neighbouring. Purpose 2 is not relevant to this parcel.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is open countryside. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The adjacent settlements of Lower Clent and Adam's Hill are small and do not have strongly urban characteristics, and tree cover screens most dwellings from the view. The parcel lies on rising ground, forming the lower slopes of the Clent Hills, and is not subject to any significant urbanising influence. It has very strong distinction from urban development.

### Impact on adjacent Green Belt land

The western half of the parcel is visually very open. Any development of land within the parcel would weaken the distinction of the remainder. The parcel as a whole is largely

# Clent, Lower Clent, Adam's Hill and Holy Cross

## Harm of release of land in CL17

contained by areas of absolute development constraint and other strong boundaries: Hagley Park Ristered Park and Garden to the north, the Clent Hills County Park (also Common Land and a Local Wildlife Site) to the east, and woodland areas to the west and south.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is not adjacent to the large built-up area. Therefore, the release of land in the parcel would not cause harm to the purpose of checking the unrestricted sprawl of the large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

Land does not lie in a settlement gap between neighbouring towns. Therefore, the release of land in the parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Very high**

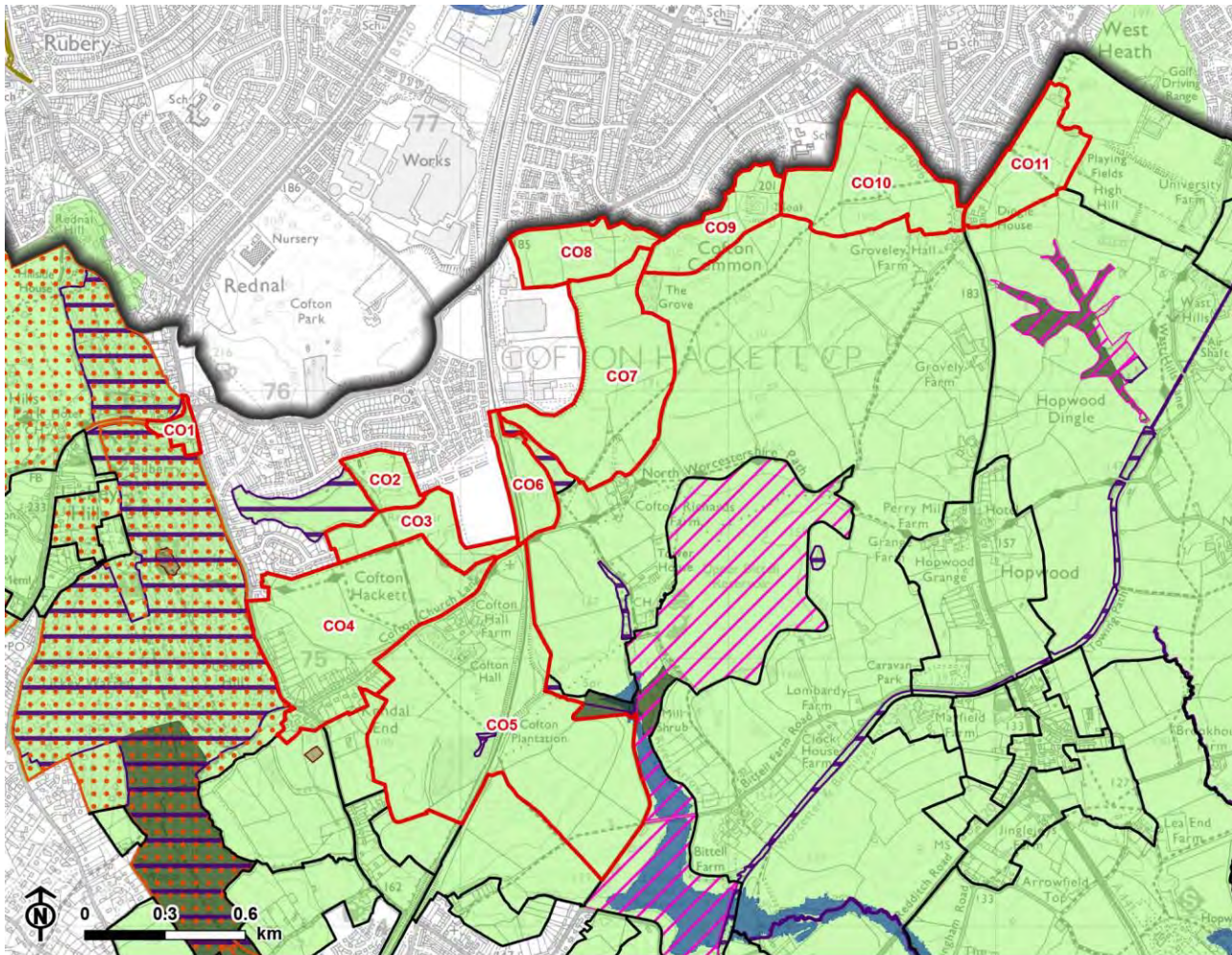
Land is open countryside with very strong distinction from urban development. Although the release of land in the parcel as a whole would not significantly weaken the distinction of the wider Green Belt, it contains land with strong enough separation from urban influences for its development to constitute Very High harm to the purpose of safeguarding the countryside from encroachment. Any partial release would cause a knock-on weakening of the remainder of the parcel, and so would also cause Very High harm to this purpose.

### Overall harm to the Green Belt purposes from release of land

The release of land in Parcel CL17 as an expansion of either Lower Clent or Adam's Hill would cause Very High harm to Green Belt Purpose 3.

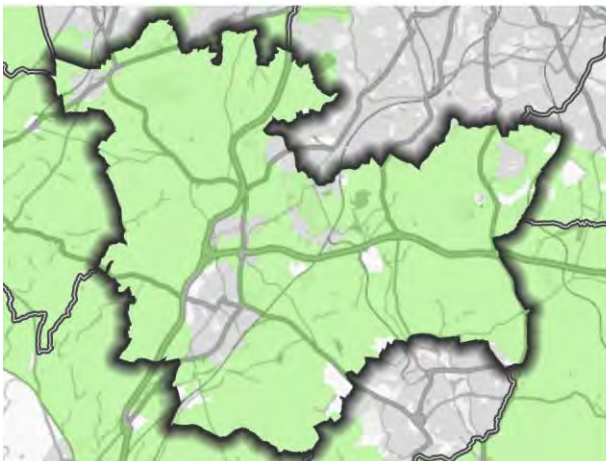
**Very high**

# Cofton Hackett and Longbridge



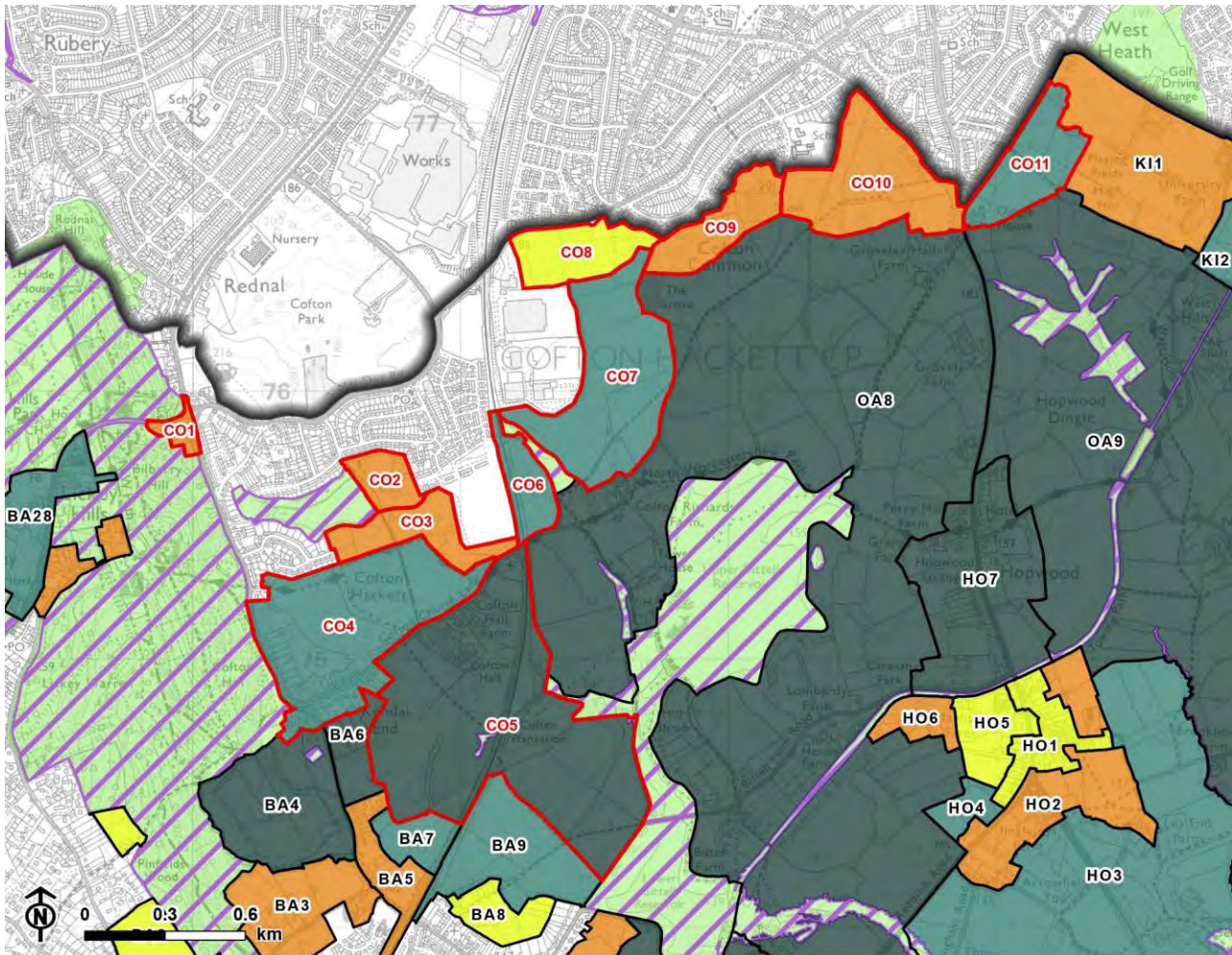
- Cofton Hackett and Longbridge parcel
- Neighbouring parcel
- Bromsgrove District

- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Local Nature Reserve
- Local Geological Site
- Ancient woodland
- Country park
- Flood zone 3



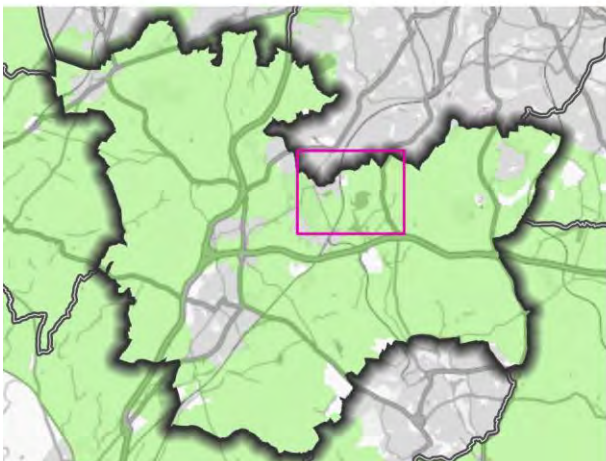


# Cofton Hackett and Longbridge



- Cofton Hackett and Longbridge parcel
- Neighbouring parcel
- Bromsgrove District

- Green Belt
- Absolute constraints
- Highest Harm Rating**
- Very high
- High
- Moderate
- Low/no





# Cofton Hackett and Longbridge

## Harm of release of land in CO1



# Cofton Hackett and Longbridge

## Harm of release of land in CO1

### Openness

Much of the landcover is woodland, however this does not impact on Green Belt openness. The parcel contains several large buildings including that of The Bilberry Centre, Cofton Hackett Village Hall, Rednal Social Club and some residential properties, which have some impact on Green Belt openness.

Note: this parcel is below the normal minimum 3ha parcel size but has been assessed as a separate parcel because it is separated from other assessed Green Belt land by the Lickey Hills Country Park and Local Wildlife Site, which is constrained from development.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is relevant to this parcel. Land lies adjacent to the western edge of Cofton Hackett, which is part of the large built-up area (West Midlands conurbation). It is helping to prevent expansion of the large built-up area.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). The parcel lies within a very narrow gap between the settlements of Cofton Hackett (part of the West Midlands conurbation) and Lickey, but the woodland landform of the Lickey Hills, identified as a Country Park and Local Wildlife Site (both absolute constraints), strengthen perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use comprises woodland and the grounds of large buildings and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Barnt Green Road marks the boundary to the inset settlement area of Cofton Hackett, and although washed-over development in the parcel weakens this, the parcel's sloping landform and tree cover mean that it retains a degree of distinction from the urban area.

# Cofton Hackett and Longbridge

## Harm of release of land in CO1

### Impact on adjacent Green Belt land

The parcel's containment by areas of absolute constraint to development limits the impact of release on adjacent Green Belt land. However, the release of this area would nonetheless weaken the consistency of the current western boundary to Cofton Hackett, which follows Barnt Green Road.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### **Moderate**

The parcel is partially developed and adjacent to the large built-up area but has a degree of distinction from it. The release of land in this parcel would weaken the consistency of the Green Belt boundary at Cofton Hackett. Therefore, the release of land in this parcel would cause Moderate harm to the purpose of checking the unrestricted sprawl of a large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### **Moderate**

Land is partially developed but has a degree of distinction from the urban area. It lies in a narrow gap between settlements. The constrained woodland that lies in between Cofton Hackett and Lickey would prevent their merger, but the release of land in this parcel would still reduce the perceived gap as experienced when travelling along Rose Hill, and would weaken the consistency of the current western boundary to Cofton Hackett, which follows Barnt Green Road. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### **Moderate**

Land is partially developed but has a degree of distinction from the urban area. The release of land in this parcel would weaken the consistency of the current western boundary to Cofton Hackett, which follows Barnt Green Road. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of

# Cofton Hackett and Longbridge

## Harm of release of land in CO1

safeguarding the countryside from encroachment.

### **Overall harm to the Green Belt purposes from release of land**

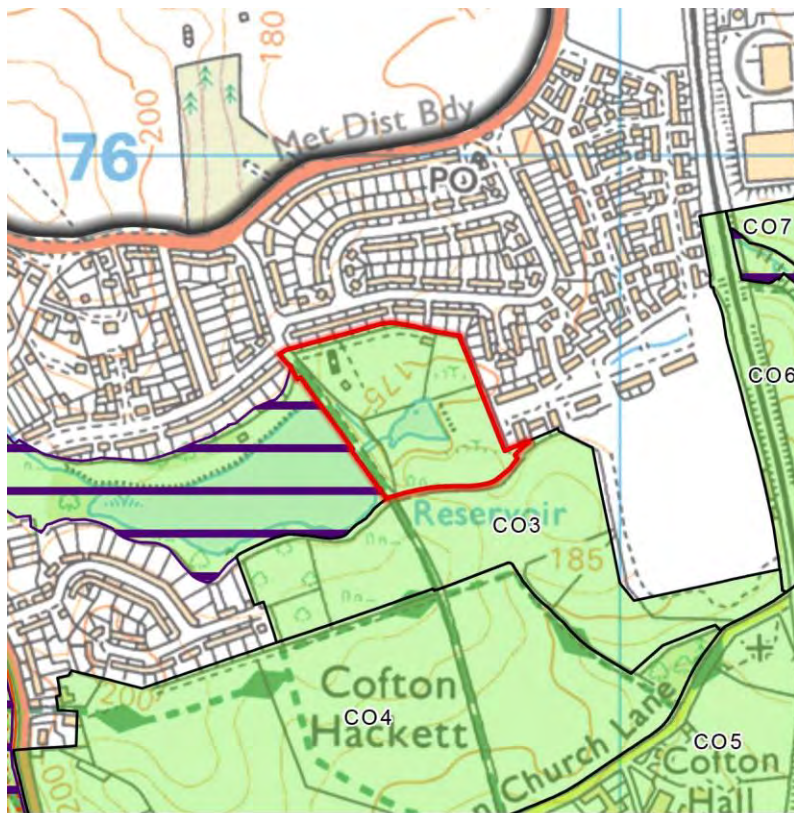
The release of land in CO1 as an expansion of Cofton Hackett would cause Moderate harm to Green Belt Purposes 1, 2 and 3.

**Moderate**



# Cofton Hackett and Longbridge

## Harm of release of land in CO2



# Cofton Hackett and Longbridge

## Harm of release of land in CO2

### Openness

The parcel is occupied by woodland and patches of grassland to the east of Cofton Reservoir (a tree-fringed Local Wildlife Site). Although wooded the parcel is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Land lies adjacent to and is partially contained by the settlement Cofton Hackett, which is part of the large built-up area (West Midlands conurbation). Purpose 1 is relevant to this parcel, but the degree to which it is contained by urban areas limits the extent to which development would be perceived as unrestricted sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel is contained to an extent by the inset area of Cofton Hackett, which limits its role in preventing the merger of Cofton and Lickey / Barnt Green (Purpose 2).

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

The parcel's trees and grassland constitute 'countryside', and although it is partially contained by development the parcel still connects to the wider countryside to the south. It is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Tree cover within the parcel creates strong distinction from the urban area, although the parcel's role as a boundary is limited by the extent to which it is contained by urban development.

### Impact on adjacent Green Belt land

Land to the south is already bordered to the east by the inset settlement edge, and trees along the parcel edge could retain a relatively strong boundary if land in this parcel was released.

# Cofton Hackett and Longbridge

## Harm of release of land in CO2

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Low/no

Land is open and has a strong degree of distinction from the large, built-up area, but is partially contained by it. Its release would not weaken the distinction from the urban area of any adjacent, stronger Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of checking the unrestricted sprawl of a large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Low/no

The parcel is largely contained by existing development at Cofton Hackett, so its release would not narrow the existing gap between Cofton and Lickey / Barnt Green. Neither would it weaken the distinction of any stronger adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Moderate

Land is open countryside with a strong degree of distinction from the urban area, but its release would not weaken the distinction of any stronger adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land in CO2 as an expansion of Cofton Hackett would cause Moderate harm to Green Belt Purpose 3.

**Moderate**



# Cofton Hackett and Longbridge

## Harm of release of land in CO3





# Cofton Hackett and Longbridge

## Harm of release of land in CO3

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is relevant to this parcel. Land lies adjacent to the settlement of Cofton Hackett, which is part of the large built-up area (West Midlands conurbation).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). The gap between Cofton Hackett and Barnt Green to the south is relatively narrow, and weakened by intervening washed-over but urbanising development at Kendal End.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is agricultural and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from urban edges to the east and west by weak hedgerow boundaries,, but it forms part of a ridge of higher ground which creates some distinction from the urban edge to the east. There is no landform distinction to the west, but here the parcel only abuts two dwellings, so there is limited urbanising influence. Overall, the parcel has a degree of distinction from the urban area.

### Impact on adjacent Green Belt land

The lack of a strong alternative boundary feature to the south of this parcel means that any release of land in this parcel would have a knock-on impact on the distinction of undeveloped Green Belt land to the south, and would also potentially isolate the woodland to the north, alongside Cofton Reservoir.

### Harm to the Green Belt purposes

#### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

# Cofton Hackett and Longbridge

## Harm of release of land in CO3

### **Moderate**

Land is open, adjacent to the large built-up area and has a degree of distinction from the urban area. Its release would cause a knock-on weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of checking the unrestricted sprawl of a large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

### **Moderate**

The parcel lies in a relatively narrow gap between Cofton Hackett and Barnt Green / Lickey. Its release would not significantly reduce the distance between these settlements, but would weaken the distinction of land to the south which plays a stronger role in helping to retain separation. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

### **Moderate**

Land is open countryside with a degree of distinction from the urban area. The release of land in the parcel would have a knock-on impact on the distinction of undeveloped Green Belt land to the south, and would also potentially isolate the woodland to the north, alongside Cofton Reservoir. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

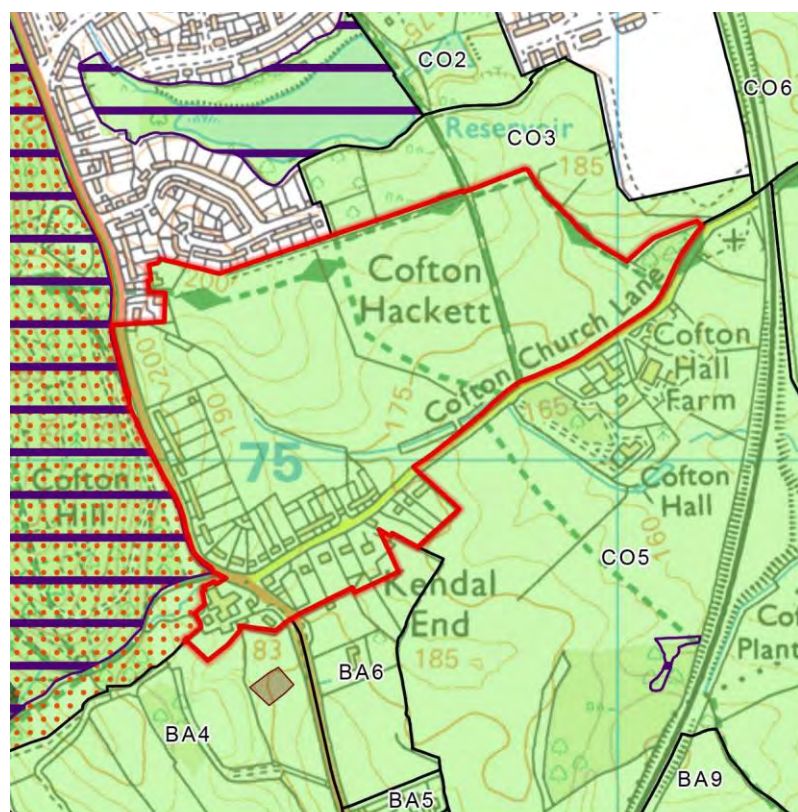
## **Overall harm to the Green Belt purposes from release of land**

The release of land in CO3 as an expansion of Cofton Hackett would cause Moderate harm to Green Belt Purposes 1, 2 and 3.

### **Moderate**

# Cofton Hackett and Longbridge

## Harm of release of land in CO4





# Cofton Hackett and Longbridge

## Harm of release of land in CO4

### Openness

The parcel contains open fields and woodland. There is also linear residential development at Kendal End, along the B4120 Barnt Green Road and Cofton Church Lane, which reduces openness locally.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is relevant to this parcel. Land lies to the south of Cofton Hackett, which is part of the large built-up area (West Midlands conurbation), and so is helping to prevent its sprawl.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). The gap between Cofton Hackett and Barnt Green to the south is relatively narrow, and weakened by intervening washed-over but urbanising development at Kendal End.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is largely agricultural and therefore constitutes 'countryside'. Housing at Kendal End is largely contained by woodland, with large back gardens facing onto that woodland, and so can be considered 'in the countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the urban edge by a mixture of field hedgerows and garden hedgerows, but the urban edge lies along a ridge beyond which the falling landform helps to create distinction from the urban area. Woodland creates a strong boundary in the vicinity of Barnt Green Road between the inset settlement and ribbon development at Kendal End, and prevents any urbanising influence from that development on the wider parcel. Therefore, the parcel has strong distinction from the urban edge.

### Impact on adjacent Green Belt land

The release of land in this parcel would breach the ridgeline boundary and cause a knock-

# Cofton Hackett and Longbridge

## Harm of release of land in CO4

on weakening of adjacent undeveloped Green Belt to the south. It would also reduce the fragile settlement gap between Cofton Hackett and Barnt Green, although the presence of existing development at Kendal End would limit the perception of gap reduction when travelling along Barnt Green Road.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**High**

Land is open, adjacent to the large built-up area and has a strong degree of distinction from it. Its release would result in a weaker Green Belt boundary and a knock-on weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of checking the unrestricted sprawl of a large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**High**

The parcel lies within a relatively narrow gap between Cofton Hackett and Barnt Green / Lickey. Its release would result in a weaker Green Belt boundary, a knock-on weakening of adjacent Green Belt land and a reduction in the size of the settlement gap. Therefore, the release of land in the parcel would cause High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with strong of distinction from the urban area. Its release would weaken the Green Belt boundary and in turn weaken the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

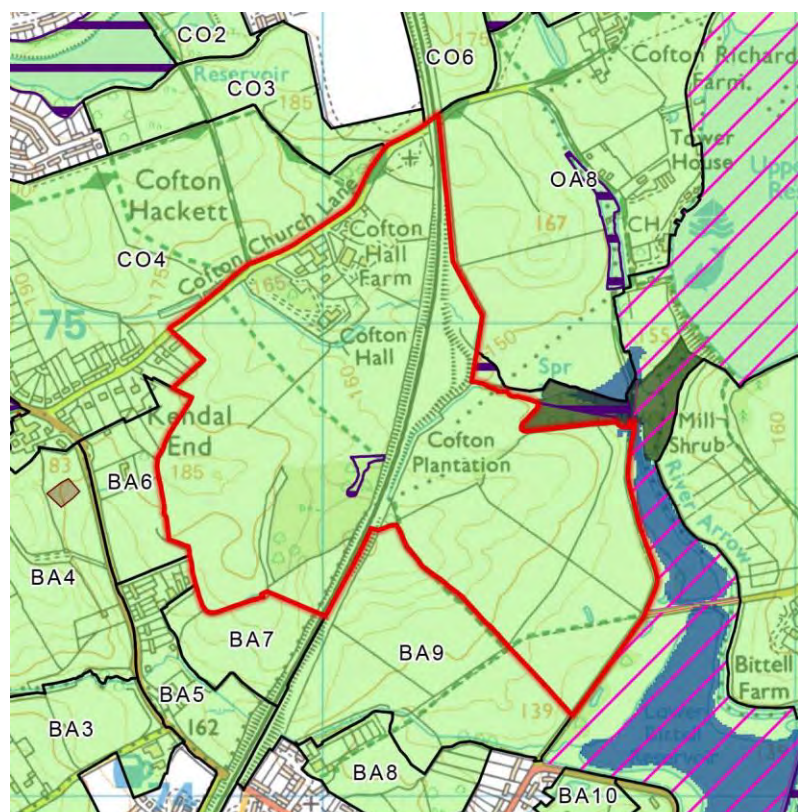
### Overall harm to the Green Belt purposes from release of land

The release of land in CO4 as an expansion of Cofton Hackett would cause High harm to Green Belt Purposes 1, 2 and 3.

**High**

# Cofton Hackett and Longbridge

## Harm of release of land in CO5



- Parcel CO5
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Local Geological Site
- Ancient woodland
- Country park
- Flood zone 3





# Cofton Hackett and Longbridge

## Harm of release of land in CO5

### Openness

Land is open. The parcel contains some detached residential properties along Cofton Lane but they are sufficiently isolated from one another and from the urban edge to not have a significant impact on Green Belt openness.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is relevant to this parcel. Land lies to the south of Cofton Hackett, which is part of the large built-up area (West Midlands conurbation).

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging (Purpose 2). The gap between Cofton Hackett and Barnt Green to the south is relatively narrow and is weakened by intervening washed-over but urbanising development at Kendal End. The parcel's higher ground creates separation between the two settlements, but the railway line provides a direct link between them, weakening the perceived gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is largely agricultural and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

Land slopes down from the inset edge of Cofton Hackett, with dense tree cover around St Michael's Church, to either side of Cofton Church Lane, combining to form a strong boundary. The parcel's undulating landform means that most land within it is subject to very little urbanising influence from Cofton Hackett, so it has very strong distinction from the urban area. To the south of the parcel, intervening fields and hedgerows, and a woodland belt to the east of the railway line, also create very strong distinction from the inset settlement of Barnt Green.

### Impact on adjacent Green Belt land

Adjacent Green Belt land to the west and south has weaker distinction from the urban

# Cofton Hackett and Longbridge

## Harm of release of land in CO5

edge than this parcel but any release on this higher ground would be likely to have an urbanising visual impact on land to the east. The release of land in this parcel would have a major impact on the settlement separation (Purpose 2) function of the gap between Cofton Hackett and Barnt Green, which is already relatively narrow.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### Very high

Land is open and close to the large built-up area with very strong distinction from it. The release of land within this parcel would cause a knock-on weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Very High harm to the purpose of checking the unrestricted sprawl of a large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Very high

The parcel lies within a relatively narrow gap between Cofton Hackett (part of the large built-up area West Midlands conurbation) and Barnt Green. The release of land in this parcel would significantly weaken the gap between these settlements, either by breaching the strong boundary formed by the sloping, wooded area around St Michael's Church or by extending the inset settlement of either Cofton Hackett or Barnt Green onto higher ground that forms a visual barrier between urban areas. Therefore, the release of land in the parcel would cause Very High harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### Very high

Land is open countryside with a strong degree of distinction from the urban area. The release of land within this parcel would cause a knock-on weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Very High harm to the purpose of safeguarding the countryside from encroachment.

# Cofton Hackett and Longbridge

## Harm of release of land in CO5

### Overall harm to the Green Belt purposes from release of land

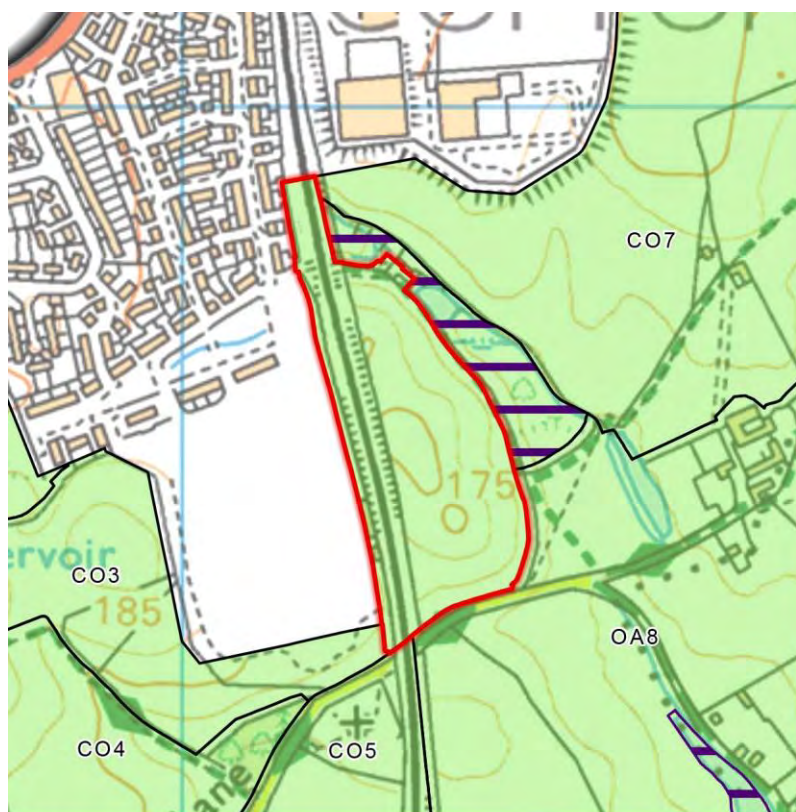
The release of Parcel CO5 as an expansion of either Cofton Hackett or Barnts Green would cause Very High harm to Green Belt Purposes 1, 2 and 3.

**Very high**



# Cofton Hackett and Longbridge

## Harm of release of land in CO6



# Cofton Hackett and Longbridge

## Harm of release of land in CO6

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is relevant to this parcel. Land lies adjacent to the south-eastern edge of Cofton Hackett, which is part of the large built-up area (West Midlands conurbation). It is helping to prevent expansion of the large built-up area.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging. The gap between Cofton Hackett and Barnt Green is relatively narrow, but this land is peripheral to that gap.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is agricultural and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the urban edge to the west by a railway line and adjacent hedgerows, whilst to the north it is separated from the urban edge by a belt of woodland on sloping land above the River Arrow (part of which is designated a Local Wildlife Site, which represents an absolute constraint to development). The centre of the parcel forms a small hill which adds to its distinction from the urban edge, with land to the east and south dropping down towards the river and a tributary. Although close to urban edges to the north and west, tree cover limits intervisibility between the urban area and the parcel, and there are open views of the wider countryside. The parcel has strong distinction from the urban area.

### Impact on adjacent Green Belt land

The Local Wildlife Site prevents development contiguous with the urban area to the north, but any release of land in this parcel would breach the strong boundary formed by the railway line to the west. The lack of a strong alternative boundary feature to the south of

# Cofton Hackett and Longbridge

## Harm of release of land in CO6

the parcel means that any release of land in this parcel would have a knock-on impact on the distinction of undeveloped Green Belt land in this direction.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### High

Land is open, adjacent to the large built-up area and has a strong degree of distinction from it. Its release would cause a knock-on weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of checking the unrestricted sprawl of a large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### Moderate

The parcel is peripheral to a relatively narrow gap between Cofton Hackett and Barnt Green. Its proximity to the railway line which connects the two settlements means that its release would have some impact on the perceived sense of separation, and although it would not physically reduce the distance between these settlements it would weaken the distinction of adjacent land which plays a stronger role in preventing coalescence. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### High

Land is open countryside with a strong degree of distinction from the urban area. Its release would in turn weaken the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

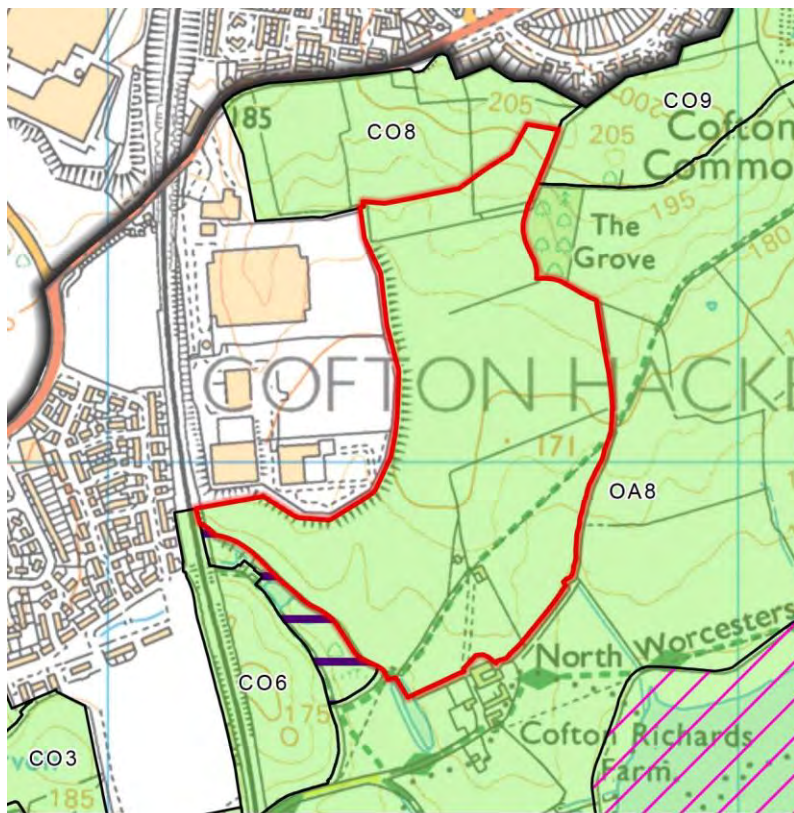
The release of land in CO6 as an expansion of Cofton Hackett would cause High harm to Green Belt Purposes 1 and 3.

##### High



# Cofton Hackett and Longbridge

## Harm of release of land in CO7



- Parcel CO7
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site





# Cofton Hackett and Longbridge

## Harm of release of land in CO7

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is relevant to this parcel. Land lies adjacent to the southern edge of Longbridge, which is part of the large built-up area (West Midlands conurbation). It is helping to prevent expansion of the large built-up area.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays a role in preventing neighbouring towns from merging. The parcel lies within a relatively wide gap between Longbridge and Alvechurch, but intervening urbanising development at Hopwood reduces perceived separation. It is also peripheral to the narrower gap between Cofton Hackett / Longbridge and Barnt Green.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is agricultural and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

To the north the parcel is separated from the residential edge of Longbridge by an area of undeveloped, sloping Green Belt land and a woodland belt. To the west, a woodland belt also forms a strong boundary to The Cofton Centre business park. Tree cover limits intervisibility with the urban edge and there are open views of the wider countryside. Collectively, these features constitute a strong distinction from the urban area.

### Impact on adjacent Green Belt land

The release of land in this parcel would breach the strong boundary features of the woodland belts and the lack of a strong alternative boundary feature enclosing the south and east of the parcel means that any release of land in this parcel would have a knock-on impact on the distinction of undeveloped Green Belt land.

# Cofton Hackett and Longbridge

## Harm of release of land in CO7

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**High**

Land is open, adjacent to the large built-up area and has strong distinction it. Its release would cause a knock-on weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of checking the unrestricted sprawl of a large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

The parcel is within a relatively wide gap between Longbridge and Alvechurch, and is peripheral to the gap between Cofton Hackett / Longbridge and Barnt Green. Its release would not significantly reduce the width of either gap, or the strength of the core gaps between the towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with a strong degree of distinction from the urban area. Its release would in turn weaken the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

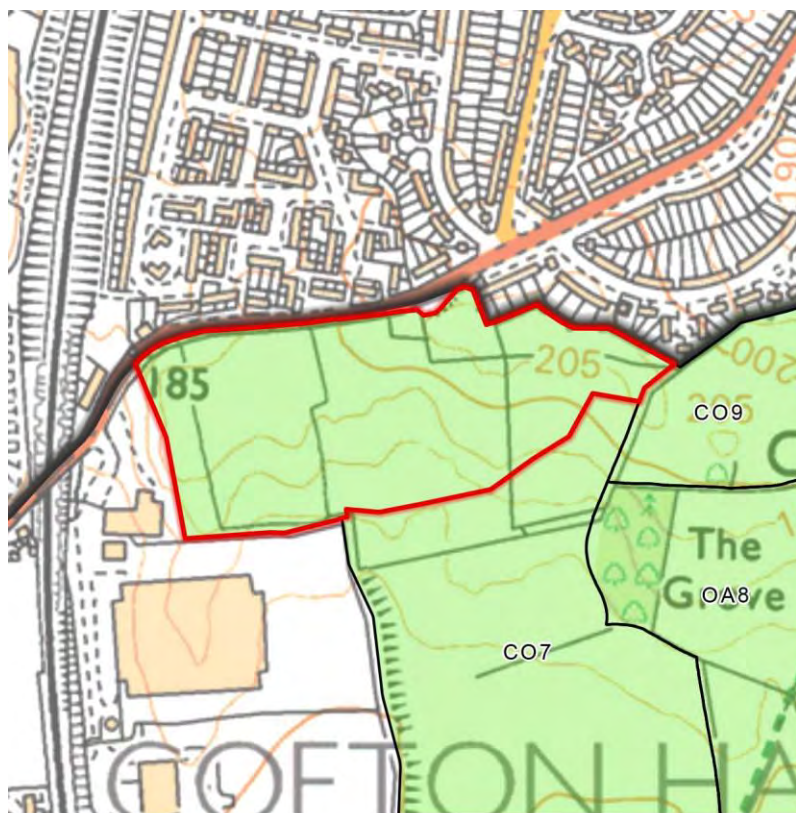
### Overall harm to the Green Belt purposes from release of land




The release of land in CO7 as an expansion of Longbridge would cause High harm to Green Belt Purposes 1 and 3.

**High**

# Cofton Hackett and Longbridge

## Harm of release of land in CO8



-  Parcel CO8
-  Bromsgrove District
-  Green Belt



# Cofton Hackett and Longbridge

## Harm of release of land in CO8

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is relevant to this parcel. Land lies adjacent to the southern edge of Longbridge, which is part of the large built-up area (West Midlands conurbation). It is helping to prevent expansion of the large built-up area.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a relatively wide gap between Longbridge (part of the large built-up area West Midlands conurbation) and Alvechurch, but intervening urbanising development at Hopwood reduces perceived separation. Inset development immediately to the south of the parcel means that it isn't considered to lie in a gap between Longbridge and Barnt Green.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is open grassland, and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel abuts urban edges to the north, west and south-west. Grovley Lane and its adjacent mature hedgerow form a reasonably strong boundary to the north, tree cover likewise forms relatively strong boundaries to the west and south-west, but garden boundaries form a weaker edge to the north-east. The parcels slopes southward from the residential urban edge, but the presence of inset commercial development at The Cofton Centre to the south-west limits the role of landform in creating distinction from urban areas. Overall, the parcel has a degree of separation from the urban area.

### Impact on adjacent Green Belt land

The release of this parcel would have a limited effect on the adjacent Green Belt land as



# Cofton Hackett and Longbridge

## Harm of release of land in CO8

it is enclosed by a dense belt of woodland which contains it from the wider countryside to the south.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**Low/no**

Land is open, adjacent to the large built-up area and has a degree of distinction from the urban area, but its release would have only a minor impact on the strength of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of checking the unrestricted sprawl of a large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

The parcel lies within a relatively wide gap between Longbridge and Alvechurch. It has some distinction from the urban area, but its release would have negligible impact on the size of the gap and would have only a minor impact on the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**Low/no**

Land is open countryside with some degree of distinction from the urban area. Strong enclosing features to the south, limit the impact the release of land in this parcel would have on the wider countryside. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

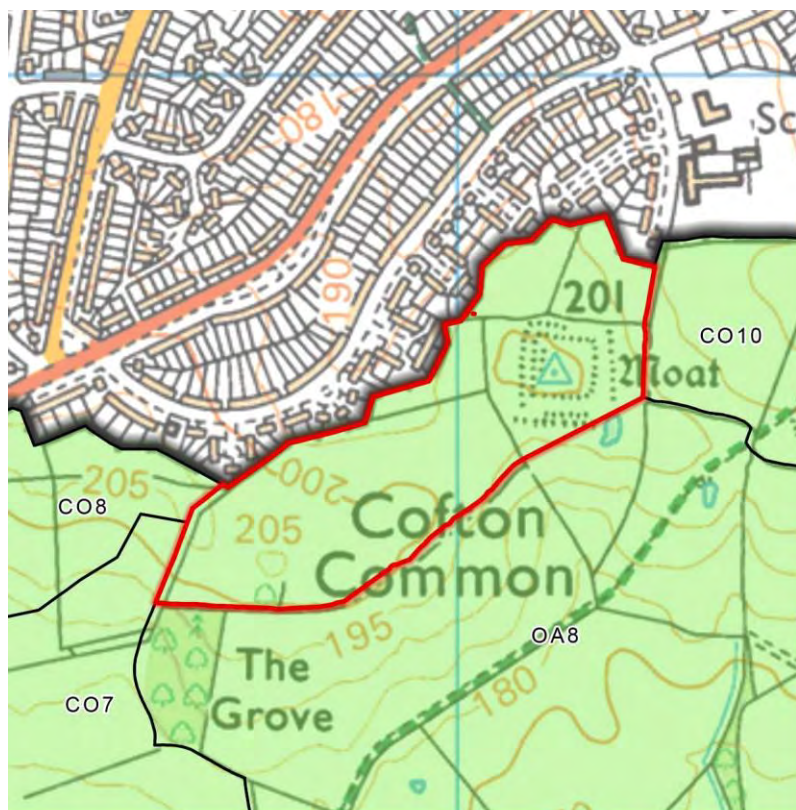
### Overall harm to the Green Belt purposes from release of land

The release of land in CO8 as an expansion of Longbridge would cause Low harm to all Green Belt Purposes.

**Low/no**

# Cofton Hackett and Longbridge

## Harm of release of land in CO9



- Parcel CO9
- Bromsgrove District
- Green Belt



# Cofton Hackett and Longbridge

## Harm of release of land in CO9

### Openness

There is no built development in the parcel. Although it contains a small area of woodland it is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is relevant to this parcel. Land lies adjacent to the southern edge of Longbridge, which is part of the large built-up area (West Midlands conurbation). It is helping to prevent expansion of the large built-up area.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a relatively wide gap between Longbridge (part of the large built-up area West Midlands conurbation) and Alvechurch, but intervening urbanising development at Hopwood reduces perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is agricultural and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel is separated from the urban edge mostly by garden hedgerows which form a weak boundary feature, but it forms a plateau of higher ground that has a strong visual relationship with the wider countryside as well as a relationship with the urban area. A small wooded area creates slightly stronger distinction at the eastern end of the parcel, but is not broad enough to make a significant difference. Overall, the parcel has a degree of separation from the urban area.

### Impact on adjacent Green Belt land

In the absence of any strong alternative visual boundary, any release of land within this parcel would in turn increase urbanising influence on adjacent Green Belt land to the south. The woodland block helps to strengthen the boundary but the ridge crest along the

# Cofton Hackett and Longbridge

## Harm of release of land in CO9

parcel's southern edge is also a clear feature that could form a consistent settlement edge.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### **Moderate**

Land is open, adjacent to the large built-up area and has a degree of distinction from it. Its release would result in a knock-on weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of checking the unrestricted sprawl of a large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### **Low/no**

The parcel is open land lying within a relatively wide gap between Longbridge and Alvechurch. It has some distinction from the urban area, and its release would weaken the distinction of adjacent Green Belt land to the south, but this would have negligible impact on the size of the gap and would leave strong separation between the towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### **Moderate**

Land is open countryside with a degree of distinction from the urban area. In the absence of strong boundary features its release would cause a knock-on weakening to adjacent Green Belt to the south. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

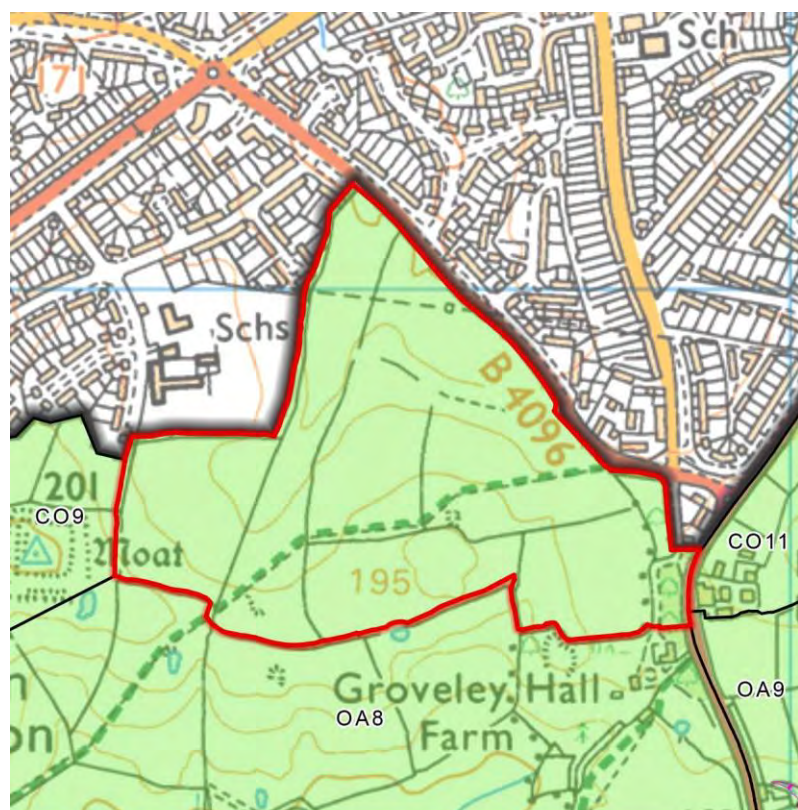
The release of land in CO9 as an expansion of Longbridge would cause Moderate harm to Green Belt Purposes 1 and 3.

**Moderate**



# Cofton Hackett and Longbridge

## Harm of release of land in CO10



- Parcel CO11
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Ancient woodland



# Cofton Hackett and Longbridge

## Harm of release of land in CO10

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is relevant to this parcel. Land lies adjacent to the southern edge of Birmingham (more specifically the suburbs of Longbridge and West Heath), which is part of the large built-up area (West Midlands conurbation). It is helping to prevent expansion of the large built-up area.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies in a relatively wide gap between Longbridge/West Heath (part of the large built-up area West Midlands conurbation) and Alvechurch, but intervening urbanising development at Hopwood reduces perceived separation.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land use is open grassland with trees, and therefore constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The parcel has relatively weak boundaries to the urban edge. It is separated from the urban area by Longbridge Lane to the north-east, followed by a low hedgerow and some adjacent trees, but the role of the road as a boundary feature is limited because there is development to both sides of it to the north-west of the parcel, where dwellings abut the parcel. However, the gently rising landform sloping up from the settlement edge to the south-east, together with a distinct parkland character created by the presence of a number of in-field trees, creates a degree of distinction from the urban edge, despite a lack of longer views into the wider countryside. Overall, the parcel has a degree of distinction from the urban area.

### Impact on adjacent Green Belt land

# Cofton Hackett and Longbridge

## Harm of release of land in CO10

Land to the south of the parcel lies beyond a ridge crest and has very strong distinction from the urban area. This would be weakened were land up to this crest be released, and any partial release of the parcel would in turn weaken the remainder.

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

##### **Moderate**

Land is open, adjacent to the large built-up area and has a degree of distinction from the urban edge. Its release would weaken the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of checking the unrestricted sprawl of a large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

##### **Low/no**

The parcel is open land lying within a relatively wide gap between Longbridge/West Heath and Alvechurch. It has some distinction from the urban area, and its release would weaken the distinction of adjacent Green Belt land to the south, but this would have negligible impact on the size of the gap and would leave strong separation between the towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

##### **Moderate**

Land is open countryside with a degree of distinction from the urban area. Its release would weaken the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

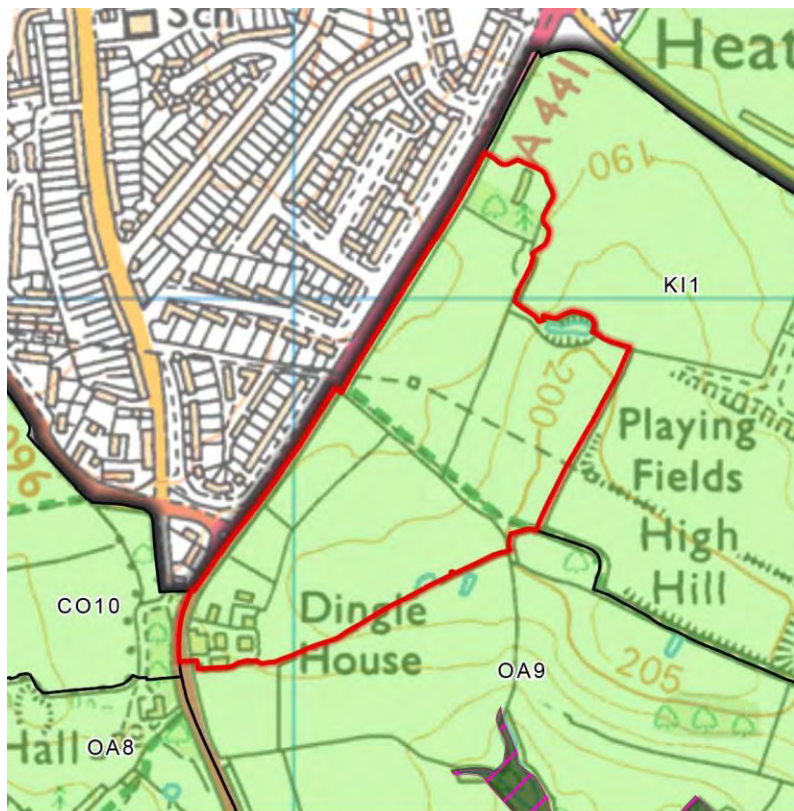
The release of land in CO10 as an expansion of Longbridge / West Heath would cause Moderate harm to Green Belt Purposes 1 and 3.

##### **Moderate**



# Cofton Hackett and Longbridge

## Harm of release of land in CO11



- Parcel CO12
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Ancient woodland





# Cofton Hackett and Longbridge

## Harm of release of land in CO11

### Openness

There is no built development in the parcel, so land is open in Green Belt terms.

### Function

#### **Purpose 1 – Check the unrestricted sprawl of large built-up areas**

Purpose 1 is relevant to this parcel. Land lies adjacent to the southern edge of the West Heath suburb of Longbridge, which is part of the large built-up area (West Midlands conurbation). It is helping to prevent expansion of the large built-up area.

#### **Purpose 2 – Prevent neighbouring towns merging into one another**

The parcel lies in a wide gap between West Heath (part of the West Midland conurbation) and Alvechurch, but the A441 Birmingham Road and intervening development at Hopwood reducing perceived rural separation. The parcel plays some role in preventing neighbouring towns from merging (Purpose 2), but there are also significant separating features, including the slopes beneath High Hill and the M42 motorway.

#### **Purpose 3 – Assist in safeguarding the countryside from encroachment**

Land is in agricultural use and therefore constitutes 'countryside'. It is helping to safeguard the countryside from encroachment (Purpose 3).

### Relationship with the urban area (distinction)

The A441 Redditch Road forms a strong boundary to the urban edge to the northwest of the parcel, bolstered by a well-treed hedgerow along much of its length. There is also a gradual south/eastward slope up towards High Hill, which adds some more distinction. There is some intervisibility with urban edges but tree cover limits this, and higher ground in the parcel has a strong relationship with the wider countryside to the south. Overall, the parcel has strong distinction from the urban edge.

### Impact on adjacent Green Belt land

Release and development of the parcel would weaken the consistency of the boundary formed by Redditch Road to the west, and would also weaken the distinction of adjacent Green Belt to the south.

# Cofton Hackett and Longbridge

## Harm of release of land in CO11

### Harm to the Green Belt purposes

#### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

**High**

Land is open and adjacent to the large built-up area and has strong distinction from the urban area. Its release would result in a weaker Green Belt boundary and a knock-on weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of checking the unrestricted sprawl of a large built-up area.

#### Purpose 2 – Preventing neighbouring towns from merging into one another

**Low/no**

The parcel lies in a wide gap between West Heath and Alvechurch. It has strong distinction from the urban area, and its release would weaken the distinction of adjacent Green Belt land to the south, but this would have negligible impact on the size of the gap and would leave strong separation between the towns. Therefore, the release of land in the parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

#### Purpose 3 – Assisting in safeguarding the countryside from encroachment

**High**

Land is open countryside with strong distinction from the urban area. Its release would result in a weaker Green Belt boundary and a knock-on weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

### Overall harm to the Green Belt purposes from release of land

The release of land in CO11 as an expansion of West Heath would cause High harm to Green Belt Purposes 1 and 3.

**High**