



**Green Belt Purposes Part One
Assessment**

**Appendix 3
Green Belt Parcel Proformas**

Parcels N1 - N6



Bromsgrove
District Council

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Strategic Parcel Ref:	N1
Name of Parcel	Frankley

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Name of Parcel	Frankley
Parcel size (ha)	428
Parish/es	Frankley
Other LPA Area	Birmingham City Council

Description of Parcel

This is an irregular shaped parcel located to the north of the district, adjacent to the conurbation boundary. Balmoral Road forms the northern boundary running from Ravenshayes Lane until it meets up with the edge of the Bartley Green and Frankley built up area which forms the eastern and southern boundary near to Merritts Brook Primary Academy. Frankley Hill Lane and Ravenshayes Lane form the boundary along the western edge of the parcel.

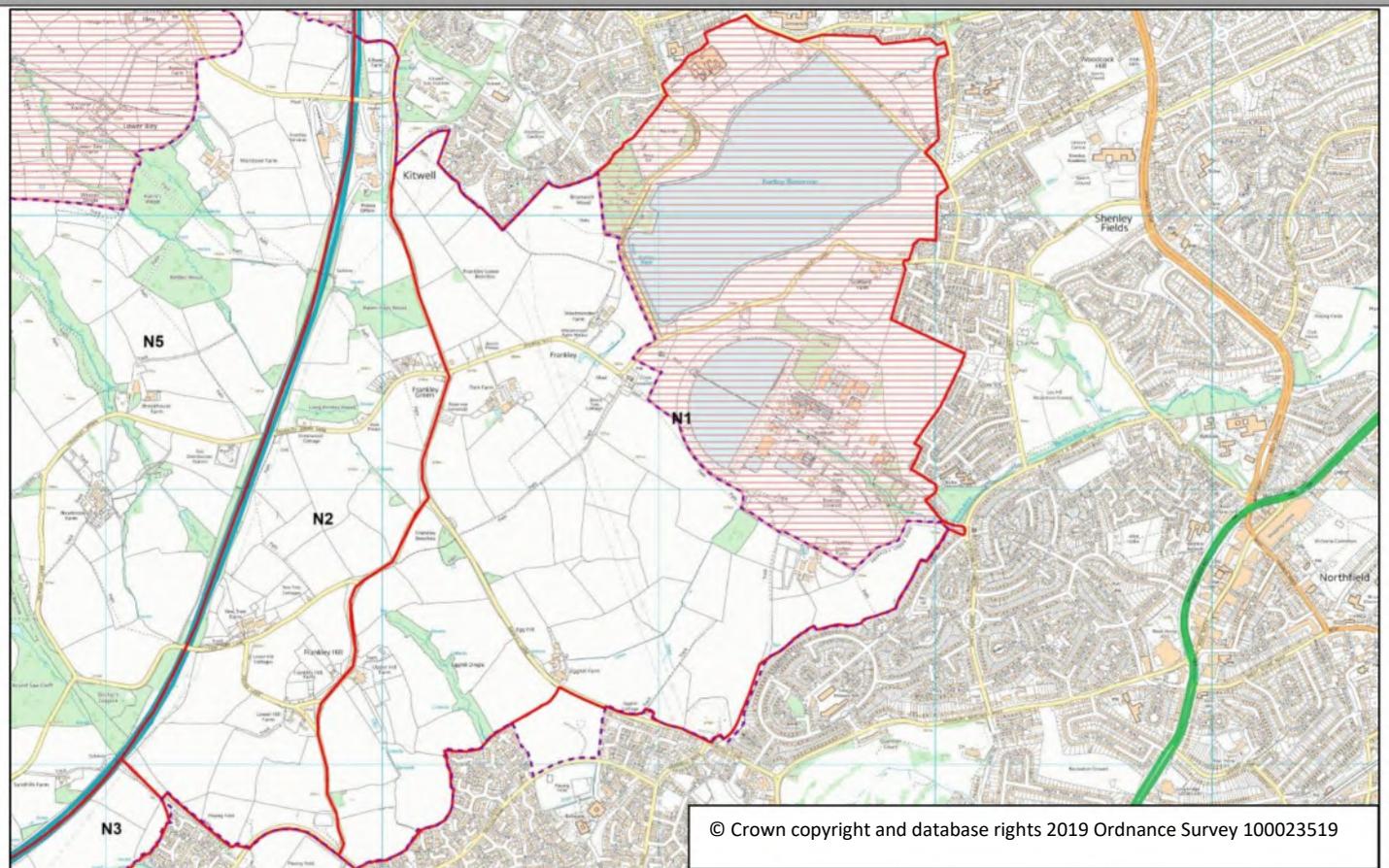
The parcel is intersected by Church Hill and Egghill Lane where there is some development associated with farmsteads/agriculture.

The parcel is largely characterised by open fields but does have elements of urbanising development particularly around the urban edges of Frankley. There is a solar farm located just south of Frankley Reservoir.

The parcel incorporates a 6.66 hectare allocated development site between Egghill Lane and Holly Hill Road. This is allocated for housing and is yet to receive planning permission.

The higher ground in this parcel is along the western edge, with two notable mounds at Frankley Hill (248m) and Frankley Beeches (255m). From the western edge the land slopes away to Frankley Reservoir and the edge of Birmingham.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built up area of the conurbation and has only limited urbanising development levels within it. However the boundary, particularly to the far north eastern edge, is not strong and could be compromised by future development.	Moderate
2	To prevent neighbouring towns from merging	The parcel forms the entire gap between two neighbouring areas of the built up area of Birmingham (Bartley Green and Frankley). Loss of openness here would cause visual and physical merging by substantially reducing the existing gap.	Strong
3	To assist in safeguarding the countryside from encroachment	The parcel has a very rural sense, is largely open and exhibits many countryside characteristics. The parcel contains very little urbanising development, with the flood lit pitch being the main exception. The reservoir and water works are considered to be appropriate development in the Green Belt.	Strong

Strategic Parcel Ref	N2
Name of Parcel	East of M5, Frankley
Parcel size (ha)	136
Parish/es	Frankley
Other LPA Area	Birmingham City Council

Description of Parcel

This is a long and narrow shaped parcel located between the M5 at Frankley Services and the edge of the conurbation. The M5 forms the western boundary; Illey Lane crosses the parcel to the far north running across to Ravenshaye Lane and Frankley Hill Lane which form the eastern boundary. The southern boundary is made up of Boleyn Road along the edge of the built up area, before re-joining the M5 in the south western corner of the parcel.

The parcel is intersected by Yew Tree Lane, Frankley Green Lane and Pound Lane. There is some ribbon development present along the lanes which is largely residential and agricultural.

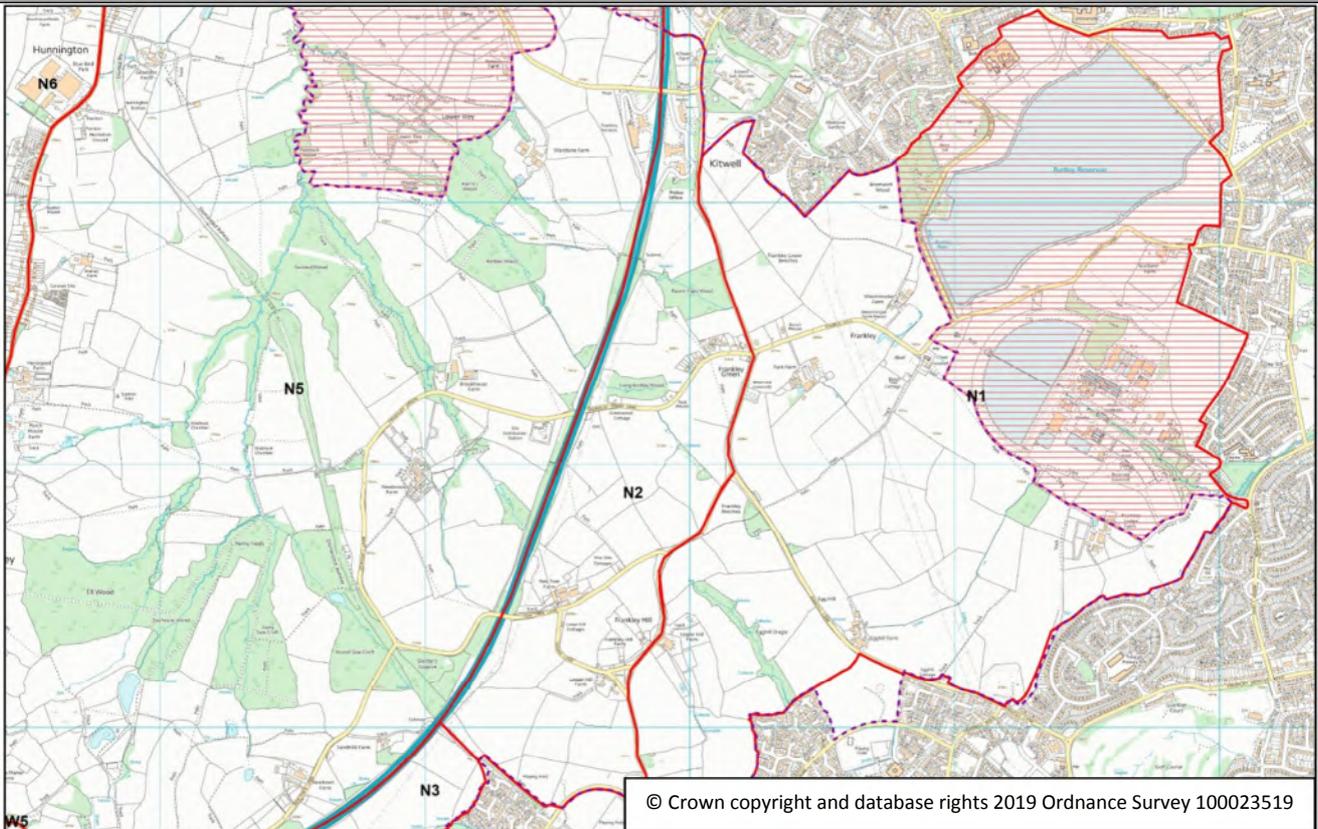
Frankley Southbound services is located to the far north, which has a significant urbanising impact on this part of the parcel as it includes a Travelodge and significant buildings/hardstanding areas.

The southern half of the parcel is very rural in character and there are also areas of woodland present within its centre.

The Birmingham Resilience Pipeline runs through the parcel although once completed this is unlikely to have a lasting impact on the openness of the Green Belt.

The topography of the parcel is undulating hills, with long views to Rubery and Hunnington from parts of Egg Hill and Frankley Hill Lane. The land in this parcel rises up from west to east, with a notable high point on the eastern boundary at Frankley Hill (248m). The land drops down to 180m adjacent to the M5 motorway.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>The parcel is immediately adjacent to the Birmingham large built-up area on the north and southern edges of the parcel.</p> <p>It is largely free from development which could constitute sprawl with the exception of Frankley services on the M5 Motorway which includes large areas of tarmac and street lighting, although the buildings themselves are set low in the landscape and barely visible from the parcel itself.</p>	Moderate
2	To prevent neighbouring towns from merging	<p>The parcel connects two parts of the built up area of Birmingham (Bartley Green and Rubery). Loss of openness here would cause visual and physical merging by substantially reducing the existing gap.</p> <p>The parcel is largely free from development in the central and southern parts and development here would have a negative impact on the existing gap between the two settlements.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	<p>Whilst the northern part of the parcel has a limited amount of urbanising development the central and southern parts are free from inappropriate development and are very rural in their character.</p>	Strong

Strategic Parcel Ref	N3
Name of Parcel	East of M5, North of Gannow Green Lane
Parcel size (ha)	35
BDC Parish/es	Romsley
Other LPA Area	N/A

Description of Parcel

This is a smaller parcel located between the northern edge of Rubery and the M5.

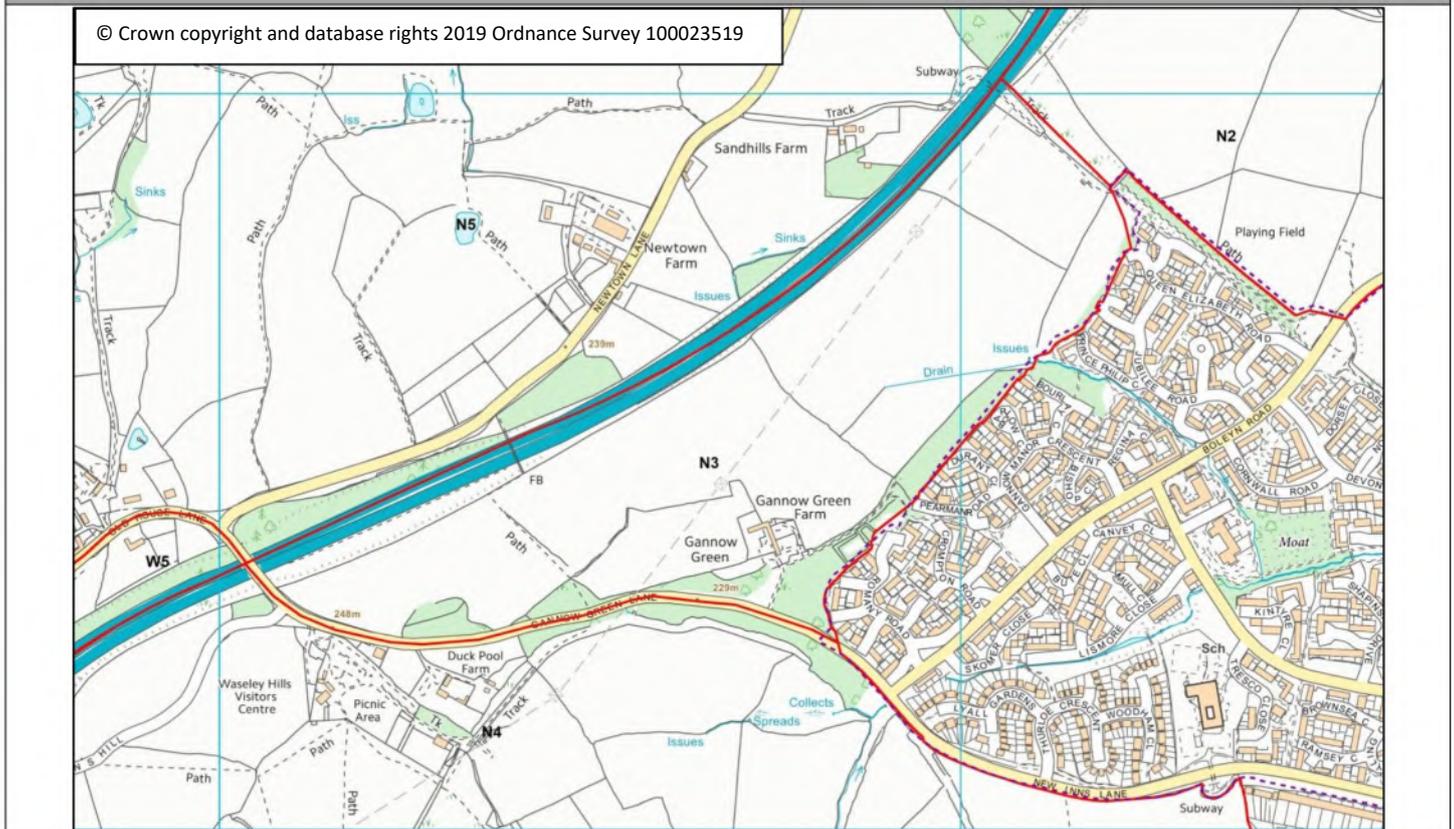
It is bounded by the M5 to the north west and Gannow Green Lane to the south. The eastern boundary follows the edge of the Rubery settlement boundary which screens the built up area. The north eastern boundary follows the tree belt at the edge of the field up to the M5 and can also be accessed from Newtown Lane which runs under the M5. This acts as a buffer between the M5 and residential properties on Queen Elizabeth Road in Frankley.

Established trees and hedgerows are present along large sections of the boundary and the land within the parcel is open agricultural use, which also includes two electricity pylons and overhead lines which cross the parcel from north-east to south-west.

There is little or no development present within the parcel other than a large farmstead including some commercial barns, which is accessed from Gannows Green Lane. The parcel is very rural in its character.

This small parcel occupies high ground adjacent to the motorway, with heights varying between 220-250m above sea level. Land within the parcel rises fairly steeply from east to west, to a high point in the south west corner of the parcel. The land drops down to the edge of Rubery. The Birmingham Resilience Pipeline runs through the parcel although this will not have a lasting impact on the openness of the Green belt following its completion as the land will be reinstated.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>The parcel abuts the northern edge of Rubery. The parcel abuts the large built up area of Birmingham City (Frankley) with the boundary formed of an established tree buffer with a number of residential streets beyond. There is very little development within the parcel.</p> <p>Although the boundary adjacent to the urban area largely consists of a tree belt it is considered to be defensible due to its important screening effect from the M5 and the incline of the tree belt which screens the residential areas.</p>	Strong
2	To prevent neighbouring towns from merging	<p>The parcel is adjacent, on its eastern side, to the urban area of Birmingham however there is some distance beyond the parcel to the nearest towns of Hagley (Bromsgrove District) to the west and Halesowen (Dudley Borough) to the north.</p> <p>The parcel is therefore not pivotal in providing a gap between settlements as a loss of openness would not cause a significant physical or visual sense of merging. This is also due in part to the presence of the M5 acting as a strong defensible boundary to the west of the parcel.</p>	Weak
3	To assist in safeguarding the countryside from encroachment	<p>Whilst the parcel is open, greenfield land with limited urbanising influences present, the presence of the M5 running along the western edge of the parcel is a dominating feature from within the parcel, in noise as well as visual terms. It detracts from the countryside characteristics of the parcel and limits the sense of being in a rural environment, especially bearing in mind the proximity of the urban area immediately adjacent the parcel.</p>	Moderate

Strategic Parcel Ref:	N4
Name of Parcel	Waseley Hills

Strategic Parcel Ref	N4
Name of Parcel	Waseley Hills
Parcel size (ha)	318
Parish/es	Romsley and Belbroughton
Other LPA Area	N/A

Description of Parcel

This parcel is located to the north of Bromsgrove Town and abuts the conurbation at Rubery.

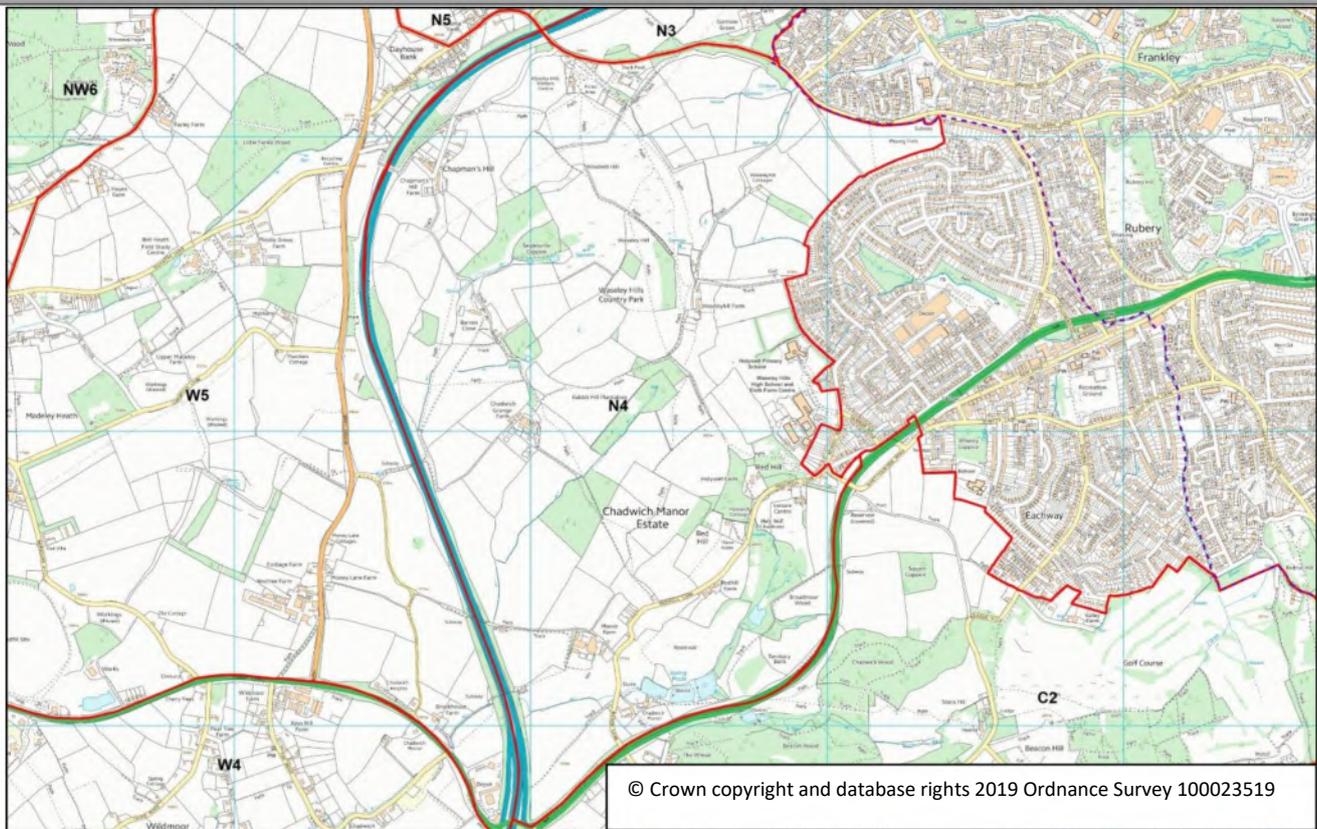
The northern boundary of this parcel follows Gannow Green Lane, which turns into New Inns Lane. The eastern side follows the settlement boundary of Rubery, which is formed of a mix of rear gardens and minor roads until at the southernmost point of the settlement, the boundary follows the Birmingham Road (A38) until it reaches the roundabout at Junction 4 of the M5. Forming its western edge, the boundary then follows the M5 northwards until it reaches the point where Gannow Green Lane crosses the motorway.

Land uses include Waseley Hills Country Park including a visitor centre & picnic area, Holywell Primary School, and Waseley Hills High School and Sixth Form Centre. There are very few roads running through this parcel; these include Holywell lane, Redhill Lane, Manor Lane and Chapman’s Hill.

The majority of the parcel is largely free from urbanising development and is characterised by open fields and scattered farmsteads. There is some ribbon development along Chapmans Hill to the north west. Waseley Hills Country Park to the north has areas of hardstanding for car parking and therefore has some urbanising influence.

The topography of this parcel is dominated by the presence of the Waseley Hills (285m at their highest). The land drops away most steeply between the Waseley Hills and the motorway to the west, to the lowest point of 170m in the southern corner near to the motorway junction. On the eastern side of the Waseley Hills, the land falls away more evenly, and plateaus south of New Inns Lane on the edge of Rubery.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>This land parcel is located to the north of Bromsgrove Town and is immediately adjacent to the large built up area of Rubery (as part of the conurbation). The parcel is largely free from development which could constitute sprawl and has a strong level of openness.</p> <p>The strength of the boundary adjacent to the built up area is mixed and is made up of minor roads and back gardens.</p>	Strong
2	To prevent neighbouring towns from merging	<p>This parcel constitutes approximately half of the gap between the settlements of Rubery (as part of the conurbation) and Catshill.</p> <p>In conjunction with parcels C1 and C2, this parcel prevents the two settlements merging and loss of openness in this parcel would have a negative impact on the existing gap.</p>	Moderate
3	To assist in safeguarding the countryside from encroachment	<p>This land parcel has a very strong rural sense, is largely open and exhibits many countryside characteristics.</p> <p>With the exception of schools and the leisure centre, located next to the urban area on the eastern edge of the parcel, this parcel exhibits many countryside characteristics.</p>	Strong

Strategic Parcel Ref	N5
Name of Parcel	West of the M5, East of B4551 at Romsley
Parcel size (ha)	924
Parish/es	Romsley, Hunnington, Frankley
Other LPA Area	Dudley Metropolitan Borough

Description of Parcel

This is a large rectangular shaped parcel located between Halesowen and Frankley at the southern edge of the conurbation and running down towards Rubery at Dayhouse Bank. It is bounded by the M5 to the east, the Bromsgrove Road running up through Hunnington to the west and Manor Way to the north.

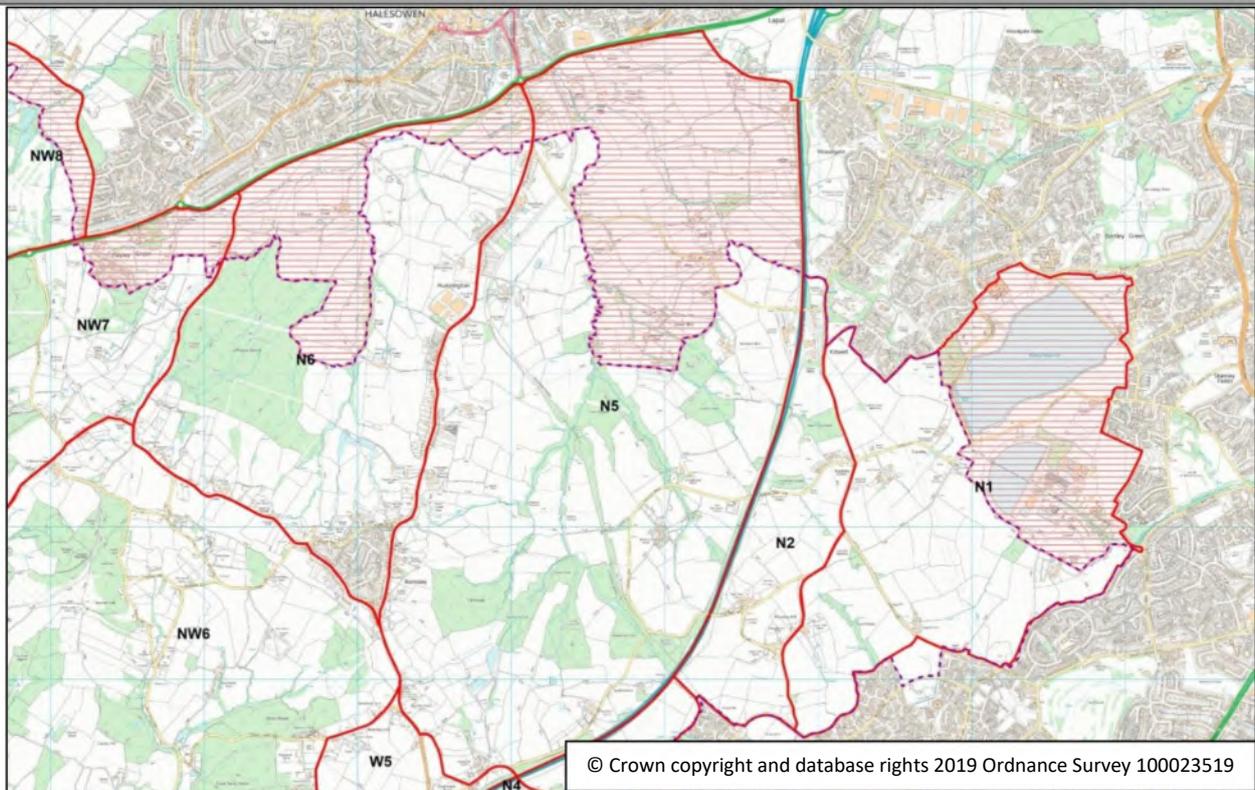
The parcel is open in character with little urbanising development present within it other than ribbon development associated with the B4551 Bromsgrove Road at Hunnington. The northern end of the parcel is intersected by Illey Lane where there is some ribbon development present mainly associated with large farmsteads. The northbound Frankley Services also has an urbanising impact adjacent to the M5 and Illey Lane.

There is ribbon development associated with the B4551 Bromsgrove Road including St Kenelms CE Primary School and Romsley & Hunnington Cricket Club. There are also large areas of caravan parking located at Horsepool Farm and Bluebird Park. Halesowen Athletic and Cycling Club is located to the north west of the parcel off Manor Way and there is some agricultural related development along Lapal Lane South.

The parcel is characterised by open fields and wooded areas and undulating hills.

There is a notable trough in the centre of this parcel as the land descends from all sides to a low point of 130m along the stream which runs through Paddock Wood. Towards the south of the parcel the land rises up gradually at first, then steeply along the boundary of the parcel to the south east of Romsley. At its highest, the land reaches 270m along the Bromsgrove Road. In the north of this large parcel, the land rises from west to east, reaching 180m close to the M5 motorway.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	This is a large parcel which is adjacent to the large built up area of Halesowen. It has a strong defensible boundary formed by the A456. The parcel is largely free from development that could constitute urban sprawl.	Strong
2	To prevent neighbouring towns from merging	The parcel lies between Halesowen in the north and Bromsgrove town to the south, as well as Birmingham and Rubery to the south east and Hagley and Kidderminster to the West. The parcel constitutes most of the gap between Halesowen and Birmingham and loss of openness within the parcel would substantially reduce this separation.	Strong
3	To assist in safeguarding the countryside from encroachment	The parcel is largely open in its character with sporadic ribbon development along its western edge. There are some urban features present such as Frankley Services to the east which do have an urbanising impact, however, then majority of the parcel has a very strong rural sense with an open character.	Strong

Strategic Parcel Ref	N6
Name of Parcel	Romsley village and Hunnington
Parcel size (ha)	465
BDC Parish/es	Romsley, Hunnington
Other LPA Area	Dudley Metropolitan Borough Council

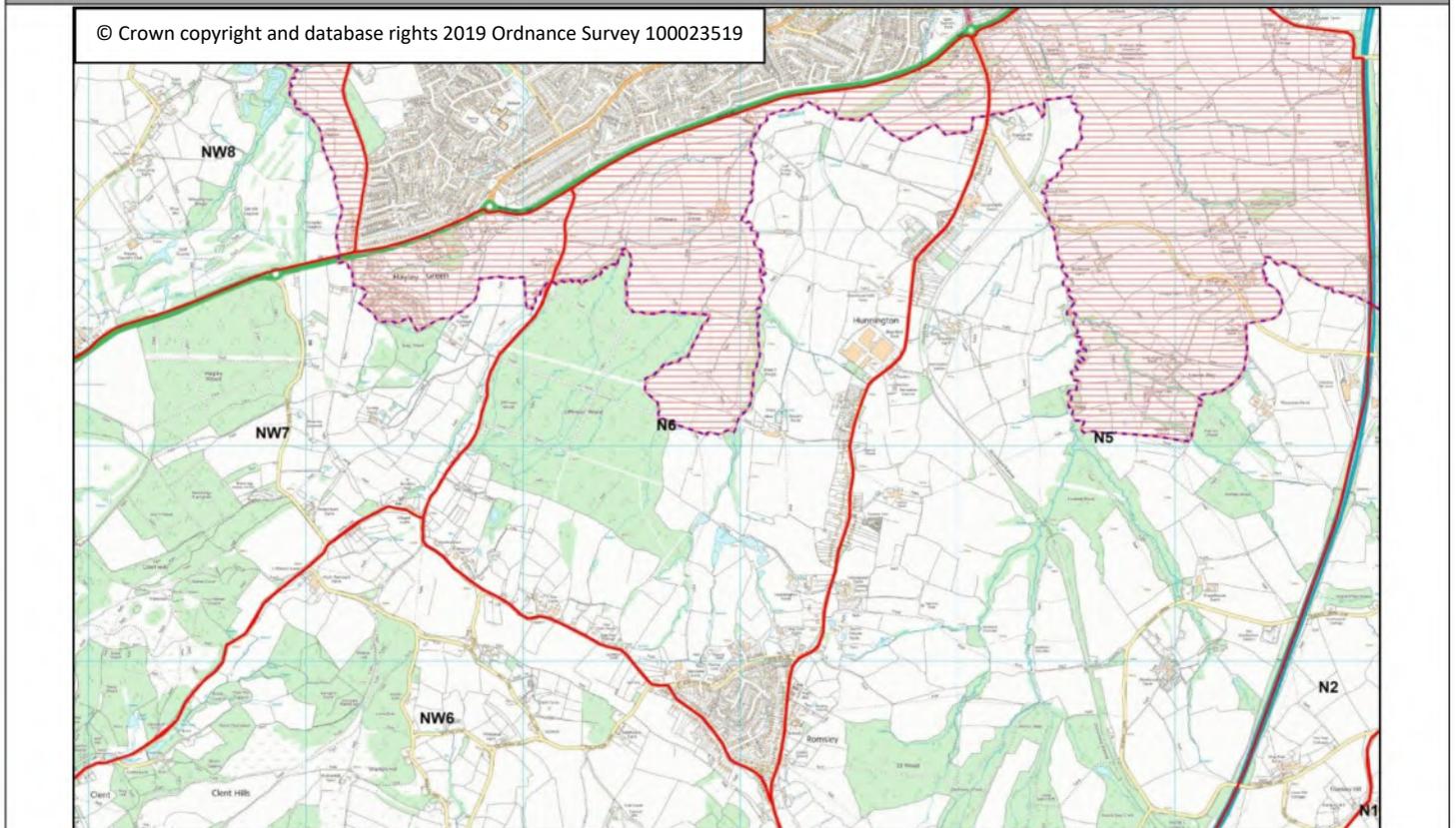
Description of Parcel

Parcel N6 is a mid-sized parcel in the north west of Bromsgrove District. It is adjacent (to the north) to Halesowen in the West Midlands conurbation. The parcel is bounded to the north by the A456 Manor Way, to the east by the B4551 Bromsgrove Road, to the south by Dark Lane / St Kenelm’s Road, and to the west by Uffmoor Lane. The small settlement of Romsley sits at the south-eastern corner of the parcel, with further development at Hunnington on the eastern boundary of the parcel, along the B4551.

The land within the parcel is predominantly open agricultural land, with Uffmoor Wood also a large presence to the west of the parcel. There are a small number of isolated rural dwellings and farm buildings, particularly along St Kenelm’s Road. Built development is located in particular within the settlement of Romsley, with further residential development along the B4551 and a large brownfield site at the former Blue Bird factory location. A golf driving range and a sports ground are also located to the north of the parcel, accessed from the A456.

The administrative boundary between Bromsgrove District and Dudley MBC runs across the parcel with the north-west of the parcel and a thin section in the north east lying outside Bromsgrove District. The land in this parcel is at its lowest on the northern border with the conurbation (130m). The land then rises significantly from north to south towards the Clent Hills, with particularly steep sections along both Uffmoor Lane and Bromsgrove Road. The highest points are found at 240m in Romsley village and along the Bromsgrove Road. The River Stour rises within the parcel in the Clent Hills, with a number of small watercourses also running through the parcel from higher ground, draining towards the north east corner, where the Stour continues beyond the parcel through Halesowen.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>The parcel is adjacent to the large built up area of Halesowen within the West Midlands conurbation.</p> <p>The A456 Manor Way is a major route, dual carriageway and acts as a strong defensible boundary between the large built up area to the north and parcel N6.</p> <p>The parcel has a strong level of openness, particularly to its northern, central and western areas.</p>	Strong
2	To prevent neighbouring towns from merging	<p>The parcel forms much of the gap, in conjunction with the adjacent parcel N5 between Halesowen and Frankley, as well as Rubery within Bromsgrove District. A loss of openness in this parcel would have a negative impact on the existing gap, particularly in terms of the physical gap, albeit the presence of the M5 between this parcel and the neighbouring town of Frankley would be a strong defensible boundary to prevent merging.</p>	Moderate
3	To assist in safeguarding the countryside from encroachment	<p>The parcel has a strong rural sense overall and exhibits many countryside characteristics, in particular the area around Uffmoor Wood and where the parcel reaches higher ground in the Clent Hills. Although the northern, central and western parts of the parcel are largely rural and open in their character, there is a large amount of urbanising development present along the eastern and southern edges of the parcel around Hunnington and Romsley.</p>	Moderate