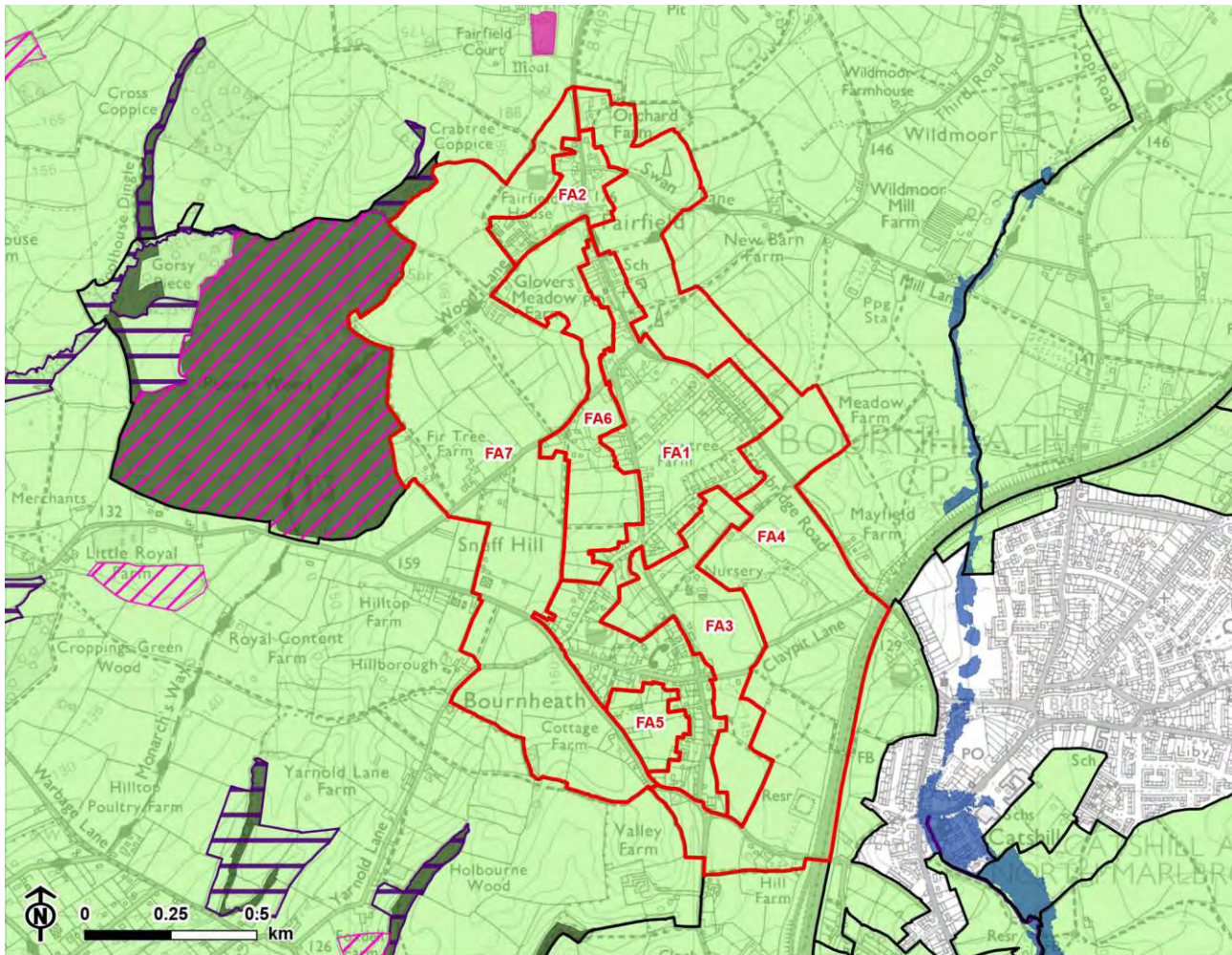


Fairfield and Bournheath

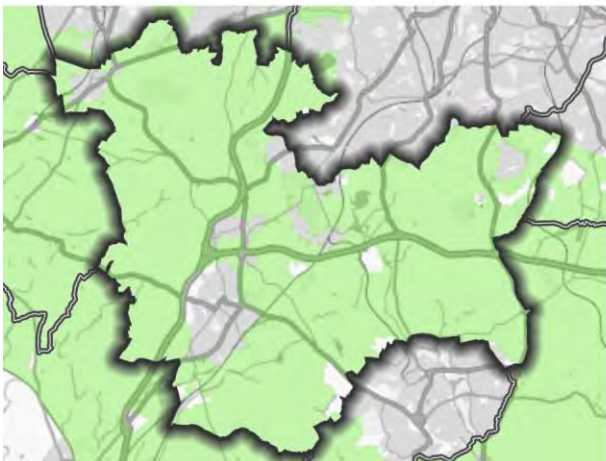


- Fairfield and Bournheath parcel
- Neighbouring parcel

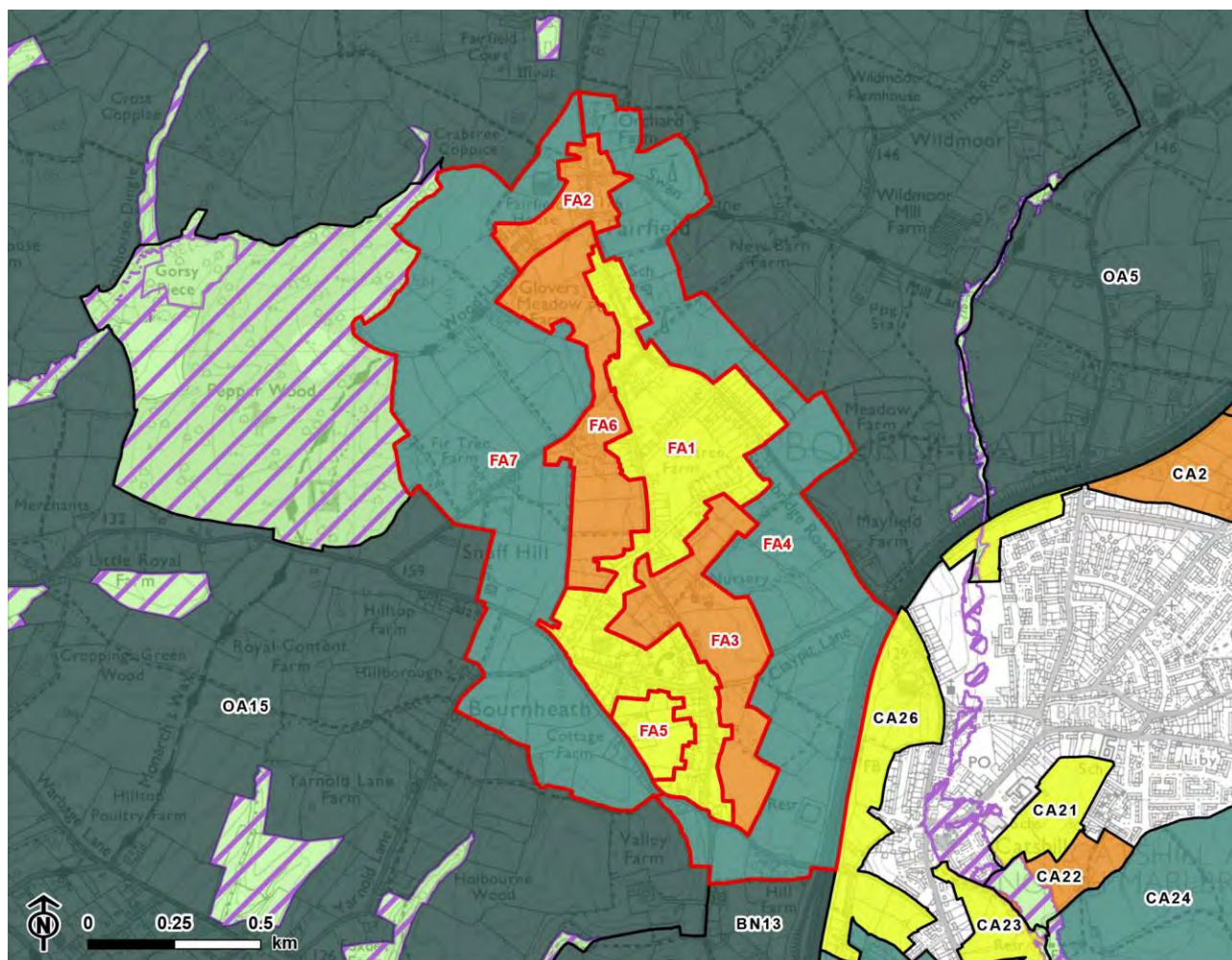
 Green Belt

Absolute constraints

- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Scheduled monument
- Flood zone 3

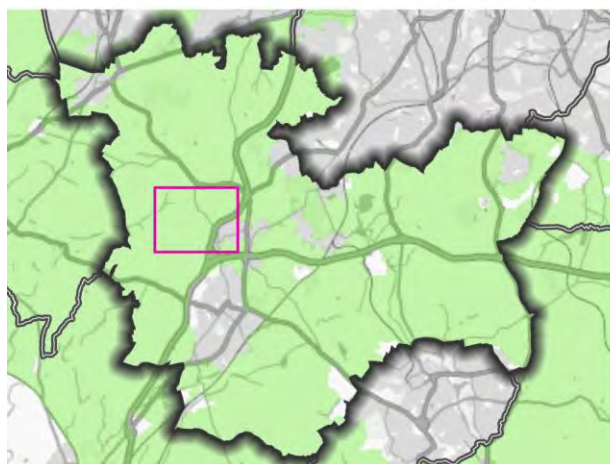


Fairfield and Bournheath



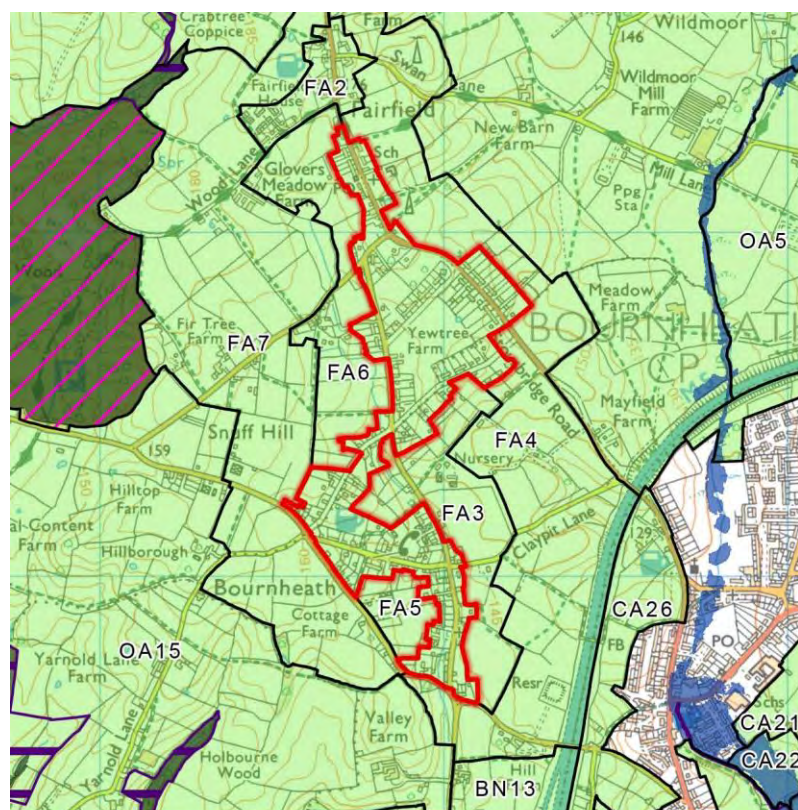
- Fairfield and Bournheath parcel
- Neighbouring parcel

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



Fairfield and Bournheath

Harm of release of land in FA1



Fairfield and Bournheath

Harm of release of land in FA1

Openness

The parcel comprises the linked villages of Fairfield and Bournheath. Development is quite dense in places, 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. Open land at Yewtree Farm is largely contained by residential development, and so makes only a limited contribution to openness of the wider Green Belt.

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 settlements of Fairfield and Bournheath, which are 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 nearest 'towns' between which this parcel is located 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

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 some role in helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

The parcel is largely developed, but remaining open fields, and long rural views from some locations on this high ground, help to retain some rural character. The parcel has some distinction from urbanising development.

Impact on adjacent Green Belt land

Existing development already has an urbanising influence on adjacent land, which limits

Fairfield and Bournheath

Harm of release of land in FA1

the extent to which further development (in locations largely contained by existing houses) would weaken the distinction of those areas.

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 is largely developed. It retains some open land that has a degree of distinction from urban development but the extent to which it is already developed limits the impact that further development would have on the 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.

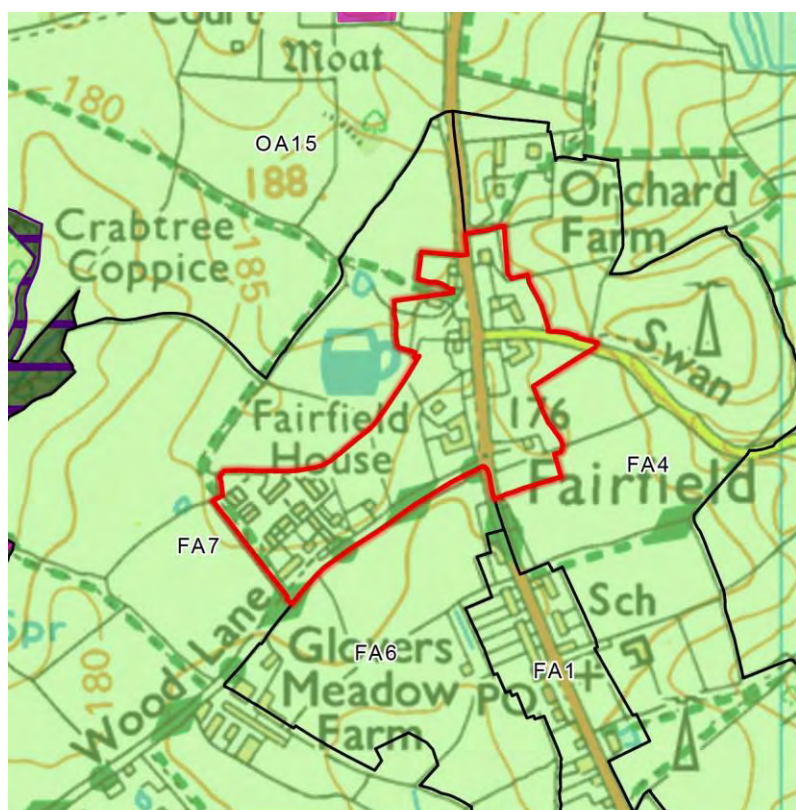
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel FA1 would cause Low harm to Green Belt Purpose 3.

Low/no

Fairfield and Bournheath

Harm of release of land in FA2



- Parcel FA2
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Scheduled monument



Fairfield and Bournheath

Harm of release of land in FA2

Openness

There is some difference in terms of development density and form between this northern end of Fairfield and the main settlement area to the south. Although there is development - to either side of the B4091 Stourbridge Road and on Pepperwood Close and Wood Lane - that reduces openness, this is more disjointed; so at a strategic scale much of the land in the parcel is still contributing 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 is associated with the settlement of Fairfield, 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 nearest 'towns' between which this parcel is located 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

Development within the parcel has some urban characteristics, but most land is open fields and is, therefore, playing some role in helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

Although this area has built development, some of which has an urbanising influence, open land here has a stronger relationship with the wider countryside than is the case in the main settlement area to the south, with fields to the south of Wood Lane and Swan Lane weakening the relationship with that denser settlement area. The more urbanising development at Pepperwood Close is largely contained from the rest of the parcel, so there is a stronger rural character here. Overall, the parcel has strong distinction from urban development.

Fairfield and Bournheath

Harm of release of land in FA2

Impact on adjacent Green Belt land

New urban development would have some impact on the distinction of adjacent open land to the north, east or west, but the extent to which the parcel is already developed means that the additional impact would be relatively minor.

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 cause Low harm to the purpose of preventing neighbouring towns from merging.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate

Land is countryside with strong distinction from urban development. Its development would have a minor impact on 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.

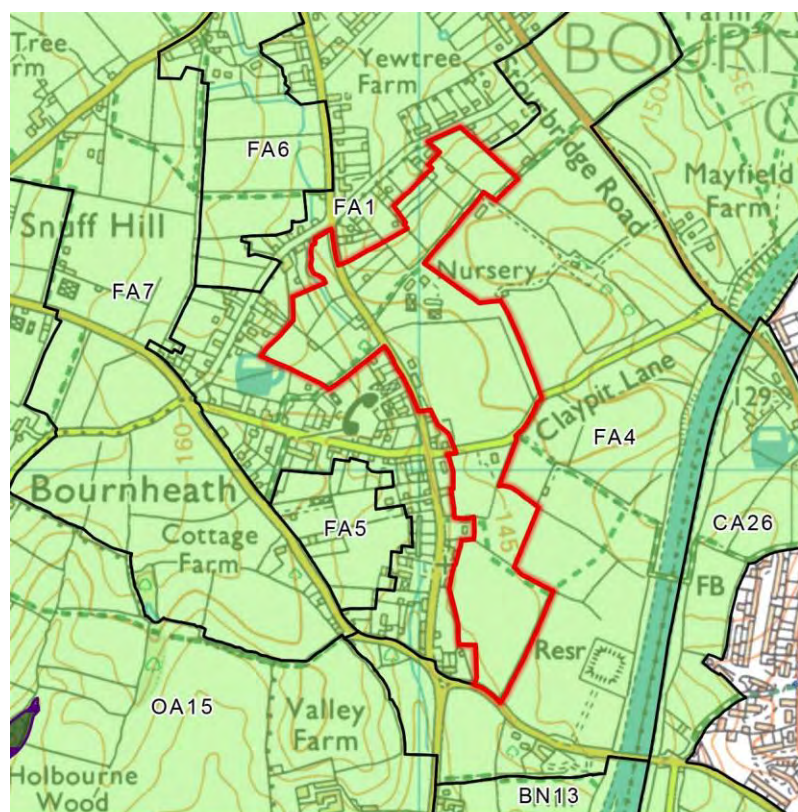
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel FA2 as an expansion of Fairfield would cause Moderate harm to Green Belt Purpose 3.

Moderate

Fairfield and Bournheath

Harm of release of land in FA3



Fairfield and Bournheath

Harm of release of land in FA3

Openness

The parcel is open land, with only isolated buildings that do not significantly affect 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 is associated with the settlements of Bournheath and Fairfield, 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 nearest 'towns' between which this parcel is located 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 mostly in agricultural use and 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 woodland block creates separation from the settlement edge at the western edge of the parcel. Elsewhere there are weaker boundaries, so adjacent development to the north and west has some urbanising influence, but open fields to the east mean there is still an association with the wider Green Belt. Overall, the parcel has a degree of distinction from urban development.

Impact on adjacent Green Belt land

Release of any fields within the parcel would in turn weaken the distinction of remaining open land between Bournheath and Catshill.

Fairfield and Bournheath

Harm of release of land in FA3

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 moderate 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.

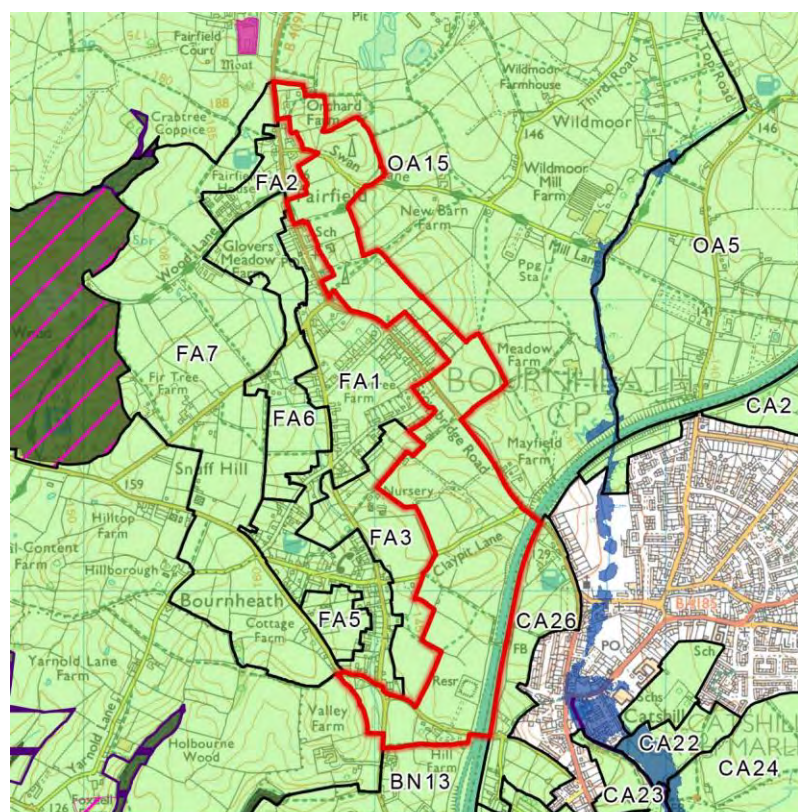
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel FA3 as an expansion of Bournheath or Fairfield would cause Moderate harm to Green Belt Purpose 3.

Moderate

Fairfield and Bournheath

Harm of release of land in FA4



- Parcel FA4
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Scheduled monument
- Flood zone 3



Fairfield and Bournheath

Harm of release of land in FA4

Openness

The parcel is open land, with only isolated buildings that do not significantly affect 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 is associated with the settlements of Fairfield and Bournheath, which are 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 nearest 'towns' between which this parcel is located 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 constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

Boundary features to the east of Fairfield and Bournheath are typically not strong, but landform and in places tree cover combine to give the parcel strong distinction from the settlement. Adjacent to most of the settlement edge, land slopes downhill fairly strongly eastwards into a valley, although at the southern end of Bournheath the relationship is with a well-defined valley to the south of the settlement. The parcel has strong distinction from the urban area.

Impact on adjacent Green Belt land

There are no strong alternative boundary features, so any release of land within the parcel would in turn weaken the distinction of adjacent open land.

Fairfield and Bournheath

Harm of release of land in FA4

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 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.

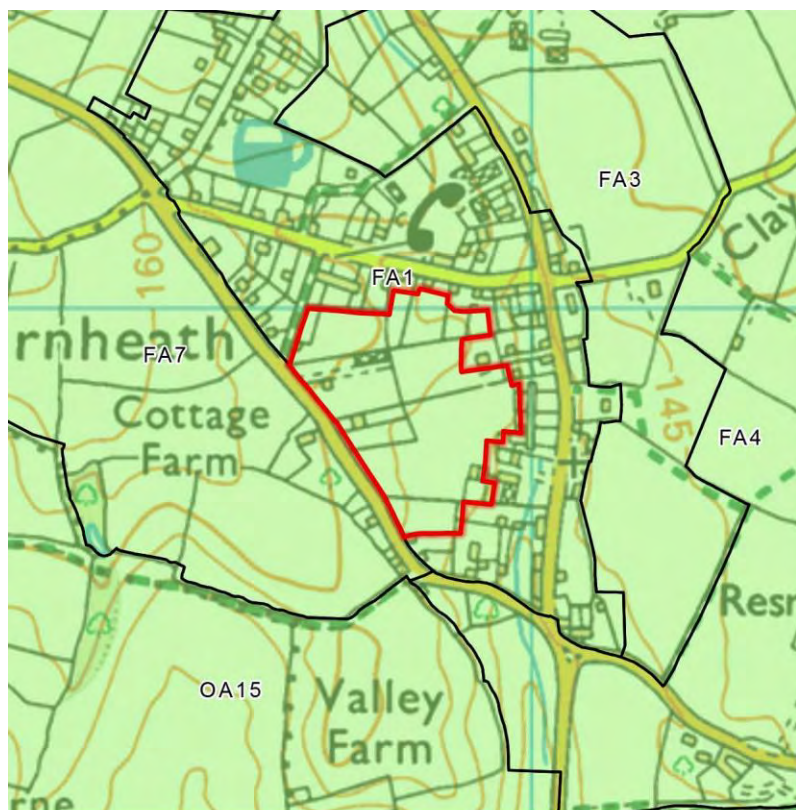
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel FA4 as an expansion of Fairfield or Bournheath would cause High harm to Green Belt Purpose 3.

High

Fairfield and Bournheath

Harm of release of land in FA5



Fairfield and Bournheath

Harm of release of land in FA5

Openness

The parcel is mostly open land, with only two dwellings set in large plots.

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 Bournheath, 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 nearest 'towns' between which this parcel is located 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 parcel is largely rural in character. It includes open pasture fields and some tree cover. It is, therefore, playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

Although tree cover filters views of housing, the parcel is largely contained by development along Dodford Road, Fairfield Road and Doctors Hill, the latter including the two houses within the parcel itself. Land slopes up to the west and south, so there is little visual association with the wider countryside. The parcel has weak distinction from urban development.

Impact on adjacent Green Belt land

The extent to which the parcel is already contained by development limits the impact that further development would have on the adjacent Green Belt.

Fairfield and Bournheath

Harm of release of land in FA5

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 open countryside but has weak distinction from urban development. 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.

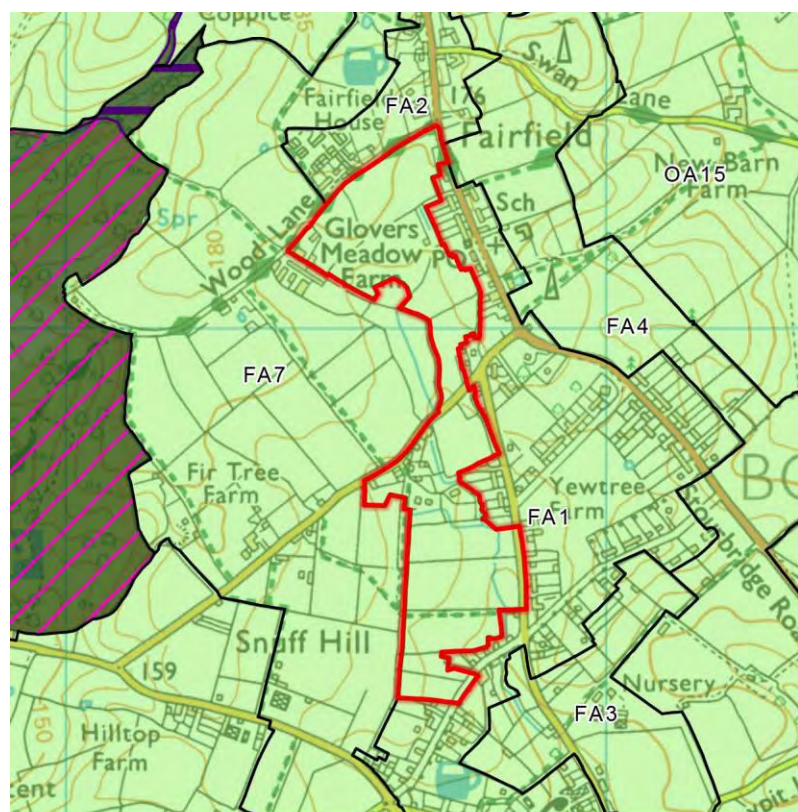
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel FA5 as an expansion of Bournheath would cause Low harm to Green Belt Purpose 3.

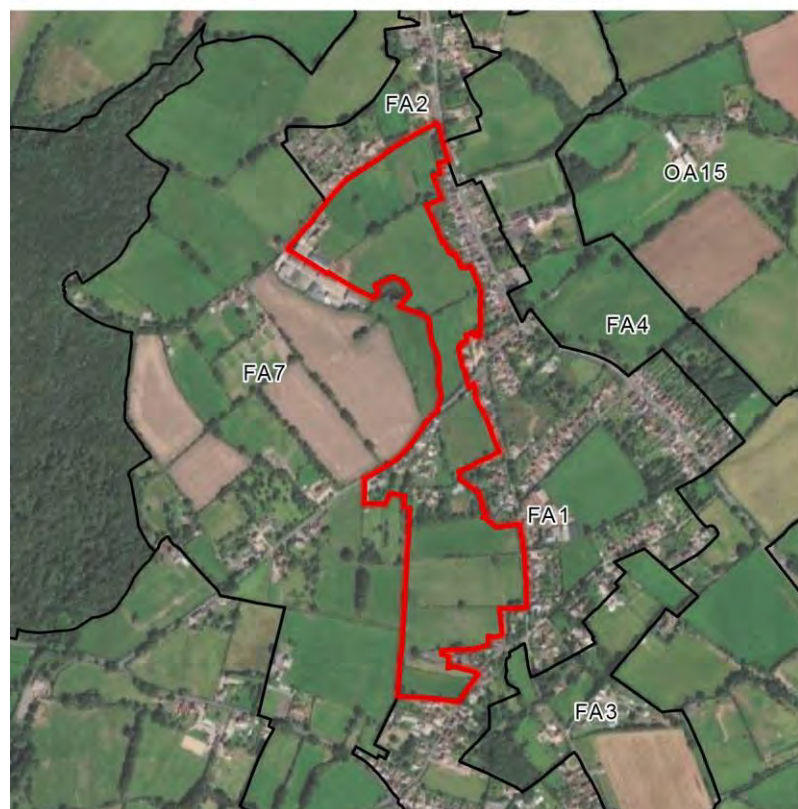
Low/no

Fairfield and Bournheath

Harm of release of land in FA6



- Parcel FA6
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland



Fairfield and Bournheath

Harm of release of land in FA6

Openness

The parcel includes a cluster of dwellings south of Brook Road, but these are low in density and their gardens contribute to Green Belt openness. Elsewhere the parcel is open fields, aside from a few isolated dwellings.

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 settlements of Fairfield and Bournheath, which are 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 nearest ‘towns’ between which this parcel is located 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

Although occupied in part by buildings these are in a rural location, with open land on all sides, and the remainder of the parcel is open fields. It is, therefore, playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

Open fields in this parcel face onto residential gardens either directly or across minor roads, and in places there is a degree of containment between developed areas, but land here still retains a relationship with rising slopes up to Pepper Wood to the west. The parcel has a degree of distinction from urban development.

Impact on adjacent Green Belt land

The field hedgerows along the western edge of the parcel are weak boundaries that would allow increased urbanising influence on open land beyond, were land in the parcel to be released.

Fairfield and Bournheath

Harm of release of land in FA6

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 distinction from urban development, and its release would cause a knock-on 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.

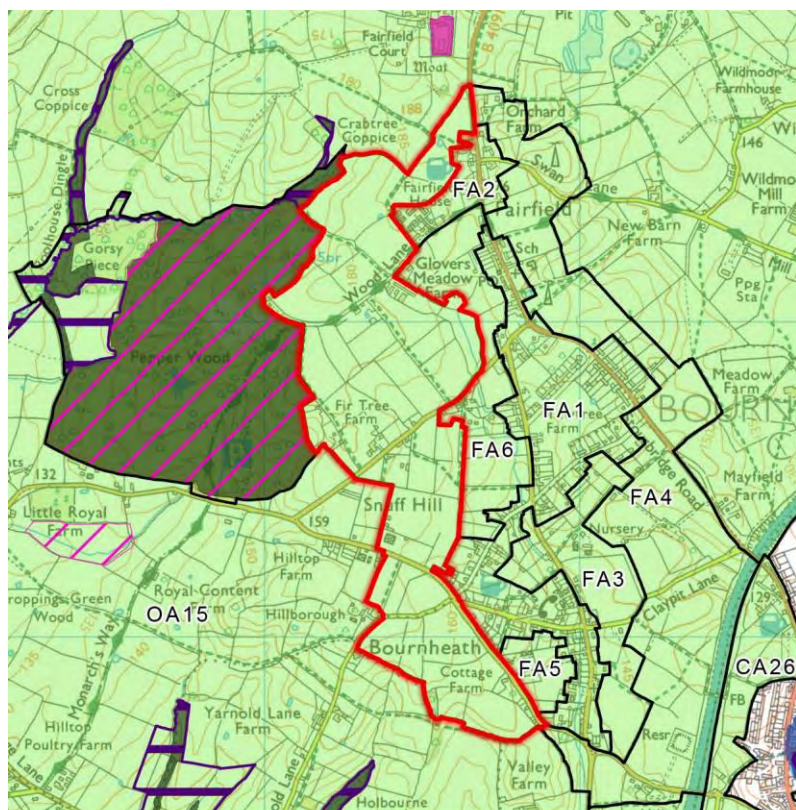
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel FA6 as an expansion of Fairfield or Bournheath would cause Moderate harm to Green Belt Purpose 3.

Moderate

Fairfield and Bournheath

Harm of release of land in FA7



- Parcel FA7
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Scheduled monument
- Flood zone 3



Fairfield and Bournheath

Harm of release of land in FA7

Openness

Open fields with only isolated, low-density development that does not significantly affect Green Belt 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 is associated with the settlements of Fairfield and Bournheath, which are 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 nearest 'towns' between which this parcel is located 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 mostly in agricultural use and constitutes 'countryside'. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

Urbanising influence decreases with distance from Fairfield and Bournheath, with intervening hedgerows providing visual screening, and the undulating landform rising up Snuff Hill and toward Pepper Wood adds further distinction. The northern end of the parcel marks the summit of a ridge, beyond which land falls away into a valley. The parcel has strong distinction from urban development.

Impact on adjacent Green Belt land

Any partial release of land in this parcel would in turn weaken the distinction of the remainder. Pepper Wood, a SSSI, provides a strong boundary to the west, but any release out to the wood would weaken adjacent Green Belt land to the north or south.

Fairfield and Bournheath

Harm of release of land in FA7

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

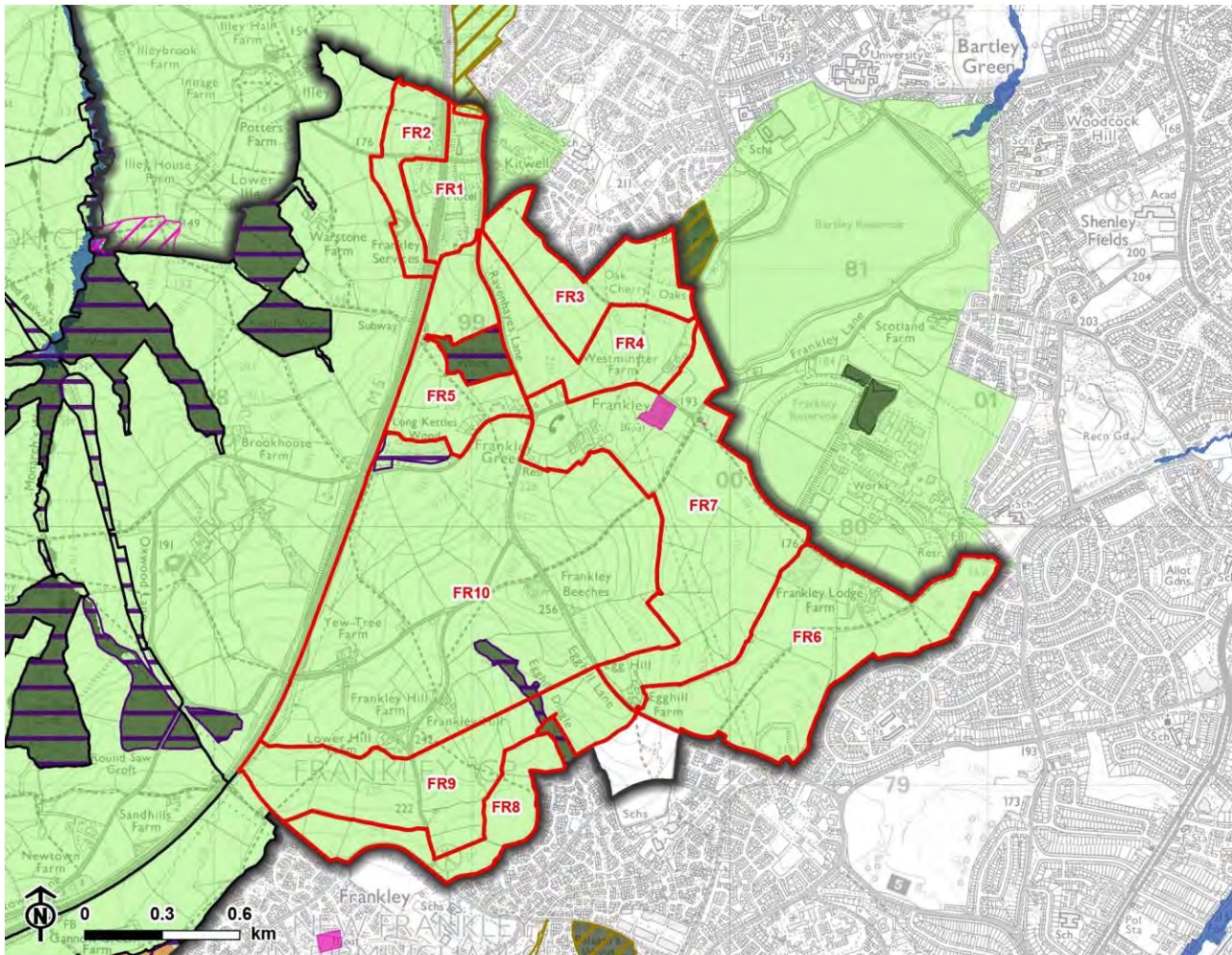
Land is open countryside with strong distinction from urban development. Its development would weaken the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

Overall harm to the Green Belt purposes from release of land

The release of land in Parcel FA7 as an expansion of urbanising development in Fairfield or Bournheath would cause High harm to Green Belt Purpose 3.

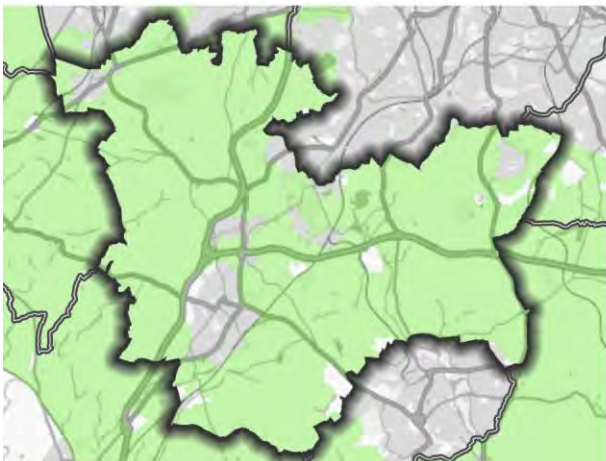
High

Frankley

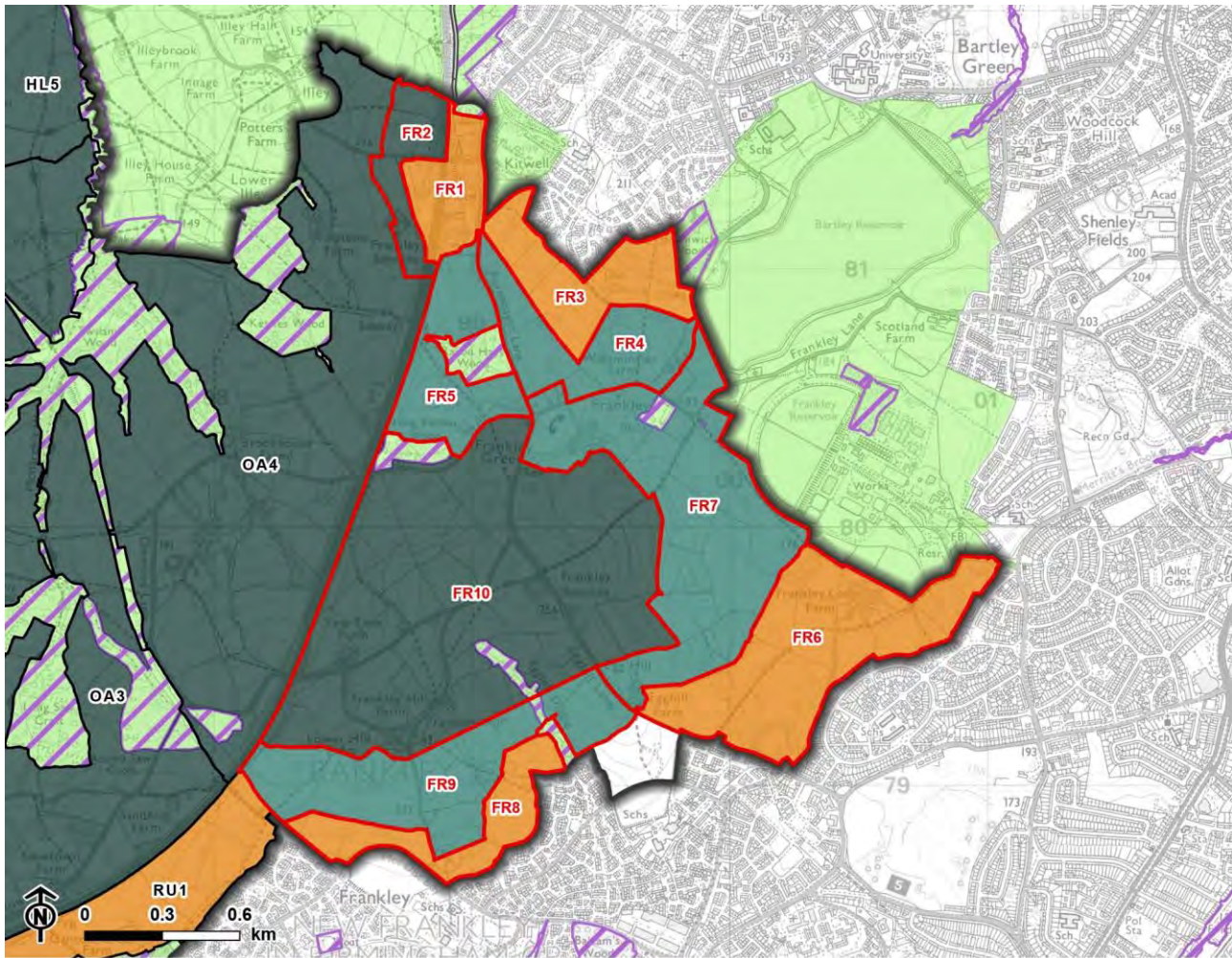


- Frankley parcel
- Neighbouring parcel
- Bromsgrove District

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

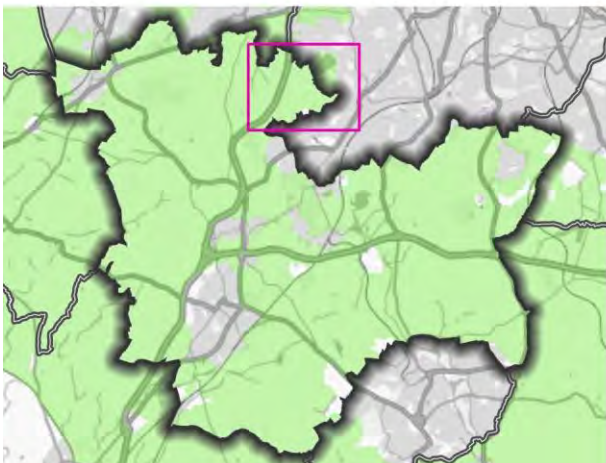


Frankley



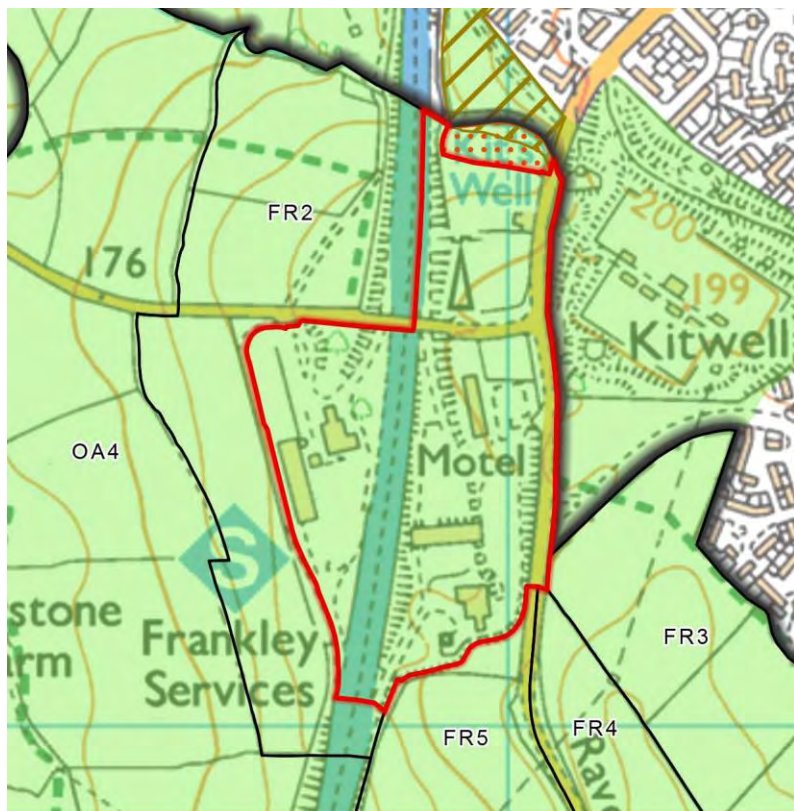
- Frankley parcel
- Neighbouring parcel
- Bromsgrove District
- Neighbouring authority

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



Frankley

Harm of release of land in FR1



-  Parcel FR1
-  Bromsgrove District
-  Green Belt
- Absolute constraints**
-  Local Nature Reserve
-  Country park



Frankley

Harm of release of land in FR1

Openness

The south of the parcel is occupied by the Frankley Motorway Service Area, which has commercial buildings and parking that constitute inappropriate Green Belt uses and reduce openness. In the north of the parcel, however, there are two pastoral fields, screened from the service area by tree cover along Illey Lane.

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 Bartley Green, 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 relatively narrow gap between Frankley/Rubery and Bartley Green, but all are part of the West Midlands conurbation, connected by urban development to the east. Land plays some role in preventing neighbouring towns from merging (Purpose 2), but the extent of connectivity between the settlements limits the Green Belt's function.

Purpose 3 – Assist in safeguarding the countryside from encroachment

The two fields to the north of the service area constitute countryside, and are therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3). The commercial function of the service area limits the extent to which it can be considered part of the countryside.

Relationship with the urban area (distinction)

The parcel is separated from the urban edge to the east by Kitwell Substation and its surrounding woodland edges. These features limit intervisibility between the parcel and the urban edge. To the north, woodland forming a boundary to the urban edge also lies within the Woodgate Valley Country Park, a designation which represents an absolute constraint to development. Therefore, open land at the northern end of the parcel has strong distinction from the urban edge.

Frankley

Harm of release of land in FR1

Impact on adjacent Green Belt land

The release of the service area would have limited impact on adjacent open land, due to the extent to which it is already developed, and the fields in the northern part of the parcel are strongly contained by the motorway and the service area, so their release would have little impact on adjacent Green Belt land.

Harm to the Green Belt purposes

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

Moderate

The fields at the northern end of the parcel are open land, adjacent to the large built-up area, with strong distinction from the urban edge. The service area has reduced openness, but its release as an expansion of Bartley Green would require the release of intervening open land either in the parcel or to the east in Birmingham. Release of land in the parcel would have only a minor impact on adjacent Green Belt land, and would, therefore, 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 fields at the northern end of the parcel are open land, lying in a relatively narrow gap between Frankley/Rubery and Bartley Green, but the settlements are already connected as part of the West Midlands conurbation. The parcel has strong distinction from the urban area but its release would not significantly weaken the distinction of adjacent Green Belt land, and the connectivity of the settlements to the east means that this would have only 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

The fields at the northern end of the parcel are open countryside

Frankley

Harm of release of land in FR1

with strong distinction from the urban edge, but their release would have only a minor impact on adjacent Green Belt land. The service area has reduced openness and performs a weaker role in terms of safeguarding countryside, but its release as an expansion of Woodgate would require the release of intervening open land either in the parcel or to the east in Birmingham. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

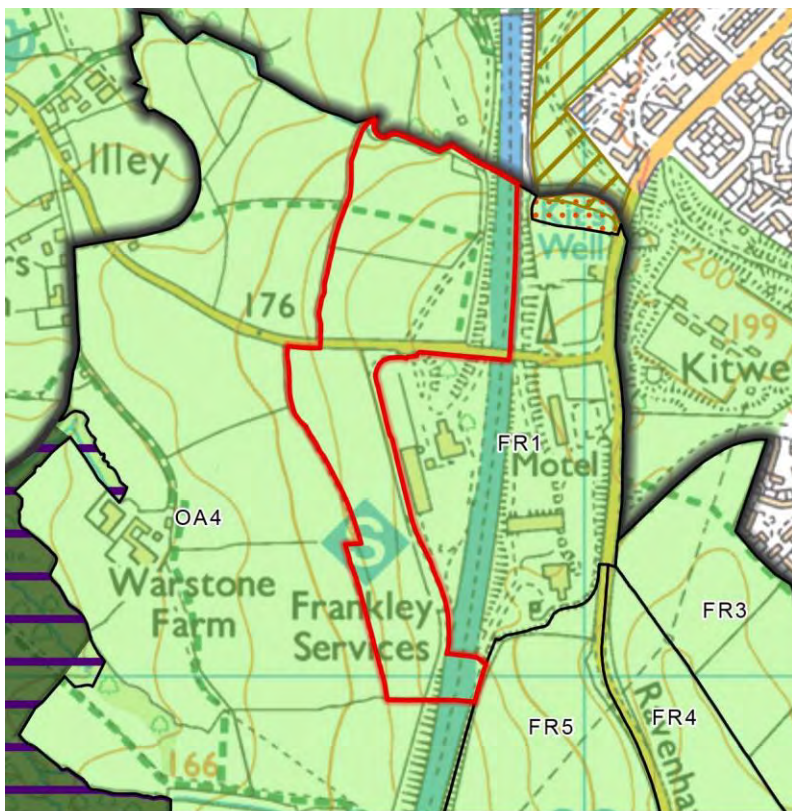
Overall harm to the Green Belt purposes from release of land

The release of land in FR1 as an expansion of the area of Bartley Green of Birmingham would cause Moderate harm to Green Belt Purposes 1 and 3.

Moderate

Frankley

Harm of release of land in FR2



- Parcel FR2
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Local Nature Reserve
- Ancient woodland
- Country park



Frankley

Harm of release of land in FR2

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 to the west of Bartley Green, 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 relatively narrow gap between Bartley Green and Halesowen, but both are suburbs in the conurbation, connected by urban development to the east/north. Land plays some role in preventing neighbouring towns from merging (Purpose 2).

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 of Bartley Green by tree cover and by the strong boundary feature of the M5. Although the Frankley Motorway Service Area extends across the motorway, the landform slopes down to the west, which adds to the distinction of the parcel, limiting urbanising visual impact and creating a visual association with the wider countryside. There is strong distinction from the urban area.

Impact on adjacent Green Belt land

The release of land within this parcel would result in a knock-on weakening of adjacent Green Belt land and would also breach a significant physical feature, the M5, that contains the western edge of Birmingham City.

Harm to the Green Belt purposes

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

Frankley

Harm of release of land in FR2

Very high

The parcel is open and has strong distinction from the urban edge. Any release of land within this parcel would cause a knock-on weakening to adjacent Green Belt land to the west, and the breach of a significant boundary feature. Therefore, the release of this 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

High

The parcel lies in a relatively narrow gap between the suburb of Bartley Green in Birmingham and Halesowen in Dudley. The settlements are already connected as part of the West Midlands conurbation, but the M5 is a significant boundary feature that helps to retain some sense of separation between towns. The parcel has strong distinction from the urban area and its release would cause a knock-on weakening of adjacent Green Belt land and breach the M5. 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

The parcel is open countryside with strong distinction from the urban edge. Any release of land within this parcel would cause a knock-on weakening to adjacent Green Belt land to the west and would breach a significant boundary feature. Therefore, the release of land in the parcel would cause Very High harm to the purpose of safeguarding the countryside from encroachment.

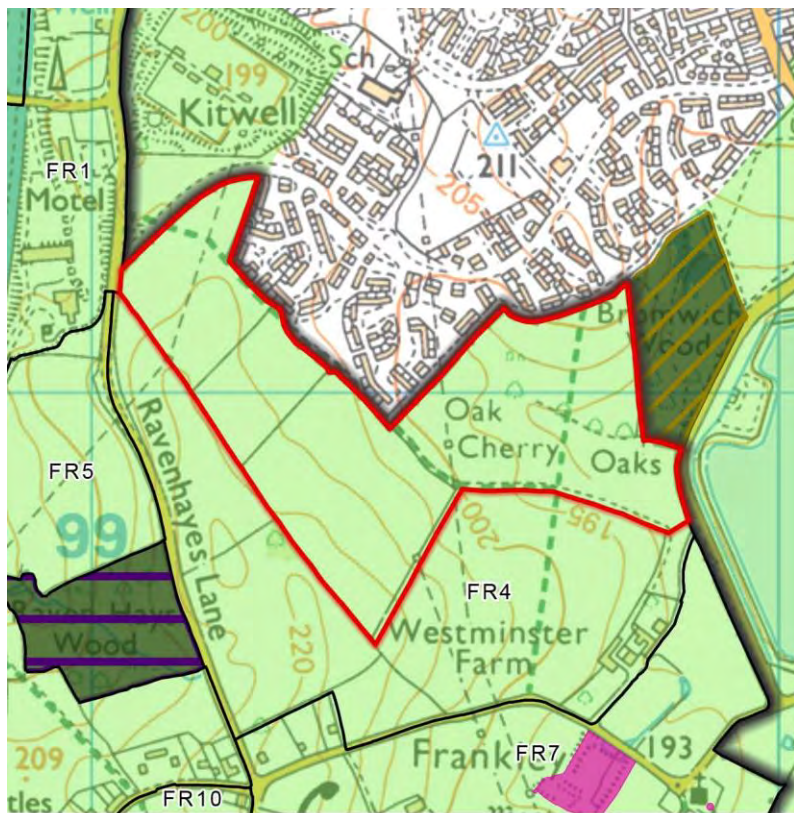
Overall harm to the Green Belt purposes from release of land

The release of land in FR2 as an expansion of the area of Bartley Green of Birmingham would cause Very High harm to Green Belt Purposes 1 and 3.

Very high

Frankley

Harm of release of land in FR3



- Parcel FR3
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Local Nature Reserve
- Ancient woodland
- Scheduled monument



Frankley

Harm of release of land in FR3

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-western edge of Bartley Green, 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 relatively narrow gap between Frankley/Rubery and Bartley Green, but they are all part of the West Midlands conurbation, connected by urban development to the east. Land plays some role in preventing neighbouring towns from merging (Purpose 2), but the extent of connectivity between the settlements limits the Green Belt's function.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use 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 does not have strong boundary features to create physical or visual separation from the urban edge of Bartley Green. Proximity to the urban edge means that there is some urbanising influence within the parcel but the sloping landform – down into a valley toward Bartley Reservoir to the east and uphill to the south – creates a degree of distinction from the urban area.

Impact on adjacent Green Belt land

The release of land within this parcel would have an influence on surrounding Green Belt to the south-west as there are no strong alternative boundary features, so any release of land would result in a knock-on weakening of adjacent Green Belt land.

Frankley

Harm of release of land in FR3

Harm to the Green Belt purposes

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

Moderate

The parcel 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 to the adjacent Green Belt land to the south-west. Therefore, the release of 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

Low/no

Land is open. It lies in a relatively narrow gap between Frankley/Rubery and Bartley Green, but the settlements are already connected as part of the West Midlands conurbation. The parcel has a degree of distinction from the urban area, and its release would weaken the distinction of adjacent Green Belt land, but the connectivity of the settlements to the east means that this would have only 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

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

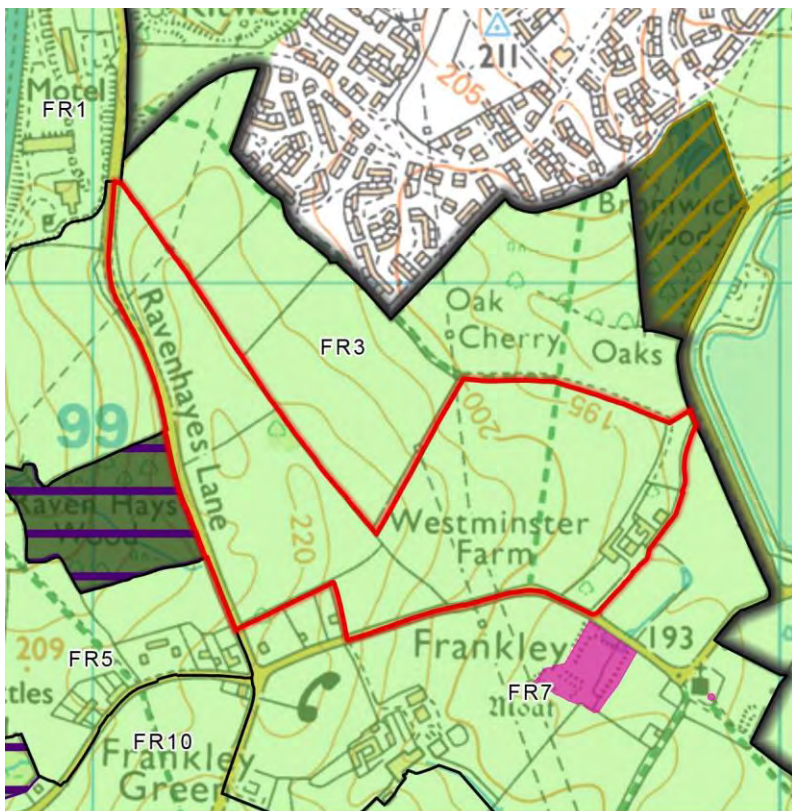
Overall harm to the Green Belt purposes from release of land

The release of land in FR3 as an expansion of the Bartley Green area of Birmingham would cause Moderate harm to Green Belt Purposes 1 and 3.

Moderate

Frankley

Harm of release of land in FR4



Frankley

Harm of release of land in FR4

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 to the south-west of Bartley Green, 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 relatively narrow gap between Frankley/Rubery and Bartley Green, but all are part of the West Midlands conurbation, connected by urban development to the east. Land plays some role in preventing neighbouring towns from merging (Purpose 2), but the extent of connectivity between the settlements limits the Green Belt's function.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use 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)

Intervening fields and hedgerows separate the parcel from the urban edge of Bartley Green, and landform adds further distinction, with the western half of the parcel forming the crest of a ridge. Although urban edges are very visible the elevation of the western half of the parcel, and the distance of the eastern half from Bartley Green, limit urbanising influence. Overall, the parcel has strong distinction from the urban area.

Impact on adjacent Green Belt land

Although Ravenhayes Lane is a clear alternative boundary feature, release of land out to it would still reduce the distinction of land further to the west which is currently remote from the urban area. Similarly, any release to the south would also cause a knock on weakening of adjacent Green Belt land.

Frankley

Harm of release of land in FR4

Harm to the Green Belt purposes

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

High

The parcel is open, near the large built-up area and has a strong degree of distinction from the urban edge. Its release would cause a knock-on weakening to the adjacent Green Belt land to the west and south. Therefore, the release of this 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

Land is open. It lies in a relatively narrow gap between Frankley/Rubery and Bartley Green, but the settlements are already connected as part of the West Midlands conurbation. The parcel has strong distinction from the urban area, and its release would weaken the distinction of adjacent Green Belt land, but the connectivity of the settlements to the east means that this would have only 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

The parcel is open countryside with strong distinction from the urban edge. Its release would cause a knock-on weakening to the 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.

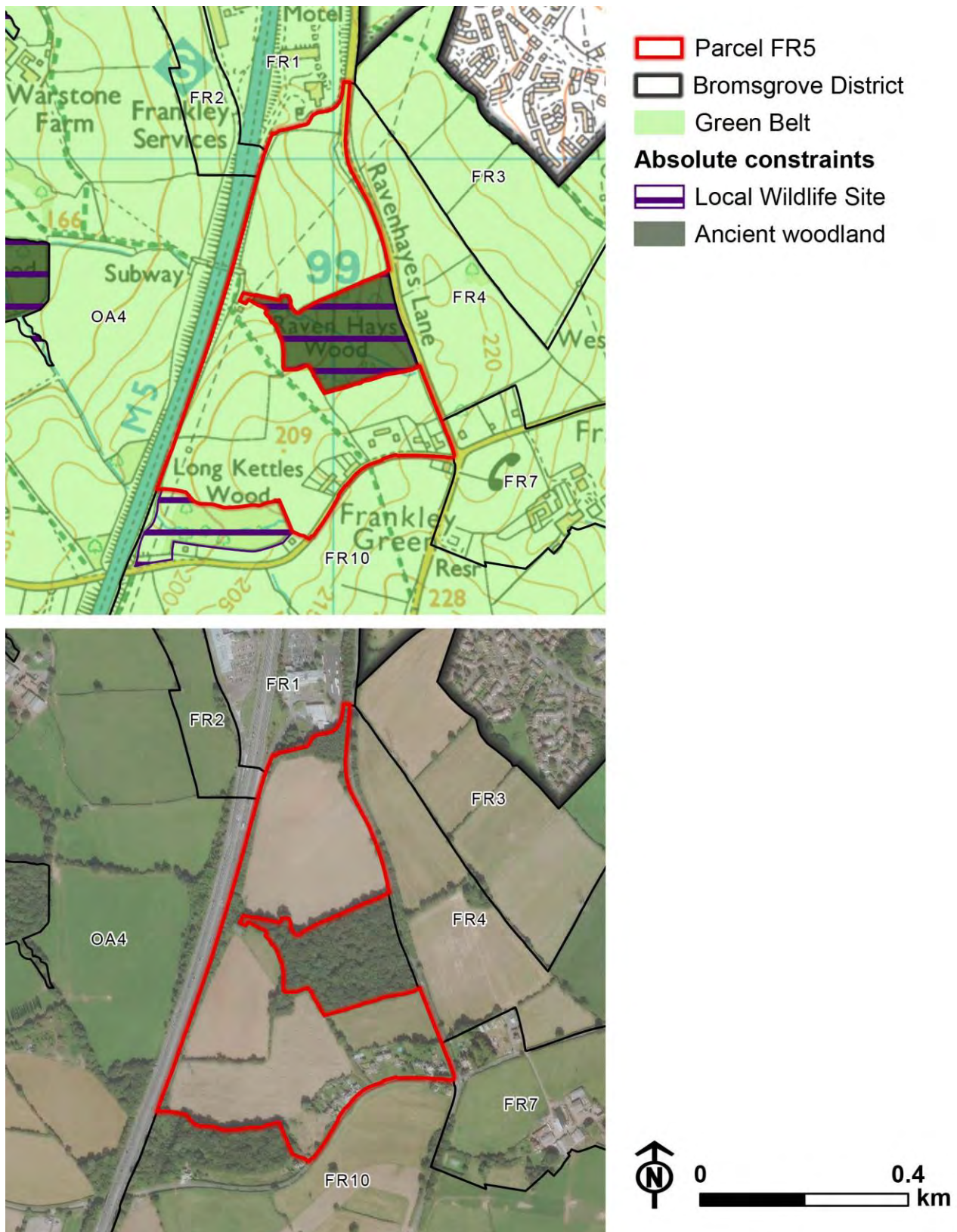
Overall harm to the Green Belt purposes from release of land

The release of land in FR4 as an expansion of the Bartley Green area of Birmingham would cause High harm to Green Belt Purposes 1 and 3.

High

Frankley

Harm of release of land in FR5



Frankley

Harm of release of land in FR5

Openness

There is no built development across most of the parcel. It includes the hamlet of Frankley Green, but development here is linear and covers only a small area, and so doesn't have a significant impact on 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-west of Bartley Green, 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 relatively narrow gap between Frankley/Rubery and Bartley Green and Halesowen, but all are part of the West Midlands conurbation, connected by urban development to the east. Land plays some role in preventing neighbouring towns from merging (Purpose 2), but the extent of connectivity between the settlements limits the Green Belt's function.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use is predominantly 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 east by an area of undeveloped Green Belt land as well as Ravenhayes Lane which is followed by low hedgerows. The intervening land rises up from the settlement edge to a ridge crest just to the east of Ravenhayes Lane, and land in the parcel slopes steeply downhill to the west, so there is no intervisibility with the urban area. To the north, the inset urban edge is over 500m away, separated by tree cover on the settlement edge (which is also part of Woodgate Valley Country Park) and surrounding Frankley Services. Therefore, the parcel has very strong distinction from the urban edge.

Frankley

Harm of release of land in FR5

Impact on adjacent Green Belt land

The release of this parcel would have a limited impact on the adjacent Green Belt to the west as it is enclosed by the strong boundary feature of the M5, and Long Kettles Wood forms a strong boundary alongside Frankley Green Lane to the south. Existing development to the east of this at Frankley Green already has some influence on land to the south, so additional development within the parcel would not have any additional impact on adjacent Green Belt land.

Harm to the Green Belt purposes

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

High

The parcel is open, near the large built-up area and has very strong distinction from the urban edge, but its release would have only a minor impact on the distinction of adjacent Green Belt land. Therefore, the release of this parcel would cause High harm to the purpose of checking the unrestricted sprawl of a large built-up

Purpose 2 – Preventing neighbouring towns from merging into one another

Low/no

The parcel is open, lying in a relatively narrow gap between Frankley/Rubery and Bartley Green, with a larger gap to Halesowen, but the settlements are already connected as part of the West Midlands conurbation. The parcel has very strong distinction from the urban area, but its release would not significantly weaken the distinction of adjacent Green Belt land, and the connectivity of the settlements to the east means that this would have only 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

The parcel is open countryside with very strong distinction from the urban edge, but its release would have only a minor impact on the distinction of adjacent Green Belt land. Therefore, the release of

Frankley

Harm of release of land in FR5

land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

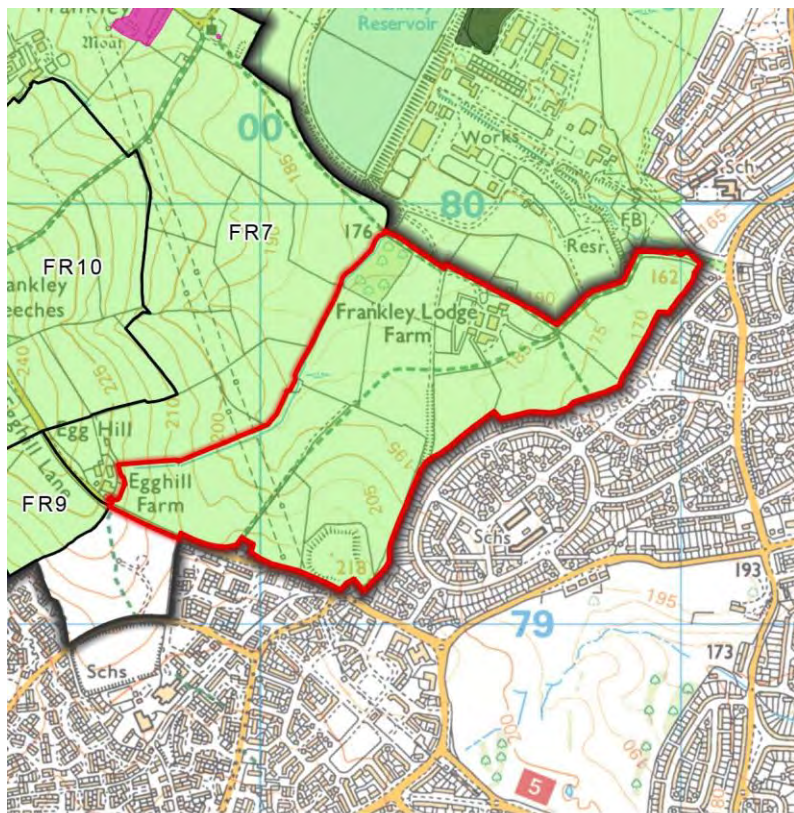
Overall harm to the Green Belt purposes from release of land

The release of land in FR5 as an expansion of the Bartley Green area of Birmingham would cause High harm to Green Belt Purposes 1 and 3.

High

Frankley

Harm of release of land in FR6



- Parcel FR6
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland
- Scheduled monument



Frankley

Harm of release of land in FR6

Openness

The parcel is mostly undeveloped. It includes farm buildings, which are not inappropriate in the Green Belt, and a solar farm which, although inappropriate as a Green Belt use, is small and has little impact on openness.

Function

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

Purpose 1 is relevant to this parcel. Land lies adjacent to the north-western edge of Frankley, 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 relatively narrow gap between Frankley/Rubery and Bartley Green, but all are part of the West Midlands conurbation, connected by urban development to the east. Land plays some role in preventing neighbouring towns from merging (Purpose 2), but the extent of connectivity between the settlements limits the Green Belt's function.

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)

In the eastern half of the parcel the slope of the parcel follows the slope of the urban area, but a well-treed hedgerow following a streamline forms a distinct boundary feature to the north of Trescott Road and Borrowdale Road, and a tree belt similarly forms a clear boundary to the west of Borrowdale Road. There is a slightly weaker boundary along Egghill Lane, but the landform slopes downhill fairly strongly to the north, creating some distinction along the settlement edge. The nearby urban areas exert some influence over the parcel, but it retains a degree of distinction from the settlement.

Impact on adjacent Green Belt land

Frankley

Harm of release of land in FR6

The release of land within this parcel would have an influence on adjacent Green Belt to the north-west as there are no strong alternative boundary features, so any release of land would result in a knock-on weakening of adjacent Green Belt land.

Harm to the Green Belt purposes

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

Moderate

The parcel 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 to the adjacent Green Belt land to the north. For these reasons the release of 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

Low/no

Land is open. It lies in a relatively narrow gap between Frankley/Rubery and Bartley Green, but the settlements are already connected as part of the West Midlands conurbation. The parcel has a degree of distinction from the urban area, and its release would weaken the distinction of adjacent Green Belt land, but the connectivity of the settlements to the east means that this would have only 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

The parcel is open countryside and has a degree of distinction from the urban edge. Its release would cause a knock-on weakening of the 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.

Frankley

Harm of release of land in FR6

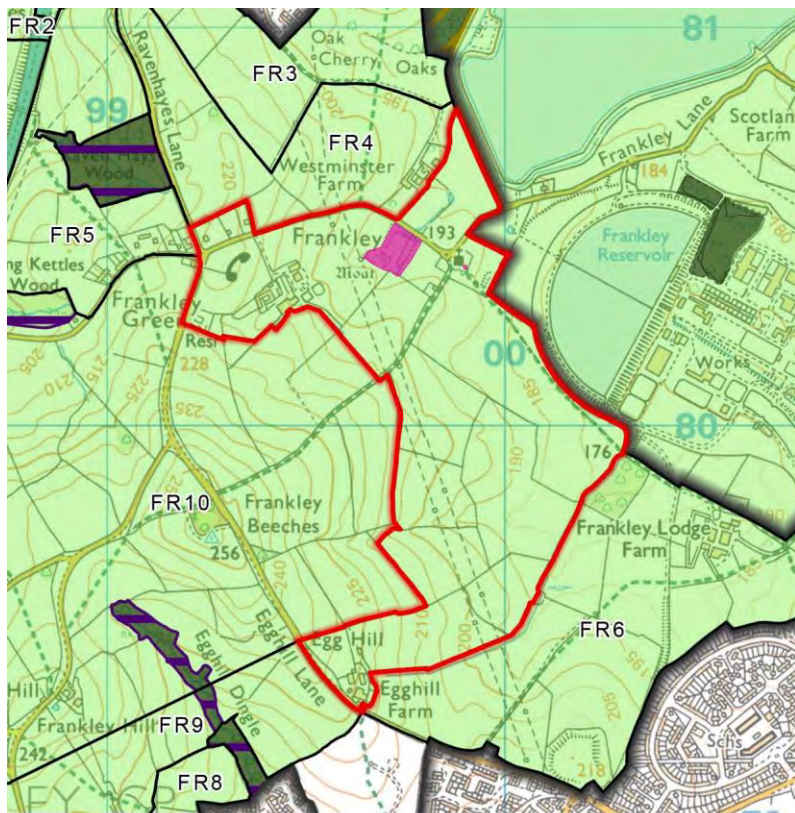
Overall harm to the Green Belt purposes from release of land

The release of land in FR6 as an expansion of the Frankley area of Birmingham would cause Moderate harm to Green Belt Purposes 1 and 3.

Moderate

Frankley

Harm of release of land in FR7



- Parcel FR7
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Local Nature Reserve
- Ancient woodland
- Scheduled monument



Frankley

Harm of release of land in FR7

Openness

Land is open in Green Belt terms. Part of the works associated with Frankley Reservoir extend into the east of the parcel, but these are not an inappropriate use and so do not 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 west of Frankley, 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 relatively narrow gap between Frankley/Rubery and Bartley Green, but all are part of the West Midlands conurbation, connected by urban development to the east. Land plays some role in preventing neighbouring towns from merging (Purpose 2), but the extent of connectivity between the settlements limits the Green Belt's function.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use 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)

Intervening fields and hedgerows separate the parcel from the urban edges of Bartley Green to the north, and from Frankley/Rubery to the south. Frankley Reservoir and Bartley Reservoir create strong separation from the urban area to the north and east. Rising ground sloping up towards the prominent Frankley Beeches adds further distinction from the urban area. Although the urban edges are very visible there is also a visual association with higher ground to the west. Overall, the parcel has strong distinction from the urban area.

Impact on adjacent Green Belt land

The release of land within this parcel would have an influence on surrounding Green Belt

Frankley

Harm of release of land in FR7

to the west as there are no strong alternative boundary features, so any release of land would result in a knock-on weakening of adjacent Green Belt land.

Harm to the Green Belt purposes

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

High

The parcel is open, close to the large built-up area and has strong distinction from the urban area. Its release would cause a knock-on weakening to the adjacent Green Belt land to the west. For these reasons the release of this 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

Land is open. It lies in a relatively narrow gap between Frankley/Rubery and Bartley Green, but the settlements are already connected as part of the West Midlands conurbation. The parcel has strong distinction from the urban area, and its release would weaken the distinction of adjacent Green Belt land, but the connectivity of the settlements to the east means that this would have only 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

The parcel is open countryside with strong distinction from the urban area. Its release would cause a knock-on weakening to 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.

Frankley

Harm of release of land in FR7

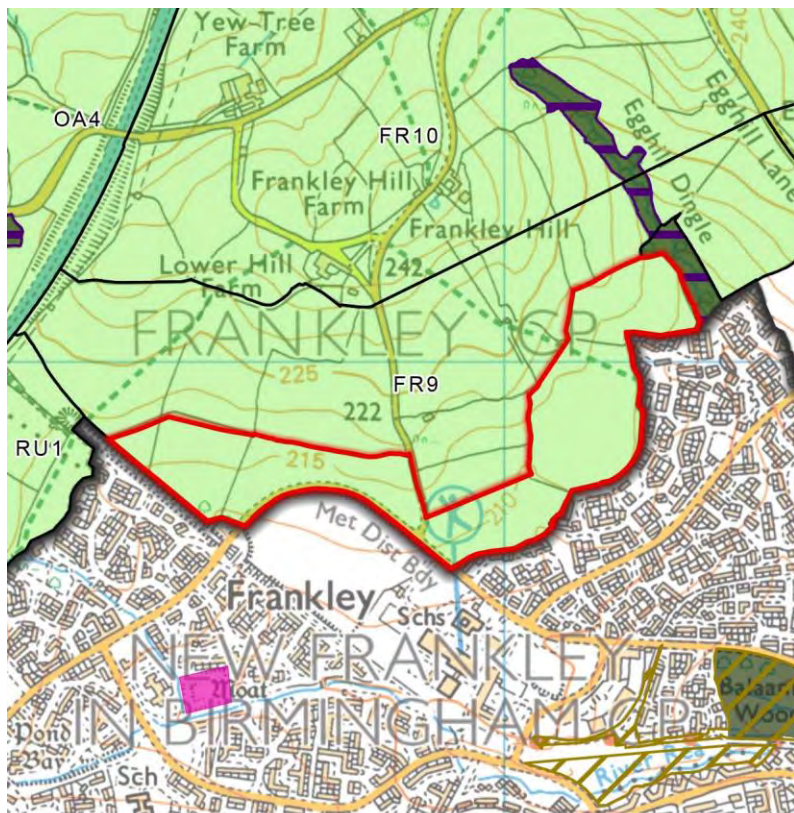
Overall harm to the Green Belt purposes from release of land

The release of land in FR7 as an expansion of either the Frankley or Bartley Green areas of Birmingham would cause High harm to Green Belt Purposes 1 and 3.

High

Frankley

Harm of release of land in FR8



- Parcel FR8
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Local Nature Reserve
- Ancient woodland
- Scheduled monument



Frankley

Harm of release of land in FR8

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 north-western edge of Frankley, 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 relatively narrow gap between Frankley/Rubery and Bartley Green, but both are suburbs of Birmingham, connected by urban development to the east. Land plays some role in preventing neighbouring towns from merging (Purpose 2), but the extent of connectivity between the settlements limits the Green Belt's function.

Purpose 3 – Assist in safeguarding the countryside from encroachment

The parcel comprises grassland and some scrub, 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 the unenclosed Boleyn Road in the west, and garden hedgerows in the east, both of which act as weak boundary features. There is urbanising influence from the adjacent settlement edge but also some relationship with the wider countryside on rising ground to the north, so the parcel has a degree of distinction from the urban area.

Impact on adjacent Green Belt land

The release of land within this parcel would have an influence on surrounding Green Belt to the north as there are no strong alternative boundary features, so any release of land would result in a knock-on weakening of adjacent Green Belt land.

Frankley

Harm of release of land in FR8

Harm to the Green Belt purposes

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

Moderate

The parcel 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 to the adjacent Green Belt land to the north. For these reasons the release of 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

Low/no

Land is open. It lies in a relatively narrow gap between Frankley/Rubery and Bartley Green, but the settlements are already connected as part of the West Midlands conurbation. The parcel has some degree of distinction from the urban area, and its release would weaken the distinction of adjacent Green Belt land, but this would have only 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

The parcel is open countryside and has a degree of distinction from the urban area. Its release would cause a knock-on weakening to the 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.

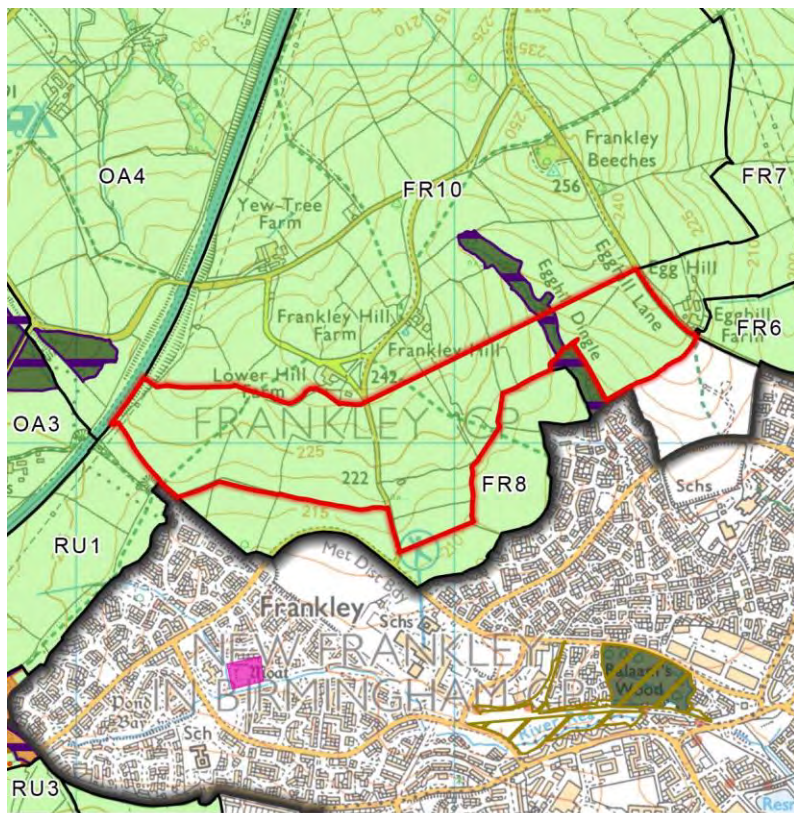
Overall harm to the Green Belt purposes from release of land

The release of land in FR8 as an expansion of the Frankley area of Birmingham would cause Moderate harm to Green Belt Purposes 1 and 3.

Moderate

Frankley

Harm of release of land in FR9



- Parcel FR9
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Local Nature Reserve
- Ancient woodland
- Country park
- Scheduled monument
- Common land



Frankley

Harm of release of land in FR9

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 close to the north-western edge of Frankley, 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 relatively narrow gap between Frankley/Rubery and Bartley Green, but they are all part of the West Midlands conurbation, connected by urban development to the east. Land plays some role in preventing neighbouring towns from merging (Purpose 2), but the extent of connectivity between the settlements limits the Green Belt's function.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use 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 rising slopes of Frankley Hill combined with the separation created by intervening hedgerows and fields give the parcel strong distinction from the urban edge, despite extensive visibility of the urban area.

Impact on adjacent Green Belt land

The release of land within this parcel would have an influence on surrounding Green Belt to the north as there are no strong alternative boundary features, so any release of land would result in a knock-on weakening of adjacent Green Belt land.

Harm to the Green Belt purposes

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

Frankley

Harm of release of land in FR9

High

The parcel is open, adjacent to the large built-up area and has strong distinction from the urban area. Its release would cause a knock-on weakening to the adjacent Green Belt land to the north. For these reasons the release of this 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

Land is open. It lies in a relatively narrow gap between Frankley/Rubery and Bartley Green, but the settlements are already connected as part of the West Midlands conurbation. The parcel has strong distinction from the urban area, and its release would weaken the distinction of adjacent Green Belt land, but the connectivity of the settlements to the east and the separating role of Frankley Hill to the north means that this would have only 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

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

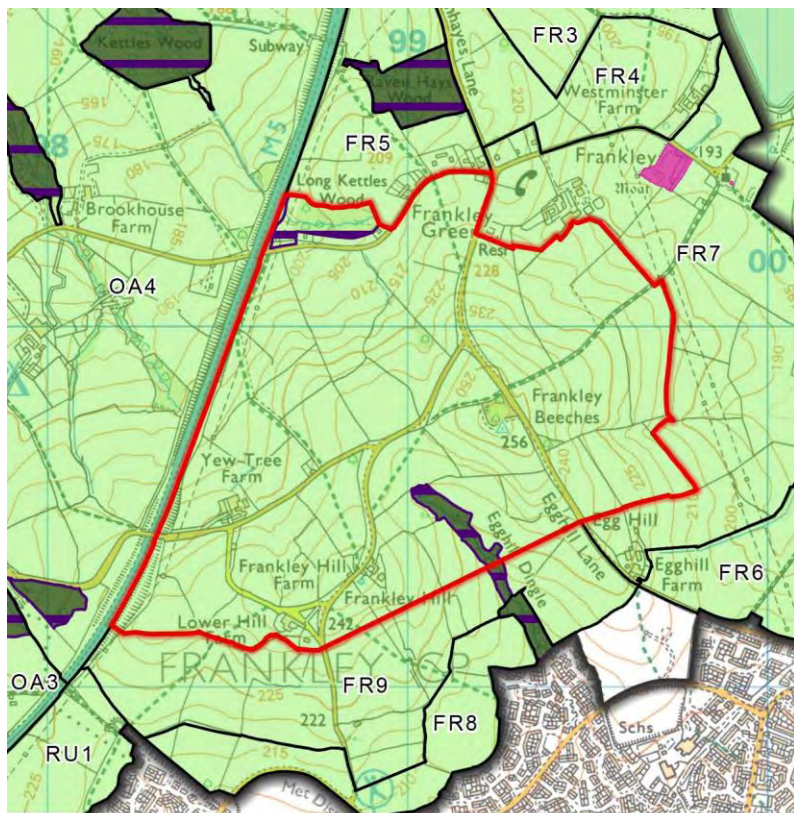
Overall harm to the Green Belt purposes from release of land

The release of land in FR9 as an expansion of the Frankley area of Birmingham would cause High harm to Green Belt Purposes 1 and 3.

High

Frankley

Harm of release of land in FR10



- Parcel FR10
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland
- Scheduled monument



Frankley

Harm of release of land in FR10

Openness

The parcel is undeveloped other than farm buildings, which are not inappropriate in the Green Belt, and several isolated residential dwellings which have no 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 close to the urban edges of Frankley and Bartley Green, both of which form part of the West Midlands conurbation, which is a large built-up area. The parcel 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 relatively narrow gap between Frankley/Rubery and Bartley Green and Halesowen, but all are part of the West Midlands conurbation, connected by urban development to the east. Land plays some role in preventing neighbouring towns from merging (Purpose 2), but the extent of connectivity between the settlements limits the Green Belt's function.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use is predominantly 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 forms an area of prominent high ground, with Frankley Hill forming a summit on the southern side of the parcel and Frankley Beeches forming another peak towards the eastern edge. Elevation and distance create very strong distinction from the urban edges, despite strong views down over the urban area from the southern and eastern parts of the parcel in particular.

Impact on adjacent Green Belt land

The parcel lies in a wider area which is contained by urban edges on three sides, and by the M5 on the fourth, but any expansion onto this high ground would mark a visually

Frankley

Harm of release of land in FR10

prominent change in the form of the urban area. This would constitute a significant weakening of the Green Belt boundary which, although not defined by strong boundary features in most places, is contained by higher ground.

Harm to the Green Belt purposes

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

Very high

The parcel is open, near the large built-up area and has very strong distinction from the urban edge. The release of land in this parcel would significantly weaken the Green Belt boundary. Therefore, the release of this 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

Moderate

The parcel is open, lying in a relatively narrow gap between Frankley/Rubery and Bartley Green, with a larger gap to Halesowen, and has very strong distinction from the urban area. The release of land in this parcel would significantly weaken the Green Belt boundary and remaining separation between Frankley and Bartley Green. However, the extent to which these settlements are already connected by contiguous urban development to the east limits the harm that this would have to the purpose of preventing neighbouring towns from merging to Moderate.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Very high

The parcel is open countryside with very strong distinction from the urban edge, and release of land here would significantly weaken 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.

Frankley

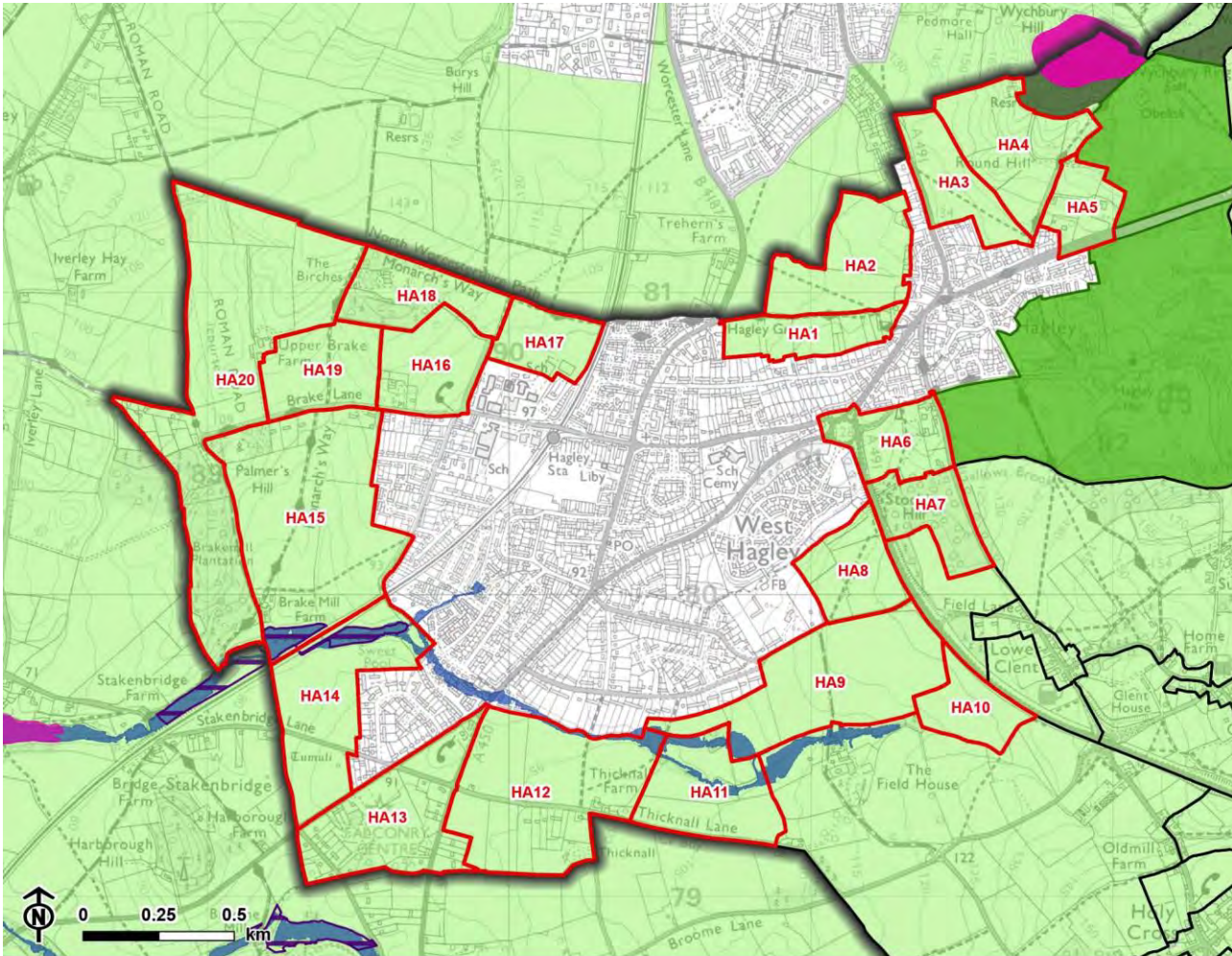
Harm of release of land in FR10




Overall harm to the Green Belt purposes from release of land

The release of land in FR10 an expansion of the Bartley Green area of Birmingham or Rubery would cause Very High harm to Green Belt Purposes 1 and 3.

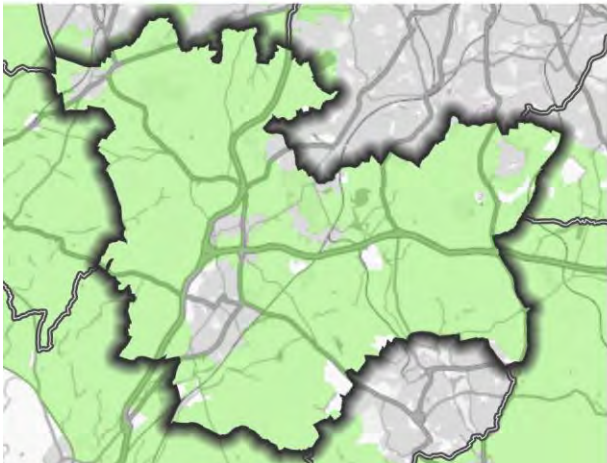
Very high

Hagley

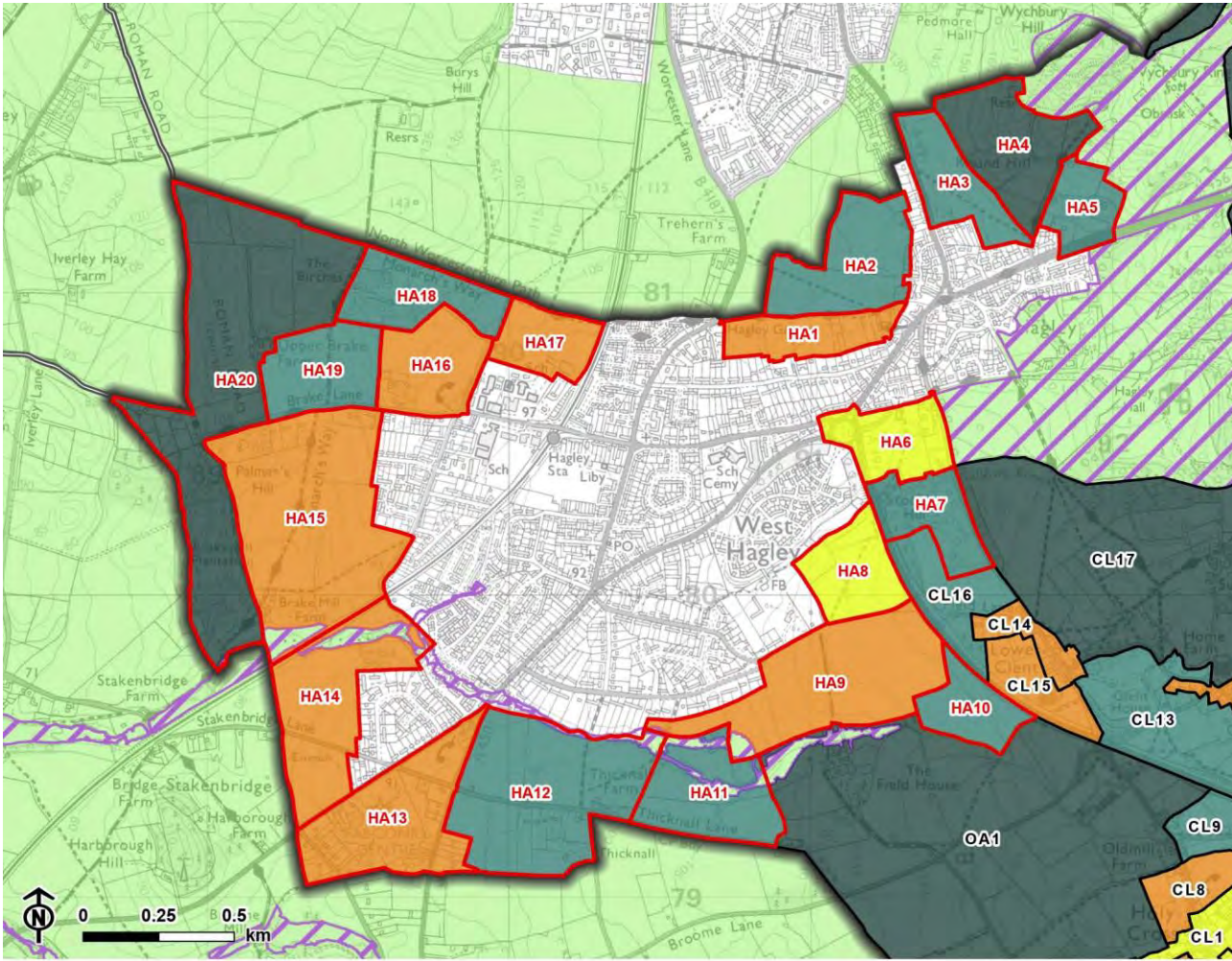






-  Hagley parcel
 Neighbouring parcel
 Bromsgrove District

-  Green Belt
- Absolute constraints**
-  Local Wildlife Site
-  Ancient woodland
-  Scheduled monument
-  Registered Parks and Gardens
-  Flood zone 3

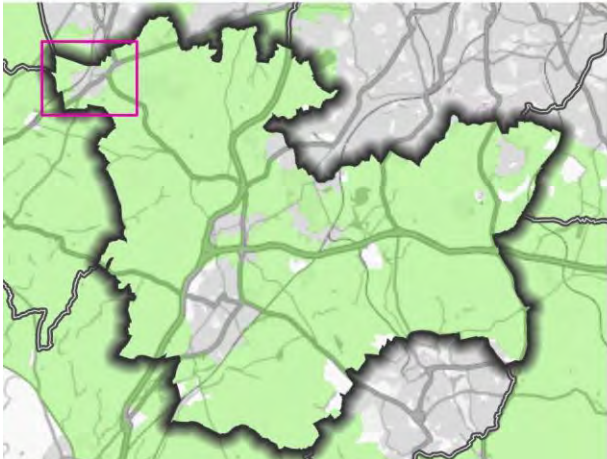


Hagley



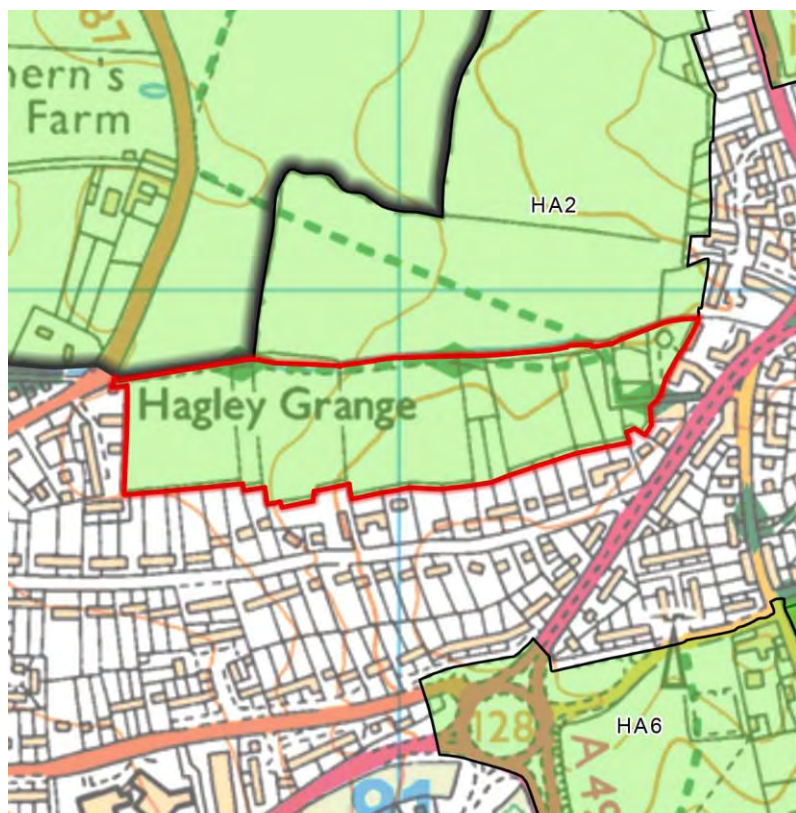
-  Hagley parcel
-  Neighbouring parcel
-  Bromsgrove District
-  Neighbouring authority

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



Hagley

Harm of release of land in HA1



- Parcel HA1
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Registered Parks and Gardens



Hagley

Harm of release of land in HA1

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. Although houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge, the Green Belt still provides separation for most of Hagley, so the village is not considered to form part of the West Midlands conurbation. However, any reduction of the settlement gap would increase Hagley's association with the large built-up area, so the parcel is playing a role in preventing 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 the neighbouring towns of Hagley and Stourbridge but existing urbanising development along the A491 already links them, which diminishes the role of Green Belt in preventing settlement merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

The parcel is playing some role in helping to safeguard the countryside from encroachment (Purpose 3), but at least some of it forms extensions to residential gardens, which slightly weakens the extent to which it can be considered 'countryside'.

Relationship with the urban area (distinction)

Although there is no development in the parcel it has a fairly strong relationship with the urban edges that border it on three sides, and parts of the parcel are extended back gardens associated with adjacent dwellings. Where there are boundary features, these are garden hedgerows which form a weak Green Belt edge. Across much of the parcel there is a slope away from the urban edges which creates some visual association with land beyond, but urban development in Stourbridge is prominent. Therefore, there is only weak distinction from urban edges.

Hagley

Harm of release of land in HA1

Impact on adjacent Green Belt land

Although the hedgerow that forms the parcel's outer boundary already marks the urban edge to the west, there is only a narrow area of openness between Hagley and Stourbridge in this location. The fragility of the gap means that, despite existing urban influence, any release would cause some knock-on weakening of the remaining sense of openness in the fields to the north.

Harm to the Green Belt purposes

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

Moderate

Land is open and lies adjacent to Hagley but lacks strong separation from Stourbridge, part of the West Midlands conurbation. It has weak distinction from the urban area, but any release would cause some weakening of adjacent open land. Therefore, harm to the purpose of checking the unrestricted sprawl of a large built-up area would be Moderate.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate

The land is open and contributes to maintaining separation between Hagley and Stourbridge, although existing connecting development along Hagley Road compromises this role to a degree. The parcel has weak distinction from the urban area, but release of land in this parcel would still result in some weakening of the integrity of adjacent land in this fragile settlement gap. This 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, but it has weak distinction from the urban area and also a degree of functional association with it, which limits the extent to which it can be considered countryside. However, the release of this parcel would still weaken the distinction of adjacent Green Belt land, resulting in Moderate harm to the purpose of safeguarding the countryside from encroachment.

Hagley

Harm of release of land in HA1

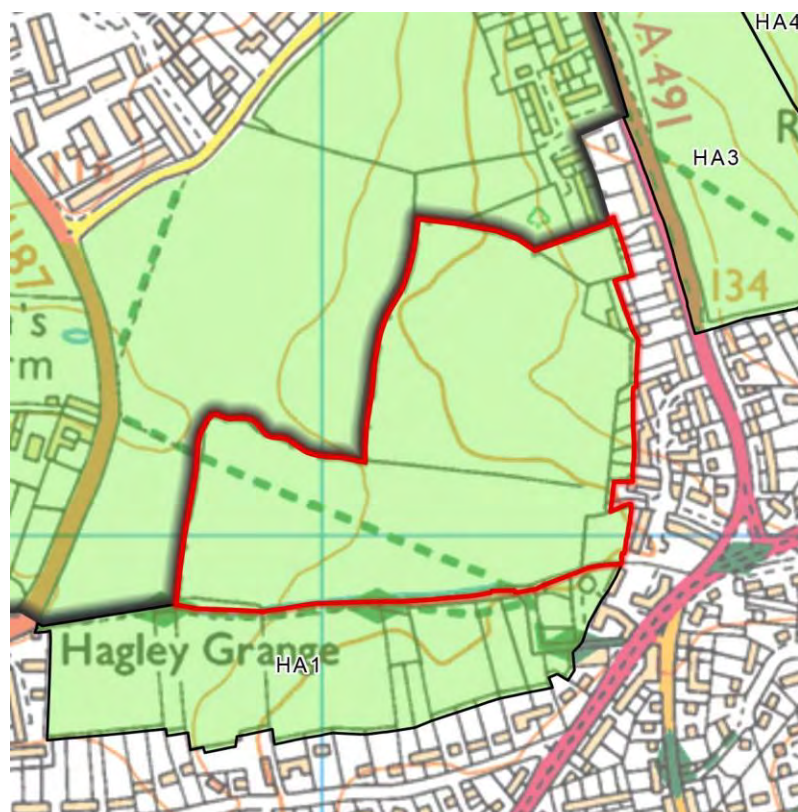
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HA1 as an expansion of Hagley would cause Moderate harm to Green Belt Purposes 1, 2 and 3.

Moderate

Hagley

Harm of release of land in HA2



Hagley

Harm of release of land in HA2

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. Although houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge, the Green Belt still provides separation for most of Hagley, so the village is not considered to form part of the West Midlands conurbation. However, any reduction of the settlement gap would increase Hagley's association with the large built-up area, so the parcel is playing a role in preventing 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), as land lies in a very narrow gap between the neighbouring towns of Hagley and Stourbridge. However, existing urbanising development along the A491 already links them, which diminishes the role of Green Belt in preventing settlement merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land 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)

Field and garden boundaries, and a falling landform, create some distinction from the urban edge to the south. There is weaker boundary distinction from development to the east, but the sloping landform and open views to the west mean that the parcel retains a degree of distinction from the urban area, despite the proximity of visible urban development on three sides.

Impact on adjacent Green Belt land

The parcel's outer hedgerow is a weak boundary, so any release of land within this parcel would result in a knock-on weakening of the distinction of adjacent Green Belt land to the

Hagley

Harm of release of land in HA2

west and north, within Dudley Borough. Any release of land in this parcel within Bromsgrove District would weaken the remaining gap further, to the detriment of the Green Belt's function of preventing the merger of settlements. The loss of separation would also limit the extent to which Hagley could be considered separate from the large built-up area, rather than part of it, to the detriment of the Green Belt's function of preventing sprawl.

Harm to the Green Belt purposes

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

High

Land is open and has some degree of distinction from the adjacent urban areas of Hagley and Stourbridge. Its release would significantly weaken separation between the two, such that Hagley could be considered part of the large built-up area to the north. The fact that some development (along Hagley Road) already links the settlements means that the impact of release is less than would be the case if a clearer gap existed, but harm to the purpose of checking the unrestricted sprawl of a large built-up area would still be High.

Purpose 2 – Preventing neighbouring towns from merging into one another

High

The land is open and contributes to maintaining the narrow gap between Hagley and Stourbridge. Existing urbanising development along Hagley Road already connects the towns, but the strengthening of this urban connection would still 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 some degree of distinction from the urban area, and its release would weaken the distinction of land to the west which makes a stronger contribution to preventing encroachment on the countryside. Harm to this purpose would be Moderate.

Hagley

Harm of release of land in HA2

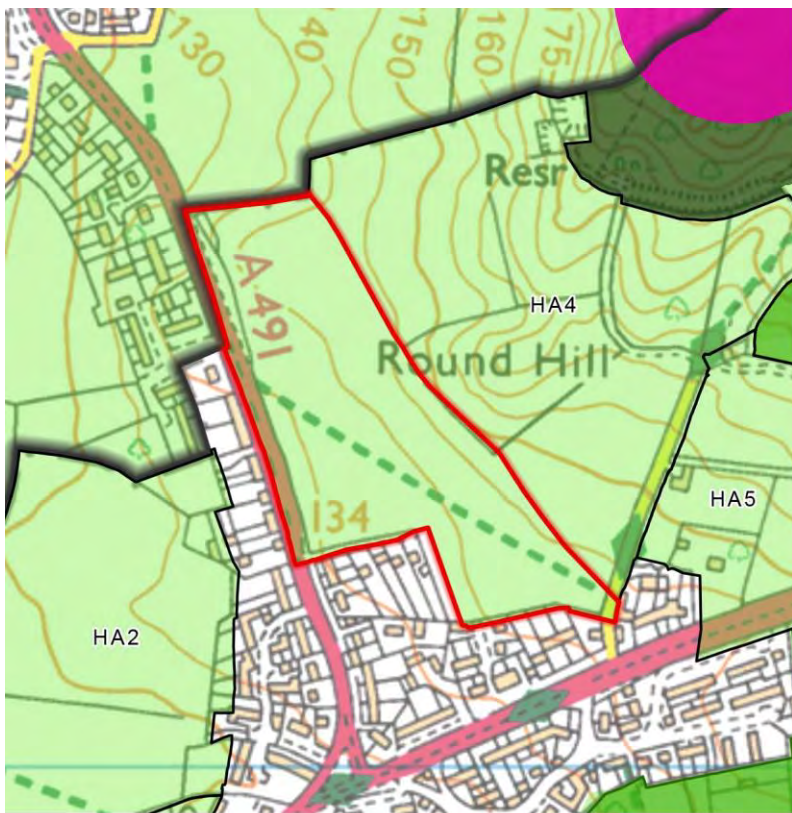
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HA2 as an expansion of Hagley would cause High harm to Green Belt Purposes 1 and 2.

High

Hagley

Harm of release of land in HA3



- Parcel HA3
- Bromsgrove District
- Green Belt
- Absolute constraints**
 - Ancient woodland
 - Scheduled monument
 - Registered Parks and Gardens



Hagley

Harm of release of land in HA3

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. Although houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge, the Green Belt still provides separation for most of Hagley, so the village is not considered to form part of the West Midlands conurbation. However, any reduction of the settlement gap would increase Hagley's association with the large built-up area, so the parcel is playing a role in preventing 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), as it lies in a narrow gap between the neighbouring towns of Hagley and Stourbridge. However, existing urbanising development along the A491 already links them, which diminishes the role of Green Belt in preventing settlement merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land 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 A491 Hagley Road and associated trees and hedgerows form a relatively strong boundary to the west of the parcel. The boundary to the south is weaker, but the parcel's rising slopes, associating it with the prominent high ground of Round Hill and Wychbury Hill beyond, create a degree of distinction from the urban area.

Impact on adjacent Green Belt land

The release of land in this parcel would cause a knock-on weakening of the distinction of adjacent higher ground, and would broaden the connectivity between Hagley and Stourbridge, to the detriment of both Purpose 1 and Purpose 2.

Hagley

Harm of release of land in HA3

Harm to the Green Belt purposes

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

High

Land is open and has some distinction from the urban area. It lies alongside development linking Hagley to Stourbridge, which is part of the large built-up area, so release of land in the parcel would further erode the distinction of Hagley from Stourbridge. Harm to the purpose of checking the unrestricted sprawl of a large built-up area would be High.

Purpose 2 – Preventing neighbouring towns from merging into one another

High

Land is open and lies within a narrow gap between Hagley and Stourbridge. The parcel has a degree of distinction from the urban edge. Existing development along Hagley Road limits the extent to which further development in the same area can be considered to harm the purpose of preventing neighbouring towns from merging, but a broadening of this connection would still constitute High harm.

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 cause a knock-on weakening of adjacent Green Belt land, which would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

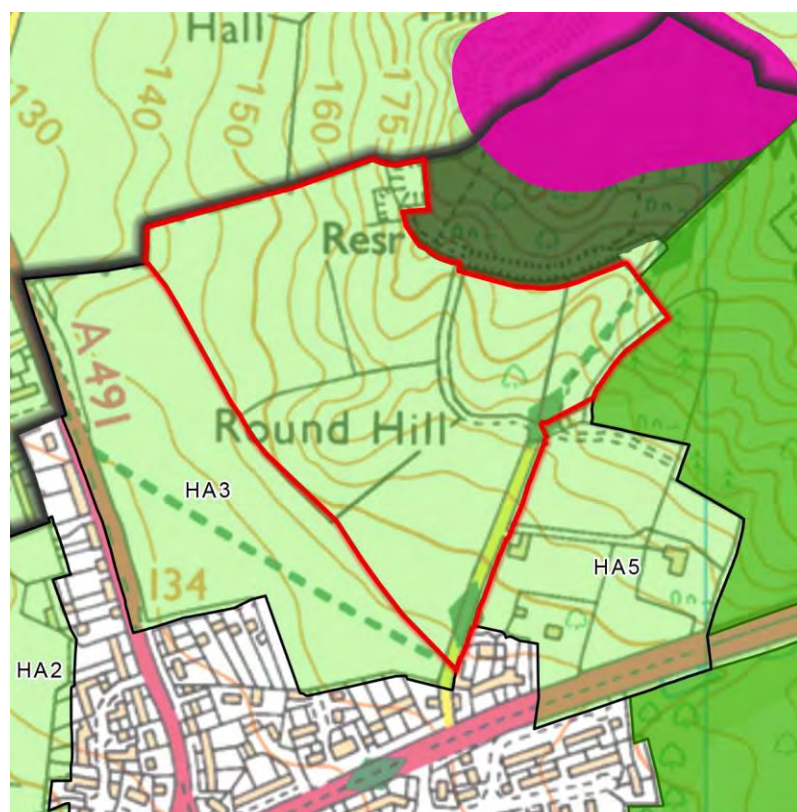
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HA3 as an expansion of Hagley would cause High harm to Green Belt Purposes 1 and 2.

High

Hagley

Harm of release of land in HA4



- Parcel HA4
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Ancient woodland
- Scheduled monument
- Registered Parks and Gardens



Hagley

Harm of release of land in HA4

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. Although houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge, the Green Belt still provides separation for most of Hagley, so the village is not considered to form part of the West Midlands conurbation. However, any reduction of the settlement gap would increase Hagley's association with the large built-up area, so the parcel is playing a role in preventing 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 the neighbouring towns of Hagley and Stourbridge, but existing urbanising development along the A491 already links them, which diminishes the role of Green Belt in preventing settlement merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land 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)

Although it does not have strong physical/visual boundary features the prominent slopes of Round Hill / Wychbury Hill create strong distinction from the urban edges of both Hagley and Stourbridge. The urban area is very visible but elevation creates an association with the wider open countryside as well.

Impact on adjacent Green Belt land

Any release in this area would weaken the distinction of the north-facing slopes of Wychbury Hill, in Dudley Borough. The openness of this high ground is important in retaining some sense of separation between Hagley and Stourbridge, and its release

Hagley

Harm of release of land in HA4

would significantly strengthen the visual connection between the towns, to the detriment of both Purpose 1 and Purpose 2.

Harm to the Green Belt purposes

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

Very high

Land is open and lies to adjacent to the Hagley and has a strong degree of distinction from the urban area. Its release would significantly weaken separation between Hagley and Stourbridge, such that Hagley would be perceived as part of that large built-up area. Therefore, harm to checking the unrestricted sprawl of a large built-up area would be Very High.

Purpose 2 – Preventing neighbouring towns from merging into one another

Very high

Land is open and lies within the narrow gap between Hagley and Stourbridge. Although the settlements are already linked along Hagley Road, the parcel has a strong degree of distinction from the urban edges and is a very visible open area between them. Its release would, therefore, result in 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 a strong degree of distinction from the urban area. Encroachment onto this high ground would weaken the distinction of the rest of Wychbury Hill, which would cause High harm to the purpose of safeguarding the countryside from encroachment.

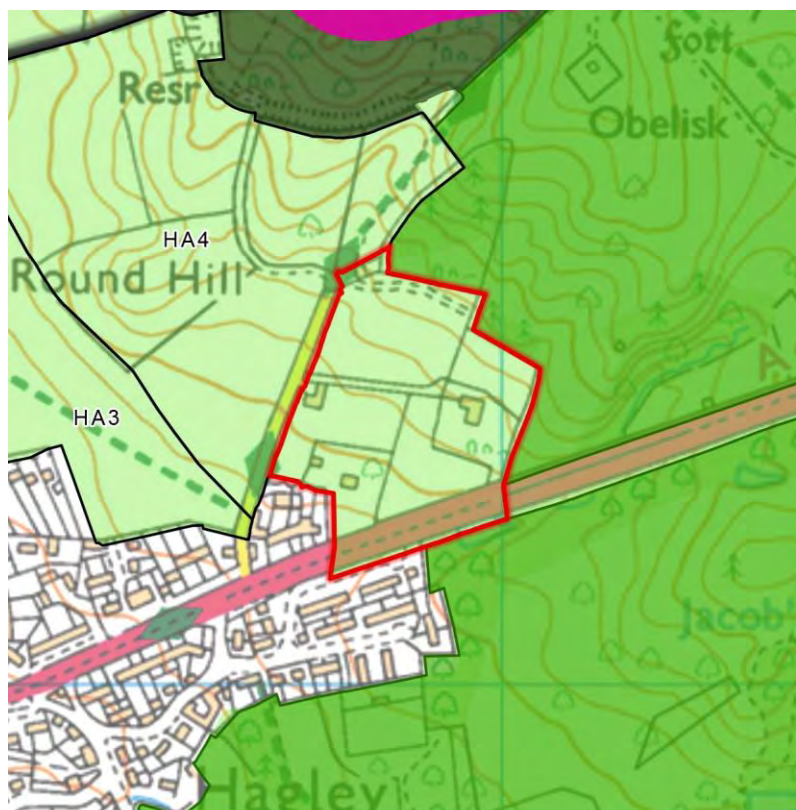
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HA4 as an expansion of Hagley would cause Very High harm to Green Belt Purposes 1 and 2.

Very high

Hagley

Harm of release of land in HA5



- Parcel HA5
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Ancient woodland
- Scheduled monument
- Registered Parks and Gardens



Hagley

Harm of release of land in HA5

Openness

The parcel contains some low-density residential development in the south however this does not cover a large enough area to have a significant effect on Green Belt openness.

Function

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. Although houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge, the Green Belt still provides separation for most of Hagley, so the village is not considered to form part of the West Midlands conurbation. However, any reduction of the settlement gap would increase Hagley's association with the large built-up area, so the parcel is playing a role in preventing 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 narrow gap between the neighbouring towns of Hagley and Stourbridge but existing urbanising development along the A491 already links them, which diminishes the role of Green Belt in preventing settlement merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use is a mixture of large residential properties set in well-treed gardens, and, to the north, a small field. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

Mature trees and a hedgerow, and to the east the A456, form a relatively strong boundary at the inset settlement edge, limiting intervisibility with the urban area, and the rising landform of the parcel (the lower slopes of Wychbury Hill) adds to distinction from the urban area. The northern part of the parcel has strong distinction from the urban area.

Impact on adjacent Green Belt land

The release of this parcel would increase urbanising influence on higher ground to the

Hagley

Harm of release of land in HA5

north-west and west, an area which is important in retaining distinction between Hagley and Stourbridge, by spreading development to its south-eastern side. Land to the east and north is protected from development by absolute constraints (the parkland of Hagley Hall and Roundhill Wood ancient woodland).

Harm to the Green Belt purposes

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

Moderate

Land is open and lies adjacent to Hagley, with strong distinction from the urban area. The presence of higher ground to the north and north-west means that it would still be perceived as distinct from the conurbation, but as it would increase urbanising influence on that higher ground it would cause Moderate harm to the purpose of checking the unrestricted sprawl of a large built-up

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate

Land is open and has strong distinction from the urban edge of Hagley. The presence of higher ground to the north and north-west means that Hagley would still be perceived as distinct from Stourbridge, but encroachment upslope would nonetheless weaken that separation. 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

High

Land is open countryside with strong distinction from the urban area, and its release would weaken the distinction of higher ground to the north and west. Harm to this purpose would be High.

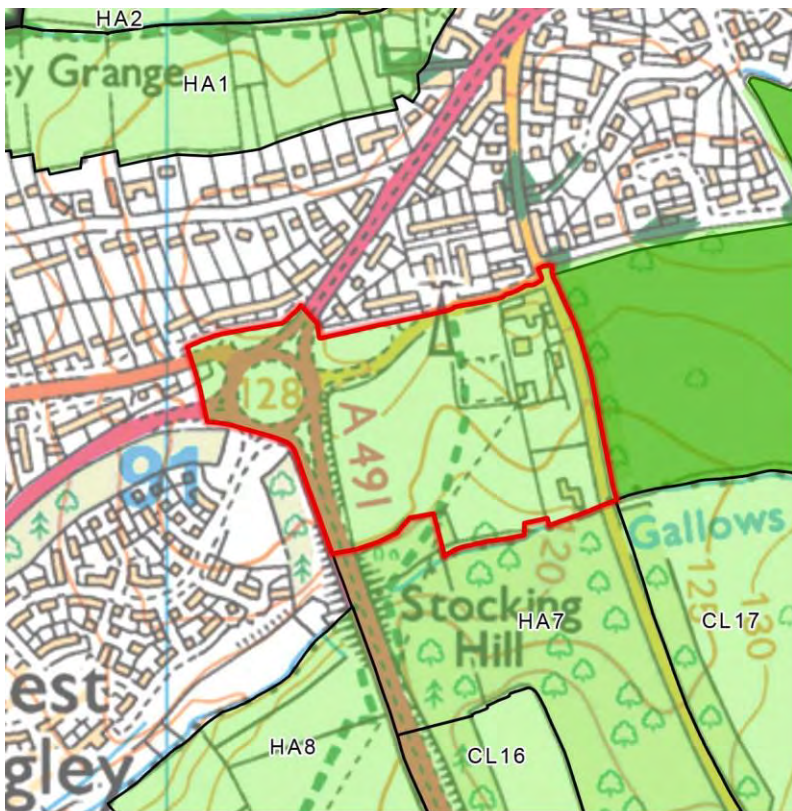
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HA5 as an expansion of Hagley would cause High harm to Green Belt Purpose 3.

High

Hagley

Harm of release of land in HA6



- Parcel HA6
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Registered Parks and Gardens



Hagley

Harm of release of land in HA6

Openness

Land is open. The parcel contains a small area of urban development in the east (a pub and two houses) and a roundabout in the north-west, however this is deemed too small in scale to have a significant impact on Green Belt openness.

Function

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. The Green Belt provides separation for most of Hagley, so the village is not considered to form part of the conurbation, but houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge. Development expanding Hagley would, therefore, have some relationship with the West Midlands conurbation, so Purpose 1 is relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

Prevention of the merger of towns (Purpose 2) is not relevant to this parcel. Development within Hagley lies between the parcel and the nearby edge of Stourbridge, and the next nearest town to the east, Rubery, is too far from Hagley to be considered a neighbouring town.

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)

Although the A491 Stourbridge Road and adjacent woodland planting create strong separation from the urban edge to the west, there is weaker distinction where there are more minor roads to the north, and where there is built development within the parcel. However, the sloping landform decreases the parcel's visual association with the urban area, maintaining a degree of distinction from it.

Hagley

Harm of release of land in HA6

Impact on adjacent Green Belt land

The woodland to the south and the road and adjacent tree belt to the east create a degree of containment from the wider countryside and therefore the release of this parcel would not cause a significant weakening of the adjacent stronger Green Belt land to the south or 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 but has some association with it. It is open and has a degree of distinction from the edge of Hagley. but its release and development would result in a stronger Green Belt boundary, without any significant impact on the integrity 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 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 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. Its release would result in a stronger Green Belt boundary, without any significant impact on the integrity of adjacent Green Belt land. The release of this parcel would therefore 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 HA6 as an expansion of Hagley would cause Low harm to Green Belt Purpose 3.

Low/no

Hagley

Harm of release of land in HA7



Hagley

Harm of release of land in HA7

Openness

The parcel is wooded, which is open in Green Belt terms.

Function

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. The Green Belt provides separation for most of Hagley, so the village is not considered to form part of the conurbation, but houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge. Development expanding Hagley would, therefore, have some relationship with the West Midlands conurbation, so Purpose 1 is relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

Prevention of the merger of towns (Purpose 2) is not relevant to this parcel. Development within Hagley lies between the parcel and the nearby edge of Stourbridge, and the next nearest town to the east, Rubery, is too far from Hagley to be considered a neighbouring town.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is 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 an area of largely undeveloped Green Belt to the north as well as the route of the A419 Stourbridge Road to the west. This in combination with the woodland land use creates a significant distinction from the urban area. The woodland land use also limits intervisibility between the urban area and the parcel, so overall there is very strong distinction from the urban edge.

Impact on adjacent Green Belt land

The parcel is contained to the west by registered parkland at Hagley Hall, an absolute constraint to development. Land to the south, which lies adjacent to the settlement of

Hagley

Harm of release of land in HA7

Lower Clent, makes a weaker contribution to the Green Belt purposes, so impact on this area would not increase overall Green Belt harm, but regardless of this there would be potential to develop land in this parcel and still retain strong boundary tree belts.

Harm to the Green Belt purposes

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

Moderate

Land is not adjacent to the large built-up area but has some association with it. It is open and has very strong degree of distinction from the edge of Hagley, but its release would not weaken any stronger 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 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 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 very strong degree of distinction from the urban area. Its release would not weaken any stronger 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.

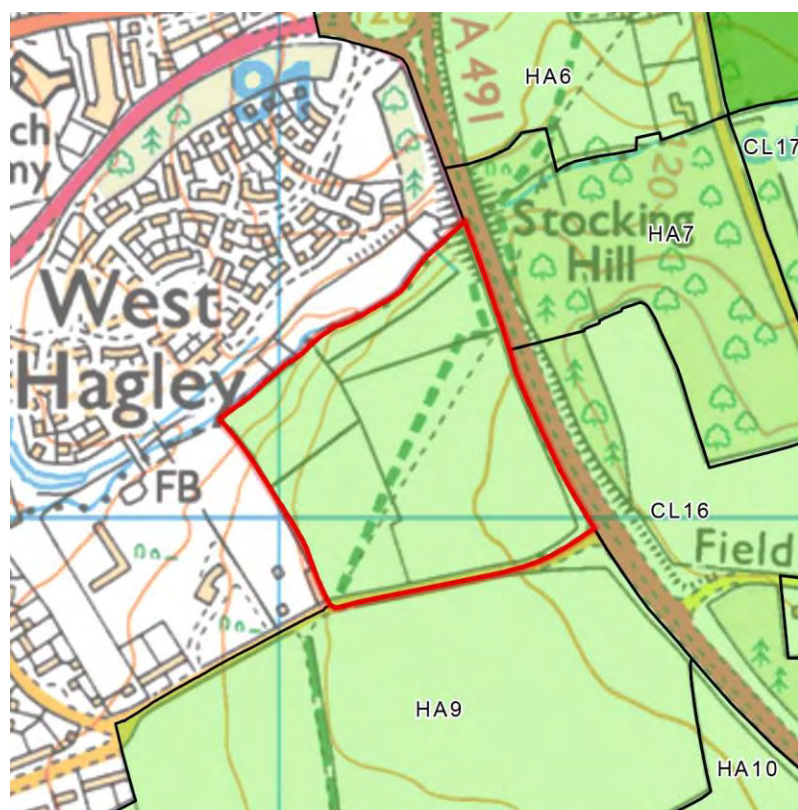
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HA7 as an expansion of Hagley would cause High harm to Green Belt Purpose 3.

High

Hagley

Harm of release of land in HA8



Hagley

Harm of release of land in HA8

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. The Green Belt provides separation for most of Hagley, so the village is not considered to form part of the conurbation, but houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge. Development expanding Hagley would, therefore, have some relationship with the West Midlands conurbation, so Purpose 1 is relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

Prevention of the merger of towns (Purpose 2) is not relevant to this parcel. Development within Hagley lies between the parcel and the nearby edge of Stourbridge, and the next nearest town to the east, Rubery, is too far from Hagley to be considered a neighbouring town.

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)

Although Gallows Brook and its associated valley landform and vegetation create distinction from houses to the north, only a hedgerow provides a boundary to the inset settlement edge to the west. Proximity to the urban edge means that there is some urbanising influence within the parcel, but it also retains a visual relationship with the wider countryside and so retains a degree of distinction from the urban area.

Impact on adjacent Green Belt land

The A491 Stourbridge Road and woodland beyond form a strong boundary to the east of the parcel, and Western Road to the south of the parcel already forms a boundary to the

Hagley

Harm of release of land in HA8

adjacent urban edge. The release of land within this parcel would, therefore, cause only a minor impact on the integrity 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 but has some association with it. It is open and has a degree of distinction from the edge of Hagley, but its release would have only a minor impact on the integrity 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 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 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 not result in a weaker Green Belt boundary and would have only minor impact on the integrity 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.

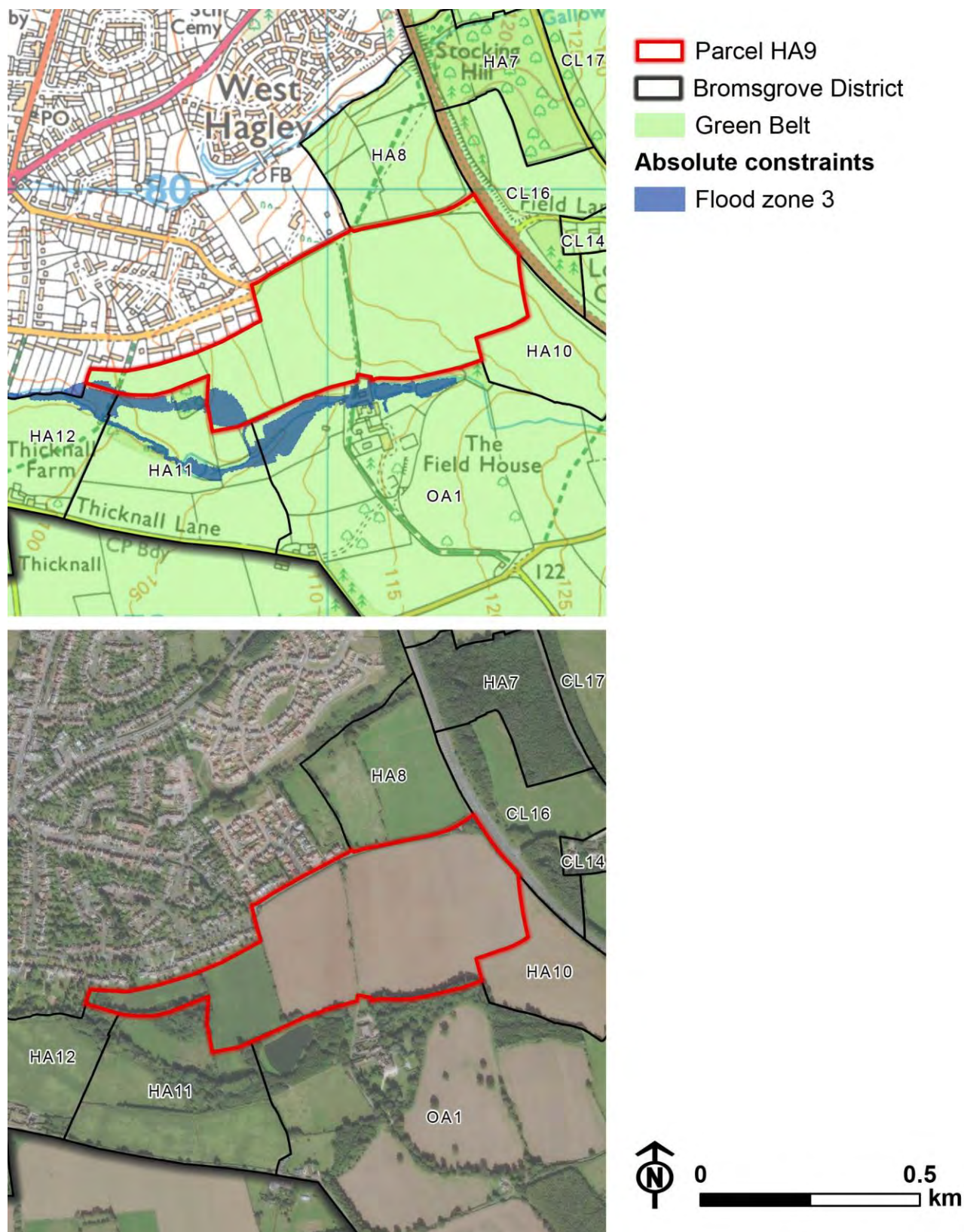
Overall harm to the Green Belt purposes from release of land

The release of Parcel HA8 as an expansion of Hagley would cause Low harm to Green Belt Purposes 1, 2 and 3.

Low/no

Hagley

Harm of release of land in HA9



Hagley

Harm of release of land in HA9

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. The Green Belt provides separation for most of Hagley, so the village is not considered to form part of the conurbation, but houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge. Development expanding Hagley would, therefore, have some relationship with the West Midlands conurbation, so Purpose 1 is relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

Prevention of the merger of towns (Purpose 2) is not relevant to this parcel. Development within Hagley lies between the parcel and the nearby edge of Stourbridge, and the next nearest town to the east, Rubery, is too far from Hagley to be considered a neighbouring town.

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)

Hedgerows and a minor road (Western Road) form relatively weak boundaries to the urban edge, but although this means that the parcel is subject to some urbanising influence it has a clear visual relationship with the wider countryside. The parcel has a degree of distinction from the urban area.

Impact on adjacent Green Belt land

A tree-lined brook and woodland form a strong boundary to the south of the parcel, and the A491 Stourbridge Road likewise forms a strong boundary to the east, but the release of this parcel would cause some knock-on weakening of the contribution of Green Belt

Hagley

Harm of release of land in HA9

land to the south-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 but has some association with it. It is open and has a degree of distinction from the edge of Hagley. Its release and development would cause some knock-on weakening of adjacent Green Belt land to the south-east. Therefore, the 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

Low/no

Land does not lie in a 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 cause a knock-on weakening of the distinction of adjacent Green Belt land 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.

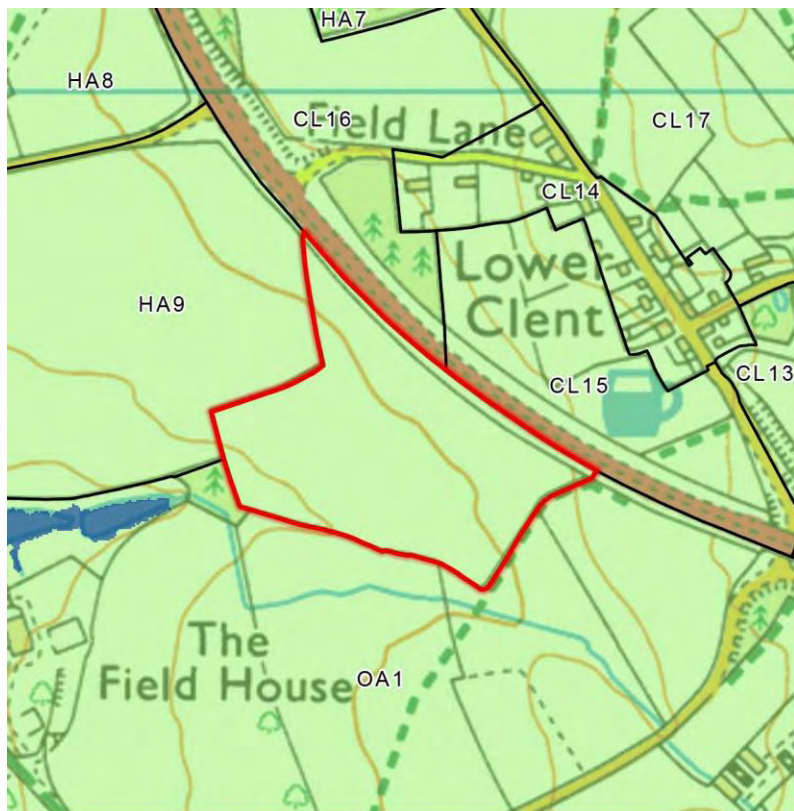
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HA9 as an expansion of Hagley would cause Moderate harm to Green Belt Purpose 3.

Moderate

Hagley

Harm of release of land in HA10



Hagley

Harm of release of land in HA10

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. The Green Belt provides separation for most of Hagley, so the village is not considered to form part of the conurbation, but houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge. Development expanding Hagley would, therefore, have some relationship with the West Midlands conurbation, so Purpose 1 is relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

Prevention of the merger of towns (Purpose 2) is not relevant to this parcel. Development within Hagley lies between the parcel and the nearby edge of Stourbridge, and the next nearest town to the east, Rubery, is too far from Hagley to be considered a neighbouring town.

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)

Hedgerows and a minor road (Western Road) form relatively weak boundaries to the urban edge, but an additional field boundary separates this parcel from Hagley. Urbanising influence is weak at this distance from the settlement, where land has a stronger association with the stream valley to the west, so the parcel has strong distinction from the urban area.

Impact on adjacent Green Belt land

Any release here would cause a knock-on weakening of the distinction of adjacent Green Belt land to the south, which has only a weak hedgerow boundary.

Hagley

Harm of release of land in HA10

Harm to the Green Belt purposes

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

Moderate

Land is not adjacent to the large built-up area but has some association with it. It is open and has strong distinction from the edge of Hagley, and its release and development would cause some knock-on weakening of adjacent Green Belt land to the south-east. Therefore, the release of land in the parcel would cause Moderate 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 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 cause a knock-on weakening of the distinction of adjacent Green Belt land to the south-east. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

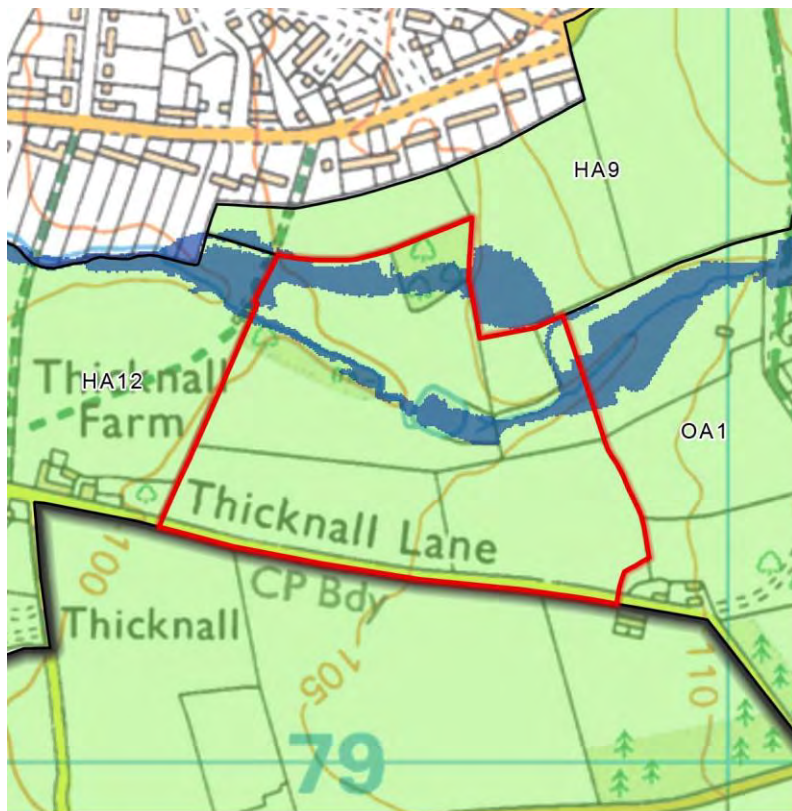
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HA10 as an expansion of Hagley would cause High harm to Green Belt Purpose 3.

High

Hagley

Harm of release of land in HA11



- Parcel HA11
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Flood zone 3



Hagley

Harm of release of land in HA11

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. The Green Belt provides separation for most of Hagley, so the village is not considered to form part of the conurbation, but houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge. Development expanding Hagley would, therefore, have some relationship with the West Midlands conurbation, so Purpose 1 is relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

There are no towns close enough to Hagley in a southerly direction to be considered 'neighbouring' (Holy Cross and Belbroughton are villages rather than towns) so Purpose 2, the prevention of the merger of towns, is not relevant to this parcel.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land 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 area to the north by an area of undeveloped Green Belt, a minor stream valley and narrow strip of woodland, which collectively form a strong boundary feature. The distance from the urban edge in combination with the strong boundary features limits intervisibility with the urban edge and there are open views of the wider countryside, so the parcel has strong distinction from the urban area.

Impact on adjacent Green Belt land

The release of land within this parcel would breach the consistent boundary formed by the stream to the north, replacing it with a weaker boundary and weakening the distinction of adjacent Green Belt land to the south.

Hagley

Harm of release of land in HA11

Harm to the Green Belt purposes

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

Moderate

Land is not adjacent to the large built-up area but has some association with it. It is open and has strong distinction from the edge of Hagley, and its release would cause some knock-on 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 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 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 weakening 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.

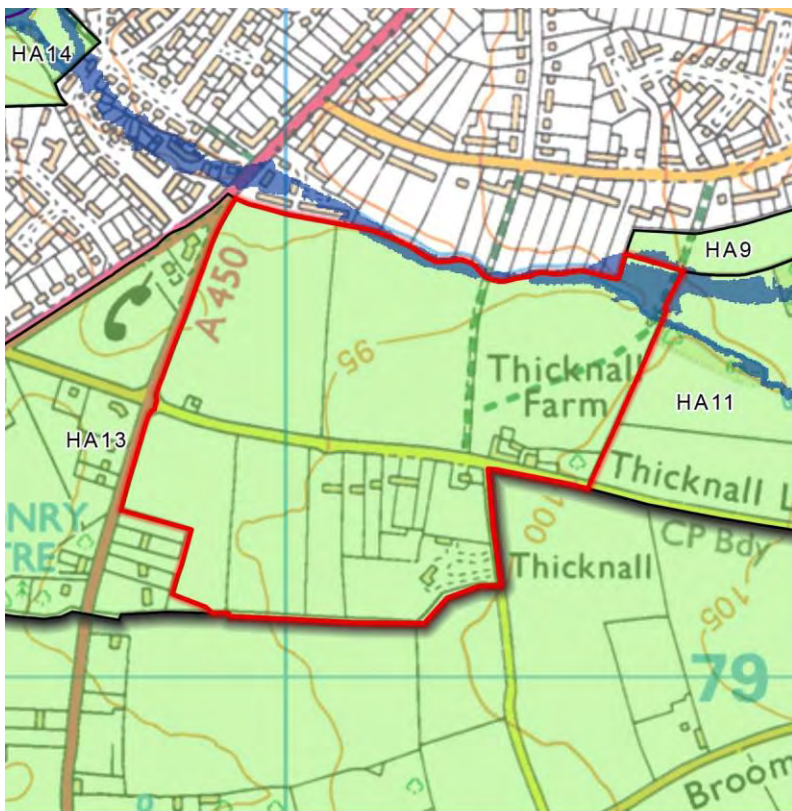
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HA11 as an expansion of Hagley would cause High harm to Green Belt Purpose 3.

High

Hagley

Harm of release of land in HA12



- Parcel HA12
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



Hagley

Harm of release of land in HA12

Openness

Land is open. The parcel contains a small area of residential development in the south known as Thicknall, however this is low density covering a relatively small area, and therefore does not have a significant impact on Green Belt openness.

Function

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. The Green Belt provides separation for most of Hagley, so the village is not considered to form part of the conurbation, but houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge. Development expanding Hagley would, therefore, have some relationship with the West Midlands conurbation, so Purpose 1 is relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

The gap between Hagley and Kidderminster is wide, however intervening urban development including the settlement of Blakedown, to a degree reduces perceived separation. Therefore, Purpose 2, the prevention of the merger of towns has some relevance to this parcel.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is mostly 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 area to the north by a dense line of trees following the course of a small stream. The western boundary is separated from the urban edge by two A roads (A450 and A456) and an area of open Green Belt, these constitute strong boundary features. The change in landform sloping up to the south-east, away from the urban edge, adds a degree of separation from the urban area. Development in the urban area, and washed-over development to the north-west of the parcel (a restaurant and petrol station), has some urbanising visual influence on the

Hagley

Harm of release of land in HA12

parcel. The residential development in the south of the parcel has little urbanising influence and the elevated landform strengthens the parcel's association with the wider countryside. Overall, the parcel has strong distinction from the urban area.

Impact on adjacent Green Belt land

The release of land within this parcel would breach the consistent boundary formed by the stream to the north, replacing it with a weaker boundary that would cause a 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

Moderate

Land is not adjacent to the large built-up area but has some association with it. It is open and has a strong degree of distinction from the edge of Hagley, and its release would result in a weaker Green Belt boundary and a 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 the large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Low/no

Land is open and part of a wide gap between Hagley and Kidderminster. The parcel has a strong degree of distinction from the urban area, and its release would result in a weaker Green Belt boundary and a weakening of adjacent Green Belt land. However, given the size of the settlement gap this would have only 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 a strong degree of distinction from the urban area. Its release would result in a weaker Green Belt boundary and a weakening of adjacent Green Belt land. Therefore,

Hagley

Harm of release of land in HA12

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 HA12 as an expansion of Hagley would cause High harm to Green Belt Purpose 3.

High

Hagley

Harm of release of land in HA13



- Parcel HA13
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



Hagley

Harm of release of land in HA13

Openness

There is built development affecting a significant proportion of the parcel, including a garage and restaurant in the north, a large garden centre in the west and low-density detached residential properties set in large gardens in the south; however there are also open fields.

Function

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. The Green Belt provides separation for most of Hagley, so the village is not considered to form part of the conurbation, but houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge. Development expanding Hagley would, therefore, have some relationship with the West Midlands conurbation, so Purpose 1 is relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

The gap between Hagley and Kidderminster is wide, however intervening urban development including the settlement of Blakedown, to a degree reduce perceived separation. Therefore, Purpose 2, the prevention of the merger of towns has some relevance to this parcel.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is a mixture of open fields and low-density built development. There is sufficient openness adjacent to the inset settlement edge for the developed parts of the parcel to 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)

There is a high level of intervisibility with the existing urban edge and washed-over development has some urbanising influence on this parcel, but the A456 Kidderminster Road still forms a relatively clear boundary feature. The parcel is therefore considered to have some degree of distinction from the urban area.

Hagley

Harm of release of land in HA13

Impact on adjacent Green Belt land

The release of the parcel would breach the consistent boundary formed by the A456. Although there is existing development in the parcel, denser development and loss of remaining openness would still result in some weakening of adjacent Green Belt land, in particular 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 but has some association with it. It is partly open and has a degree of distinction from the edge of Hagley. Its release and development would cause some knock-on weakening of adjacent Green Belt land and would result in a weaker Green Belt boundary. Therefore, the 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

Low/no

Land is partly open and part of a wide gap between Hagley and Kidderminster. The parcel has a strong degree of distinction from the urban area, and its release would result in a weaker Green Belt boundary and a weakening of adjacent Green Belt land. However, given the size of the settlement gap this would have only 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

This parcel contains areas of open countryside, and low-density development in the countryside, with some distinction from the urban area, and its release would result in a weaker Green Belt boundary and a weakening of adjacent Green Belt land. The release of land within this parcel would, therefore, cause Moderate

Hagley

Harm of release of land in HA13

harm to the purpose of safeguarding the countryside from encroachment.

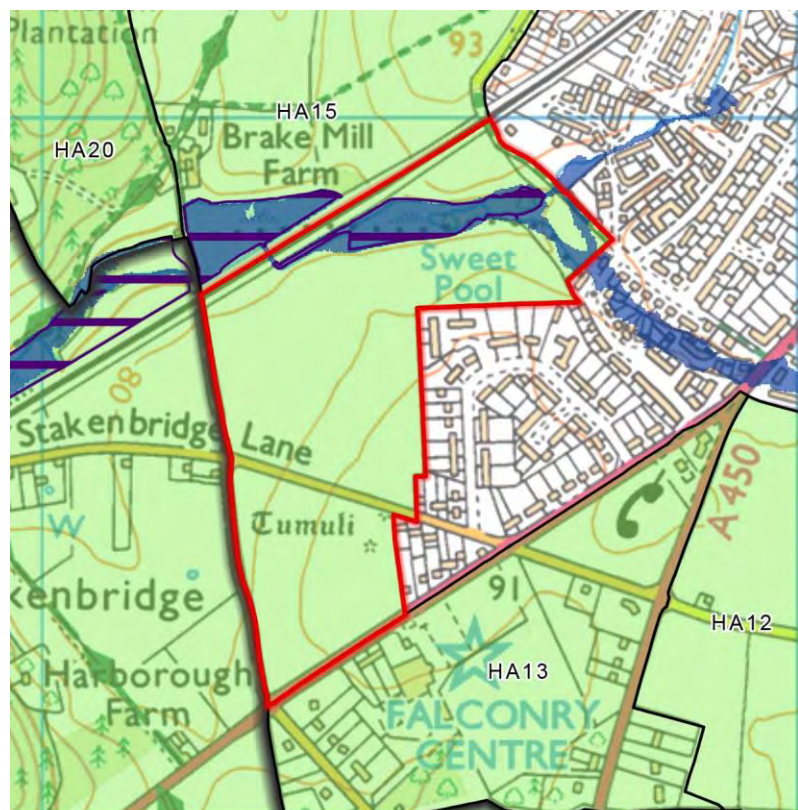
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HA13 as an expansion of Hagley would cause Moderate harm to Green Belt Purpose 3.

Moderate

Hagley

Harm of release of land in HA14



Hagley

Harm of release of land in HA14

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. The Green Belt provides separation for most of Hagley, so the village is not considered to form part of the conurbation, but houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge. Development expanding Hagley would, therefore, have some relationship with the West Midlands conurbation, so Purpose 1 is relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

The gap between Hagley and Kidderminster is wide, however intervening urban development including the settlements of Churchill and Blakedown, reduce perceived separation to a degree. Therefore, Purpose 2, the prevention of the merger of towns has some relevance to this parcel.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land 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)

Garden hedgerows separating the parcel from the western urban edge of Hagley are a weak boundary feature, but the sloping landform away from the urban edge creates some distinction from the urban area. The existing urban edge at the top of the slope overlooks the parcel, and there is some sporadic residential development further west along Stakenbridge Lane, but there is also a strong relationship with the surrounding countryside across the valley so the urban area does not dominate. The parcel has a degree of distinction from the urban edge.

Hagley

Harm of release of land in HA14

Impact on adjacent Green Belt land

The release of this parcel would cause a knock-on weakening of the distinction of adjacent Green Belt land to the west.

Harm to the Green Belt purposes

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

Land is not adjacent to the large built-up area but has some association with it. It is open and has a degree of distinction from the edge of Hagley. Its release and development would cause some knock-on weakening 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 the large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Land is open and part of a wide gap between Hagley and Kidderminster. The parcel has a degree of distinction from the urban area, and its release would result in a weakening of adjacent Green Belt land. However, given the size of the settlement gap this would have only 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

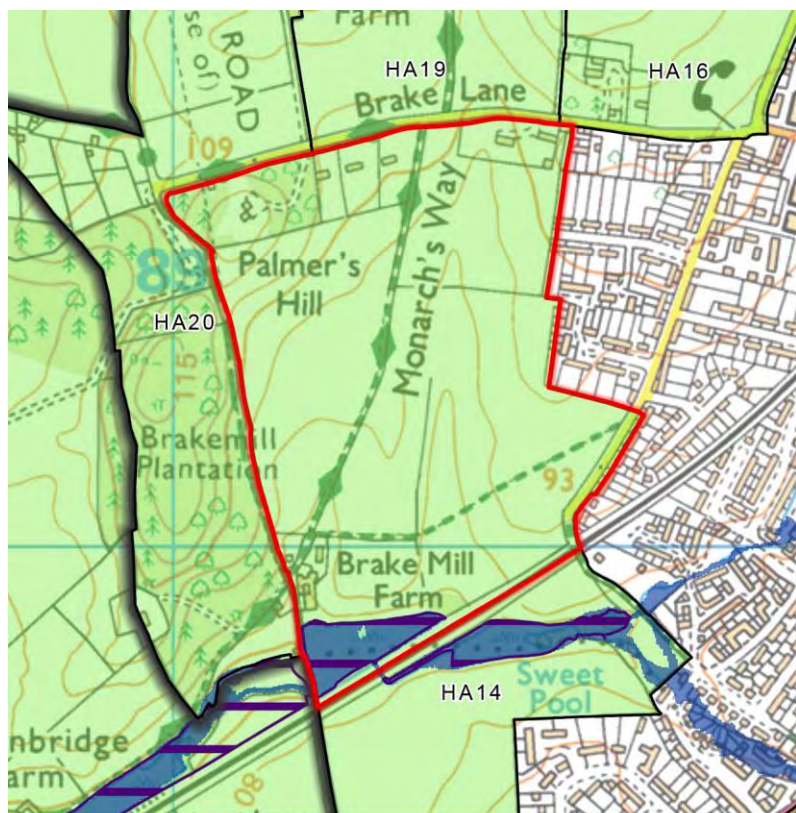
Land is open countryside with some degree of distinction from the urban area. Its release would result in a knock-on weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HA14 as an expansion of Hagley would cause Moderate harm to Green Belt Purpose 3.

Hagley

Harm of release of land in HA15



Hagley

Harm of release of land in HA15

Openness

Land is open. The parcel contains a small area of residential development in the north along Brake Lane, however this is low density and therefore does not have a significant impact on Green Belt openness.

Function

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. The Green Belt provides separation for most of Hagley, so the village is not considered to form part of the conurbation, but houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge. Development expanding Hagley would, therefore, have some relationship with the West Midlands conurbation, so Purpose 1 is relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

The gap between Hagley and Kidderminster is wide, however intervening urban development including the settlements of Churchill and Blakedown, to a degree, reduce perceived separation. Therefore, Purpose 2, the prevention of the merger of towns has some relevance to this parcel.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land 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 largely separated from the urban area by garden hedgerows and, at the southern end, by a minor road, Sweetpool Lane. These form weak boundary features, but the parcel's valley landform strengthens distinction. The visible urban edge has some urbanising influence, but this diminishes across the western side of the valley, and trees largely screen the small number of dwellings along Brake Lane. The eastern side of the valley has a degree of distinction from the urban area, and this becomes stronger to the west.

Hagley

Harm of release of land in HA15

Impact on adjacent Green Belt land

The parcel is well contained by the Brakemill Plantation to the west, existing houses along Brake Lane to the north and the railway line to the south. These contain the parcel from the wider countryside and limit the impact that its release would have on adjacent Green Belt land. Any partial release of land in the parcel would 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 but has some association with it. It is open and some of it has strong distinction from Hagley. The release of land in the parcel as a whole would have only a minor impact on adjacent Green Belt land, but a partial release of the less distinct eastern half of the parcel would weaken the remainder. Therefore, the 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

Low/no

The parcel is open and parts of it have strong distinction from the urban area, but its release would have only a minor impact on the adjacent Green Belt and 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 and some of it has strong distinction from the urban area. The release of land in the parcel as a whole would have only a minor impact on adjacent Green Belt land, but a partial release of the less distinct eastern half of the parcel would weaken the remainder. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the

Hagley

Harm of release of land in HA15

countryside from encroachment.

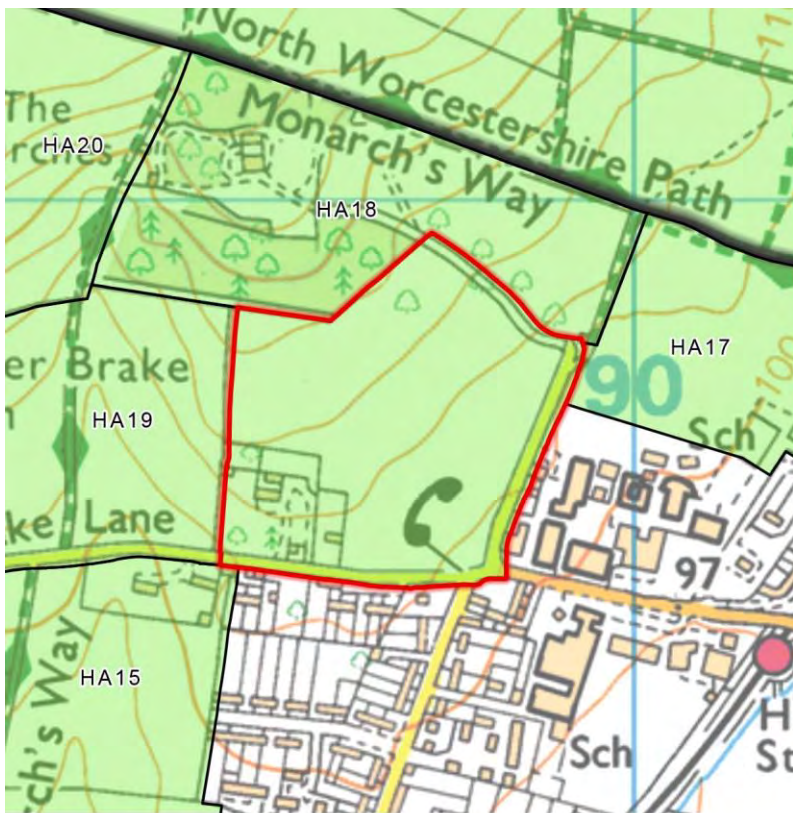
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HA15 as an expansion of Hagley would cause Moderate harm to Green Belt Purpose 3.

Moderate

Hagley

Harm of release of land in HA16



Hagley

Harm of release of land in HA16

Openness

Land is open. The parcel contains a few dwellings off Brake Lane, but these only cover a small area, at a low density, and so do not have a significant impact on Green Belt openness.

Function

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. Although houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge, the Green Belt still provides separation for most of Hagley, so the village is not considered to form part of the West Midlands conurbation. However, any reduction of the settlement gap would increase Hagley's association with the large built-up area, so the parcel is playing a role in preventing 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 narrow gap between the neighbouring towns of Hagley and Stourbridge but existing urbanising development along the A491 Hagley Road already links them, which diminishes the role of Green Belt in preventing settlement merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land 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 is separated from the urban area by a minor road, Brake Lane, and garden hedgerows to the south, and by a hedgerow to the east. These are weak boundaries. However, the landform slopes upwards away from the settlement to the north-east, which adds to the parcel's distinction from the urban area. Proximity to the urban edge means that there is some urbanising influence within the parcel, but the rising landform strengthens visual association with the wider countryside. The parcel has, therefore, a degree of distinction from the urban area.

Hagley

Harm of release of land in HA16

Impact on adjacent Green Belt land

The parcel does not have strong outer boundaries, so its release would cause a knock-on weakening of the distinction of the adjacent Green Belt land to the north and west. However, it would not significantly affect the gap between Hagley and Stourbridge, given that there is existing adjacent inset development to the east, and higher ground to the north to limit intervisibility with Stourbridge.

Harm to the Green Belt purposes

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

Low/no

Land is open and has some degree of distinction from Hagley, but its release would not significantly weaken separation between Hagley and the large built-up area to the north, and would not, therefore, have much relationship with the latter. Therefore, harm to checking the unrestricted sprawl of a large built-up area would be Low.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate

Land is open and has a degree of distinction from Hagley. The release of land in this parcel would cause a knock-on weakening of adjacent Green Belt land to the north and west but would not significantly weaken the settlement gap between Hagley and Stourbridge. Harm to the purpose of preventing neighbouring towns from merging would be Moderate.

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 this parcel would cause a knock-on weakening of the integrity of adjacent Green Belt land, resulting in Moderate harm to the purpose of safeguarding the countryside from encroachment.

Hagley

Harm of release of land in HA16

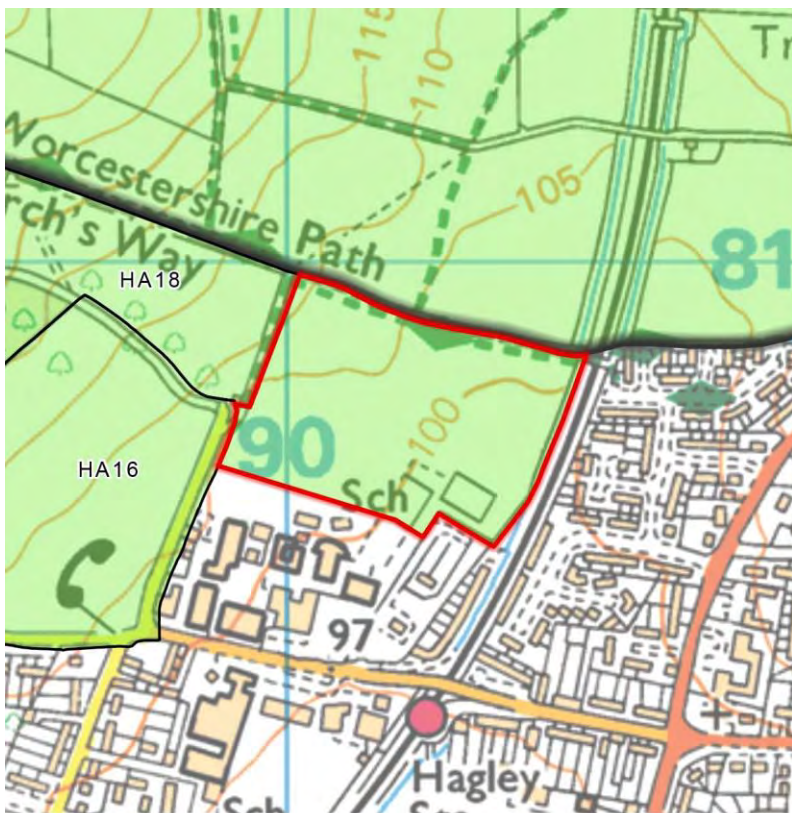
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HA16 as an expansion of Hagley would cause Moderate harm to Green Belt Purposes 2 and 3.

Moderate

Hagley

Harm of release of land in HA17



- Parcel HA17
- Bromsgrove District
- Green Belt



Hagley

Harm of release of land in HA17

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. Although houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge, the Green Belt still provides separation for most of Hagley, so the village is not considered to form part of the West Midlands conurbation. However, any reduction of the settlement gap would increase Hagley's association with the large built-up area, so the parcel is playing a role in preventing 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 narrow gap between the neighbouring towns of Hagley and Stourbridge but existing urbanising development along the A491 Hagley Road already links them, which diminishes the role of Green Belt in preventing settlement merge.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is sports pitches associated with Haybridge High School and Sixth Form to the south. Although this is an appropriate use of Green Belt land, it associates the parcel with the urban area, which 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)

There are no boundary features between the parcel and the school marking the urban edge to the south, and although the railway line and enclosing hedgerows form a stronger boundary feature to the east there is still significant influence from the urban area. Distinction from the urban area is weak.

Impact on adjacent Green Belt land

Although a clear boundary feature, the hedgerow and trees along the northern edge of

Hagley

Harm of release of land in HA17

the playing fields do not form a strong enough boundary to prevent a knock-on weakening of the distinction of adjacent Green Belt land to the north, were the parcel to be released. The presence of existing development to the east means that there would not be any significant impact on the separation between Hagley and Stourbridge.

Harm to the Green Belt purposes

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

Low/no

Land is open and lies adjacent to Hagley, with a weak distinction from the urban area. Development here would clearly be associated with Hagley rather than Stourbridge, so harm to the purpose of checking the unrestricted sprawl of a large built-up area would be Low.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate

Land is open. It has weak distinction from the urban area but its release would in turn weaken adjacent land which plays a more significant role in maintaining the narrow gap between Hagley and Stourbridge. Therefore, harm to the purpose of preventing neighbouring towns from merging would be Moderate.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate

Land has weak distinction from the urban area, and the extent to which it can be considered 'countryside' is limited by its usage. However, its release would weaken the distinction from the urban edge of adjacent open countryside, so there would be 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 HA17 as an expansion of Hagley would cause Moderate harm to Green Belt Purposes 2 and 3.

Moderate

Hagley

Harm of release of land in HA18



Hagley

Harm of release of land in HA18

Openness

Land is open and contains one detached property in its centre, this building is sufficiently isolated to not influence Green Belt openness. The parcel contains an area of woodland but is open in Green Belt terms.

Function

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. Although houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge, the Green Belt still provides separation for most of Hagley, so the village is not considered to form part of the West Midlands conurbation. However, any reduction of the settlement gap would increase Hagley's association with the large built-up area, so the parcel is playing some role in preventing 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 narrow gap between the neighbouring towns of Hagley and Stourbridge but existing urbanising development along the A491 already links them, which diminishes the role of Green Belt in preventing settlement merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is private parkland and gardens 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 undeveloped Green Belt land to the south and east. The sloping landform adds to the distinction of this parcel. Woodland limits intervisibility between the urban area and the parcel, there are open views of the wider countryside and there are no significant urbanising influences within the parcel. The parcel has strong distinction from the urban edge.

Hagley

Harm of release of land in HA18

Impact on adjacent Green Belt land

Development on these higher slopes would cause a knock-on weakening of the distinction of Green Belt land to the north and west of the parcel. Encroachment on this hill, which is a significant separating feature between the larger part of Hagley (West Hagley) and Stourbridge, would also further weaken the already fragile separation between the two settlements.

Harm to the Green Belt purposes

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

Moderate

Land is open and has strong distinction from the adjacent urban area of Hagley. Although development here would still be perceived as expansion of Hagley the parcel's release would weaken separation between the two in this area. Harm to the purpose of checking the unrestricted sprawl of a large built-up area would be Moderate.

Purpose 2 – Preventing neighbouring towns from merging into one another

High

Land is open and has strong distinction from Hagley. The release of land in this parcel would cause a knock-on weakening of adjacent Green Belt land to the north and west and would weaken the settlement gap between Hagley and Stourbridge in this area. Harm to the purpose of preventing neighbouring towns from merging would be High.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

High

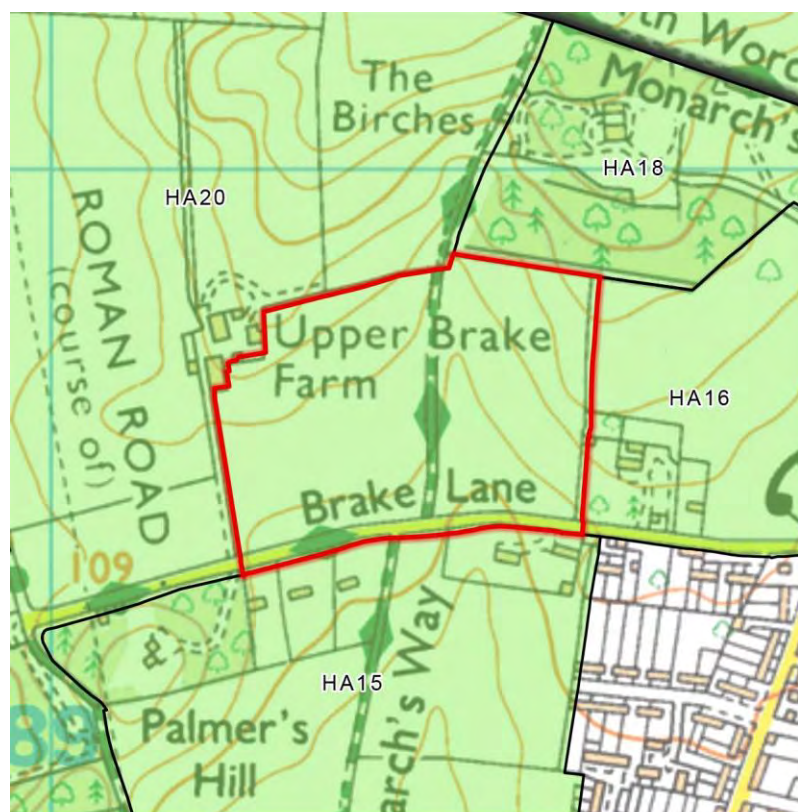
Land is open countryside with a strong degree of distinction from the urban area. The release of land in this parcel would cause a knock-on weakening of adjacent Green Belt land to the north and west, resulting in High harm to the purpose of safeguarding the countryside from encroachment.

Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HA18 as an expansion of Hagley would cause High harm to Green Belt Purposes 2 and 3.

Hagley

Harm of release of land in HA19



Hagley

Harm of release of land in HA19

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. Although houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge, the Green Belt still provides separation for most of Hagley, so the village is not considered to form part of the West Midlands conurbation. However, any reduction of the settlement gap would increase Hagley's association with the large built-up area, so the parcel is playing some role in preventing 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 towns of Hagley and Stourbridge but existing urbanising development along the A491 already links them, which diminishes the role of Green Belt in preventing settlement merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land 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)

A few dwellings in large grounds, with good tree cover, create separation from the inset edge of Hagley, and the parcel forms the upper end of a valley running down from the hill to the north, a landform that adds to the parcel's distinction from the urban edge. This landform and tree cover also weaken any visual urbanising influence, so the parcel has strong distinction from the urban area.

Impact on adjacent Green Belt land

The parcel does not have strong boundaries, so its release would result in a knock-on weakening of the distinction of adjacent Green Belt land to the north and west. However,

Hagley

Harm of release of land in HA19

it would not significantly affect the gap between Hagley and Stourbridge, given that there is existing adjacent inset development to the east, and higher ground to the north to limit intervisibility with Stourbridge.

Harm to the Green Belt purposes

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

Moderate

Land is not adjacent to the large built-up area but has some association with it. It is open and has strong distinction from Hagley. Its release would not significantly weaken separation between Hagley and the large built-up area to the north, but it would cause a knock-on weakening of adjacent Green Belt land to the north and west. Therefore, harm to checking the unrestricted sprawl of a large built-up area would be Moderate.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate

Land is open and has strong distinction from Hagley. The release of land in this parcel would cause a knock-on weakening of adjacent Green Belt land to the north and west but would not significantly weaken the settlement gap between Hagley and Stourbridge. Harm to the purpose of preventing neighbouring towns from merging would be Moderate.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

High

Land is open countryside with a strong degree of distinction from the urban area. The release of land in this parcel would cause a knock-on weakening of adjacent Green Belt land to the north and west and would, therefore, result in High harm to the purpose of safeguarding the countryside from encroachment.

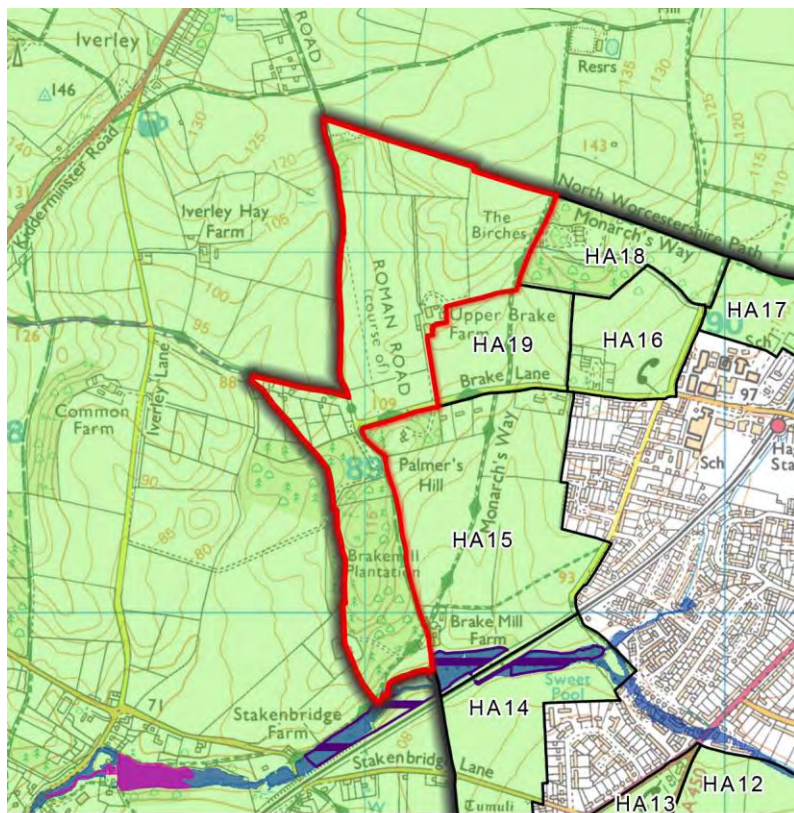
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HA19 as an expansion of Hagley would cause High harm to Green Belt Purpose 3.

High

Hagley

Harm of release of land in HA20



- Parcel HA20
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Scheduled monument
- Flood zone 3



Hagley

Harm of release of land in HA20

Openness

There is no built development in the parcel, and although it contains woodland (Brakemill Plantation) this is considered open in Green Belt terms.

Function

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

The West Midlands conurbation, which includes Stourbridge, is a large built-up area. Although houses along the A491 Hagley Road provide a degree of connection between Hagley and Stourbridge, the Green Belt still provides separation for most of Hagley, so the village is not considered to form part of the West Midlands conurbation. However, any reduction of the settlement gap would increase Hagley's association with the large built-up area, so the parcel is playing a role in preventing 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 towns of Hagley and Stourbridge but existing urbanising development along the A491 already links them, which diminishes the role of Green Belt in preventing settlement merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is a mixture of agricultural land (in the north) and plantation woodland (in the south) 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 an area of undeveloped, agricultural Green Belt land, and intervening hedgerows in combination create relatively strong separation from the urban edge. This distinction is strengthened by the landform of the parcel, which includes steeply sloping land rising up away from the urban area to the north, land sloping downhill westwards, and by wooded land cover to the south. There is little visual relationship with the urban area, particularly where land slopes away to the west, or is wooded. Distinction from the urban area is very strong.

Hagley

Harm of release of land in HA20

Impact on adjacent Green Belt land

The release of land in this parcel would cause a knock-on weakening of Green Belt land to the west in South Staffordshire and to the north in Dudley, and release of land at the northern end of the parcel would also weaken the settlement gap between Hagley and the edge of Stourbridge at Norton, with washed-over development at Iverley already having some impact on the gap.

Harm to the Green Belt purposes

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

Moderate

Land is open and has very strong distinction from the urban area of Hagley. Its release would weaken separation between Hagley and the large built-up area to the north, so although there would still be some distinction between these settlements there would be 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

High

Land is open and has very strong distinction from Hagley. There is a more significant gap between Hagley and Stourbridge here than is the case further east, but that would be significantly weakened by the release of land in the northern part of this parcel, where harm to the purpose of preventing neighbouring towns from merging would be High.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Very high

Land is open countryside with very strong distinction from the urban area. In the absence of any strong alternative boundaries, the release of land in this parcel would cause a knock-on weakening of the distinction of adjacent Green Belt land. Therefore, harm to the purpose of safeguarding the countryside from encroachment would be Very High.

Hagley

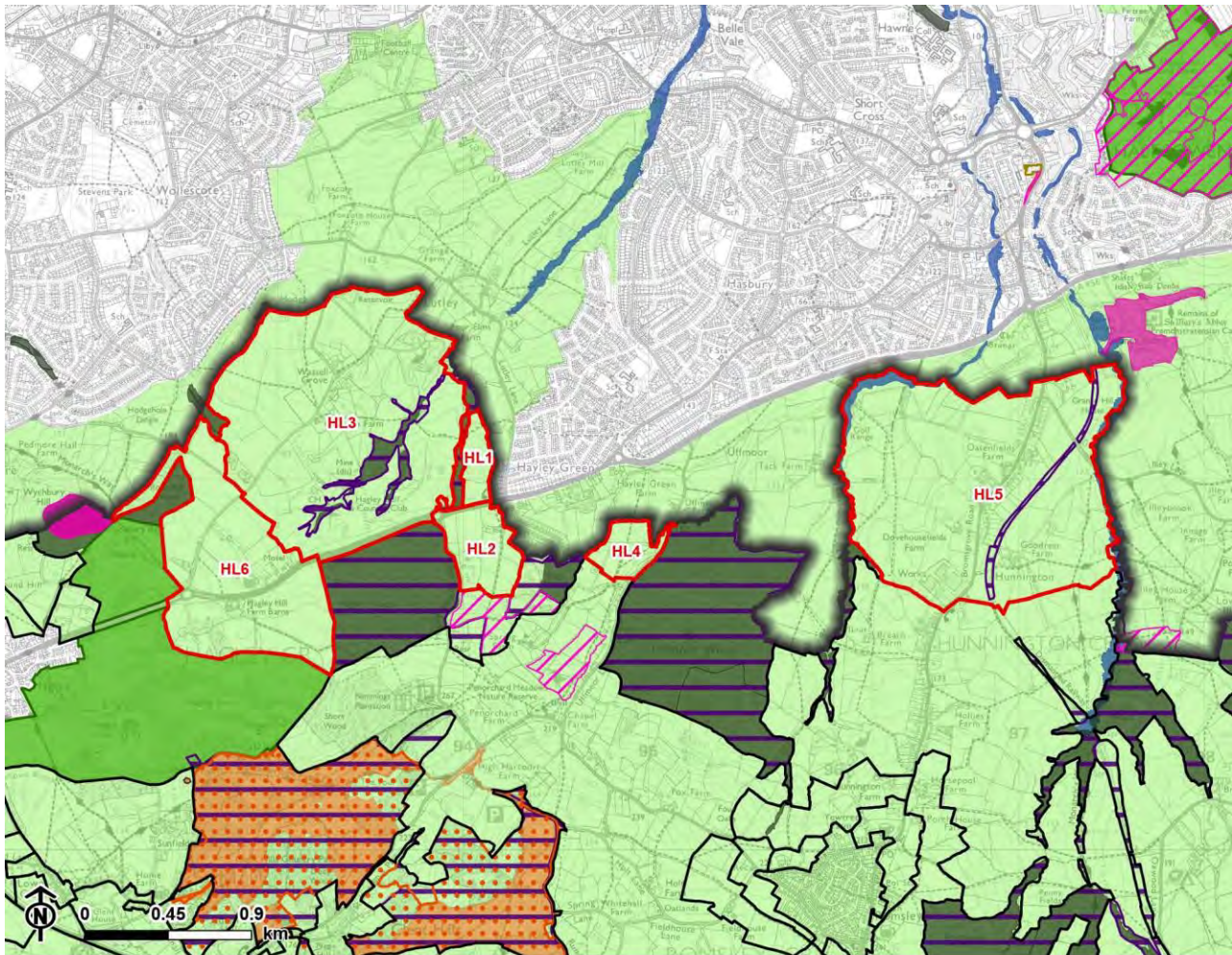
Harm of release of land in HA20

Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HA20 as an expansion of Hagley would cause Very High harm to Green Belt Purpose 3.

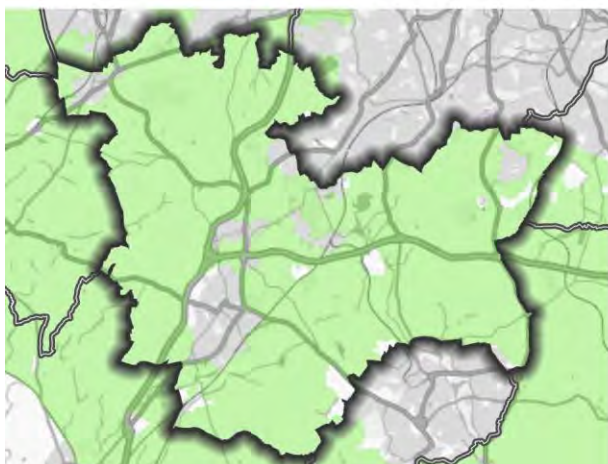
Very high

Halesowen

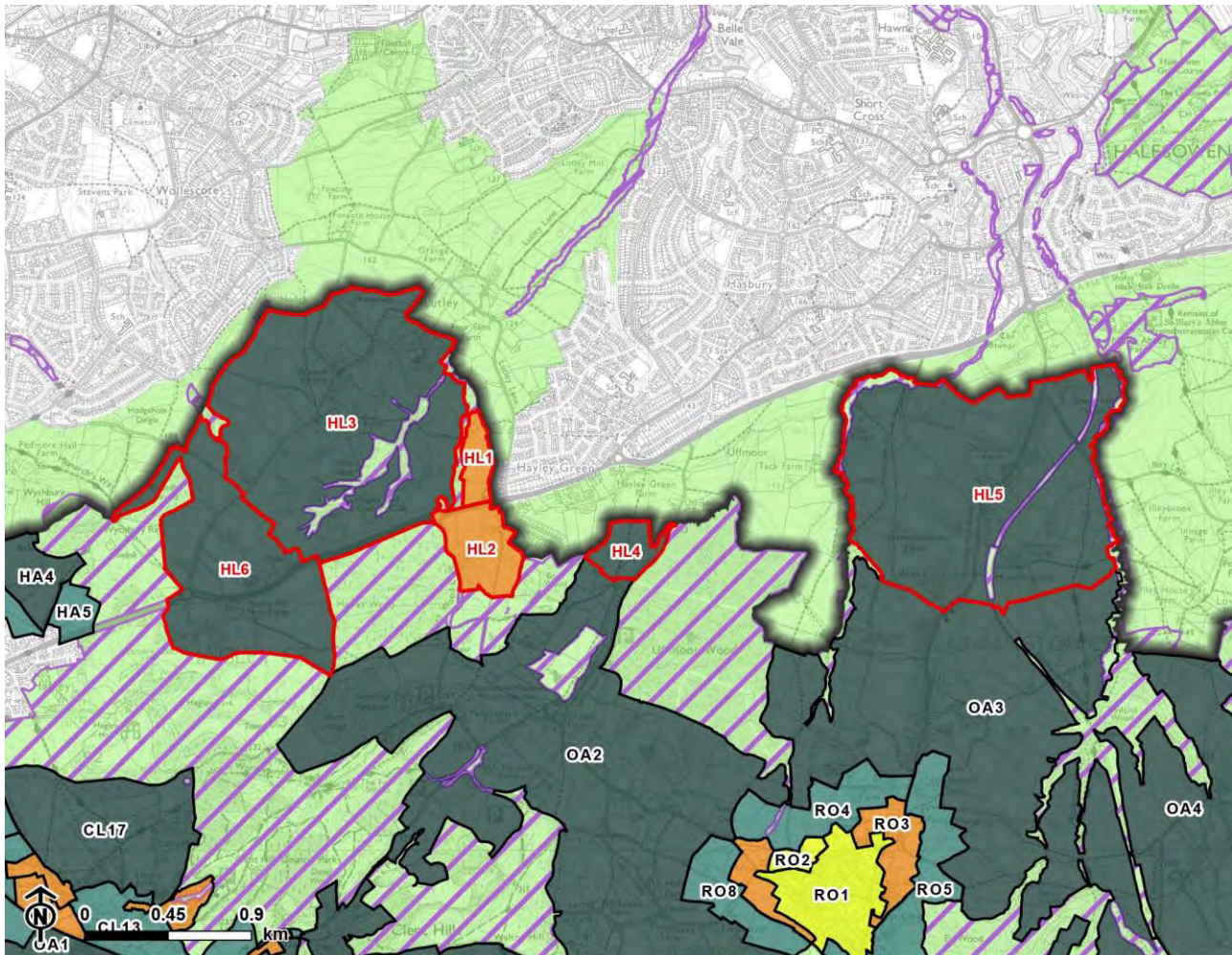


- Halesowen parcel
- Neighbouring parcel
- Bromsgrove District

- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Local Nature Reserve
- Local Geological Site
- Ancient woodland
- Country park
- Scheduled monument
- Registered Parks and Gardens
- Common land
- Flood zone 3

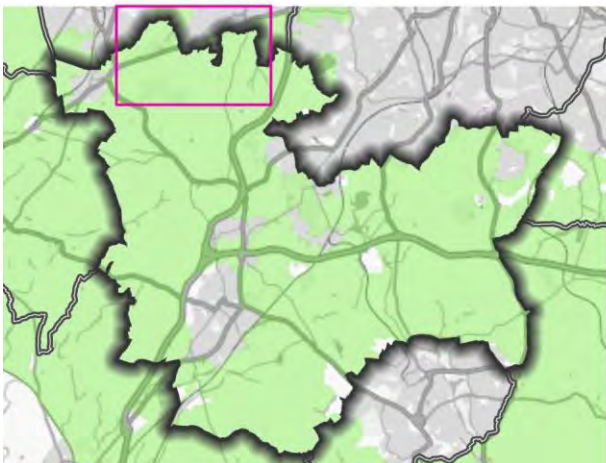


Halesowen



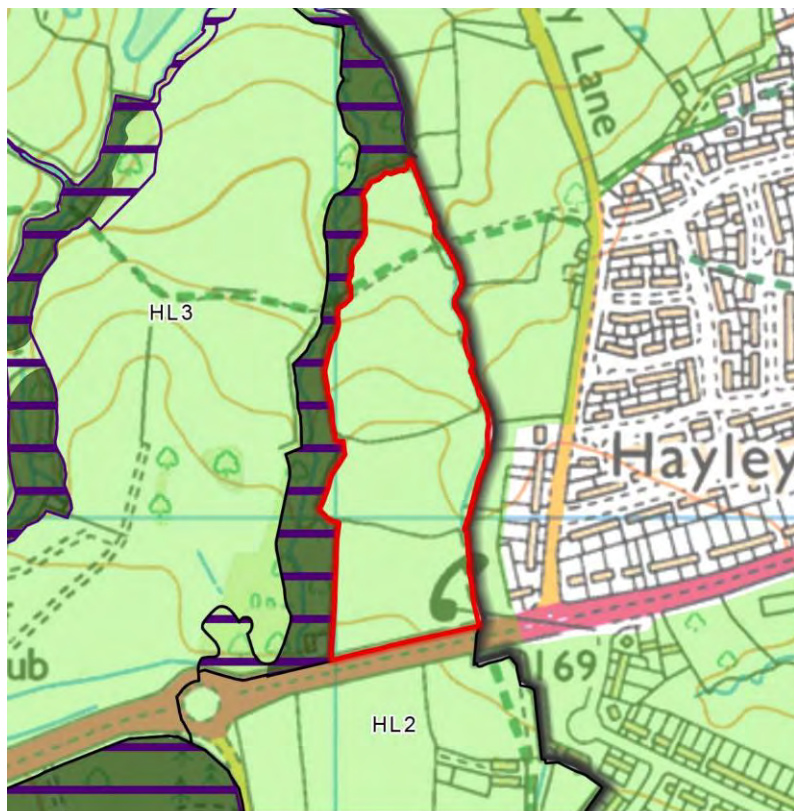
- Halesowen parcel
- Neighbouring parcel
- Bromsgrove District

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



Halesowen

Harm of release of land in HL1



- Parcel HL1
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland



Halesowen

Harm of release of land in HL1

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 the Hayley Green suburb of Halesowen, part of the West Midlands conurbation, which is a large built-up area. The parcel is therefore helping to prevent its expansion (Purpose 1).

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). It lies in a relatively narrow gap between Halesowen and Stourbridge, but existing urban connectivity to the north between the two towns limits the extent to which land can contribute to this purpose.

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 urban area by garden hedgerows, a small area of Green Belt land in Dudley Borough and a line of riparian trees following a minor stream. The gently sloping valley landform also adds to distinction from the urban area, with the boundary features limiting the visual connection to the urban area and the sloping valley landform strengthening views over the surrounding countryside. The parcel has strong distinction from the urban area.

Impact on adjacent Green Belt land

The streamside woodland forming the western edge of the parcel, which is subject to absolute constraint as ancient woodland, would form a strong alternative Green Belt boundary. Release of this parcel would, therefore, have only have a minor impact on the adjacent Green Belt land to the west. Open land to the east, in Dudley, has weaker

Halesowen

Harm of release of land in HL1

distinction from the urban area, so impact on any land here that was not released as part of an expansion into Bromsgrove district would not result in greater harm to the Green Belt purposes.

Harm to the Green Belt purposes

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

Moderate

Land is open and adjacent to the large built-up area and has a strong degree of distinction from the urban area, but its release would have only a minor impact on the strength of ancient 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

Land is open and lies within a relatively narrow gap between Halesowen and Stourbridge, but one which is compromised by the extent to which the settlements are already linked to the north. Although it has strong distinction from the urban edge, the release of this parcel would not breach any significant separating features between the settlements. For these reasons 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 with a strong 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 Moderate harm to the purpose of safeguarding the countryside from encroachment.

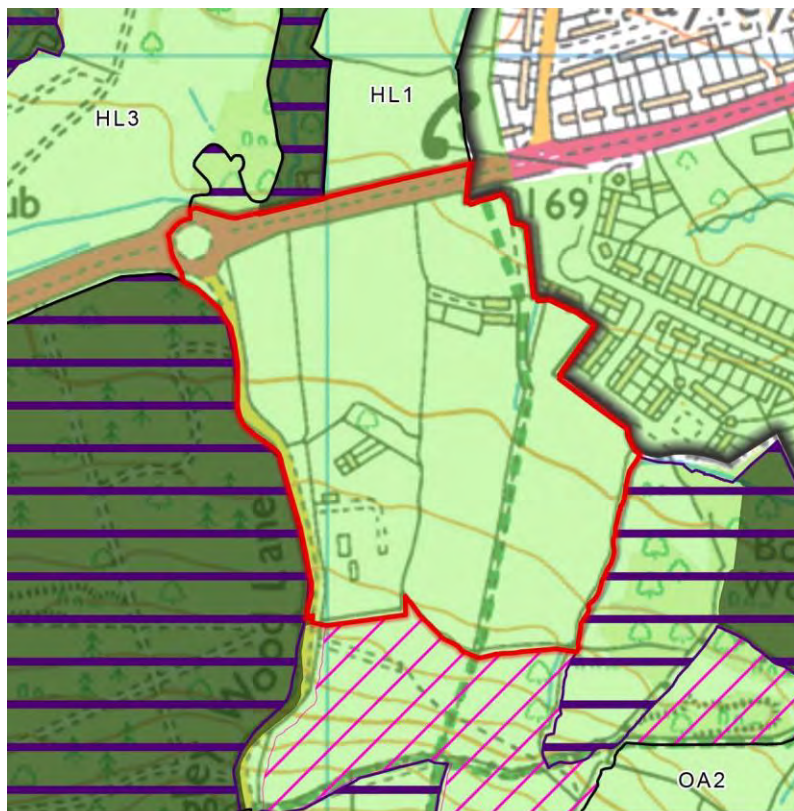
Overall harm to the Green Belt purposes from release of land

The release of land in HL1 as an expansion of Halesowen would cause Moderate harm to Green Belt Purposes 1 and 3.

Moderate

Halesowen

Harm of release of land in HL2



Halesowen

Harm of release of land in HL2

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 the Hayley Green suburb of Halesowen, part of the West Midlands conurbation, which is a large built-up area. The parcel is therefore helping to prevent its expansion (Purpose 1).

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). It lies in a relatively wide gap between Halesowen and Hagley, and is peripheral to a narrower gap between Halesowen and Stourbridge, although existing urban connectivity to the north between the latter two towns limits the extent to which land can contribute to this purpose.

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 A456 separates the parcel from the inset urban edge at Hayley Green. This boundary has been breached by washed-over urbanising residential development along Causey Farm Road and Abbot Road, but tree cover limits the urbanising influence of that development and rising ground increases the distinction of land towards the southern side of the parcel. The southern half of the parcel has strong distinction from the urban area.

Impact on adjacent Green Belt land

The release of this parcel as a whole would have a minor impact on the adjacent landscape as it is contained by strong boundary features including the absolute constraint of the ancient woodland (Hagley Wood) to the west and the absolute constraint of

Halesowen

Harm of release of land in HL2

Penorchard & Spring Farm Pastures SSSI to the south. Any partial release of land in the parcel would weaken the distinction of the remainder.

Harm to the Green Belt purposes

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

Moderate

The parcel is open and adjacent to the large built-up area, and some of it has strong distinction from the urban area. However, its release would not weaken any stronger adjacent Green Belt, and so 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 and some of it has a strong distinction from the adjacent urban edge, but its containment by absolute constraints means that its release would have little impact on the relatively wide gap between Halesowen and Hagley, and it is peripheral to the already compromised gap between Halesowen and Stourbridge. 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

The parcel is open countryside and some of it has strong distinction from the urban area. However, its release would not weaken any stronger adjacent Green Belt, and so would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

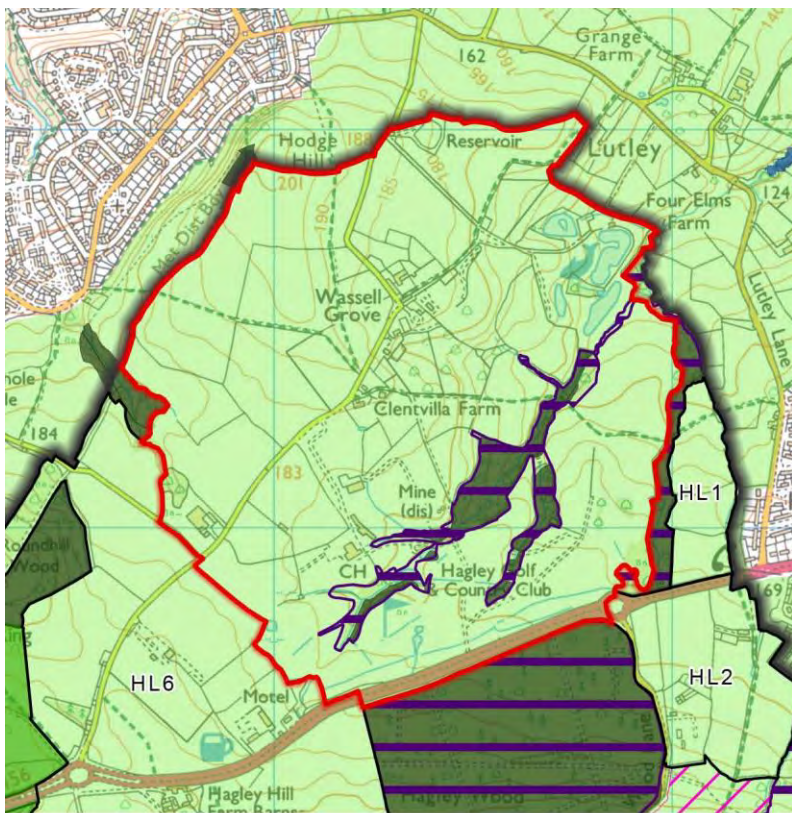
Overall harm to the Green Belt purposes from release of land

The release of land in HL2 as an expansion of Halesowen would cause Moderate harm to Green Belt Purposes 1 and 3.

Moderate

Halesowen

Harm of release of land in HL3



- Parcel HL3
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Registered Parks and Gardens
- Flood zone 3



Halesowen

Harm of release of land in HL3

Openness

Land is open in Green Belt terms. The parcel contains only isolated properties, and the small hamlet of Wassell Grove.

Function

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

Land lies close to the Hayley Green suburb of Halesowen and also to the Wollescote suburb of Stourbridge. Both are part of the West Midlands conurbation, which is a large built-up area. The parcel is therefore helping to prevent its expansion (Purpose 1).

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). It lies in a relatively narrow gap between Halesowen and Stourbridge, but existing urban connectivity to the north between the two towns limits the extent to which land can contribute to this purpose.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Although there is some small-scale development within the centre of the parcel, this is not urban in character. The majority of land use is agricultural so the parcel constitutes 'countryside', and is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

Two shallow, narrow valleys with associated streams, one with strong tree cover (which is also designated ancient woodland, an absolute constraint to development), together with intervening fields, create a very strong distinction between the parcel and Hayley Green. To the west, the steep, wooded slopes of Hodge Hill also create very strong distinction from the urban edge at Wollescote.

Impact on adjacent Green Belt land

The release of the parcel would in turn weaken the distinction of adjacent Green Belt further from the urban area. Any release here would also weaken the remaining

Halesowen

Harm of release of land in HL3

separation between Halesowen and Stourbridge, through loss of openness in the parcel and through increased containment of remaining Green Belt land to the north in Dudley Borough.

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. Its release would lose clearly defined Green Belt boundaries, weakening the distinction of adjacent Green Belt land and diminishing the extent to which remaining Green Belt land to the north could be considered beyond the large built-up area, rather than contained by it. 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

High

Land is open and lies in a relatively narrow gap between Halesowen and Stourbridge. It has very strong distinction from both towns, and any release here would weaken the remaining gap, but the extent to which the towns are already connected to the north means that harm to the purpose of preventing neighbouring towns from merging cannot be greater than High.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Very high

Land is open countryside with very strong distinction from the nearby urban areas both to the east and west. Its release would result in a weaker Green Belt boundary, and a knock-on weakening of the distinction of adjacent Green Belt land, so the release of land in the parcel would cause Very High harm to the purpose of safeguarding the countryside from encroachment.

Halesowen

Harm of release of land in HL3

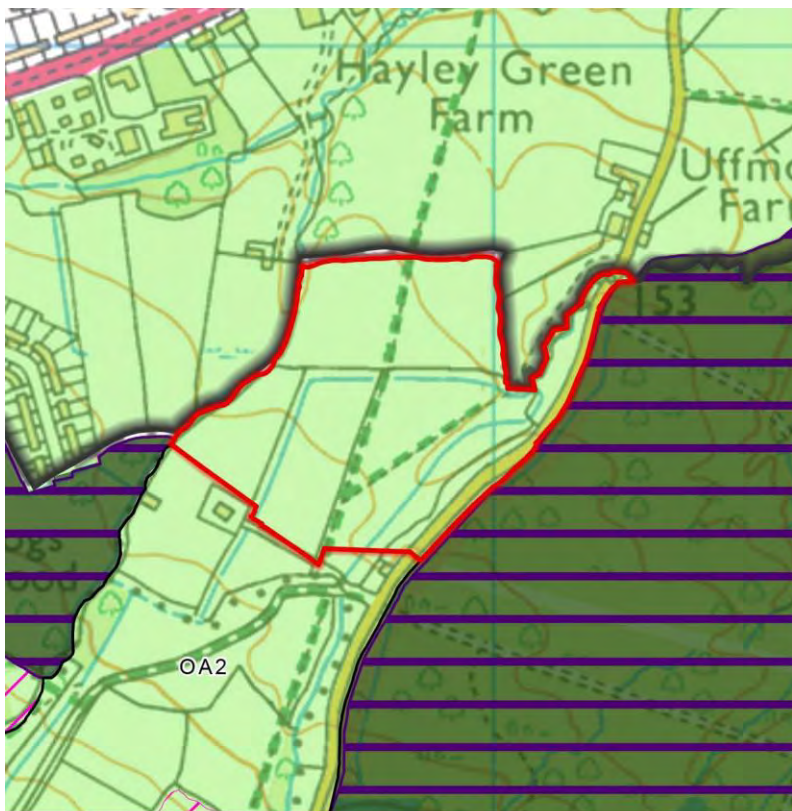
Overall harm to the Green Belt purposes from release of land




The release of land in HL3 as an expansion of Halesowen would cause Very High harm to Green Belt Purposes 1 and 3.

Very high




Halesowen

Harm of release of land in HL4



-  Parcel HL4
-  Bromsgrove District
-  Green Belt

Absolute constraints

-  Site of Special Scientific Interest
-  Local Wildlife Site
-  Ancient woodland



Halesowen

Harm of release of land in HL4

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 the Hayley Green suburb of Halesowen, part of the West Midlands conurbation, which is a large built-up area. The parcel is therefore helping to prevent its expansion (Purpose 1).

Purpose 2 – Prevent neighbouring towns merging into one another

It is a significant distance between this edge of Halesowen and the next nearest town of Rubery. Land here does not, therefore, contribute to preventing the merger of neighbouring towns (Purpose 2).

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 urban edge at Halesowen by the A456 dual carriageway and by a tree-lined watercourse and rising slopes to the south (within Dudley Borough). There is some washed-over development breaching the A456 to the north-west, but to the east it forms a consistent, unbreached urban edge to Halesowen. The parcel has strong distinction from the urban edge.

Impact on adjacent Green Belt land

Any release of land associated with an expansion out from Halesowen would breach the consistent boundary formed by the A456 and would weaken the distinction of adjacent Green Belt land which currently has very strong separation from the urban area.

Harm to the Green Belt purposes

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

Halesowen

Harm of release of land in HL4

Very high

Land is open and close to the large built-up area but has strong distinction from it. Any release of land in this parcel would weaken the consistent Green Belt boundary which the A456 provides to the south of Halesowen, and 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

Low/no

Land does not lie in a 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 strong distinction from the urban area. Any release of land in this parcel would weaken the consistent Green Belt boundary which the A456 provides to the south of Halesowen, and 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.

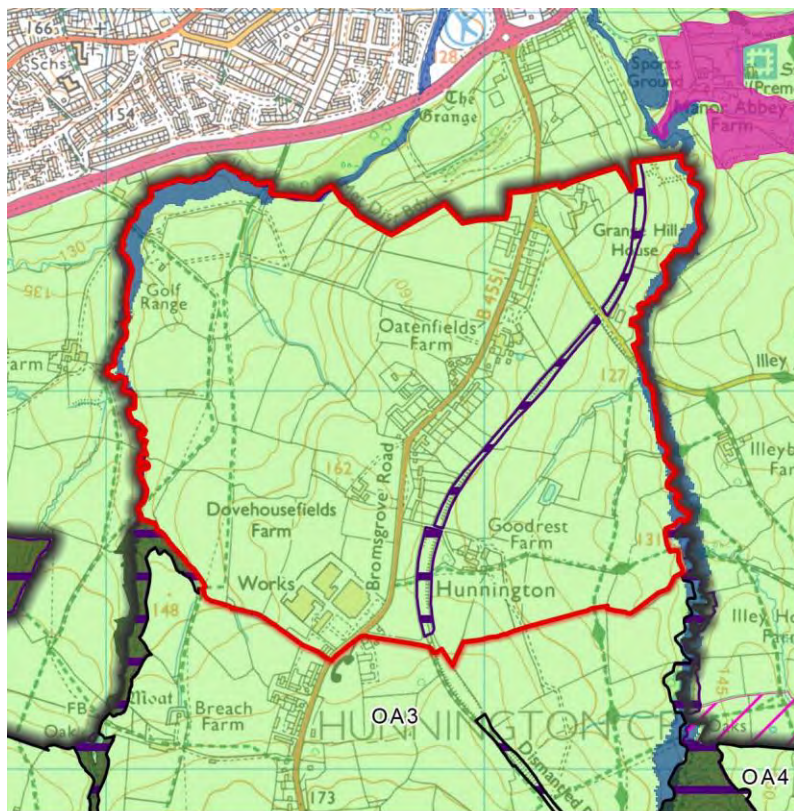
Overall harm to the Green Belt purposes from release of land

The release of land in HL4 as an expansion of Halesowen would cause Very High harm to Green Belt Purposes 1 and 3.

Very high

Halesowen

Harm of release of land in HL5



- Parcel HL5
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Scheduled monument
- Flood zone 3



Halesowen

Harm of release of land in HL5

Openness

There is some linear development along Bromsgrove Road, but the parcel is mostly open farmland.

Function

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

Land lies close to the Hasbury suburb of Halesowen, part of the West Midlands conurbation, which is a large built-up area. The parcel is therefore helping to prevent its expansion (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 wide gap between Halesowen, Bartley Green (a suburb of Birmingham) and Rubery, but the M5 motorway, urbanising washed-over ribbon development along Bromsgrove Road (B4551) and at Romsley slightly reduce the perceived 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 is separated from the urban edge at Halesowen by the A456 Manor Way dual carriageway, and also in part by the well-treed valley of the River Stour. There is some washed-over development along Bromsgrove Road, but intervening tree cover and the southern slope of the Stour Valley, on Green Belt land in Dudley Borough, weaken its relationship with inset development to the north. The combination of these factors creates very strong distinction from the urban edge.

Impact on adjacent Green Belt land

Any release of land associated with an expansion out from Halesowen would breach the consistent boundary formed by the A456 and would weaken the distinction of adjacent Green Belt land which currently has very strong separation from the urban area.

Halesowen

Harm of release of land in HL5

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 but has very strong distinction from it. Any release of land in this parcel would weaken the consistent Green Belt boundary which the A456 provides to the south of Halesowen, and 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

Moderate

Land lies in a wide gap between Halesowen, Bartley Green and Rubery, but intervening urbanising development reduces the perceived gap slightly. The parcel has very strong distinction from the urban area, so the release of land here 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 very strong distinction from the urban area. Any release of land in this parcel would weaken the consistent Green Belt boundary which the A456 provides to the south of Halesowen, and 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.

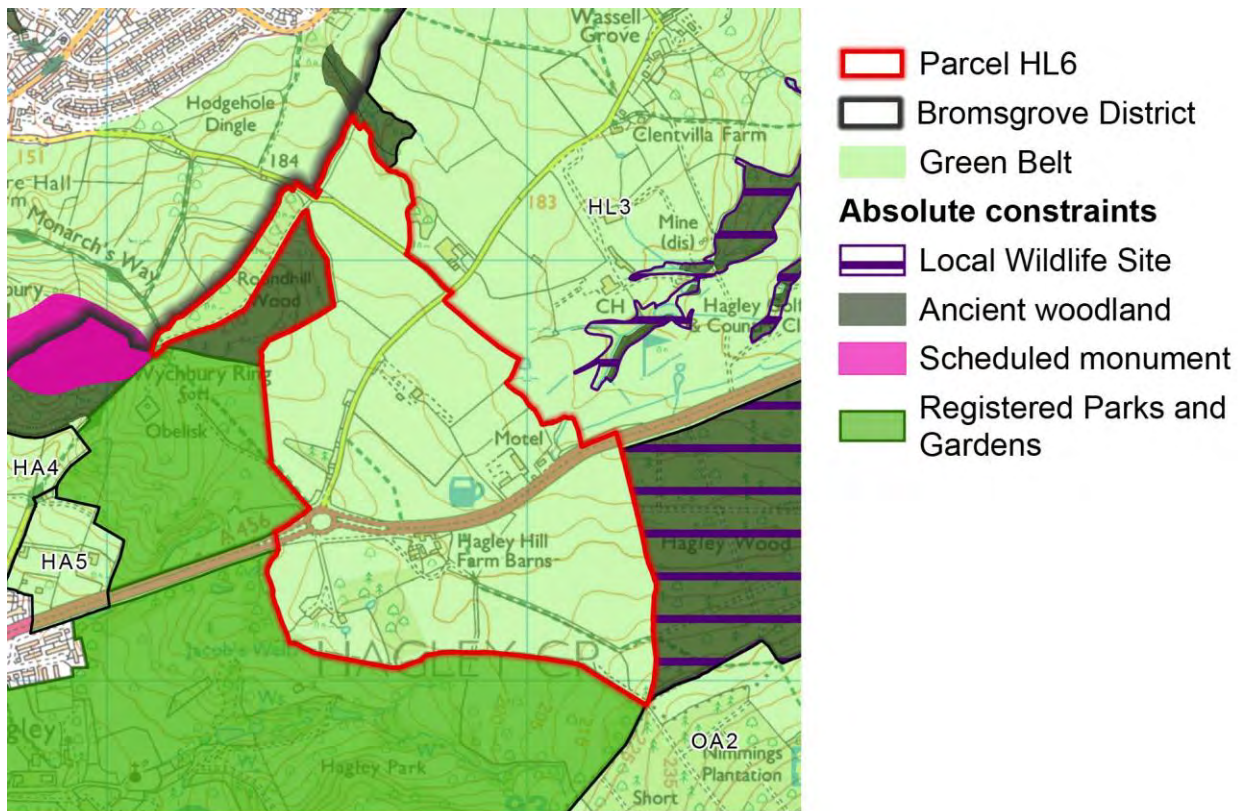
Overall harm to the Green Belt purposes from release of land

The release of land in HL5 as an expansion of Halesowen would cause Very High harm to Green Belt Purposes 1 and 3.

Very high

Halesowen

Harm of release of land in HL6



Halesowen

Harm of release of land in HL6

Openness

Land to the north and south of the A456, lying between Hagley and Halesowen, with Hagley Hall Park lying to the south and Hagley Wood lying to the east. The parcel contains some commercial development adjacent to the A456, but no development that has a significant impact on Green Belt openness.

Function

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

Land lies close to the suburbs of Stourbridge. Stourbridge is part of the West Midlands conurbation, which is a large built-up area. The parcel is therefore helping to prevent its expansion (Purpose 1).

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). The north of the parcel lies at the periphery of a relatively narrow gap between Halesowen and Stourbridge, but existing urban connectivity to the north between the two towns limits the extent to which land can contribute to this purpose. The south of the parcel lies in a relatively narrow gap between Hagley and Halesowen, with the A456 acting as a connecting feature between the settlements, but Hagley Wood (a Local Wildlife Site) and the Hagley Hall estate (a Registered Park and Garden) are strong separating features.

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 has sufficient separation from urban areas - either due to distance, the strength of separating landform or land cover or a combination of these - to have very strong distinction from them.

Halesowen

Harm of release of land in HL6

Impact on adjacent Green Belt land

An expansion of an existing urban area into this parcel would constitute a significant change in settlement form that would be likely to increase urbanising influence on adjacent Green Belt land.

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. Its release would lose clearly defined Green Belt boundaries, weakening the distinction of adjacent Green Belt land and diminishing the extent to which remaining Green Belt land to the north could be considered beyond the large built-up area, rather than contained by it. 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

Moderate

The parcel is open land with very strong distinction from any urban area, and the release of land in the parcel would cause narrowing the settlement gaps between Halesowen and Stourbridge and Hagley and Halesowen. 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 very strong distinction from the urban area. Its release would constitute a significant change in settlement form that would be likely to 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.

Halesowen

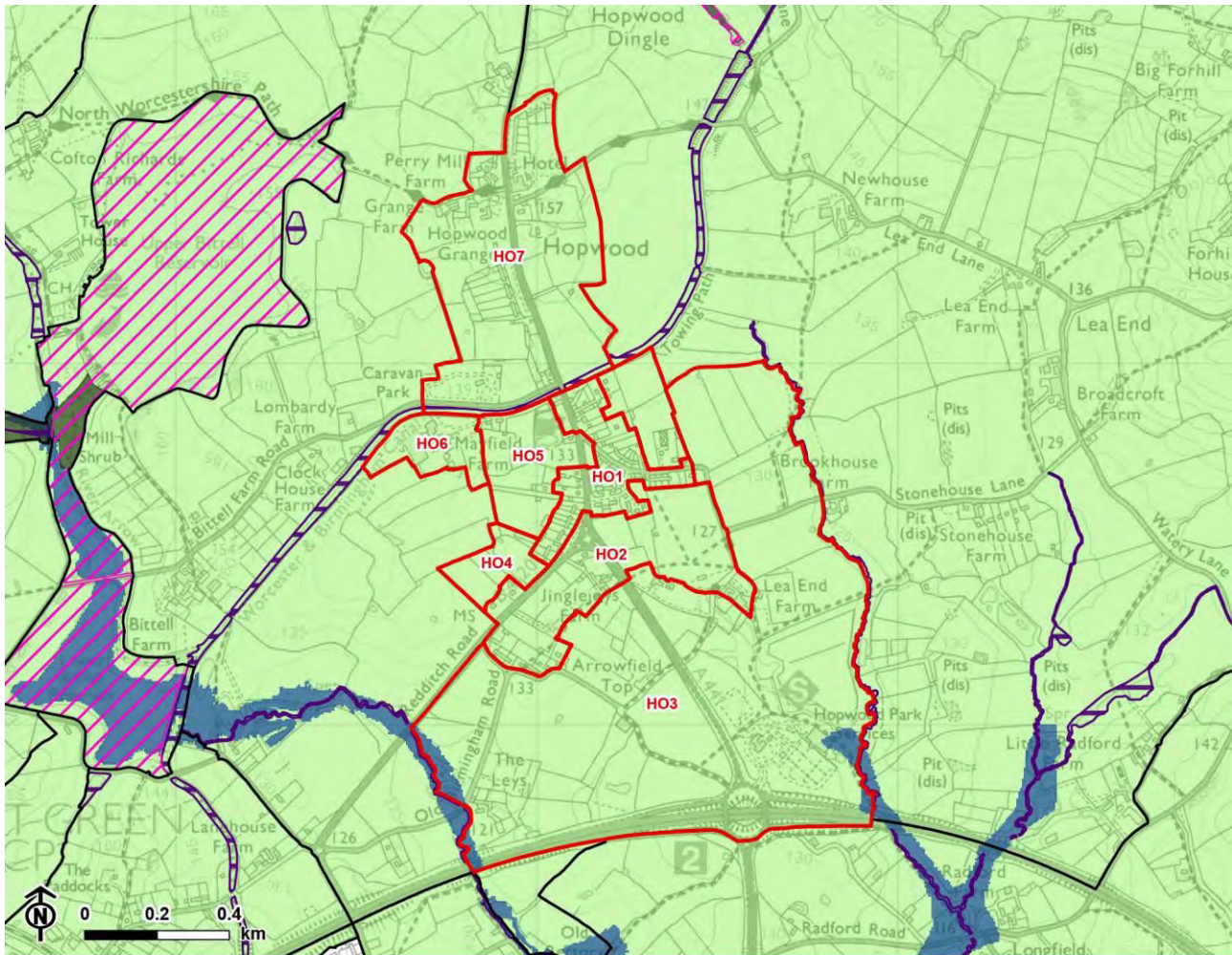
Harm of release of land in HL6

Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HL6, as an expansion of any urban area, would cause Very High harm to Green Belt Purposes 1 and 3.

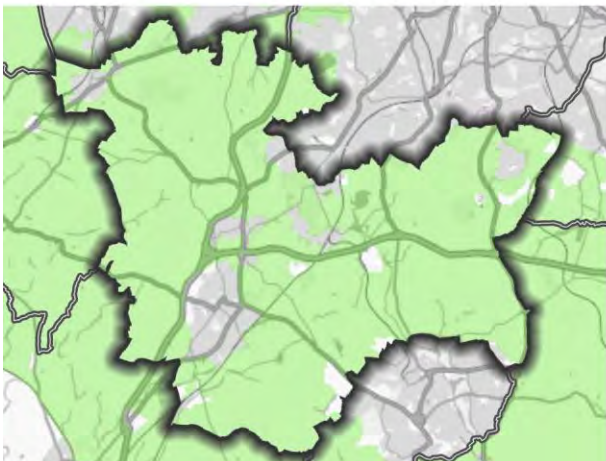
Very high

Hopwood

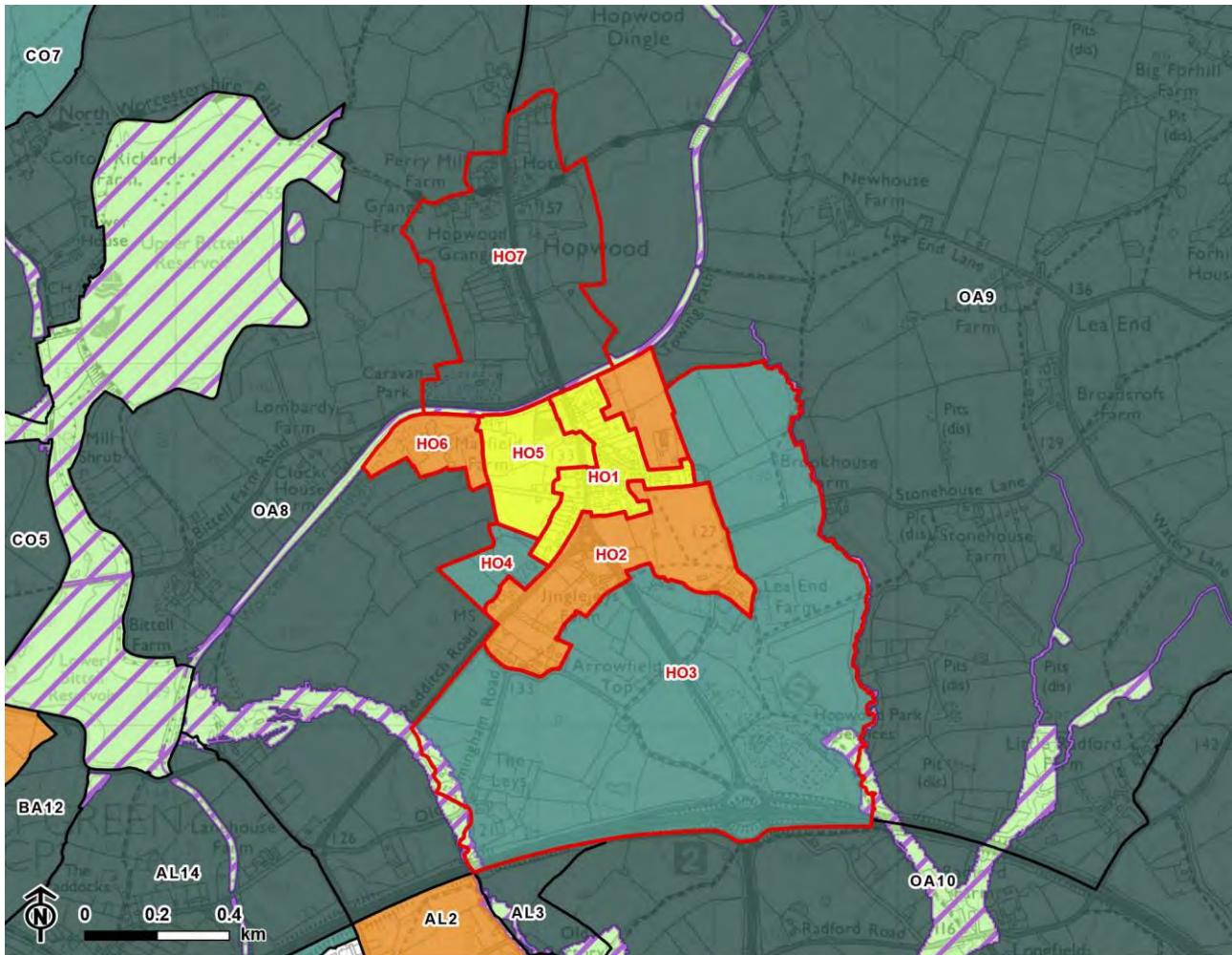


- Hopwood parcel
- Neighbouring parcel

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



Hopwood

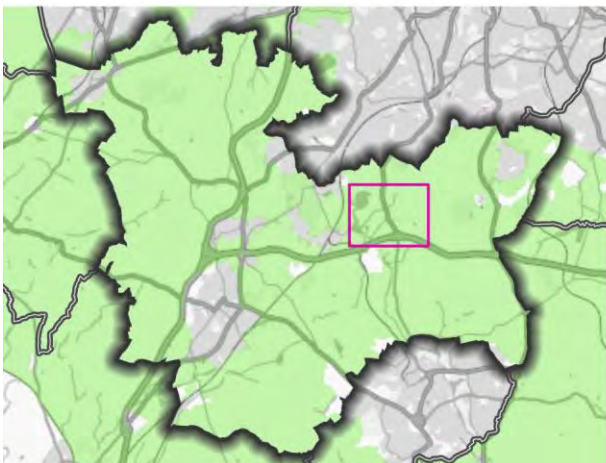


- Hopwood parcel
- Neighbouring parcel

- Green Belt
- Absolute constraints

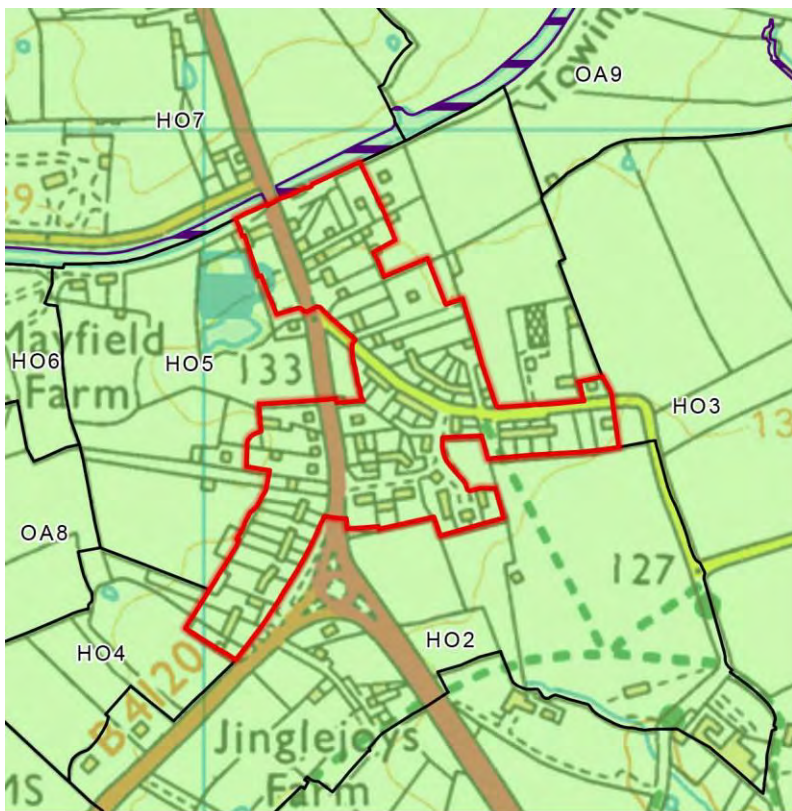
Highest Harm Rating

- Very high
- High
- Moderate
- Low/no



Hopwood

Harm of release of land in HO1



- Parcel HO1
- Green Belt
- Absolute constraints**
- Local Wildlife Site



Hopwood

Harm of release of land in HO1

Openness

The parcel comprises the southern part of the village of Hopwood, to the south of the Worcester and Birmingham Canal. 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. The parcel lies over 1.7km south of West Heath, the nearest part of the West Midlands conurbation, with intervening open land creating strong distinction between the two. 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). It lies in a relatively wide gap between Birmingham and Alvechurch, but intervening urbanising development at Hopwood, and connectivity provided by the A441, reduce perceived separation.

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 some role in helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

The parcel is mostly developed, and includes urbanising characteristics such as 20th Century development and some more recent development on side streets off the main through routes. Although some dwellings front onto open countryside and, therefore retain some rural character, the parcel has weak distinction from urbanising development.

Hopwood

Harm of release of land in HO1

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.

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 lies within a relatively wide gap between Birmingham and Alvechurch. Existing urbanising development weakens the gap between towns, but the extent to which this parcel is already developed limits the impact of any additional development on the perceived gap. 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, but the extent to which it is developed limits its countryside character and limits the impact that further development would have on the 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.

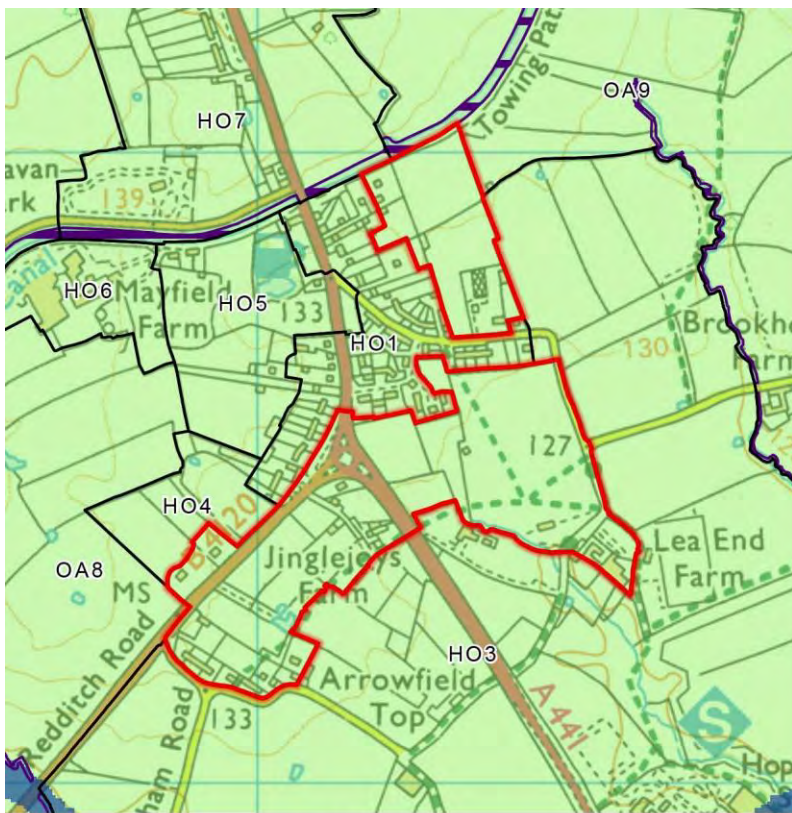
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HO1 would cause Low harm to Green Belt Purposes 2 and 3.

Low/no

Hopwood

Harm of release of land in HO2



- Parcel HO2
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



Hopwood

Harm of release of land in HO2

Openness

The parcel is largely open land. There is some development within it, including on Bromsgrove Road, Pestilence Lane, and Ash Lane, and also a scattering of more isolated dwellings and some sports club buildings, but none of these areas of development is large enough to affect 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. The parcel lies over 1.7km south of West Heath, the nearest part of the West Midlands conurbation, with intervening open land creating strong distinction between the two. 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). It lies in a relatively wide gap between Birmingham and Alvechurch, but intervening urbanising development at Hopwood, and connectivity provided by the A441, reduce perceived separation.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Development within the parcel has some urban characteristics, but most land is open fields and is, therefore, playing some role in helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

Although washed-over by the Green Belt, adjacent development at Hopwood and scattered development within the parcel has an urbanising influence. There are no significant boundary features to mark a distinction between Hopwood and the parcel, but land here does retain a relationship with the wider countryside. Overall, the parcel has a degree of distinction from urban development.

Hopwood

Harm of release of land in HO2

Impact on adjacent Green Belt land

There are no strong boundary features in or around the parcel. Any release of land here would in turn 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 countryside and lies within a relatively wide gap between Birmingham and Alvechurch. Existing urbanising development weakens the gap between towns, but development in this parcel, adjacent to existing urbanising development, would not have a significant impact on the perceived separation of 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 urban development. Additional 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.

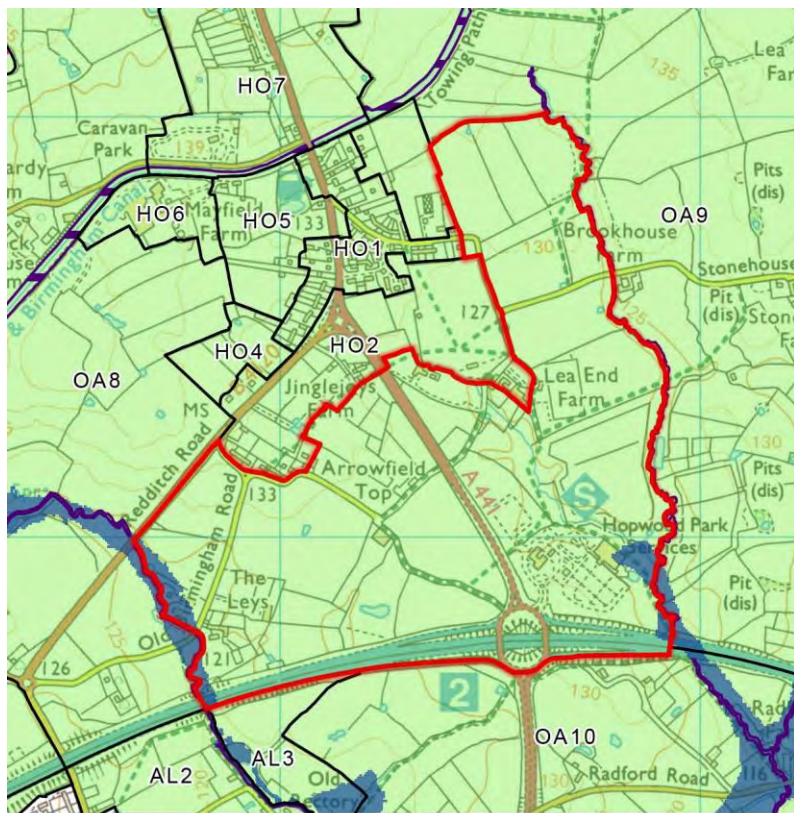
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HO2 as an expansion of Hopwood would cause Moderate harm to Green Belt Purpose 3.

Moderate

Hopwood

Harm of release of land in HO3



- Parcel HO3
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Flood zone 3



Hopwood

Harm of release of land in HO3

Openness

The parcel is largely open land, with only isolated buildings other than the Hopwood Park motorway service area. The service area has some impact on openness, but is contained in a well-treed setting and does not affect openness within the wider parcel area.

Function

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

Purpose 1 is not relevant to this parcel. The parcel lies over 1.7km south of West Heath, the nearest part of the West Midlands conurbation, with intervening open land creating strong distinction between the two. 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). It lies in a relatively wide gap between Birmingham and Alvechurch, but intervening urbanising development at Hopwood, and connectivity provided by the A441, reduce perceived separation.

Purpose 3 – Assist in safeguarding the countryside from encroachment

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

Relationship with the urban area (distinction)

At this distance there is little urbanising influence from development at Hopwood, with field boundaries combining to screen views. Hopwood Park Services are largely screened from wider view by tree cover. The parcel has strong distinction from urban development.

Impact on adjacent Green Belt land

Release of any fields within the parcel would in turn weaken the distinction of adjacent open land. The M42 forms a strong boundary to the south, but development extending southwards from Hopwood as far as this would have a significant impact on the settlement gap to Alvechurch (and, therefore, the gap between Alvechurch and

Hopwood

Harm of release of land in HO3

Birmingham).

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

The parcel is open countryside and lies within a relatively wide gap between Birmingham and Alvechurch, but existing urbanising development weakens the gap between towns. Land is remote from Hopwood and has strong distinction from urbanising development, and any release for development would in turn weaken adjacent Green Belt land. 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. 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.

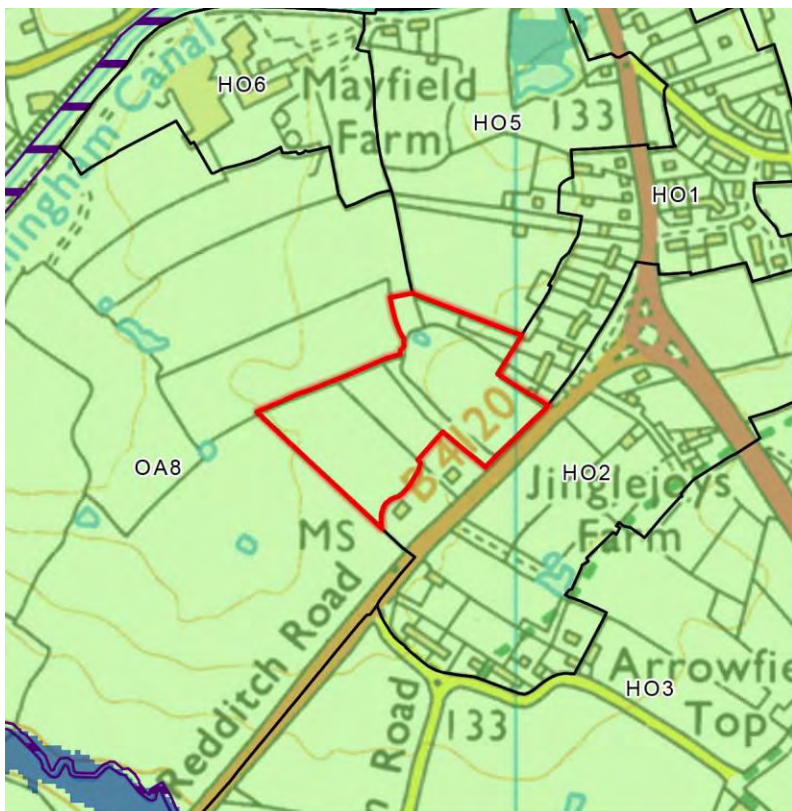
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HO3 as an expansion of Hopwood would cause High harm to Green Belt Purpose 3.

High

Hopwood

Harm of release of land in HO4



-  Parcel HO4
-  Green Belt
- Absolute constraints**
-  Local Wildlife Site
-  Flood zone 3



Hopwood

Harm of release of land in HO4

Openness

The parcel is open pasture and young plantation woodland, and so 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. The parcel lies over 1.7km south of West Heath, the nearest part of the West Midlands conurbation, with intervening open land creating strong distinction between the two. 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). It lies in a relatively wide gap between Birmingham and Alvechurch, but intervening urbanising development at Hopwood, and connectivity provided by the A441, reduce perceived separation.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is in agricultural use and 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 field of plantation woodland forms the northern part of the parcel, which lies adjacent to a few houses: at the southern end of the village core and two isolated dwellings further south on Bromsgrove Road. There is little urbanising visual influence, and the trees add to distinction from the settlement. The parcel has strong distinction from urban development.

Impact on adjacent Green Belt land

Although further plantation woodland forms a strong boundary to the north, release of any land within the parcel would in turn weaken the distinction of adjacent open land to the south.

Hopwood

Harm of release of land in HO4

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

The parcel is open countryside and lies within a relatively wide gap between Birmingham and Alvechurch, but existing urbanising development weakens the gap between towns. The parcel has strong distinction from urbanising development in Hopwood, and the release of any of it would in turn weaken adjacent Green Belt land. Therefore, 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. 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.

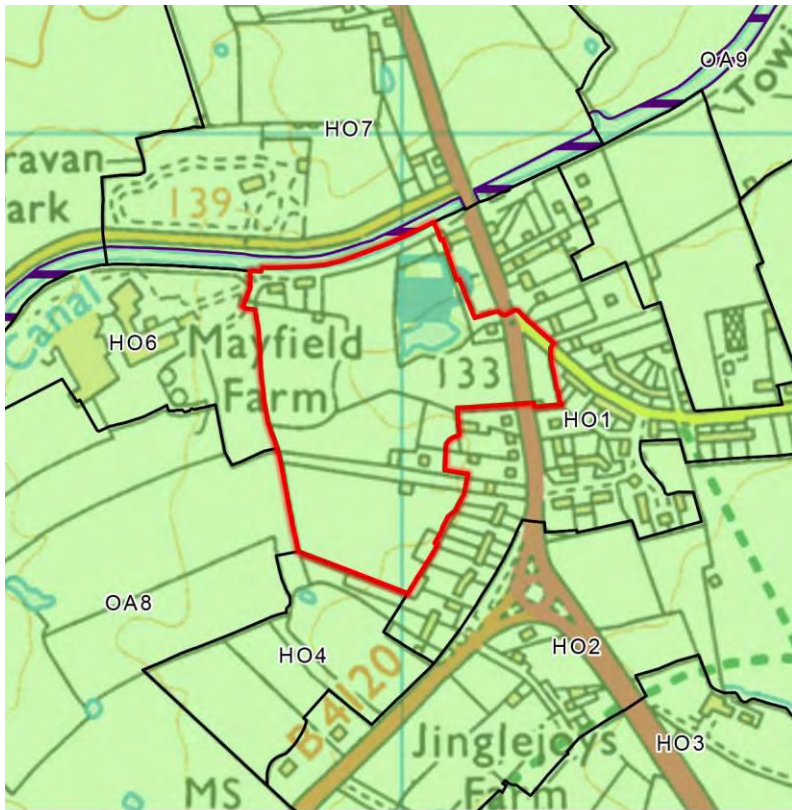
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HO4 as an expansion of Hopwood would cause High harm to Green Belt Purpose 3.

High

Hopwood

Harm of release of land in HO5



-  Parcel HO5
-  Green Belt
- Absolute constraints**
-  Local Wildlife Site



Hopwood

Harm of release of land in HO5

Openness

The parcel is open land, with no built development except for a community centre and several dwellings on the Canal Side road, which cover too small an area to affect 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. The parcel lies over 1.7km south of West Heath, the nearest part of the West Midlands conurbation, with intervening open land creating strong distinction between the two. 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). It lies in a relatively wide gap between Birmingham and Alvechurch, but intervening urbanising development at Hopwood, and connectivity provided by the A441, reduce perceived separation.

Purpose 3 – Assist in safeguarding the countryside from encroachment

The parcel is largely rural in character. It includes a football pitch at the community centre, but also open pasture fields and some woodland. It is, therefore, playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

Although washed-over by the Green Belt, adjacent development at Hopwood has some urbanising influence. Aside from the small woodland block at the north-eastern corner of the parcel there are no significant boundary features to mark a distinction from Hopwood. Urbanising influence is not strong enough to dominate though, so the parcel still has a degree of distinction from urban development.

Impact on adjacent Green Belt land

The parcel is bordered by relatively strong boundaries: the tree-lined Worcester and

Hopwood

Harm of release of land in HO5

Birmingham Canal to the north and well-treed hedgerows facing onto plantation woodland to the west and south. Release of land would have only a minor impact on 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 countryside and lies within a relatively wide gap between Birmingham and Alvechurch. Existing urbanising development weakens the gap between towns, but development in this parcel would lack strong distinction from existing urbanising development and would be contained by strong boundaries, limiting its impact on adjacent open 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 a degree of distinction from urban development, 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.

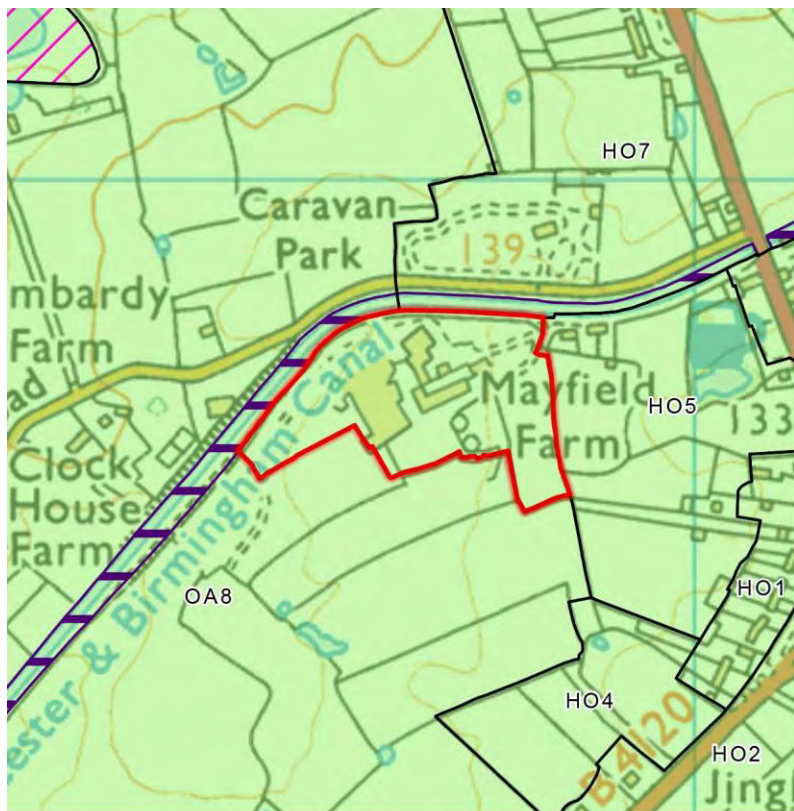
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HO5 as an expansion of Hopwood would cause Low harm to Green Belt Purposes 2 and 3.

Low/no

Hopwood

Harm of release of land in HO6



-  Parcel HO6
-  Green Belt
- Absolute constraints**
-  Site of Special Scientific Interest
-  Local Wildlife Site



Hopwood

Harm of release of land in HO6

Openness

A large part of the parcel is occupied by commercial premises, which have an impact on Green Belt openness, but two dwellings in the eastern part of the parcel are set in extensive, well-treed grounds which contribute to Green Belt openness.

Function

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

Purpose 1 is not relevant to this parcel. The parcel lies over 1.7km south of West Heath, the nearest part of the West Midlands conurbation, with intervening open land creating strong distinction between the two. 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). It lies in a relatively wide gap between Birmingham and Alvechurch, but intervening urbanising development at Hopwood, and connectivity provided by the A441, reduce perceived separation.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Although occupied in part by commercial premises, the parcel is in a rural location, with open land on all sides. It is, therefore, playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

The parcel has strong separation, by tree cover and intervening open fields, from the core of Hopwood, and the tree-lined canal creates strong distinction from the urbanising Waterside Orchard Mobile Home Park to the north. Although development in the parcel may not be appropriate in the Green Belt it is not urban in character, and it has strong distinction from urban areas.

Impact on adjacent Green Belt land

The parcel is bordered by relatively strong boundaries: the tree-lined Worcester and

Hopwood

Harm of release of land in HO6

Birmingham Canal to the north and plantation woodland to the west and south. Release of land would have only a minor impact on 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 countryside and lies within a relatively wide gap between Birmingham and Alvechurch. Existing urbanising development weakens the gap between towns, but existing development in this parcel, and its containment by strong boundaries, limits the impact its release would have on the 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

Moderate

Land is partially developed countryside with strong distinction from urban development, 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.

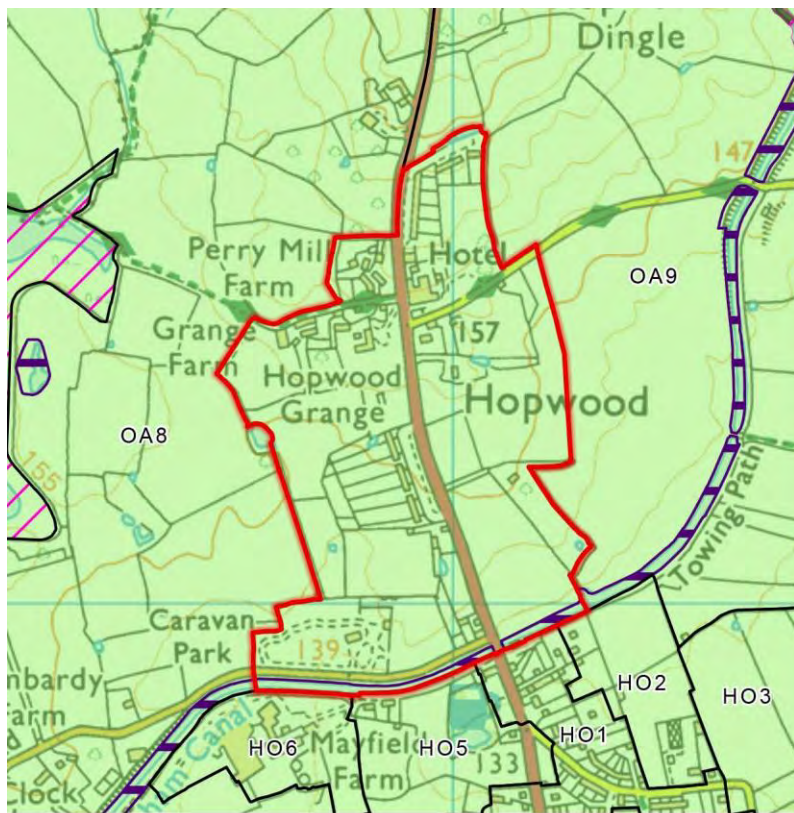
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HO6 as an expansion of Hopwood would cause Moderate harm to Green Belt Purpose 3.


Moderate

Hopwood


Harm of release of land in HO7



 Parcel HO7

 Green Belt

Absolute constraints

 Site of Special Scientific Interest

 Local Wildlife Site

 Ancient woodland



Hopwood

Harm of release of land in HO7

Openness

Open fields surrounding houses that form the northern part of Hopwood. Development off the A441 Birmingham Road is linear and is separated into isolated areas that individually do not have a significant influence on Green Belt openness at a strategic scale. There is denser development at the Waterside Orchard Mobile Home Park, but this also isolated from other development, and does not cover a larger enough area to affect 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. Although relatively close to West Heath, the nearest part of the West Midlands conurbation, the parcel lies on south-facing land which has strong distinction from the large, built-up area. Development here would have a relationship with urbanising development at Hopwood, rather than 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). It lies in a relatively wide gap between Birmingham and Alvechurch, but intervening urbanising development at Hopwood, and connectivity provided by the A441, reduce perceived separation.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is mostly in agricultural use and 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 Worcester and Birmingham Canal forms a strong boundary between the core of the washed-over settlement of Hopwood and the rising slopes to the north that form this parcel. The mostly linear development in the parcel is largely contained from the main road and from surrounding fields by strong tree cover, so there is little sense of urbanising influence. The parcel has very strong distinction from urban development.

Hopwood

Harm of release of land in HO7

Impact on adjacent Green Belt land

Any strategic release of land here would in turn weaken the distinction of adjacent open fields and existing dwellings. This would also weaken the settlement gap between Alvechurch and Birmingham.

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 countryside and lies within a relatively wide gap between Birmingham and Alvechurch, but existing urbanising development weakens the gap between towns. Land in this parcel has very strong distinction from urbanising development in the southern part of Hopwood, and any release for development would in turn weaken adjacent Green Belt land. 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

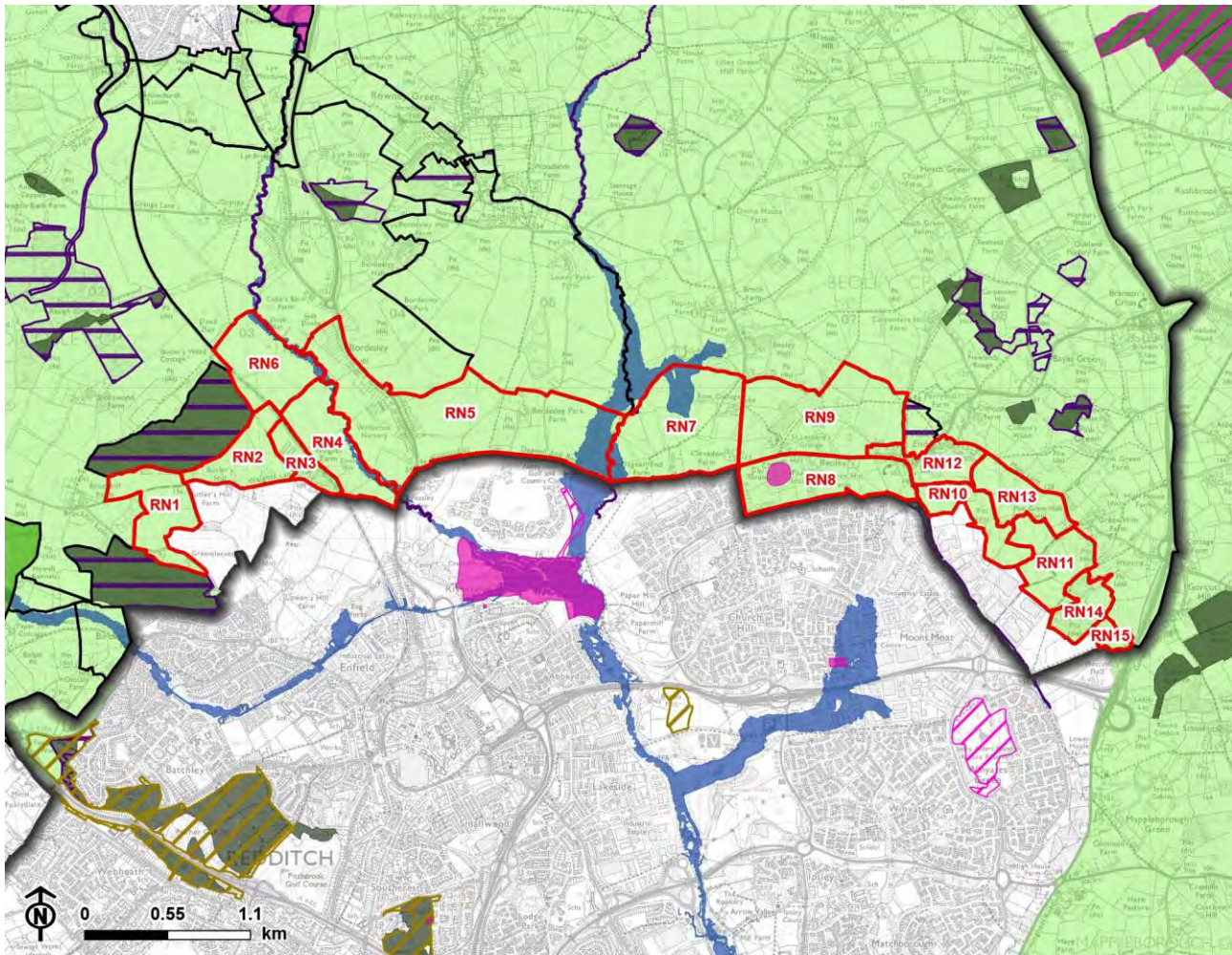
Land is open countryside with very strong distinction from urban development. Any development would weaken the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Very High harm to the purpose of safeguarding the countryside from encroachment.

Overall harm to the Green Belt purposes from release of land

The release of land in Parcel HO7 as an expansion of Hopwood would cause Very High harm to Green Belt Purpose 3.

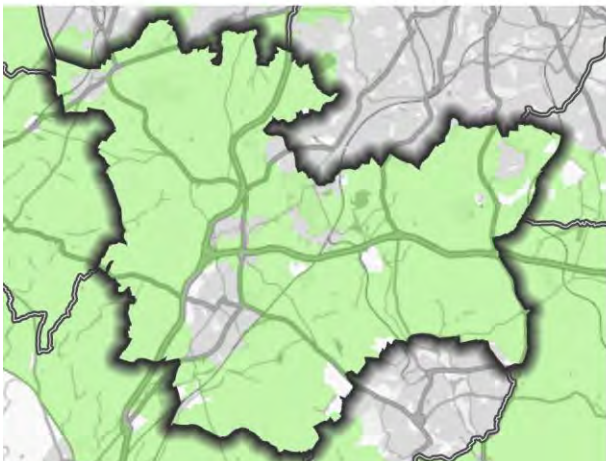
Very high

Redditch North

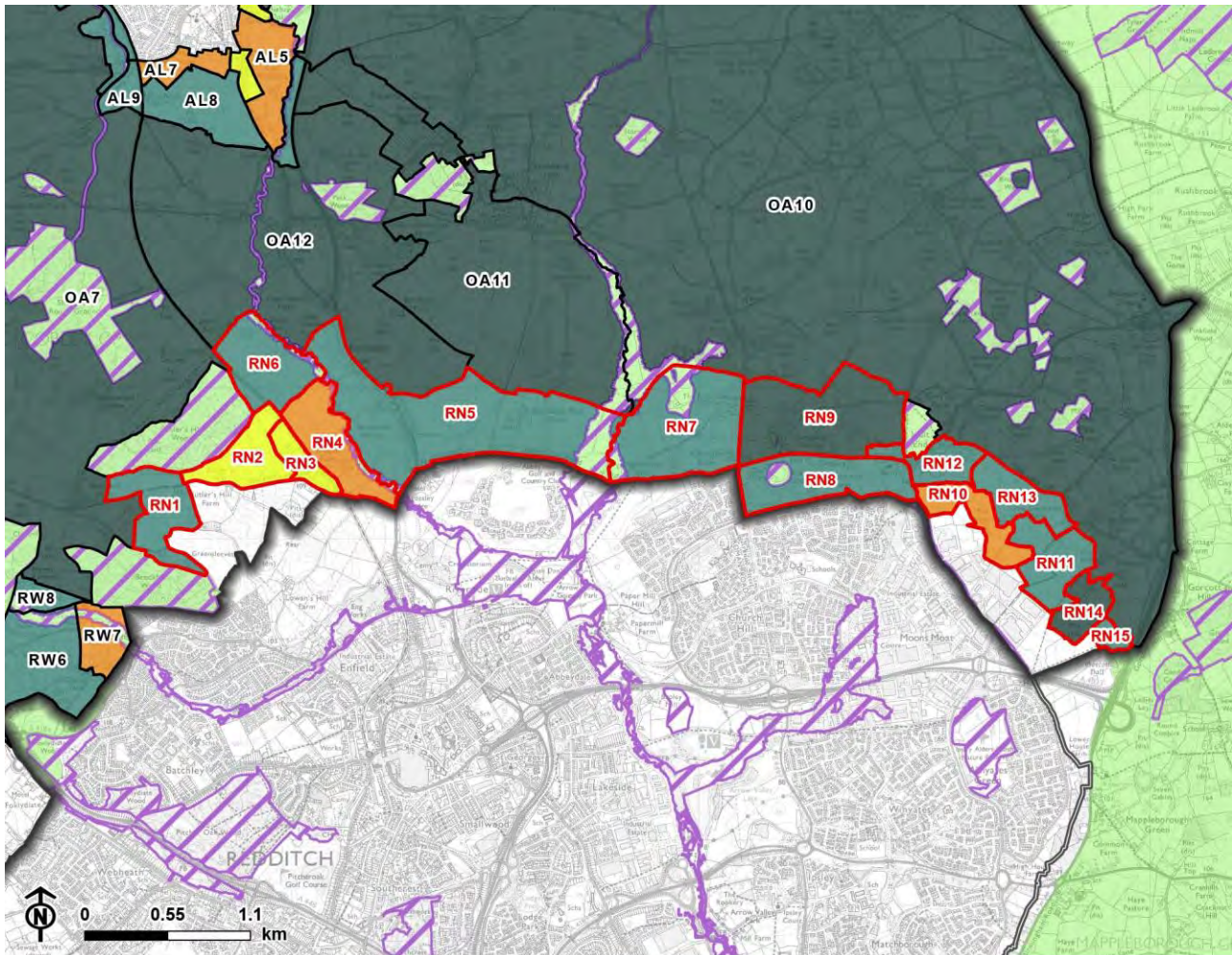


- Redditch North parcel
- Neighbouring parcel
- Bromsgrove District

- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Local Nature Reserve
- Ancient woodland
- Scheduled monument
- Registered Parks and Gardens
- Flood zone 3

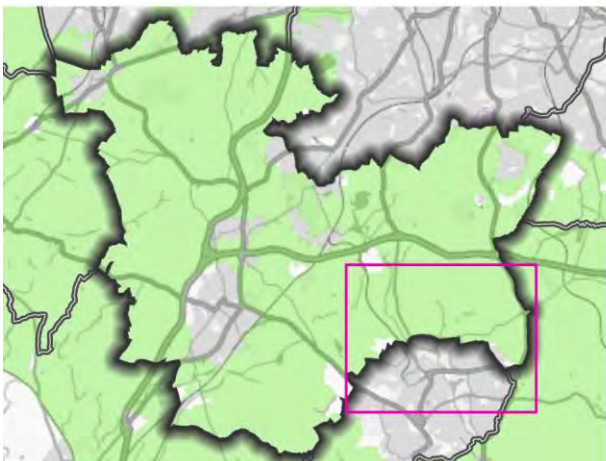


Redditch North



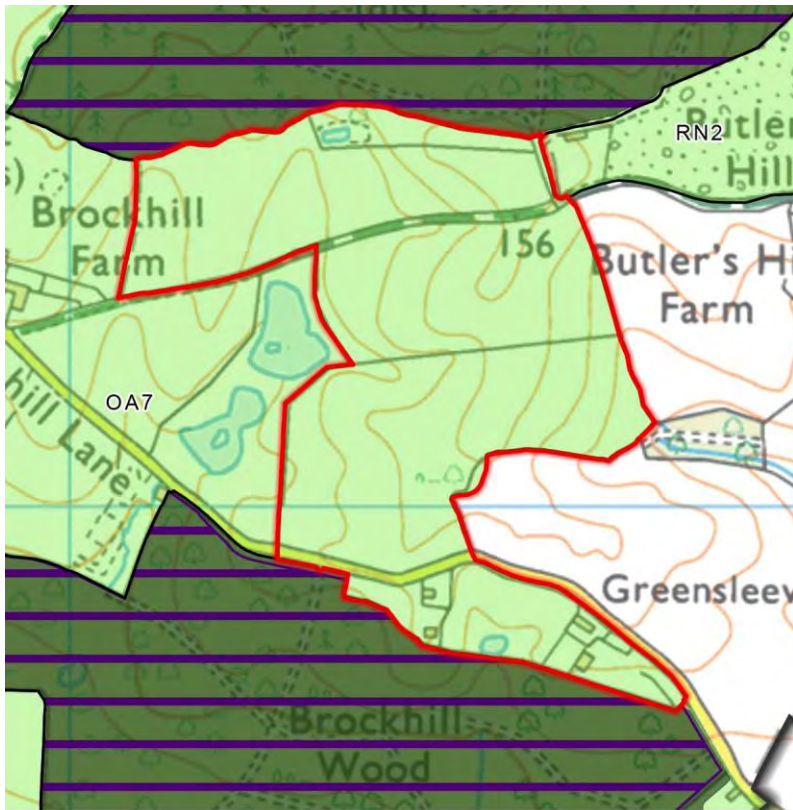
- Redditch North parcel
- Neighbouring parcel
- Bromsgrove District
- Neighbouring authority

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



Redditch North

Harm of release of land in RN1



- Parcel RN1
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland



Redditch North

Harm of release of land in RN1

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

Purpose 1 is not relevant to this parcel. Land lies adjacent to Redditch, 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

Land lies between the towns of Redditch and Alvechurch, so the parcel plays some role in preventing neighbouring towns from merging (Purpose 2). However, the gap between the towns is wide, with the undulating landform and tree cover within the absolute constraints of Butlers Hill Ancient Woodland and Shortwood Rough Grounds Local Wildlife Site providing a significant 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 is strongly separated from the current urban edge of Redditch to the south by tree cover within the absolute constraint of Brockhill Wood. However, only hedgerows separate the parcel from the as yet undeveloped inset area to the east. Landform within the parcel comprises upper hill slopes, providing some distinction from the urban area. The elevated landform overlooks the settlement edge of Redditch but also has views to the wider countryside to the west. As a result, the parcel has strong distinction from the inset area.

Impact on adjacent Green Belt land

The release and development of land within this parcel would cause a knock on

Redditch North

Harm of release of land in RN1

weakening of Green Belt land to the west due to a lack of alternate strong boundary features.

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 countryside and lies within a wide gap between Redditch and Alvechurch. The parcel has strong distinction from the inset area, but release of land in this parcel would not cause significant weakening of 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

High

Land is open countryside with a strong distinction from the urban area. Its release would result in a weakening 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.

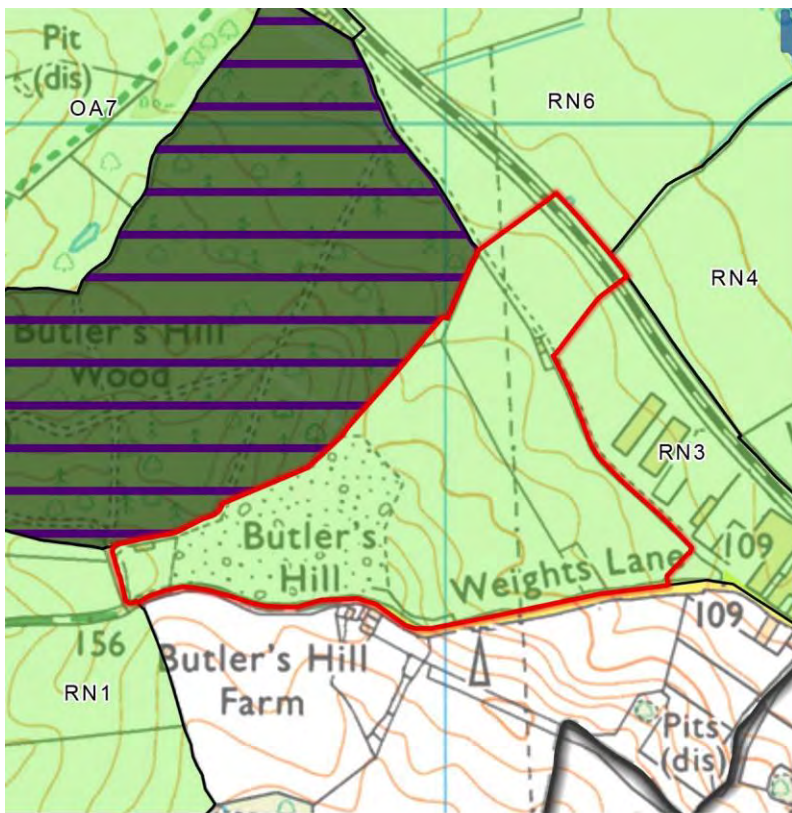
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RN1 as an expansion of Redditch would cause High harm to Green Belt Purpose 3.

High

Redditch North

Harm of release of land in RN2



- Parcel RN2
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland
- Flood zone 3



Redditch North

Harm of release of land in RN2

Openness

Land is open. There is a vehicle scrap area in the west of the parcel and a building associated with industrial development in the east of the parcel, but they 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 Redditch, 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

Land lies between the towns of Redditch and Alvechurch, so the parcel plays some role in preventing neighbouring towns from merging (Purpose 2). However, the gap between the towns is wide, with the undulating landform and the absolute constraints of Butlers Hill Ancient Woodland and Shortwood Rough Grounds Local Wildlife Site providing a significant 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)

Weights Lane and bordering hedgerows, and the slope of the landform, provide some distinction from the inset but as yet undeveloped area to the south, but washed-over industrial development to the east creates a degree of containment. As a result, there is some urbanising influence adjacent to the parcel, and the presence of Butlers Hill Wood to the west prevents views over the surrounding Green Belt. Overall, the parcel has a degree of distinction from the inset area.

Impact on adjacent Green Belt land

The release and development of land within this parcel would have only a minor impact

Redditch North

Harm of release of land in RN2

on adjacent Green Belt land as it is contained by the absolute constraint of the Butlers Hill Wood Ancient Woodland to the west and north-west and the Weights Farm Business Park 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

The parcel is open countryside and lies within a wide gap between Redditch and Alvechurch. The parcel has a degree of distinction from the inset area but the release of land in the parcel would not weaken 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 is open countryside with a degree of distinction from the inset area and washed-over industrial development to the east, 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.

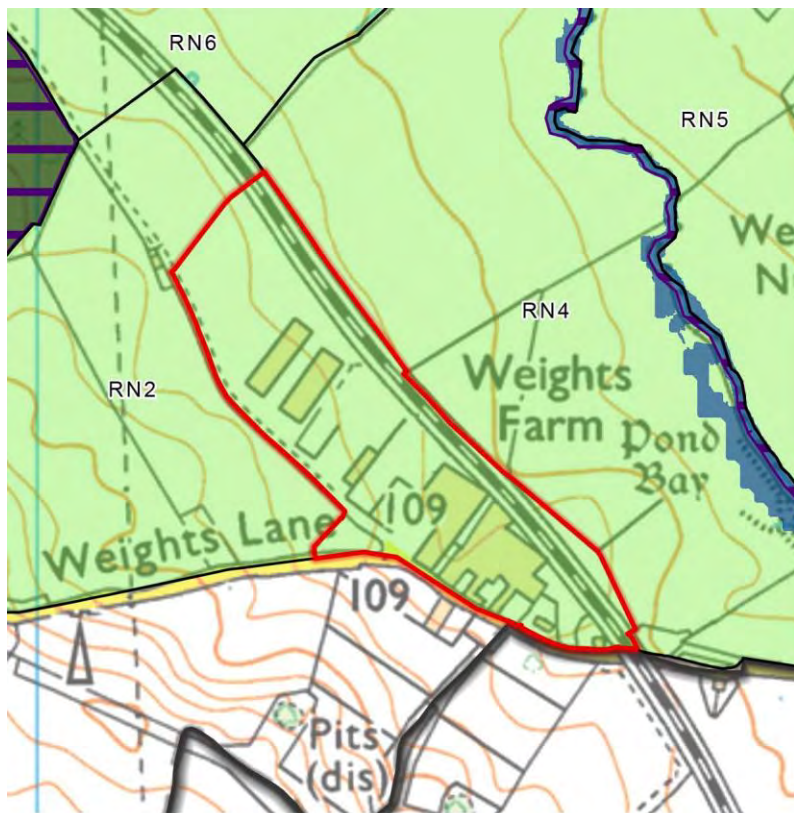
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RN2 as an expansion of Redditch would cause Low harm to Green Belt Purposes 2 and 3.

Low/no

Redditch North

Harm of release of land in RN3



- Parcel RN3
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland
- Flood zone 3



Redditch North

Harm of release of land in RN3

Openness

Land is already developed by Weights Farm Business Park and therefore 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 lies adjacent to Redditch, 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

Land lies in a wide gap between the towns of Redditch and Alvechurch (Purpose 2). However, the parcel is entirely developed and therefore does not make a contribution to maintaining separation between towns.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is entirely developed by Weights Farm Business Park, which has a significant urbanising influence, diminishing the extent to which the parcel is perceived as 'countryside' and, therefore, is protecting it from encroachment.

Relationship with the urban area (distinction)

Only Weights Lane and a hedgerow provides separation between the parcel and the as yet undeveloped inset area to the south, but the extent to which the parcel is developed means it has no distinction from the inset area.

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.

Harm to the Green Belt purposes

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

Redditch North

Harm of release of land in RN3

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 developed and so does not contribute to maintaining separation between towns.

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.

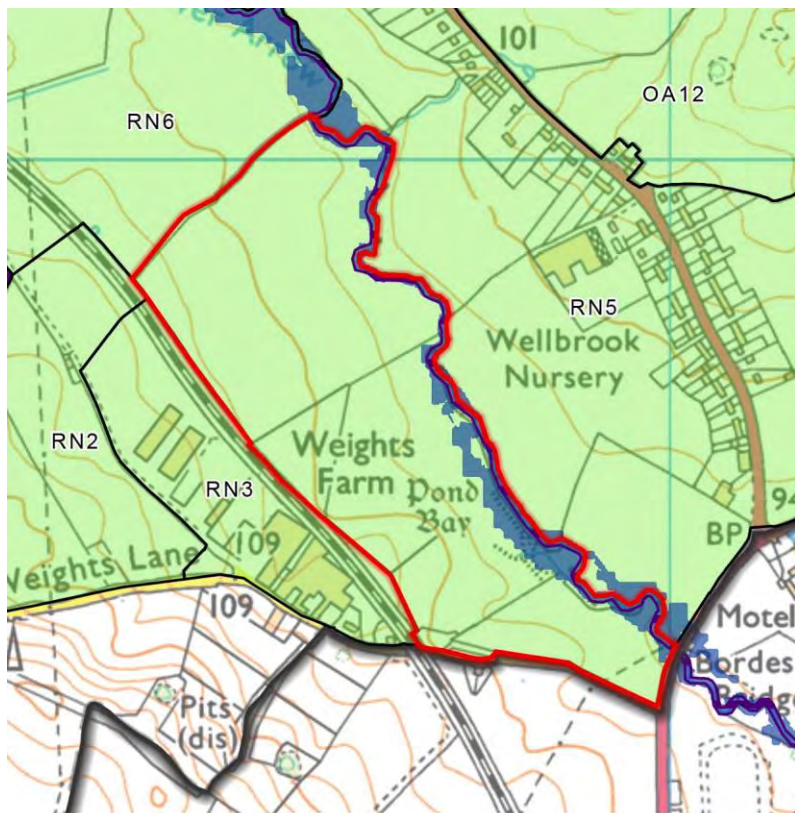
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RN3 as an expansion of Redditch would cause No harm to the Green Belt Purposes.

Low/no

Redditch North

Harm of release of land in RN4



- Parcel RN4
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland
- Flood zone 3



Redditch North

Harm of release of land in RN4

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 adjacent to Redditch, 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 Redditch and Alvechurch, but urbanising development between the two including ribbon development along Birmingham Road and Redditch Road reduces perceived separation.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is in agricultural use and therefore constitutes 'countryside'. Therefore, 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 area by Weights Lane, which is a weak boundary feature and, as a result, there is urbanising influence within the parcel from residential development to the south. Although the railway line provides stronger separation between the parcel and washed over development to the west at Weights Farm Business Park, the buildings are relatively large and therefore exert some urbanising influence within the parcel. Landform is a gently sloping valley rising to the north-west from the River Arrow and the parcel has a strong association with the wider countryside to the north-east with views over the River Arrow. 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 this parcel would cause a knock-on weakening to

Redditch North

Harm of release of land in RN4

adjacent Green Belt land to the north-west and north-east due to a lack of strong alternate boundary features.

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

The parcel is open countryside and lies within a wide gap between Redditch and Alvechurch. The parcel has some degree of distinction from the inset area and the release of land in this parcel would result in some 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

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. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

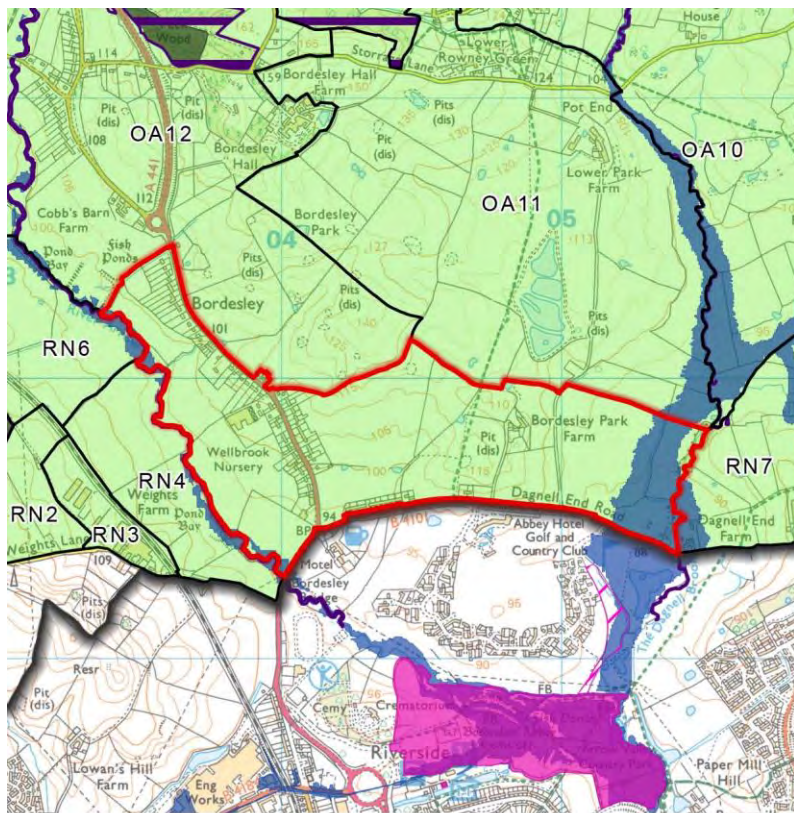
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RN4 as an expansion of Redditch would cause Moderate harm to Green Belt Purposes 2 and 3.

Moderate

Redditch North

Harm of release of land in RN5



-  Parcel RN5
-  Bromsgrove District
-  Green Belt
- Absolute constraints**
-  Site of Special Scientific Interest
-  Local Wildlife Site
-  Ancient woodland
-  Scheduled monument
-  Flood zone 3



Redditch North

Harm of release of land in RN5

Openness

Land is open. The parcel contains Bordesley, an settlement of ribbon development along Birmingham Road, which has some impact on openness locally, but not at a strategic scale within the parcel given how linear it is. There is also some washed over residential development on Dagnell End Road, but similarly this does not impact openness 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 Redditch, 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 Redditch and Alvechurch, but urbanising development between the two including ribbon development along Birmingham Road (within the parcel) and Redditch Road reduces perceived separation.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is largely under 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 current urban edge by Dagnell End Road (B4101), which is lined by tall hedgerow boundaries. The integrity of this boundary feature is slightly degraded by the presence of washed over development within the south-west of the parcel along Dagnell End Road. The gently sloping landform, rising to the north creates some distinction from the settlement and there is little development within the urban edge to the south to have an urbanising influence within the parcel. However residential ribbon development within the parcel has an urbanising influence and thereby slightly reduces its distinction from the urban area. Overall, there is strong distinction

Redditch North

Harm of release of land in RN5

between the parcel and the inset area.

Impact on adjacent Green Belt land

Release and development of the parcel would weaken the consistency of the settlement edge boundary along Dagnell End Road and would weaken the distinction of adjacent Green Belt land to the north, due to a lack of strong, alternative boundary features.

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

The parcel is open countryside and lies within a wide gap between Redditch and Alvechurch. The parcel has strong distinction from the inset area and the release of land in the parcel would cause some narrowing of the settlement gap 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. Its release would weaken the consistency of the settlement edge and would result in a weakening of the distinction of adjacent Green Belt land to the north. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

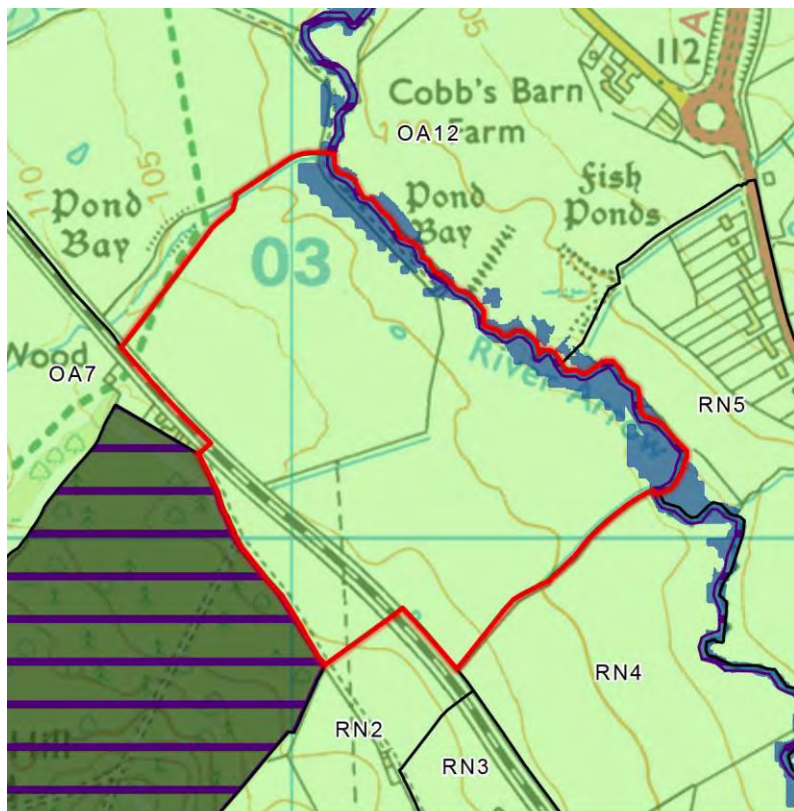
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RN5 as an expansion of Redditch would cause High harm to Green Belt Purpose 3.

High

Redditch North

Harm of release of land in RN6



- Parcel RN6
- Green Belt
- Absolute constraints**
 - Local Wildlife Site
 - Ancient woodland
 - Flood zone 3



Redditch North

Harm of release of land in RN6

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 to the north-west of Redditch, 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 Redditch and Alvechurch, but urbanising development between the two including ribbon development along Birmingham Road and Redditch Road reduces perceived 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 is separated from the inset edge by an area of undeveloped Green Belt land as well as intervening hedgerow boundaries, which collectively act as a strong boundary feature. Landform comprises the north-east facing shallow valley slopes of the River Arrow, which add to the distinction of the parcel. The distance from the urban edge as well as the visual relationship with the wider countryside to the north-east also creates further distinction from the inset area. Overall, this parcel has a strong distinction from the urban edge.

Impact on adjacent Green Belt land

The release and development of land within the parcel would cause a knock-on weakening to adjacent Green Belt land to the north-west and north-east due to a lack of strong, alternate boundaries.

Redditch North

Harm of release of land in RN6

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

The parcel is open countryside and lies within a wide gap between Redditch and Alvechurch. The parcel has strong distinction from the inset area and the release of land in the parcel would cause some narrowing of the settlement gap 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. Its release would result in weakening of the distinction of adjacent Green Belt land to the north. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

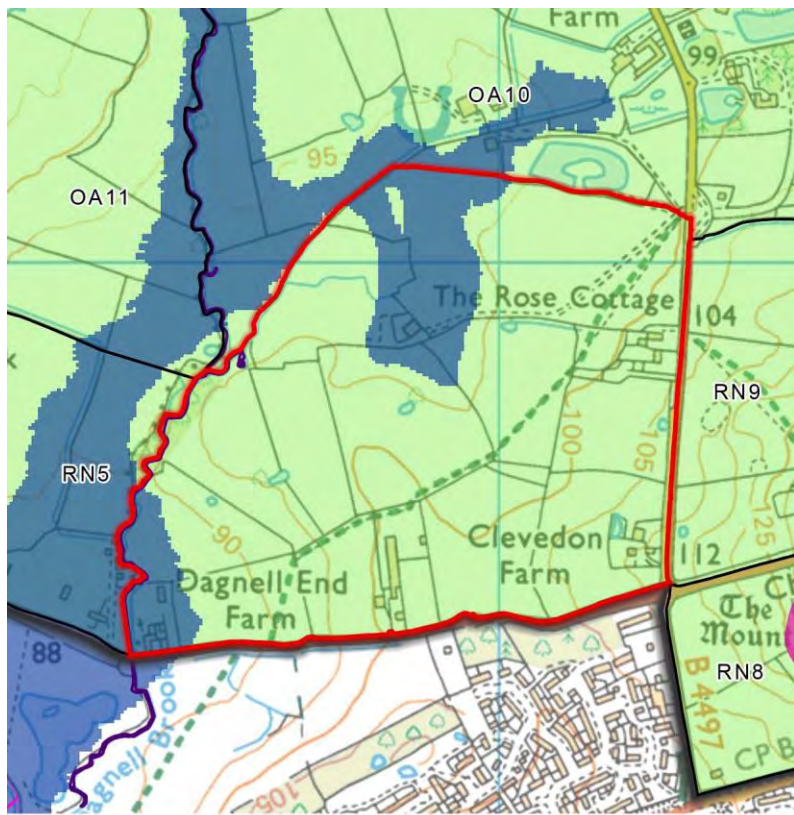
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RN6 as an expansion of Redditch would cause High harm to Green Belt Purpose 3.

High

Redditch North

Harm of release of land in RN7



- Parcel RN7
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Scheduled monument
- Flood zone 3



Redditch North

Harm of release of land in RN7

Openness

Land is open. The parcel contains several large agricultural buildings, but these are an appropriate Green Belt land use and therefore do not affect its openness. There is also a small recycling centre in the south-east of the parcel, but this is low-density enough to not 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 to the north of Redditch, 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 Redditch and Hollywood, which are too far apart 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 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 urban edge by Dagnell End Road (B4101), as well as a golf course and a belt of woodland, collectively these form a strong boundary feature. The strong boundary features limit the visual relationship with the urban 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 breach tree cover at the inset edge, weakening the consistency of the settlement edge. Whilst tree cover to the north would limit some impacts, the release and development of land in the parcel would still cause some weakening of the distinction of adjacent Green Belt land to the north.

Redditch North

Harm of release of land in RN7

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 land in this 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 inset area. Its release would 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 High harm to the purpose of safeguarding the countryside from encroachment.

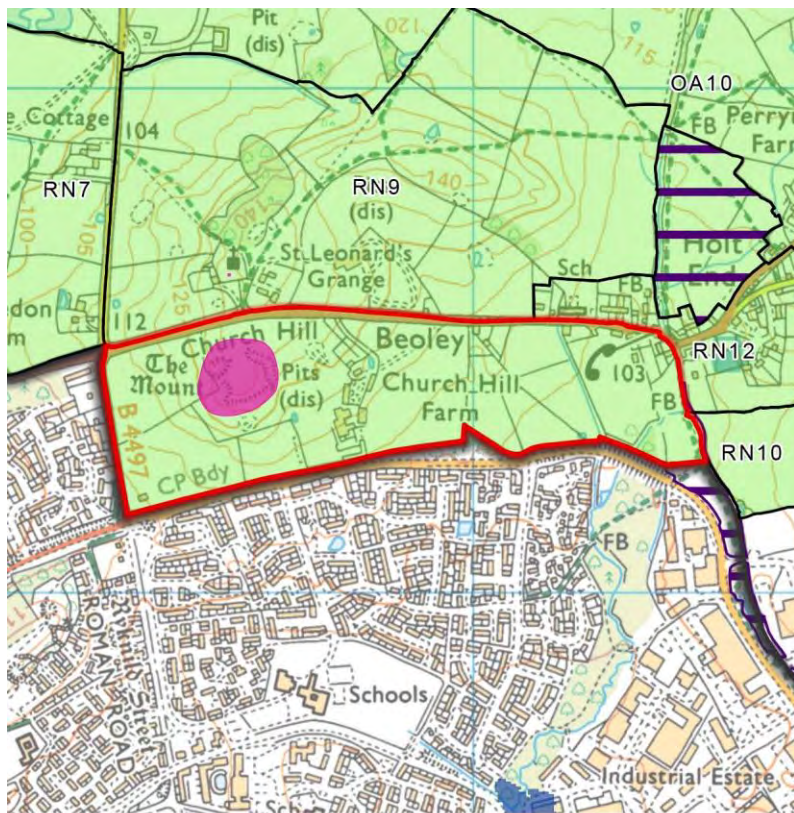
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RN7 as an expansion of Redditch would cause High harm to Green Belt Purpose 3.

High

Redditch North

Harm of release of land in RN8



- Parcel RN8
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Scheduled monument
- Flood zone 3



Redditch North

Harm of release of land in RN8

Openness

Land is open. The parcel contains a small number of dispersed residential properties in the north as part of the village of Beoley, but these are sufficiently isolated from one another and from the urban edge to not have a significant impact on Green Belt openness. There is also some residential development in the central region of 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 to the north of Redditch, 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 Redditch and Hollywood, which are too far apart to be considered neighbouring, so this parcel is not helping to prevent their merger.

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)

The parcel is separated from the inset area to the south by Ravensbank Drive, lined by mature hedgerows which form strong boundary features and minimise intervisibility with the inset area. Boundary features separating the parcel from the urban edge to the west are slightly weaker comprising Icknield Street and lower hedgerow boundaries. The distinctive hill of The Mount in the west of the parcel as well as the woodland in the east of the parcel creates landform and land cover distinction from the inset area respectively. Overall, there is strong distinction between the parcel and the inset area.

Redditch North

Harm of release of land in RN8

Impact on adjacent Green Belt land

The release and development of land within the parcel would cause a knock-on weakening of the distinction of adjacent Green Belt land due to a lack of strong alternate boundaries.

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 land in this 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 distinction from the urban area. Its release would result in 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.

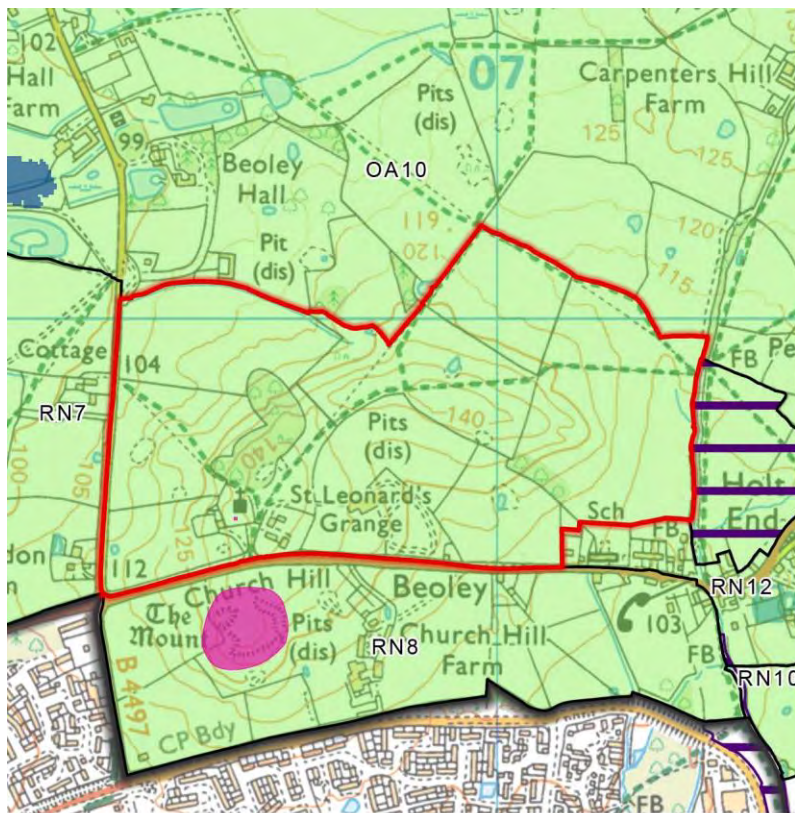
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RN8 as an expansion of Redditch would cause High harm to Green Belt Purpose 3.

High

Redditch North

Harm of release of land in RN9



- Parcel RN9
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Scheduled monument
- Flood zone 3



Redditch North

Harm of release of land in RN9

Openness

Land is open. St Leonard's Church and Grange lie in the south of the parcel, but these are sufficiently isolated to 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 to the north of Redditch, 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 Redditch and Hollywood, which are too far apart to be considered neighbouring, so this parcel is not helping to prevent their merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use is largely agricultural and therefore constitutes 'countryside'. Therefore, 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 to the south and Ravensbank Drive and Church Hill road as well as adjacent hedgerows, which form a strong boundary separation from Redditch. The sloping landform forming a hill in the centre of the parcel in combination with the wooded character of the land surrounding St Leonards Grange adds to the distinction of this parcel. The distance from the urban edge and strong boundary features limits its visual relationship with the urban area to the south. Collectively these features give the parcel very strong distinction from the inset area.

Impact on adjacent Green Belt land

The release and development of land within the parcel would cause a knock-on

Redditch North

Harm of release of land in RN9

weakening of the distinction of adjacent Green Belt land to the north due to a lack of strong, alternate boundaries.

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 land in 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 with very strong distinction from the inset area. Its release would result in 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.

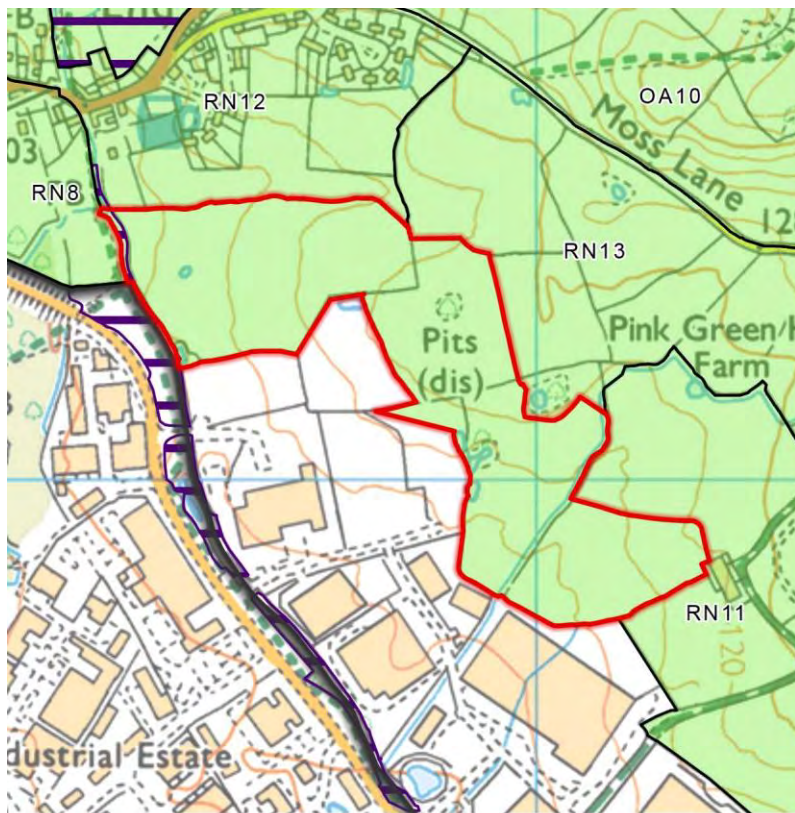
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RN9 as an expansion of Redditch would cause Very High harm to Green Belt Purpose 3.

Very high

Redditch North

Harm of release of land in RN10



- Parcel RN10
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site



Redditch North

Harm of release of land in RN10

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 to the north-east of Redditch, 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 Redditch and Hollywood, which are too far apart to be considered neighbouring, so this parcel is not helping to prevent their merger.

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 tall hedgerows, which enclose the commercial buildings within the urban area. These tall hedgerows help limit the visual relationship between the parcel and the inset area however, proximity to the urban edge 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

Whilst mature hedgerows around the parcel would limit some impact, the release and development of land within the parcel would still cause some 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

Redditch North

Harm of release of land in RN10

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 land in this 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 inset 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.

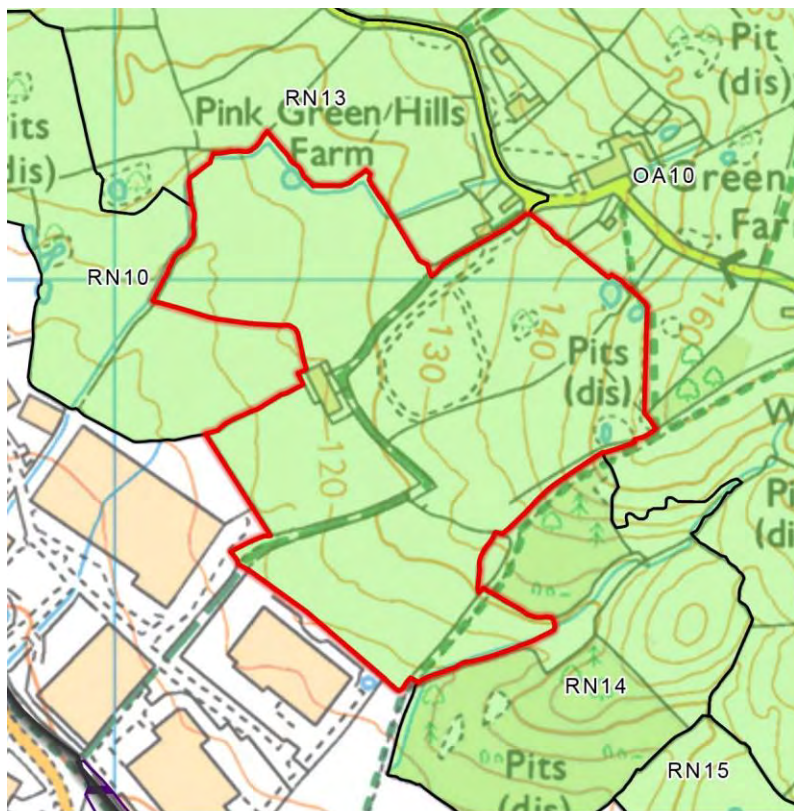
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RN10 as an expansion of Redditch would cause Moderate harm to Green Belt Purpose 3.

Moderate

Redditch North

Harm of release of land in RN11



- Parcel RN11
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site



Redditch North

Harm of release of land in RN11

Openness

Land is open. There are some agricultural buildings in 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 to the north-east of Redditch, 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 Redditch and Hollywood, which are too far apart to be considered neighbouring, so this parcel is not helping to prevent their merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use is largely agricultural and therefore constitutes 'countryside'. Therefore, 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 area by tall hedgerows, which enclose the commercial buildings within the urban area. These tall hedgerows help limit the visual relationship between the parcel and the urban area however, proximity to the urban edge means that there is some urbanising influence within the parcel. The steeply sloping landform rising to the north-east adds to the distinction of 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 land within the parcel would cause a knock-on weakening of the distinction of adjacent Green Belt land to the east due to a lack of strong, alternate boundaries.

Redditch North

Harm of release of land in RN11

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 land in this 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 inset area. Its release would result in 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.

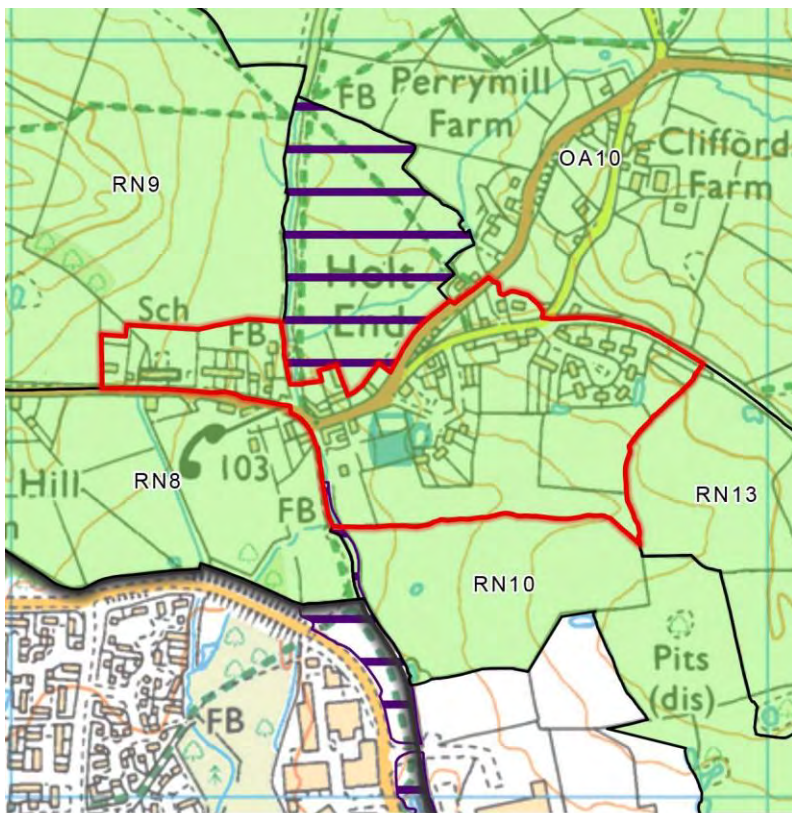
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RN11 as an expansion of Redditch would cause High harm to Green Belt Purpose 3.

High

Redditch North

Harm of release of land in RN12



- Parcel RN12
- Bromsgrove District
- Green Belt
- Absolute constraints**
 - Local Wildlife Site
 - Ancient woodland



Redditch North

Harm of release of land in RN12

Openness

The parcel contains the small village of Beoley with residential buildings along Beoley Lane and Holt Hill. These do have some impact on Green Belt openness, but 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. Land lies to the north-east of Redditch, 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 Redditch and Hollywood, which are too far apart to be considered neighbouring, so this parcel is not helping to prevent their merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use is a mixture of mostly agricultural land and private gardens associated with washed over, rural residential 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 parcel is separated from the urban edge by adjacent Green Belt land to the south as well as Ravensbank Drive and dense woodland belts, which collectively create strong boundary separation from Redditch. Strong intervening boundary features limit the visual relationship with the urban edge, although the small settlement of Beoley has some urbanising influence on the parcel. Overall, there is strong distinction between the parcel and the inset area.

Redditch North

Harm of release of land in RN12

Impact on adjacent Green Belt land

The release and development of land within the parcel would cause a knock-on weakening of the distinction of adjacent Green Belt land to the northwest due to a lack of strong alternate boundaries.

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 land in this 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 inset 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.

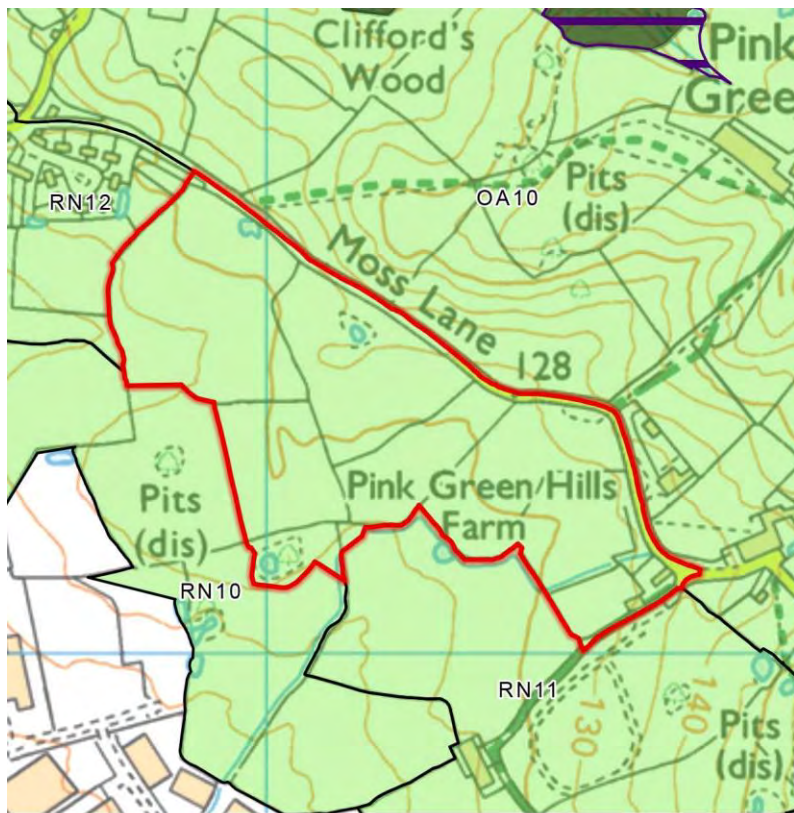
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RN12 as an expansion of Redditch would cause High harm to Green Belt Purpose 3.

High

Redditch North

Harm of release of land in RN13



- Parcel RN13
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland



Redditch North

Harm of release of land in RN13

Openness

Land is open. There is a residential property in the east 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

Purpose 1 is not relevant to this parcel. Land lies to the north-east of Redditch, 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 Redditch and Wythall, which are too far apart to be considered neighbouring, so this parcel is not helping to prevent their merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use is agricultural and therefore constitutes 'countryside'. Therefore, 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 an area of undeveloped Green Belt land to the southwest as well as intervening hedgerow boundaries, which collectively create strong boundary separation from the settlement. Mature hedgerows limit the visual relationship with the urban edge. As a result, there is strong distinction between the parcel and the inset area.

Impact on adjacent Green Belt land

The release and development of land within the parcel would cause a knock-on weakening of the distinction of adjacent Green Belt land to the east due to a lack of strong, alternate boundaries.

Redditch North

Harm of release of land in RN13

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 land in this 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 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.

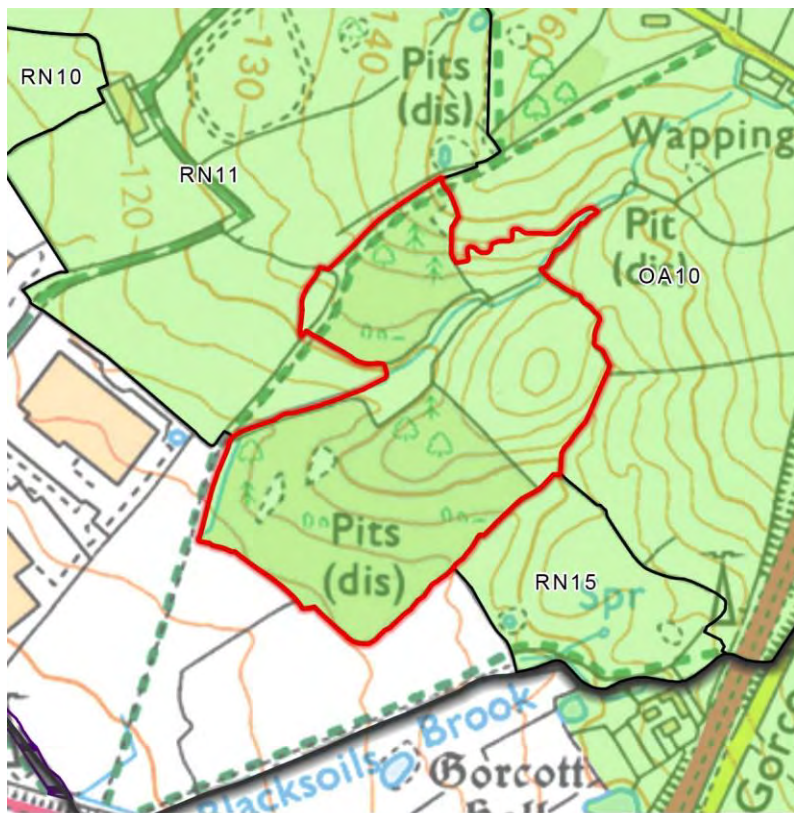
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RN13 as an expansion of Redditch would cause High harm to Green Belt Purpose 3.

High

Redditch North

Harm of release of land in RN14



Redditch North

Harm of release of land in RN14

Openness

Land is open. Although the parcel contains areas of woodland, the parcel 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 to the north-east of Redditch, 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 Redditch and Hollywood, which are too far apart to be considered neighbouring, so this parcel is not helping to prevent their merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

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

Relationship with the urban area (distinction)

The woodland within the parcel creates strong boundary and land cover distinction from the inset area and commercial development to the south and west. The tree cover limits the invisibility with the urban edge, strengthening distinction from the inset area. Overall, the parcel has very strong distinction from the urban area.

Impact on adjacent Green Belt land

The release and development of land within the parcel would breach the dense tree cover at the inset edge and would cause a knock-on weakening of the distinction of adjacent Green Belt land to the east due to a lack of strong, alternate boundaries.

Redditch North

Harm of release of land in RN14

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 land in 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 with very strong distinction from the inset 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 Very High harm to the purpose of safeguarding the countryside from encroachment.

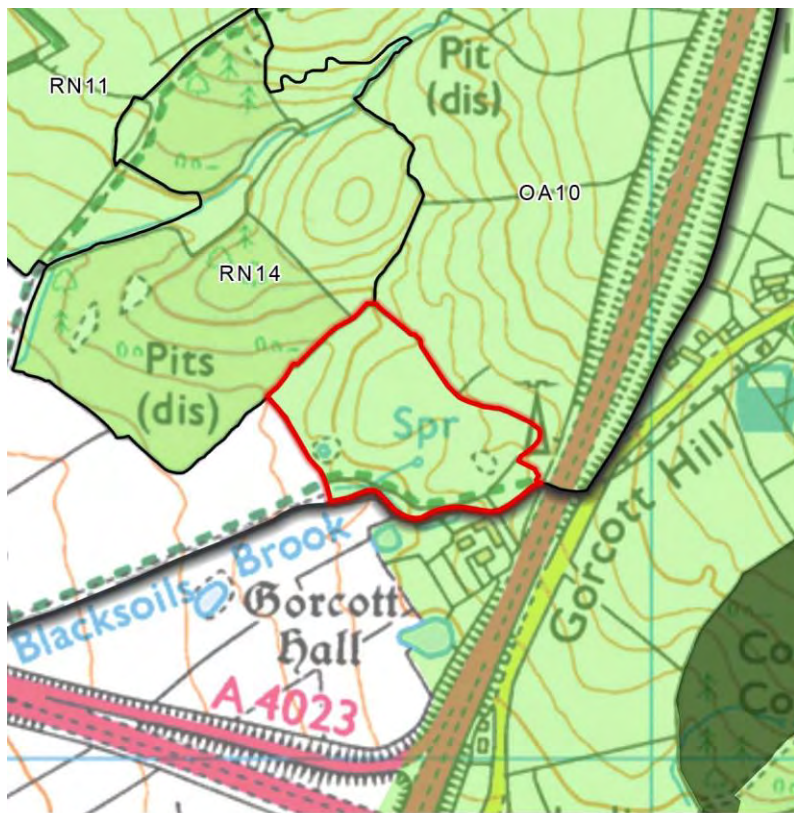
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RN14 as an expansion of Redditch would cause Very High harm to Green Belt Purpose 3.

Very high

Redditch North

Harm of release of land in RN15



Redditch North

Harm of release of land in RN15

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 to the north-east of Redditch, 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 Redditch and Hollywood, which are too far apart to be considered neighbouring, so this parcel is not helping to prevent their merger.

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 weak hedgerow boundary, however the step change in landform to the steep south-west facing slopes adds to the strength of this boundary and the distinction of the parcel. The hedgerow boundary helps screen views to the urban edge, however the proximity to the urban edge means that there is some urbanising influence within the parcel. Collectively, these features contribute to a strong distinction between the parcel and the urban edge.

Impact on adjacent Green Belt land

The release and development of land within the parcel would cause a knock-on weakening to adjacent Green Belt due to a lack of strong alternate boundaries.

Harm to the Green Belt purposes

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

Redditch North

Harm of release of land in RN15

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 land in this parcel would not cause harm to the purpose of preventing neighbouring towns from merging.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

High

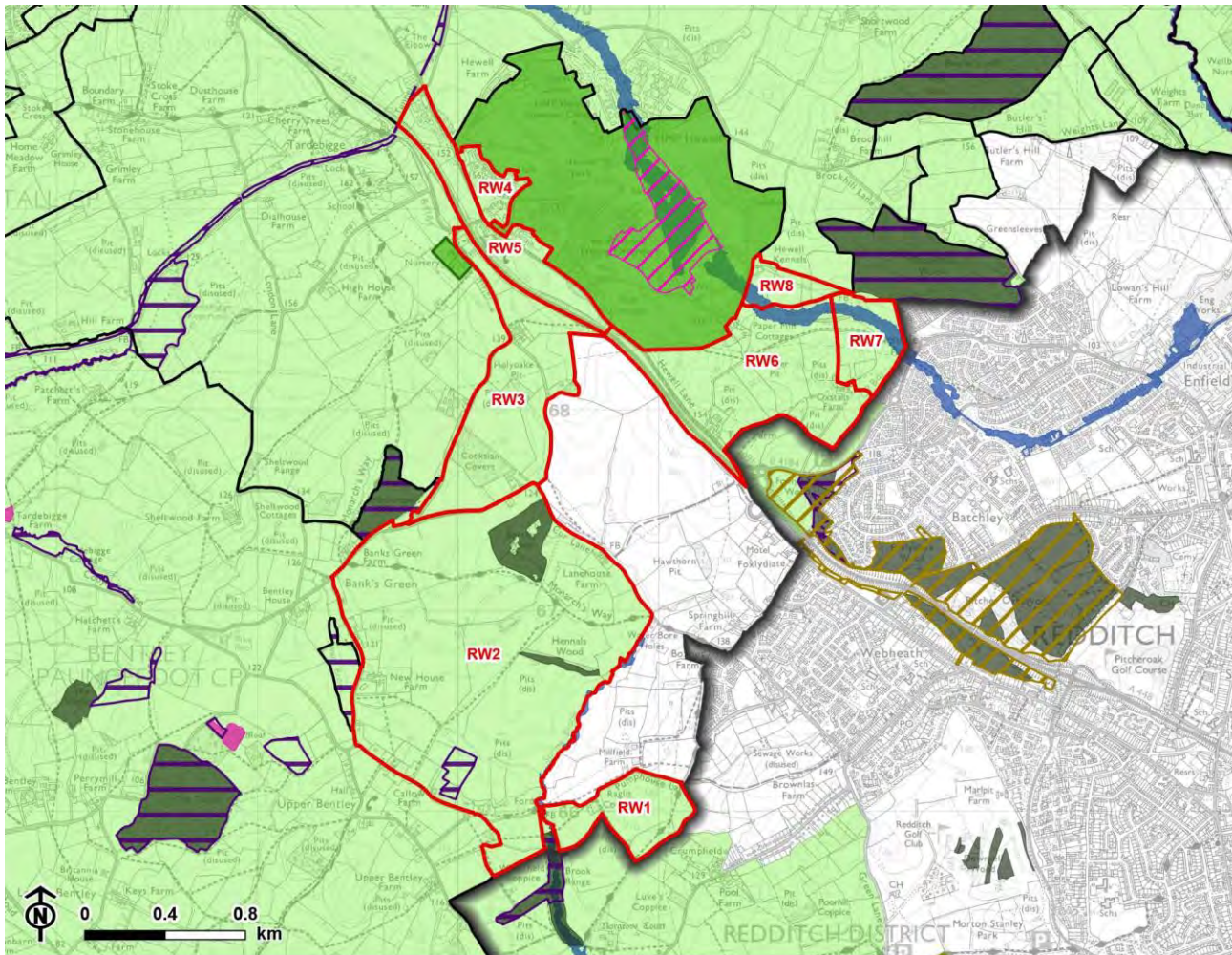
Land is open countryside with a strong degree of distinction from the urban area. Its release would result in a weakening of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RN15 as an expansion of Redditch would cause High harm to Green Belt Purpose 3.

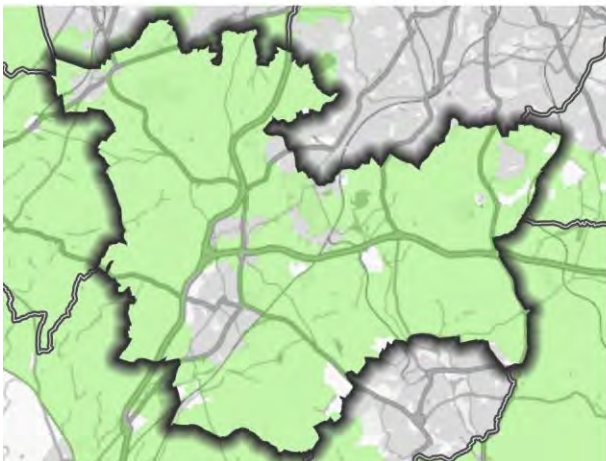
High

Redditch West and Tardebigge

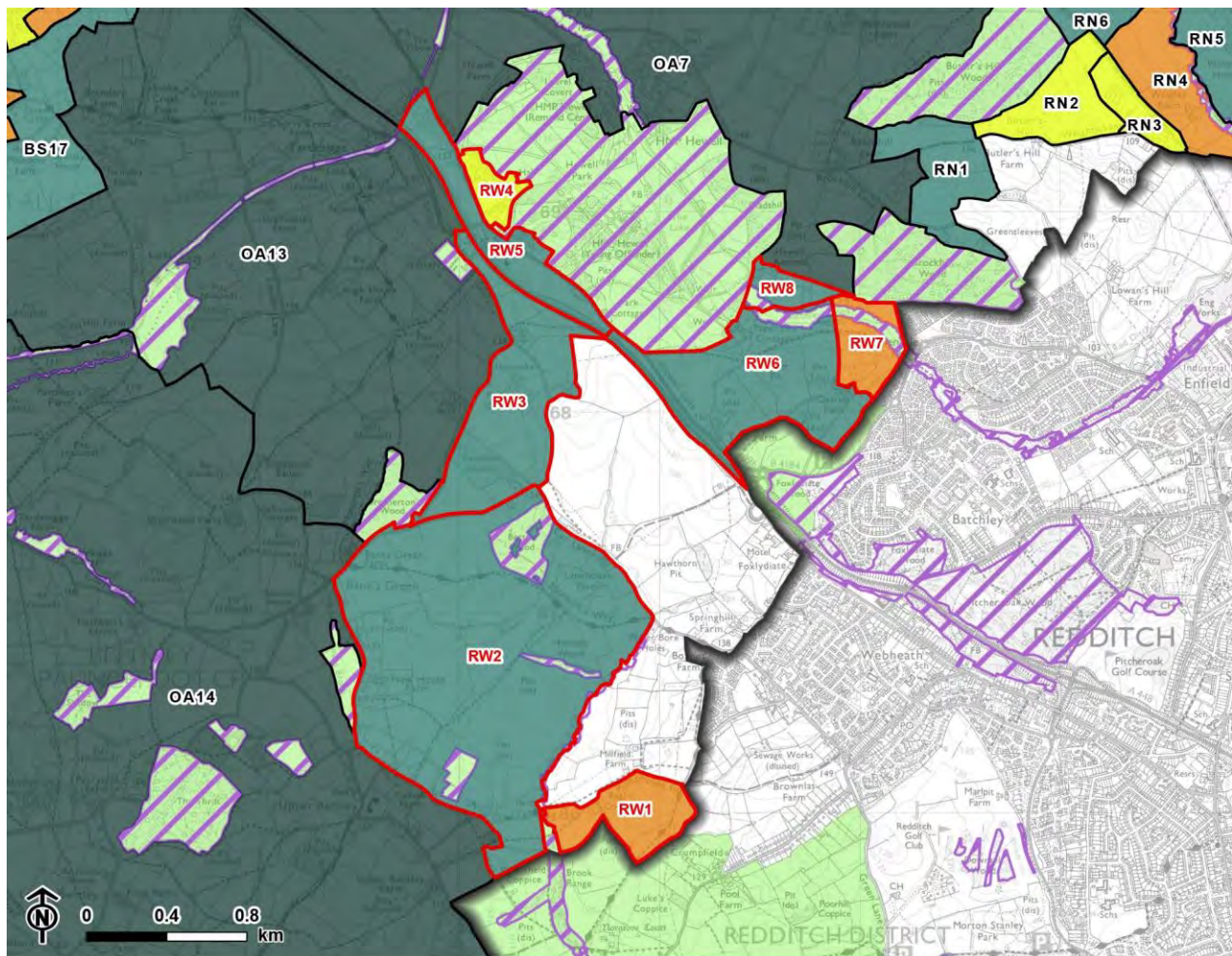


- Redditch West and Tardebigge parcel
- Neighbouring parcel
- Bromsgrove District

- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Local Nature Reserve
- Ancient woodland
- Scheduled monument
- Registered Parks and Gardens
- Flood zone 3

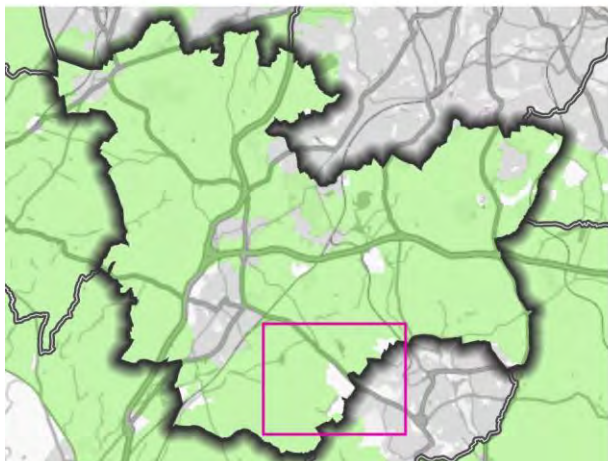


Redditch West and Tardebigge



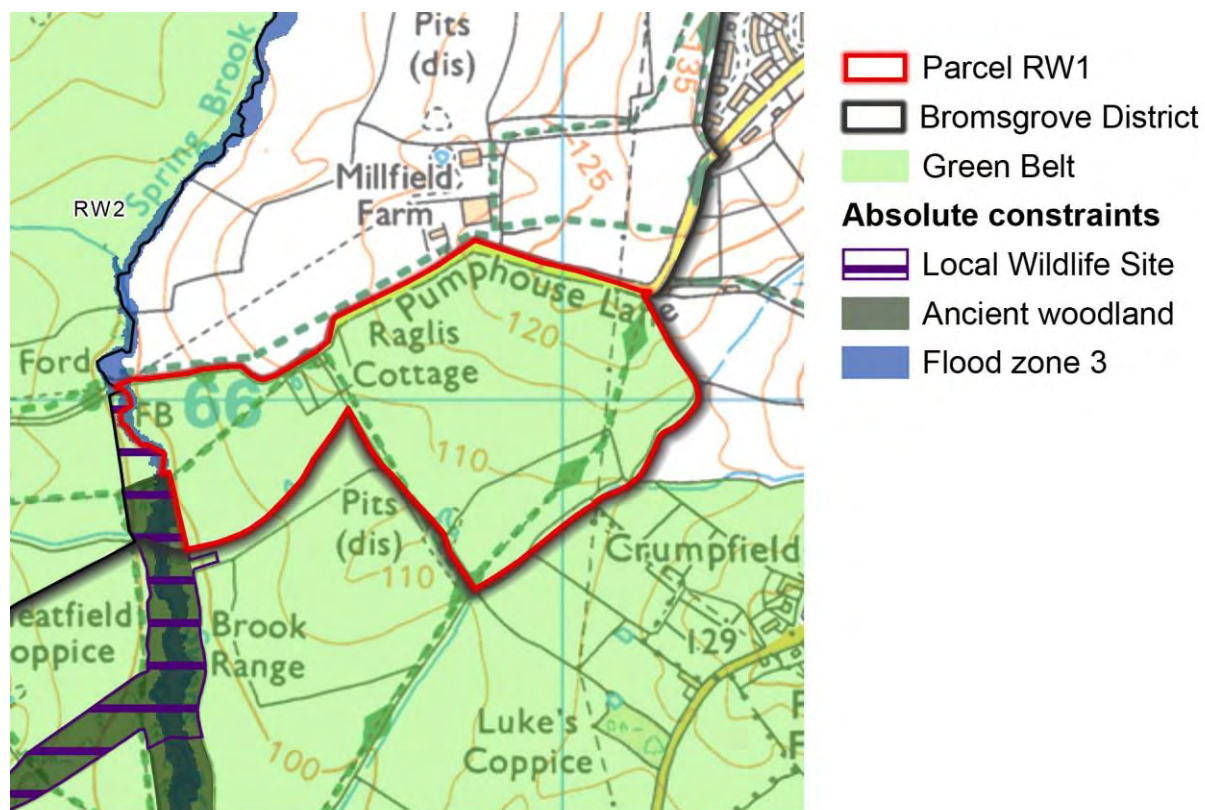
- Redditch West and Tardebigge parcel
- Neighbouring parcel
- Bromsgrove District

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



Redditch West and Tardebigge

Harm of release of land in RW1



Redditch West and Tardebigge

Harm of release of land in RW1

Openness

There is only a single, isolated dwelling 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 adjacent to Redditch, 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

Land lies between the towns of Redditch and Bromsgrove, so the parcel plays some role in preventing neighbouring towns from merging (Purpose 2). However, the gap between the towns is wide, with the undulating arable landscape and woodlands providing a significant degree of separation, and the parcel is peripheral to a narrower gap to the north.

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)

Land within the inset settlement area adjacent to this parcel is currently undeveloped, other than where recent development at Webheath comes close to the eastern boundary. The parcel boundary to the east is relatively weak, formed only by hedgerows, but Pumphouse Lane and associated hedgerows forms a slightly stronger boundary to the north. The south-west facing slope of the parcel contributes slightly to its distinction from the urban area, helping to limit intervisibility between the urban area and the parcel, and there are open eastward views across the valley to the wider countryside. Overall, there is a degree of distinction between the parcel and the urban area.

Impact on adjacent Green Belt land

Spring Brook already forms the western boundary to the inset settlement north of this

Redditch West and Tardebigge

Harm of release of land in RW1

parcel, and a dense woodland belt supplements this to create a strong edge to the west of this parcel, but there are no strong alternative boundary features to the south. Any release of land would therefore result in a knock-on weakening of adjacent Green Belt land to the south (in Redditch Borough) .

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 countryside and lies within a wide gap between Redditch and Bromsgrove. It has some distinction from the urban area, but the release of land here would not result in any reduction of the width of the rural gap, or any weakening of Green Belt land to the west. 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 a knock-on weakening of the distinction of the 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.

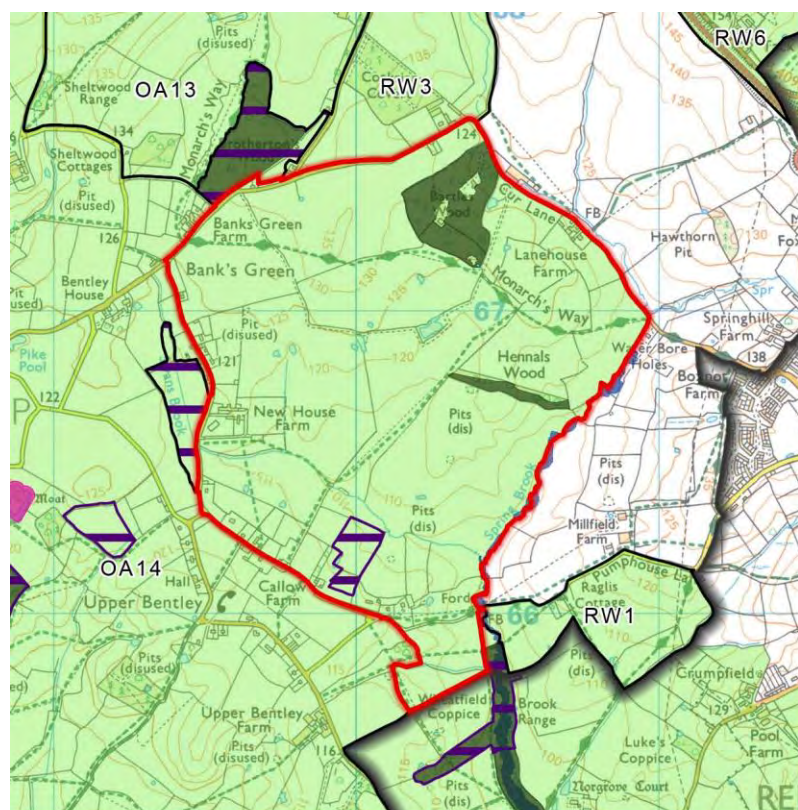
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RW1 as an expansion of Redditch would cause Moderate harm to Green Belt Purpose 3.

Moderate

Redditch West and Tardebigge

Harm of release of land in RW2



- Parcel RW2
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland
- Scheduled monument
- Flood zone 3



Redditch West and Tardebigge

Harm of release of land in RW2

Openness

Land is open. The parcel contains several isolated residential properties along the enclosing lanes of Banks Green and Cur 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 adjacent to Redditch, 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

Land lies between the towns of Redditch and Bromsgrove, so the parcel plays some role in preventing neighbouring towns from merging (Purpose 2). However, the gap between the towns is wide, with the undulating arable landscape and woodlands providing a significant degree of separation, and is peripheral to a narrower gap to the north, in the vicinity of the A448 Bromsgrove Highway.

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)

Land within the inset settlement area adjacent to this parcel is currently undeveloped. The boundary follows Spring Brook and its associated riparian vegetation, and Bartles Wood forms a prominent boundary feature at the northern end of the parcel. Although development within the inset (but as yet undeveloped) area will be visible from the eastern parts of the parcel, the valley landform strengthens distinction. The distance from the urban edge limits urbanising visual influence, particularly in the west of the parcel, and there are no significant urbanising influences within the parcel. Collectively, these features contribute to a strong distinction between the parcel and the urban area.

Redditch West and Tardebigge

Harm of release of land in RW2

Impact on adjacent Green Belt land

The release and development of land in this parcel would cause a knock-on weakening of the distinction of adjacent Green Belt land to the west and north.

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 countryside and lies within a wide gap between Redditch and Bromsgrove. Although parcel has strong distinction from the urban area the release of land in this parcel would result in a negligible reduction in the width of the rural 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

High

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

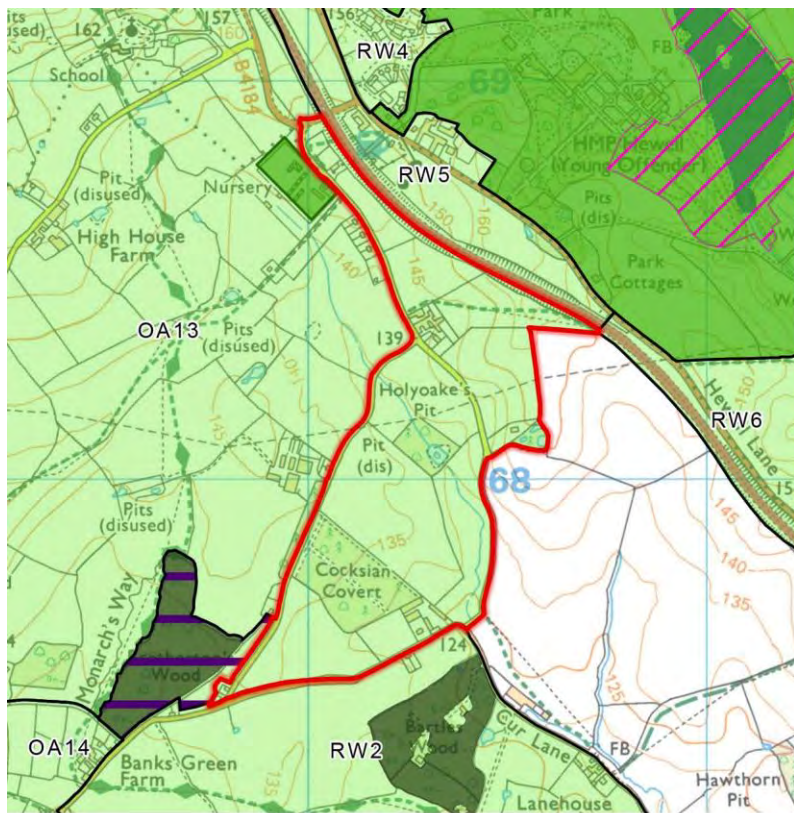
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RW2 as an expansion of Redditch would cause High harm to Green Belt Purpose 3.

High

Redditch West and Tardebigge

Harm of release of land in RW3



- Parcel RW3
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Registered Parks and Gardens
- Flood zone 3



Redditch West and Tardebigge

Harm of release of land in RW3

Openness

Land is open. The parcel contains several isolated residential properties along Holyoakes Lane , but they are too isolated from the urban edge to 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 Redditch, 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 Redditch and Bromsgrove, but the two towns are large settlements with the A448 Bromsgrove Highway providing a direct link. There is some urbanising development between the two at Tardebigge, but this is visually contained and so has a limited impact on the perceived gap.

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)

Land within the inset settlement area adjacent to this parcel is currently undeveloped. The boundary follows a valley at its southern end along Gypsy Lane and rises to the north where hedgerows and a small woodland block align with a ridge crest. These landforms create distinction from the urban area, and the presence of several small woodlands in the parcel (including Cocksian Covert) add to this distinction. The northern part of the parcel, beyond the ridge line, also has strong visual separation from the inset settlement area. Collectively, these features contribute to a strong distinction between the parcel and the urban area.

Redditch West and Tardebigge

Harm of release of land in RW3

Impact on adjacent Green Belt land

The release and development of land within the parcel would have a limited impact on the integrity of adjacent Green Belt land to the north as it is contained by the A448 Bromsgrove Highway, a dual carriageway with trees to either side which would form a strong boundary. The release of land within this parcel would, however, have an impact on adjacent Green Belt to the west due to a lack of alternate strong boundary features.

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

The parcel is open countryside between Redditch and Bromsgrove, and has strong distinction from Redditch. Although the gap is relatively wide, the A448 reduces perceived separation and development in this parcel would narrow the gap and in turn weaken the distinction of adjacent land to the west. 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 a knock-on weakening of 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.

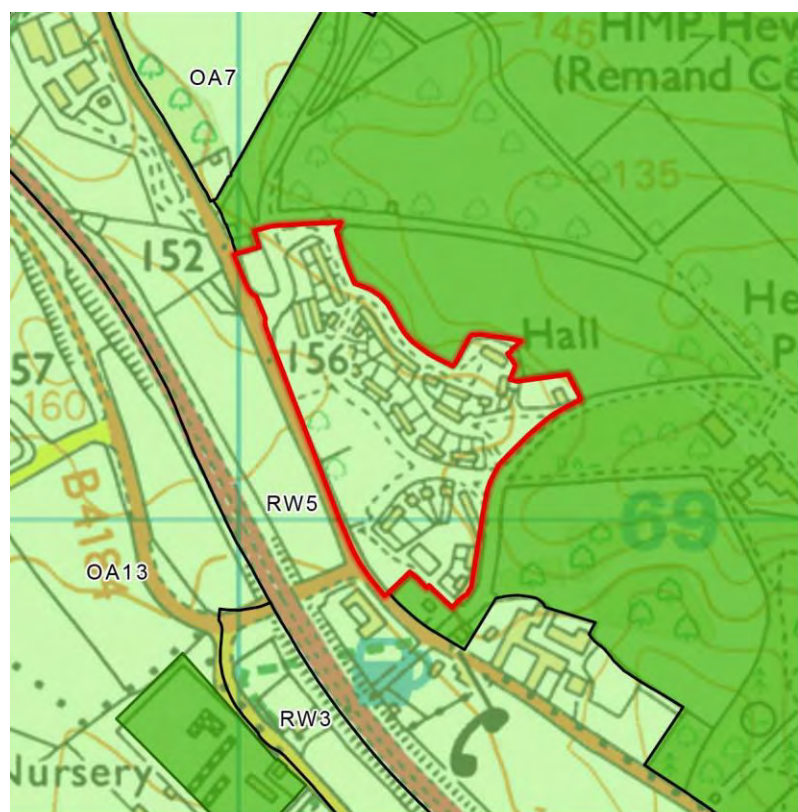
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RW3 as an expansion of Redditch would cause High harm to Green Belt Purpose 3.

High

Redditch West and Tardebigge

Harm of release of land in RW4



- Parcel RW4
- Green Belt
- Absolute constraints**
- Registered Parks and Gardens



Redditch West and Tardebigge

Harm of release of land in RW4

Openness

Land is mostly developed, by an estate of prison officer housing associated with HMP Hewell. The housing has an urban character, and back gardens are mostly ringed by housing, and so have little relationship with the wider Green Belt and do not make much contribution to its openness. Other open spaces are small.

Function

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

Purpose 1 is not relevant to this parcel. Development in the parcel does not constitute a large built-up area and any further 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

Land lies in a relatively wide gap between Redditch and Bromsgrove, and the A448 Bromsgrove Highway provides a direct link, but the parcel is largely developed, which limits the extent to which it is maintaining separation between settlements (Purpose 2).

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is largely developed, with most back gardens separated from the wider countryside by houses. The parcel is not, therefore, playing a significant role in helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

Remaining open areas in the parcel are small, and strongly influenced by development within the parcel. Distinction from the developed area of Tardebigge and the development at Hewell Grange is weak.

Impact on adjacent Green Belt land

The parcel is contained to the west by a tree belt and on all other sides by Hewell Grange Registered Park and Garden, which as such is considered to be an absolute constraint from development. Development of the small remaining spaces in the parcel would have negligible impact on adjacent, unconstrained Green Belt land.

Redditch West and Tardebigge

Harm of release of land in RW4

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 lies within a relatively wide gap between Redditch and Bromsgrove. It is too developed, and too contained from other Green Belt land in the gap, to contribute to the perceived separation of these towns. 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 is mostly developed, and remaining open areas have weak distinction from the washed-over development at Tardebigge. Therefore, the release of land in the parcel would cause no harm to the purpose of safeguarding the countryside from encroachment.

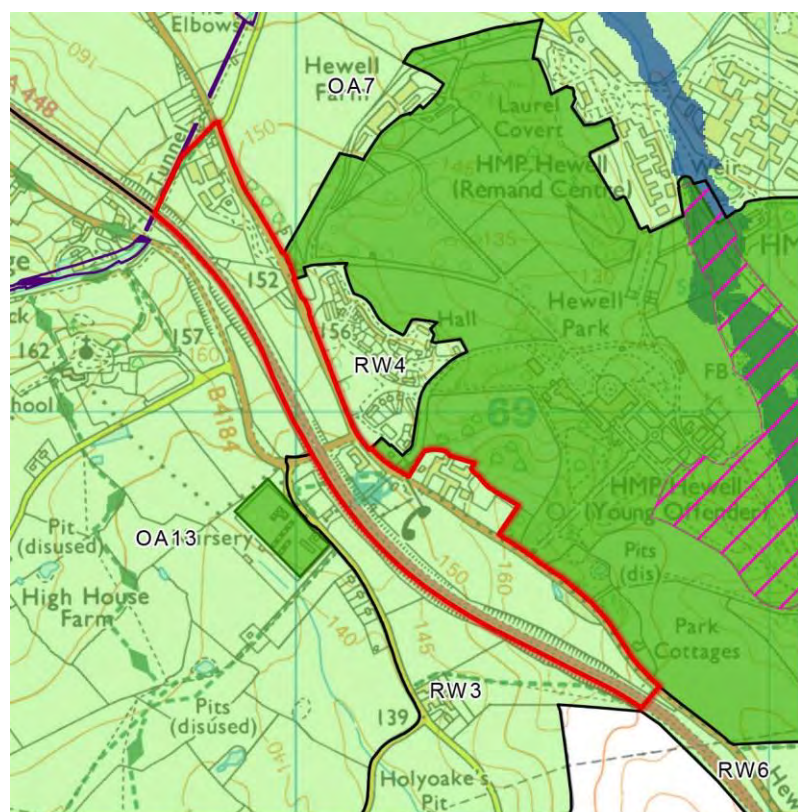
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RW4 at Tardebigge would cause no harm to Green Belt Purposes 1,2 and 3.

Low/no

Redditch West and Tardebigge

Harm of release of land in RW5



- Parcel RW5
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Registered Parks and Gardens
- Flood zone 3



Redditch West and Tardebigge

Harm of release of land in RW5

Openness

There is some commercial development at the centre of the parcel, including shops at the Tardebigge Court retail village, but these occupy former farm buildings which formed part of the Hewell Grange estate and do not have an urban form or character. The few houses here, and the nearby pub, were also built by the Hewell estate (the latter as a village hall), and also lack urban characteristics. There is some more modern commercial development at The Barns business park at the northern end of the parcel, but this is too small and too isolated from existing urban development – either the housing estate at Hewell Grange or the inset settlement of Redditch – to 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 close to Redditch, 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 Redditch and Bromsgrove, but the two towns are large settlements with the A448 Bromsgrove Highway providing a direct link. There is some urbanising development between the two at Tardebigge, but this is visually contained and so has a limited impact on the perceived gap.

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 eastern end of the parcel lies very close to the inset (but as yet undeveloped) edge of Redditch, but the A448 forms a strong intervening boundary. The inset settlement also lies to the south-east of a ridge, which creates some visual separation from the parcel. To

Redditch West and Tardebigge

Harm of release of land in RW5

the north, washed-over but urbanising development at the Hewell Grange housing estate is separated from the parcel by mature trees alongside Hewell Lane that in most places form a dense belt, significantly limiting any urbanising visual impact. Most development within the parcel is not urban in character. Overall, the parcel has very strong distinction from both Redditch and the washed-over development at Tardebigge.

Impact on adjacent Green Belt land

The parcel is contained by the well-treed boundaries of Hewell Grange Registered Park and Garden to the north and east, and so constrained from development. Other than a very short boundary to the north-west, where The Barns business park already presents a built edge to the parcel, the rest of the boundary is formed by the A448 dual carriageway, so release of land here would have only minor impact on the integrity 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

The parcel is open countryside between Redditch and Bromsgrove, and has very strong distinction from Redditch. Although the gap is relatively wide, the A448 reduces perceived separation and development in this parcel would narrow the gap and in turn weaken the distinction of adjacent land to the west. 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 very strong distinction from the urban area and also from washed-over but urbanising development at Hewell Grange. Its release would have only a minor impact on the integrity of adjacent Green Belt land. Therefore, the release of

Redditch West and Tardebigge

Harm of release of land in RW5

land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

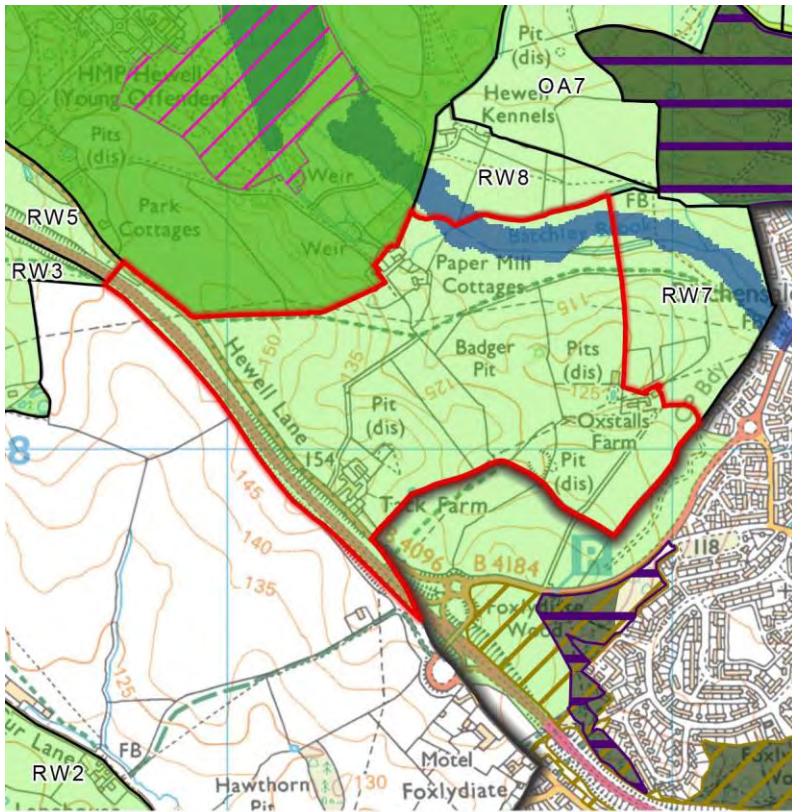
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RW5 at Tardebigge would cause High harm to Green Belt Purpose 2 and 3.

High

Redditch West and Tardebigge

Harm of release of land in RW6



- Parcel RW6
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Local Nature Reserve
- Ancient woodland
- Registered Parks and Gardens
- Flood zone 3



Redditch West and Tardebigge

Harm of release of land in RW6

Openness

Land is open. The parcel contains several isolated residential properties along Hewell Lane as well as the Paper Mill Cottages 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 Redditch, 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 between Redditch and Bromsgrove, and so plays some role in preventing neighbouring towns from merging (Purpose 2). However, the gap is relatively wide, and this parcel is peripheral to it because the inset settlement edge to the southwest of the A448 extends further west. There is some urbanising development between the two at Tardebigge but this is visually contained and so has a limited impact on the perceived gap, and the Registered Park and Garden at Hewell Grange provides an absolute constraint to development that would limit the westward extent of Redditch.

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 partially separated from the current urban edge to the east by Foxlydiate Wood, and by a belt of more recently planted woodland extending north from it. This creates a strong boundary, strengthened by the Local Wildlife Site status of the wood. Land to the south/west of the parcel has been inset for future development, but the A448 and the ridge of higher ground along which it passes also forms a strong boundary. The undulating landform adds to the distinction of the parcel, and although some parts of the

Redditch West and Tardebigge

Harm of release of land in RW6

parcel have intervisibility with the urban area further to the east and south there is still a strong distinction from the adjacent urban edge across most of the parcel, and very strong distinction in the north-west.

Impact on adjacent Green Belt land

The release and development of land within this parcel would cause a knock-on weakening of adjacent Green Belt land to the north, where it would have a visual impact on land beyond Batchley Brook. The release of land within this parcel would not have an impact on the integrity of Green Belt land to the west as it is contained by the absolute constraint of Hewell Grange Registered Park and Garden. The impact on adjacent land to the south will also be minimal as it is contained by the ridge landform and the strong boundary feature of Bromsgrove Highway (the A448).

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 countryside between Redditch and Bromsgrove, and has strong distinction from Redditch, but its location is peripheral to a relatively wide gap between the two towns. The A448 reduces perceived separation between the towns, but to the south of the road the inset settlement edge already extends further west than this parcel, so there would be no reduction in the gap. There would be no impact on Green Belt land to the north-west, where Hewell Grange Registered Park and Garden forms an area of absolute constraint to development. 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. The north-western part of the parcel has

Redditch West and Tardebigge

Harm of release of land in RW6

very strong distinction from the urban area but its release would have only a minor impact on adjacent Green Belt land to the west. The rest of the parcel has strong distinction from the urban area but the release of land would cause a knock-on weakening of the distinction of land to the north. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

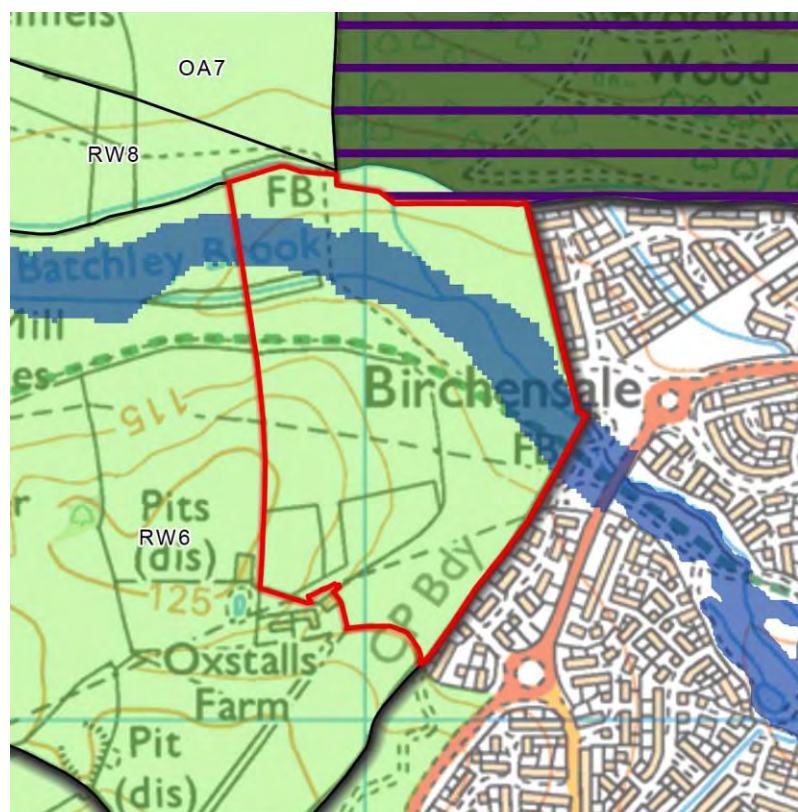
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RW6 as an expansion of Redditch would cause High harm to Green Belt Purpose 3.

High

Redditch West and Tardebigge

Harm of release of land in RW7



Redditch West and Tardebigge

Harm of release of land in RW7

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 adjacent to Redditch, 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 between Redditch and Bromsgrove, and so plays some role in preventing neighbouring towns from merging (Purpose 2). However, the gap is relatively wide, and this parcel is peripheral to it because the inset settlement edge to the south of the A448 extends further west. There is some urbanising development between the two at Tardebigge but this is visually contained and so has a limited impact on the perceived gap, and the Registered Park and Garden at Hewell Grange provides an absolute constraint to development that would limit the westward extent of Redditch.

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 urban edge by garden hedgerows which form a weak boundary feature, and this combined with proximity to the urban edge means there is a degree of urbanising influence on the parcel. However, the landform of the parcel, sloping down to Batchley Brook, creates some distinction from the urban area. Overall, there is a degree of distinction between the parcel and the urban area.

Impact on adjacent Green Belt land

The release of land within this parcel would have a knock-on impact on the integrity of adjacent Green Belt land to the west, due to a lack of alternate strong boundary features.

Redditch West and Tardebigge

Harm of release of land in RW7

There will be no influence on Green Belt land to the north as it is covered by the absolute constraint of Brockhill Wood, an Ancient Woodland and Local Wildlife Site.

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 countryside between Redditch and Bromsgrove, with some degree of distinction from Redditch, but its location is peripheral to a relatively wide gap between the two towns. There would be no reduction in the gap, and adjacent land that would be weakened by the release of this area is also peripheral to the gap, and contained to the west by Hewell Grange Registered Park and Garden (which forms an area of absolute constraint to development). 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 a knock-on 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.

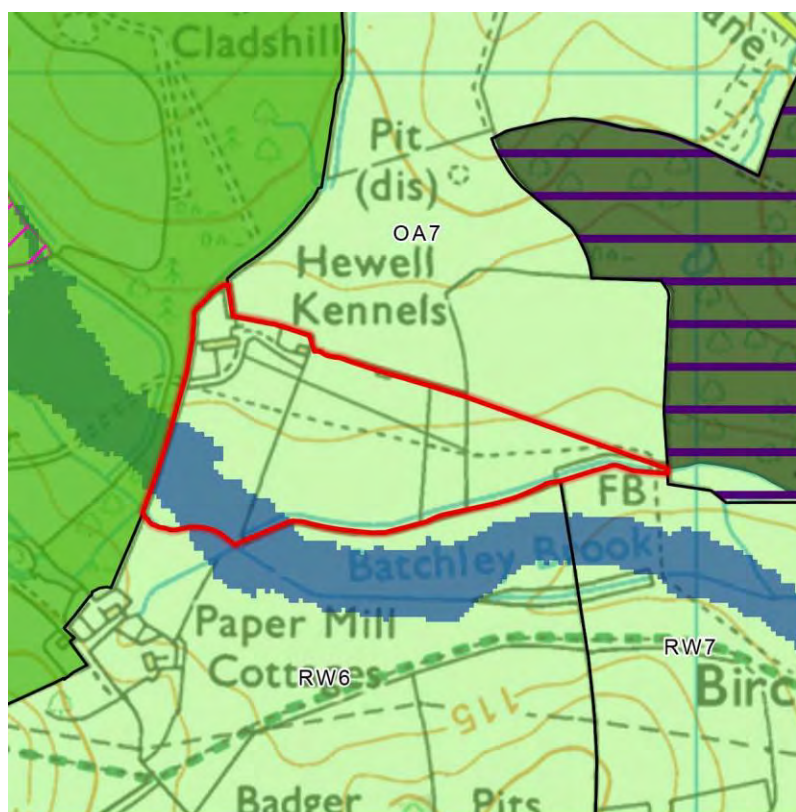
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RW7 as an expansion of Redditch would cause Moderate harm to Green Belt Purpose 3.

Moderate

Redditch West and Tardebigge

Harm of release of land in RW8



- Parcel RW8
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Registered Parks and Gardens
- Flood zone 3



Redditch West and Tardebigge

Harm of release of land in RW8

Openness

Land is open. The parcel contains Hewell Kennels in the north, but this is isolated from development that does not affect 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 Redditch, 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 between Redditch and Bromsgrove, and so plays some role in preventing neighbouring towns from merging (Purpose 2). However, the gap is relatively wide, and this parcel is peripheral to it because the inset settlement edge to the south of the A448 extends further west. There is some urbanising development between the two at Tardebigge but this is visually contained and so has a limited impact on the perceived gap, and the Registered Park and Garden at Hewell Grange provides an absolute constraint to development that would limit the westward extent of Redditch.

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 urban edge by an area of undeveloped Green Belt land forming a shallow valley around Batchley Brook. This landform, together with intervening hedgerow field boundaries and the effect of distance on limiting urbanising influence, mean that the parcel has a strong distinction from the urban area.

Impact on adjacent Green Belt land

The release and development of land within this parcel would cause a knock-on weakening of adjacent Green Belt land to the north, which has only weak hedgerow

Redditch West and Tardebigge

Harm of release of land in RW8

boundaries. The release of land within this parcel would not have an impact on the integrity of Green Belt land to the west as it is contained by the absolute constraint of Hewell Grange Registered Park and Garden.

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 countryside between Redditch and Bromsgrove, and has strong distinction from Redditch, but its location is peripheral to a relatively wide gap between the two towns. The A448 reduces perceived separation between the towns, but development in this parcel would cause no reduction in the gap, and there would be no impact on the strength of Green Belt land within the settlement gap as Hewell Grange Registered Park and Garden forms an intervening area of absolute constraint to development.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

High

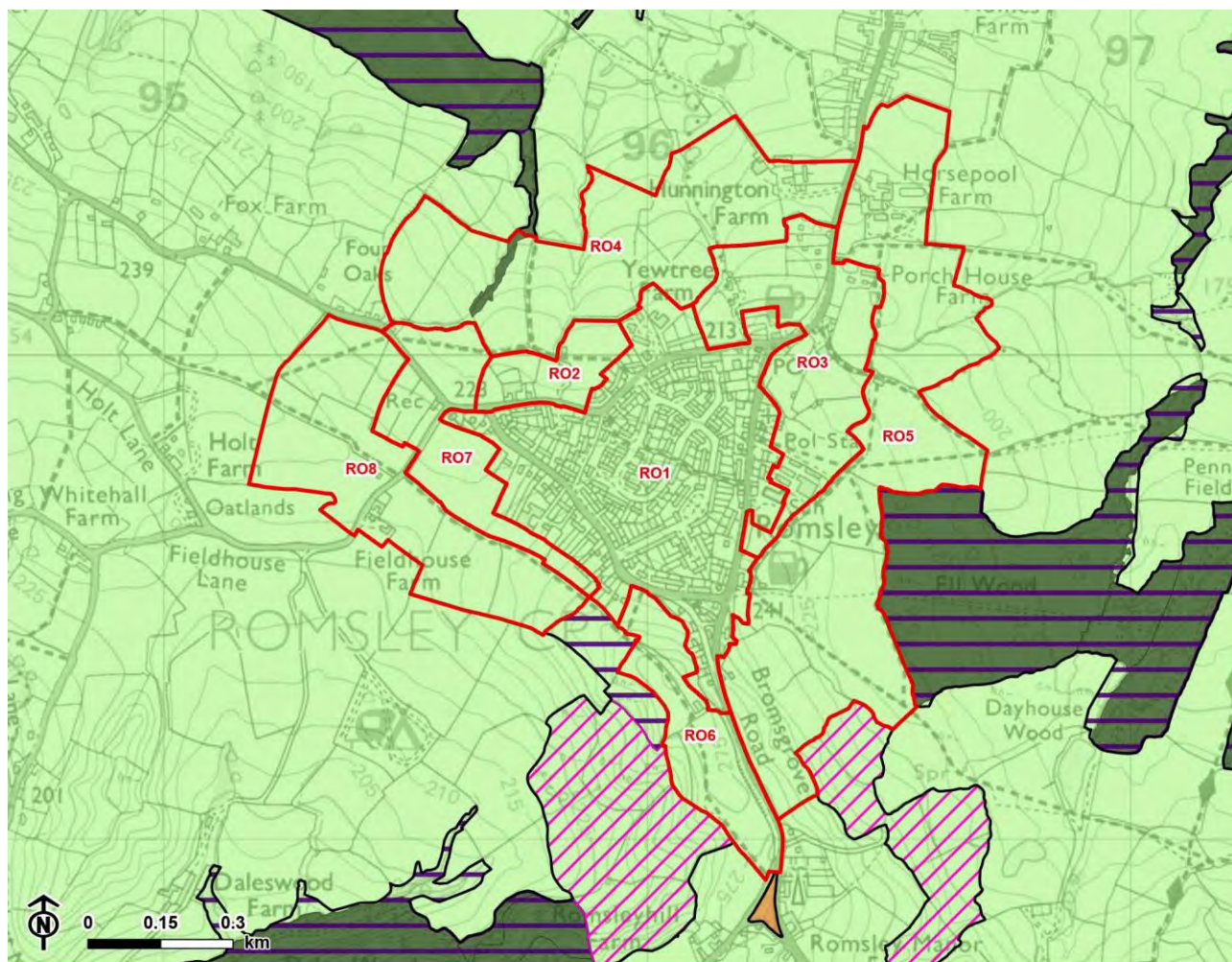
The parcel is open countryside with a strong degree of distinction from the urban area, and the release of land would cause a knock-on weakening of the distinction of land to the north. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

Overall harm to the Green Belt purposes from release of land

The release of land in Parcel RW8 as an expansion of Redditch would cause High harm to Green Belt Purpose 3.

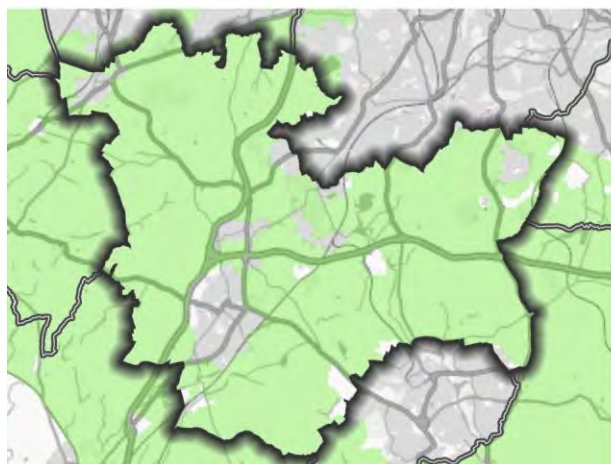
High

Romsley

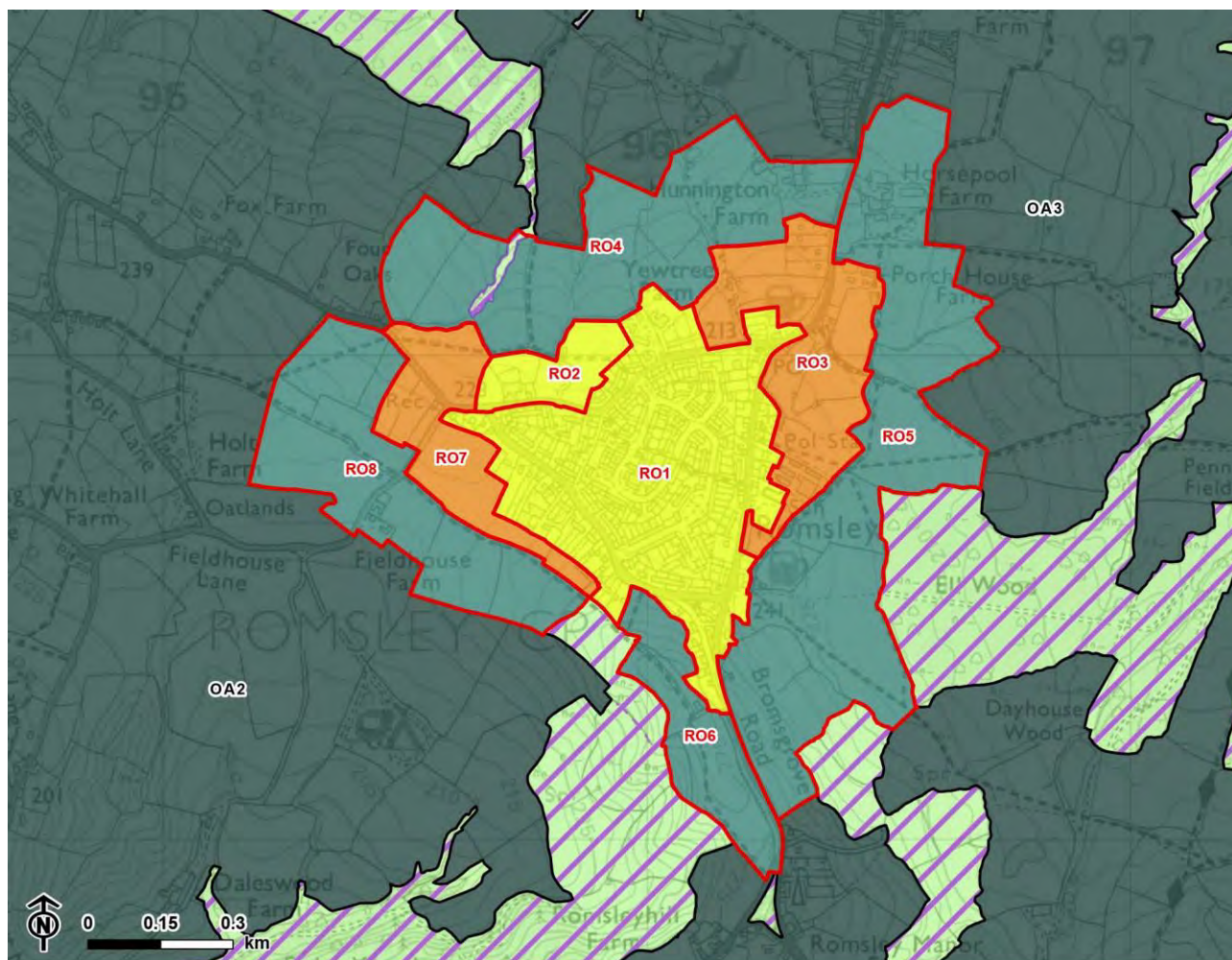


- Romsley parcel
- Neighbouring parcel

- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Common land

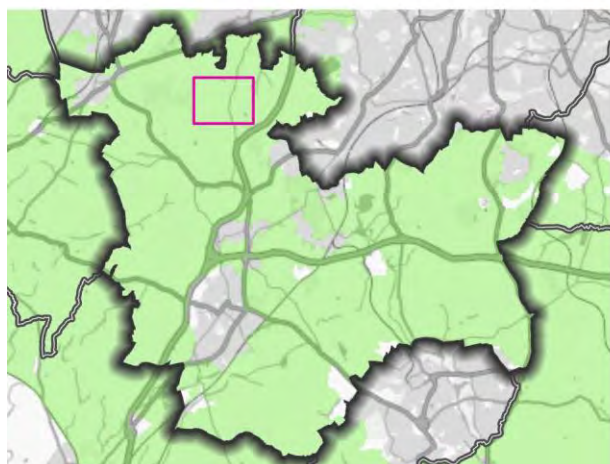


Romsley



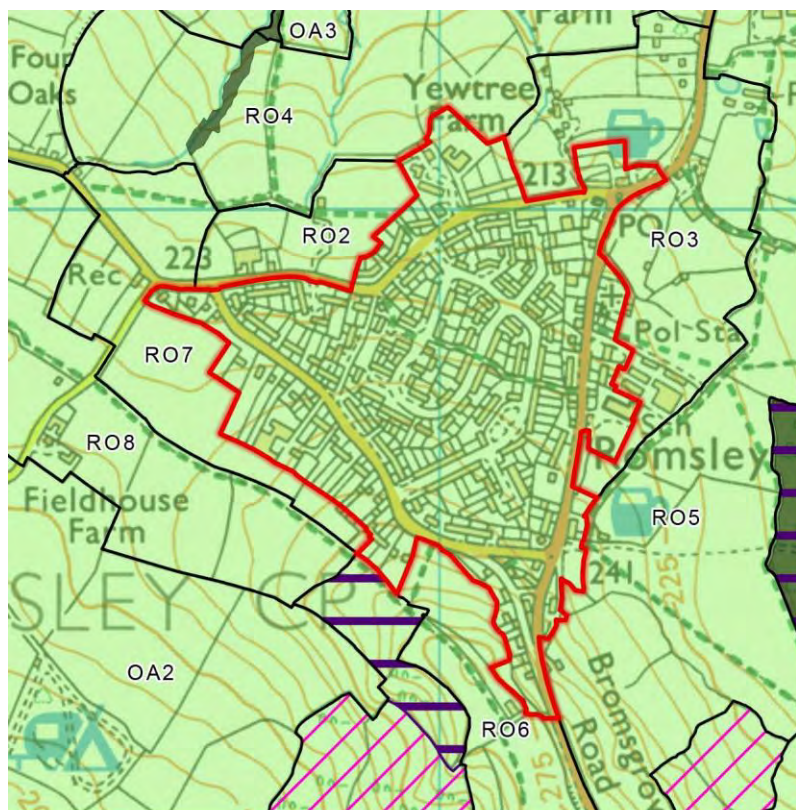
- Romsley parcel
- Neighbouring parcel

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



Romsley

Harm of release of land in RO1



-  Parcel RO1
-  Green Belt
- Absolute constraints**
-  Site of Special Scientific Interest
-  Local Wildlife Site
-  Ancient woodland



Romsley

Harm of release of land in RO1

Openness

Land is already developed by the settlement of Romsley to the extent that 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 the settlement of Romsley, 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 is entirely developed and therefore does not contribute to prevention of the merger of towns (Purpose 2).

Purpose 3 – Assist in safeguarding the countryside from encroachment

The parcel is entirely developed by the settlement of Romsley. 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

Low/no

The parcel is entirely developed and therefore its release would cause no harm to the purpose of checking the unrestricted sprawl of the large built-up area.

Romsley

Harm of release of land in RO1

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.

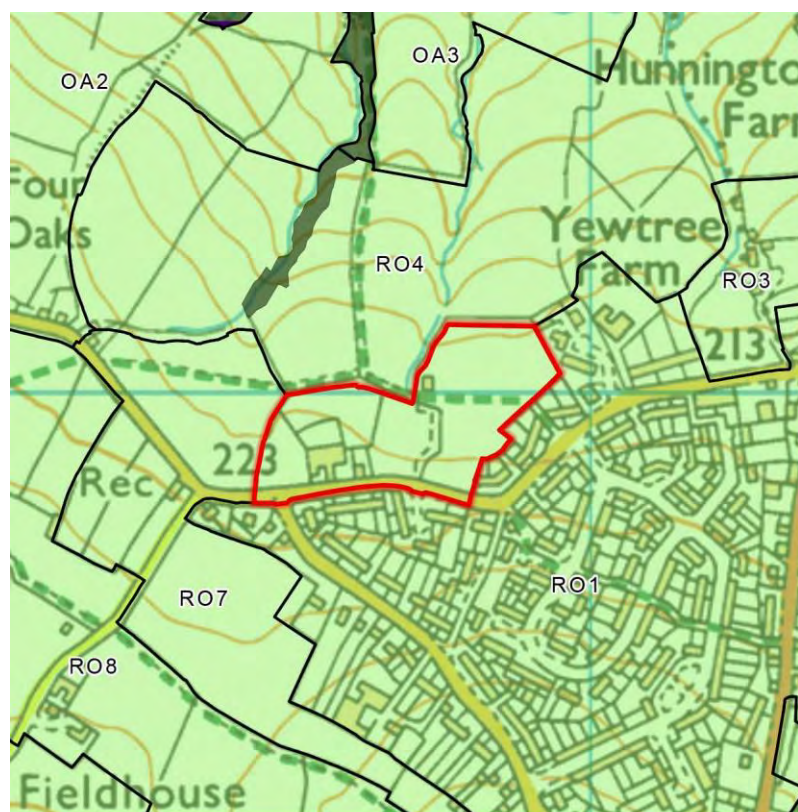
Overall harm to the Green Belt purposes from release of land

The release of parcel RO1 would cause no harm to any Green Belt purposes.

Low/no

Romsley

Harm of release of land in RO2



- Parcel RO2
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland



Romsley

Harm of release of land in RO2

Openness

Land is open. The parcel contains 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 lies adjacent to the settlement of Romsley, 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 the towns of Halesowen and Rubery, but urbanising washed-over ribbon development along Bromsgrove Road (B4551) and at the settlement of Romsley slightly reduce the perceived separation

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land in the west of the parcel does contain built development, but this has the form of a farmstead and is not urban in character. The recreational use of the sports field in the east of the parcel gives it an association with the urban area which diminishes the extent to which the parcel is perceived as countryside and, therefore, is protecting it from encroachment (Purpose 3).

Relationship with the urban area (distinction)

Garden boundaries in the east and St Kenelm's Road in the west provide weak boundary and visual separation from the urban area of Romsley to the south and east. Therefore, there is weak distinction between the parcel and the settlement.

Impact on adjacent Green Belt land

Romsley is located on a spur of high ground, with land to the north of the parcel sloping downhill away from the village. The distinction provided by this slope, together with

Romsley

Harm of release of land in RO2

presence of built development within the parcel already, limit the impact that new development 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 open and lies in a wide gap between Halesowen and Rubery and has a weak degree of distinction from the settlement of Romsley. Its release would have only 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

Low/no

The parcel has weak distinction from the settlement of Romsley and is comprised of agricultural use buildings in the west, and sports pitches in the east, which diminish the extent to which it is perceived as countryside. The release of land in the parcel would only have 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.

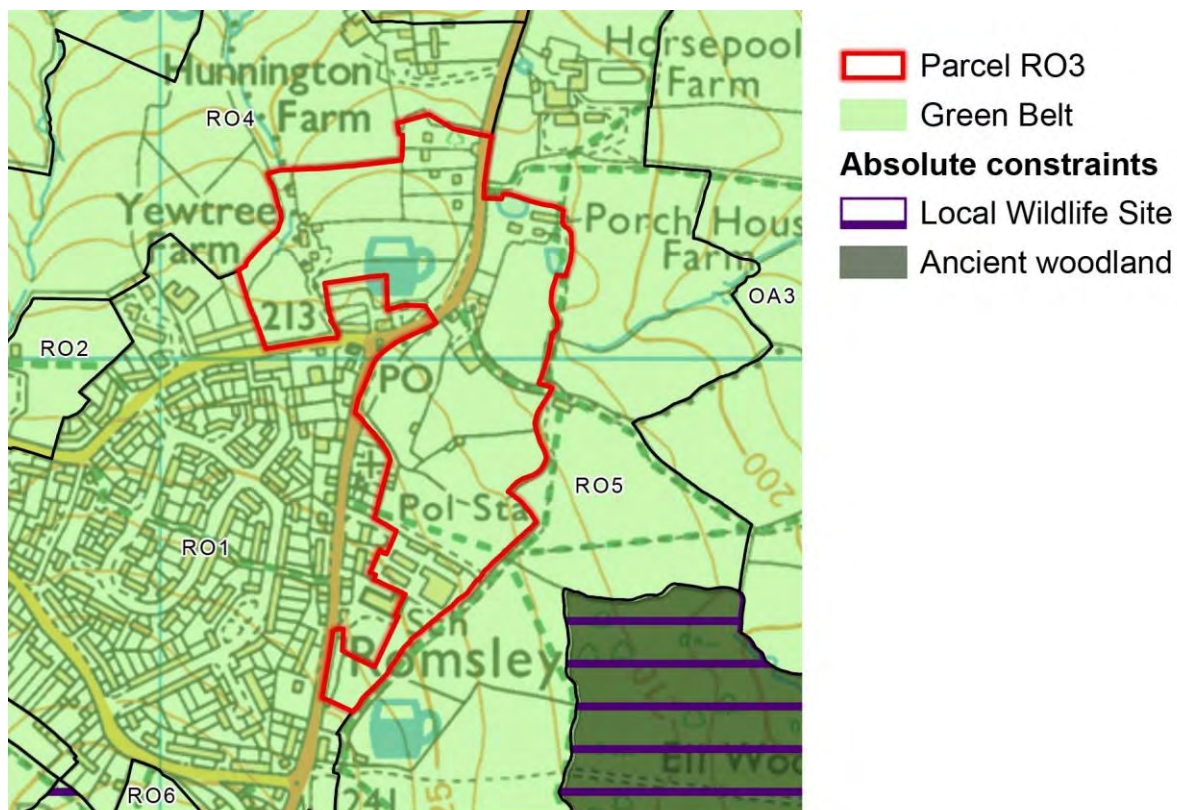
Overall harm to the Green Belt purposes from release of land

The release of RO2 as an expansion of Romsley would cause Low harm to Green Belt Purposes 2 and 3.

Low/no

Romsley

Harm of release of land in RO3



Romsley

Harm of release of land in RO3

Openness

Land is open. The parcel 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 adjacent to the settlement of Romsley, 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 the towns of Halesowen and Rubery, but urbanising washed-over ribbon development along Bromsgrove Road (B4551) and at the settlement of Romsley slightly reduce the perceived separation.

Purpose 3 – Assist in safeguarding the countryside from encroachment

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

Relationship with the urban area (distinction)

The B4551 provides some boundary distinction between the west of the parcel and the settlement of Romsley, but this has been breached by residential development which diminishes its role as a boundary feature. Similarly, there are residential properties to the north of St Kenelm's Road, diminishing the role that it plays as a boundary feature. The parcel slopes gradually away from the settlement of Romsley, and although there is some urbanising influence within the parcel, there are also open views of the wider countryside. Overall, the parcel has some degree of distinction from the settlement.

Romsley

Harm of release of land in RO3

Impact on adjacent Green Belt land

There is a lack of strong alternative Green Belt boundaries to the east, and, as a result, release and development of the parcel would cause weakening of the distinction of adjacent, stronger Green Belt.

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 lies in a wide gap between Halesowen and Rubery. It has some degree of distinction from the settlement of Romsley, but its release would have only 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

The parcel is open countryside which has some degree of distinction from the settlement of Romsley. The release of land in the parcel would result in 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.

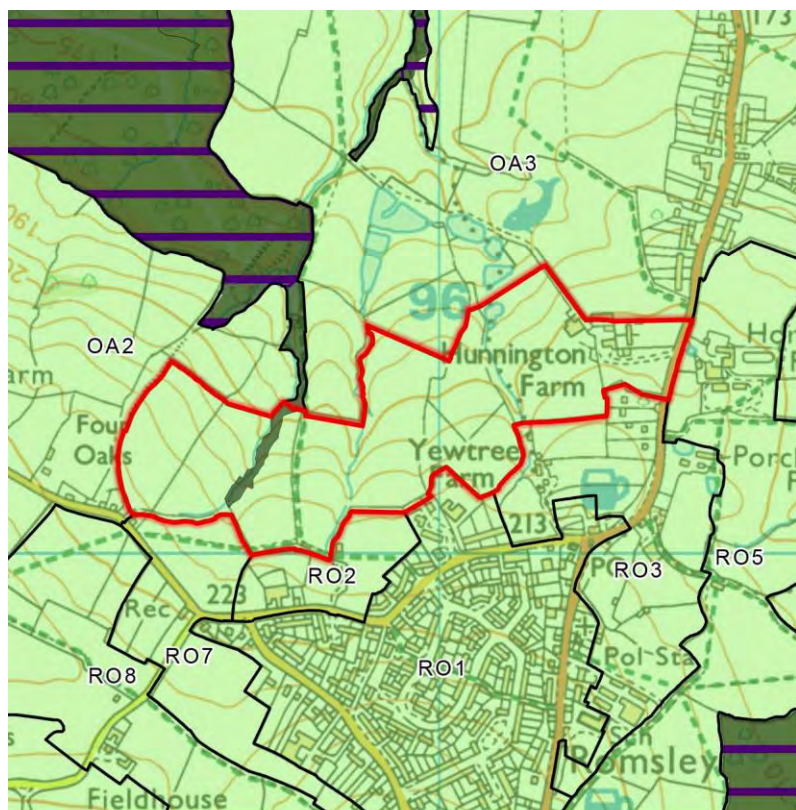
Overall harm to the Green Belt purposes from release of land

The release of land in RO3 as an expansion of Romsley would cause Moderate harm to Green Belt Purpose 3.

Moderate

Romsley

Harm of release of land in RO4



- Parcel RO4
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland



Romsley

Harm of release of land in RO4

Openness

Land is open. There is a caravan storage area and some residential dwellings at the eastern end of the parcel, but these do not cover a large enough area to 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 the settlement of Romsley, 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 the towns of Halesowen and Rubery, but urbanising washed-over ribbon development along Bromsgrove Road (B4551) and at the settlement of Romsley slightly reduce the 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.

Relationship with the urban area (distinction)

The parcel slopes steeply down from the settlement of Romsley, which creates strong landform distinction between the parcel and the settlement. The presence of this slope, together with well-treed field boundaries along much of the parcel's southern edge, reduces any urbanising visual influence from the settlement. Overall, the parcel has a strong degree of distinction from Romsley.

Impact on adjacent Green Belt land

There is a lack of strong alternative Green Belt boundaries to the north, so release and

Romsley

Harm of release of land in RO4

development of the parcel would result in 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

The parcel is open and lies in a wide gap between Halesowen and Rubery. It has strong distinction from the settlement of Romsley, but its release would have only a minor impact on the perceived sense of 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

The parcel is open countryside which has strong distinction from the settlement of Romsley, and its release would result in 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.

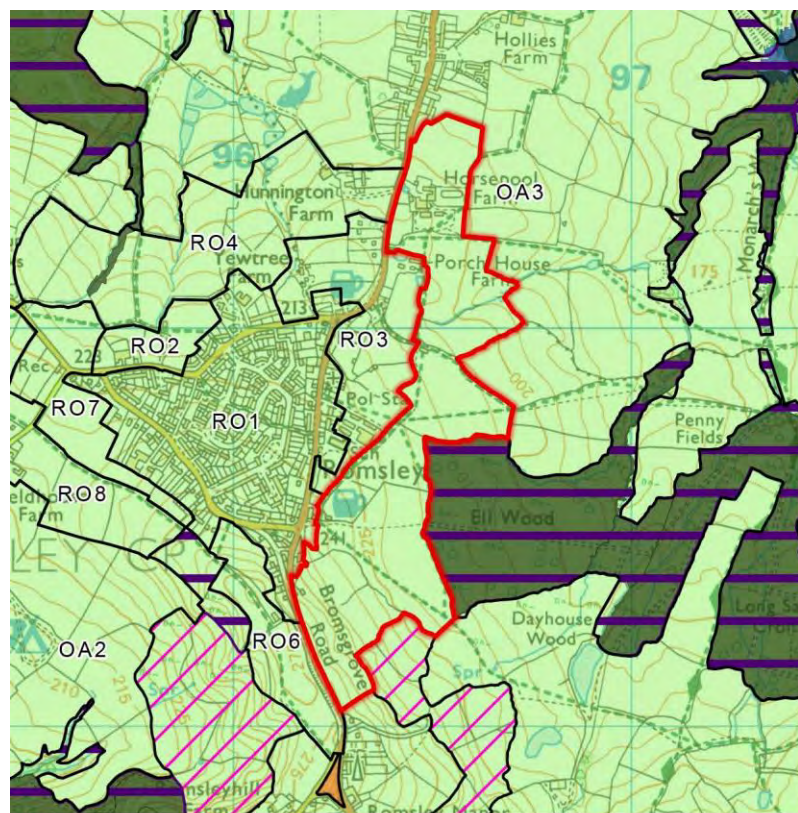
Overall harm to the Green Belt purposes from release of land

The release of land in RO4 as an expansion of Romsley would cause High harm to Green Belt Purpose 3.

High

Romsley

Harm of release of land in RO5



- Parcel RO5
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Common land
- Flood zone 3



Romsley

Harm of release of land in RO5

Openness

Land is open. The parcel contains some agricultural use buildings in the north, 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 adjacent to the settlement of Romsley, 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 Halesowen and Rubery, but urbanising washed-over ribbon development along Bromsgrove Road (B4551) and at Romsley slightly reduce the perceived separation.

Purpose 3 – Assist in safeguarding the countryside from encroachment

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

Relationship with the urban area (distinction)

Linear tree cover and adjacent Green Belt land to the west provide some separation from the settlement of Romsley, and the parcel's slope downwards from the settlement add further distinction. The linear tree cover to the west and sloping nature of the parcel limits intervisibility with Romsley, and there are open views of the wider countryside. There are no significant urbanising influences within the parcel. Overall, there is strong distinction between the parcel and the settlement.

Impact on adjacent Green Belt land

The release and development of the parcel would result in weakening of the distinction of adjacent Green Belt to the northeast and southeast as there is a lack of strong alternative

Romsley

Harm of release of land in RO5

Green Belt boundaries in these directions.

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 lies in a wide gap between Halesowen and Rubery. Although it has strong distinction from the settlement of Romsley, and its release would weaken adjacent Green Belt land, this would have only 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

The parcel is open countryside with strong distinction from the settlement of Romsley. The release of land in the parcel would result in 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.

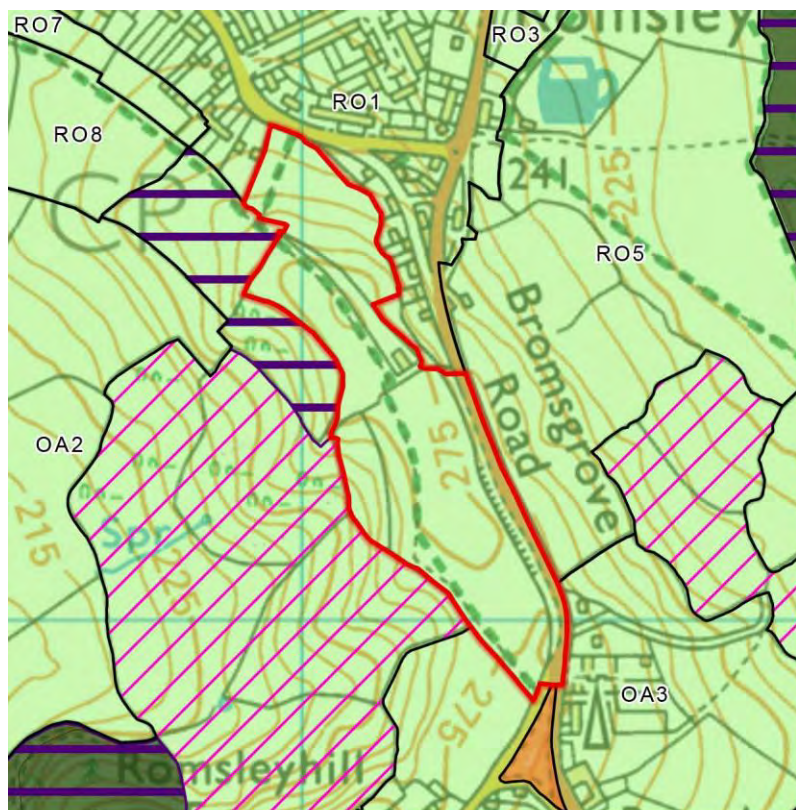
Overall harm to the Green Belt purposes from release of land

The release of land in RO5 as an expansion of Romsley would cause High harm to Purpose 3.

High

Romsley

Harm of release of land in RO6



 Parcel RO6

 Green Belt

Absolute constraints

 Site of Special Scientific Interest

 Local Wildlife Site

 Ancient woodland

 Common land



0

0.3

km

Romsley

Harm of release of land in RO6

Openness

Land is open. There is an individual residential dwelling in the central part of the parcel, but this 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 the settlement of Romsley, 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 the towns of Halesowen and Rubery, but urbanising washed-over ribbon development along Bromsgrove Road (B4551) and at the village of Romsley slightly reduce the 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.

Relationship with the urban area (distinction)

The field at the northern end of the parcel is contained to an extent by development to the west, north and east, with garden boundaries providing little separation between the parcel and residential development within Romsley. However, the fields to the south of this have stronger boundary separation, and the steeply sloping landform within the parcel, forming the northern side of Romsley Hill, creates further distinction from the settlement. The parcel's elevation and boundary vegetation limit urbanising visual influence. Overall, there is strong distinction between the parcel and the settlement.

Impact on adjacent Green Belt land

The western side of Romsley Hill has absolute constraints to protect it from development

Romsley

Harm of release of land in RO6

(a SSSI and a Local Wildlife Site) but any release would in turn weaken 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

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 lies in a wide gap between Halesowen and Rubery. Although it has strong distinction from the settlement of Romsley, and its release would weaken adjacent Green Belt land, this would have only 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

The parcel is open countryside with strong distinction from the settlement of Romsley. The release of land in the parcel would result in 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.

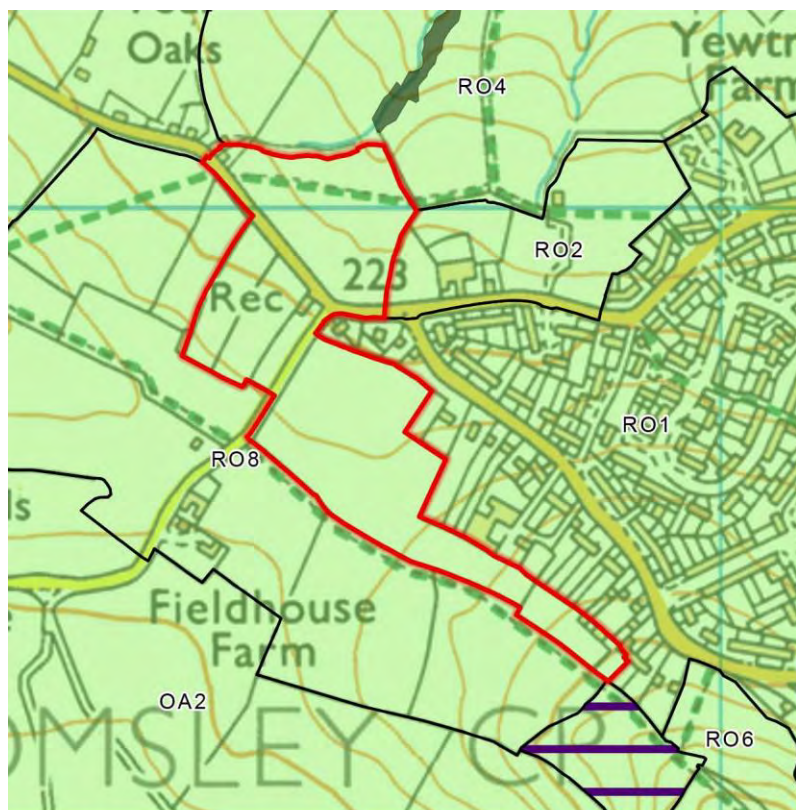
Overall harm to the Green Belt purposes from release of land

The release of land in RO6 as an expansion of Romsley would cause High harm to Green Belt Purpose 3.

High

Romsley

Harm of release of land in RO7



Romsley

Harm of release of land in RO7

Openness

Land is open. There are some residential dwellings within the western half 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 adjacent to the settlement of Romsley, 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 the towns of Halesowen and Rubery, but urbanising washed-over ribbon development along Bromsgrove Road (B4551) and at the village of Romsley slightly reduce the 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.

Relationship with the urban area (distinction)

Garden boundaries and minor roads form relatively weak Green Belt edges, and the landform here is less sloping than elsewhere around the village, but visual openness means that the urban area does not dominate, and there remains a clear relationship with the wider countryside. The parcel has a degree of distinction from the urban area.

Impact on adjacent Green Belt land

There is a lack of strong alternative Green Belt boundaries to the southwest, west and northwest. Therefore, the release of land in the parcel would cause a knock-on weakening of the adjacent Green Belt.

Romsley

Harm of release of land in RO7

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 lies in a wide gap between Halesowen and Rubery. It has some degree of distinction from the settlement of Romsley, but its release would have only 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

The parcel is open countryside with a degree of distinction from the settlement of Romsley, and its release would result in 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.

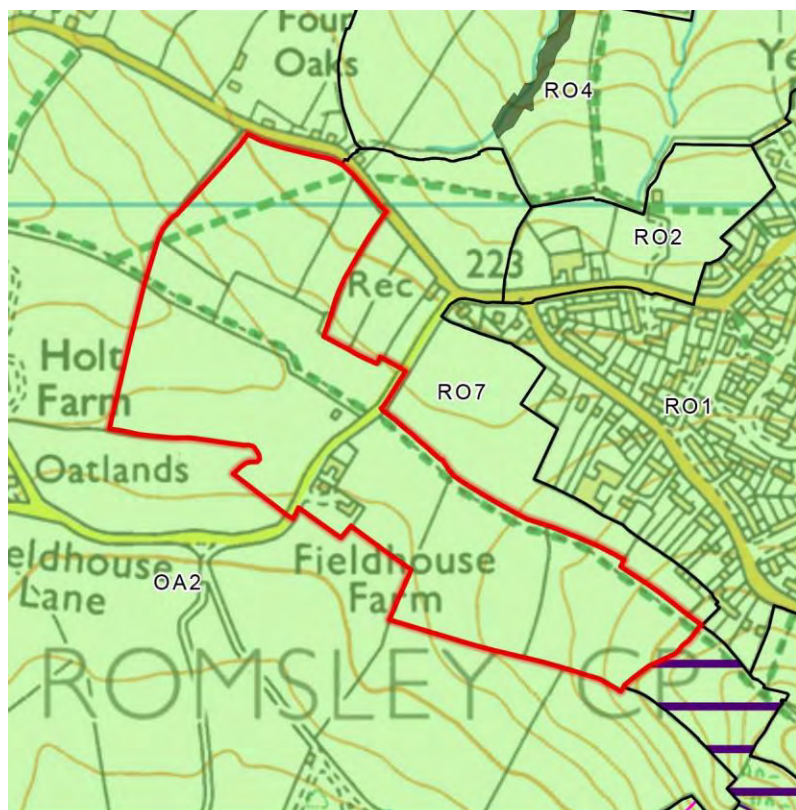
Overall harm to the Green Belt purposes from release of land

The release of land in RO7 as an expansion of Romsley would cause Moderate harm to Green Belt Purpose 3.

Moderate

Romsley

Harm of release of land in RO8



Romsley

Harm of release of land in RO8

Openness

Land is open. The parcel contains some residential properties adjacent to Fieldhouse 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 close to the settlement of Romsley, 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 the towns of Halesowen and Rubery, but urbanising washed-over ribbon development along Bromsgrove Road (B4551) and at the village of Romsley slightly reduce the 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.

Relationship with the urban area (distinction)

Field boundaries between the urban edge and this parcel combine to provide some distinction between the parcel and the settlement of Romsley. The sloping landform within most of the parcel adds to this distinction, and the parcel has a stronger visual relationship with the wider countryside than with the settlement. Overall, the parcel has strong distinction from the urban area.

Impact on adjacent Green Belt land

Release of land in this parcel would in turn weaken the distinction of adjacent fields from the urban area.

Romsley

Harm of release of land in RO8

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 lies in a wide gap between Halesowen and Rubery. Although it has strong distinction from the settlement of Romsley, and its release would weaken adjacent Green Belt land, this would have only 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

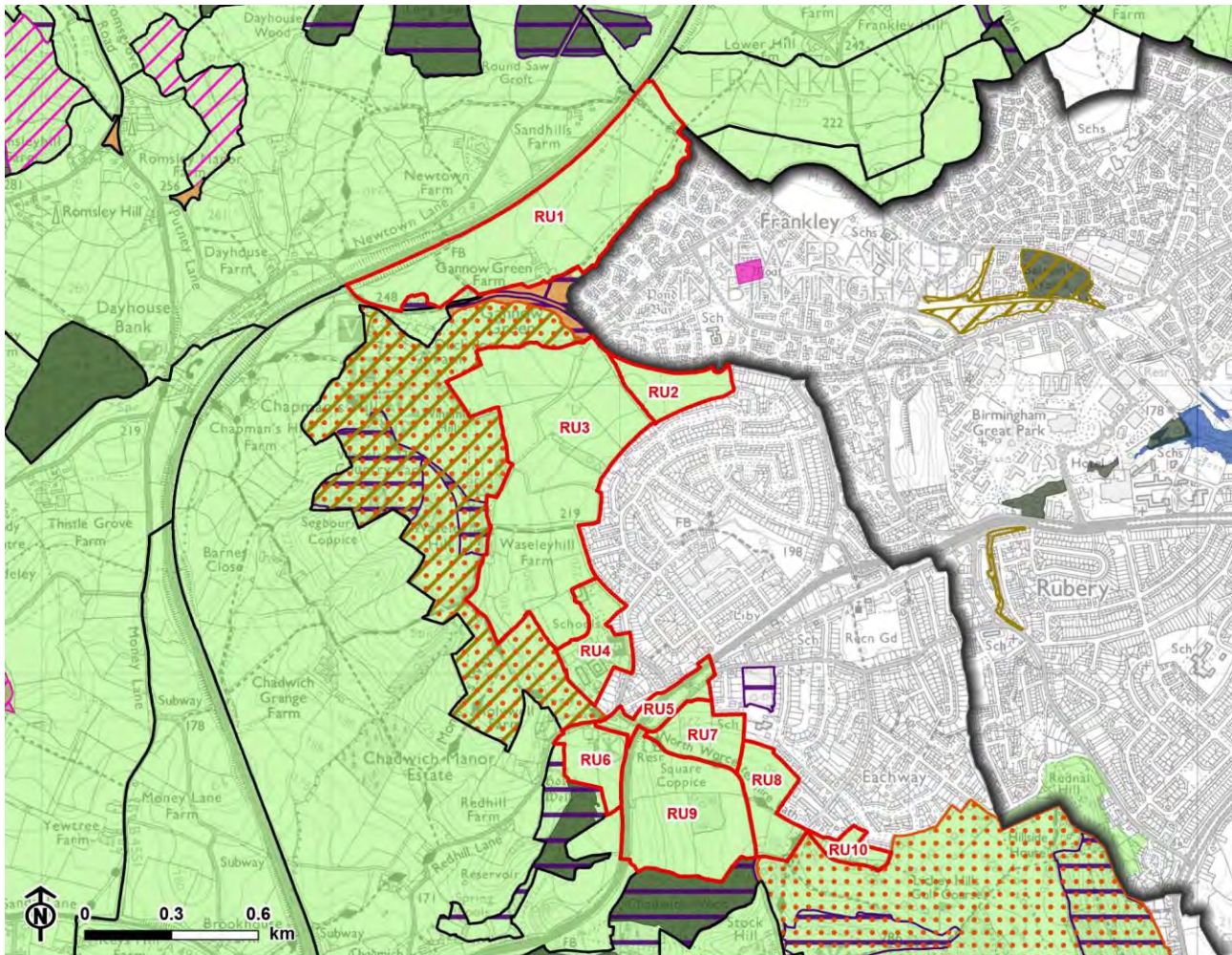
The parcel has a strong degree of distinction from the settlement of Romsley. The release of land in the parcel would result in a weaker Green Belt boundary and cause weakening of the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

Overall harm to the Green Belt purposes from release of land

The release of land in RO8 as an expansion of Romsley would cause High harm to Green Belt Purpose 3.

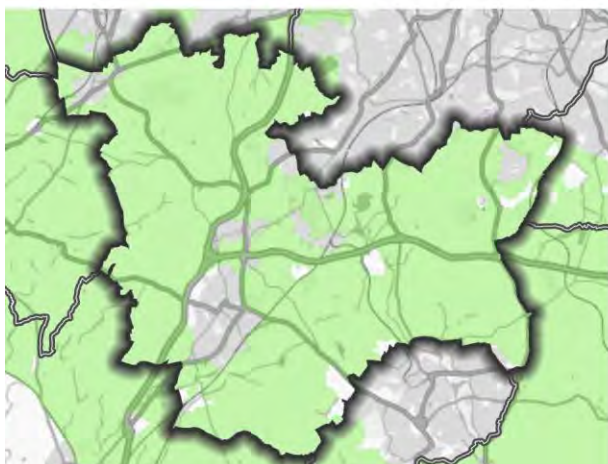
High

Rubery

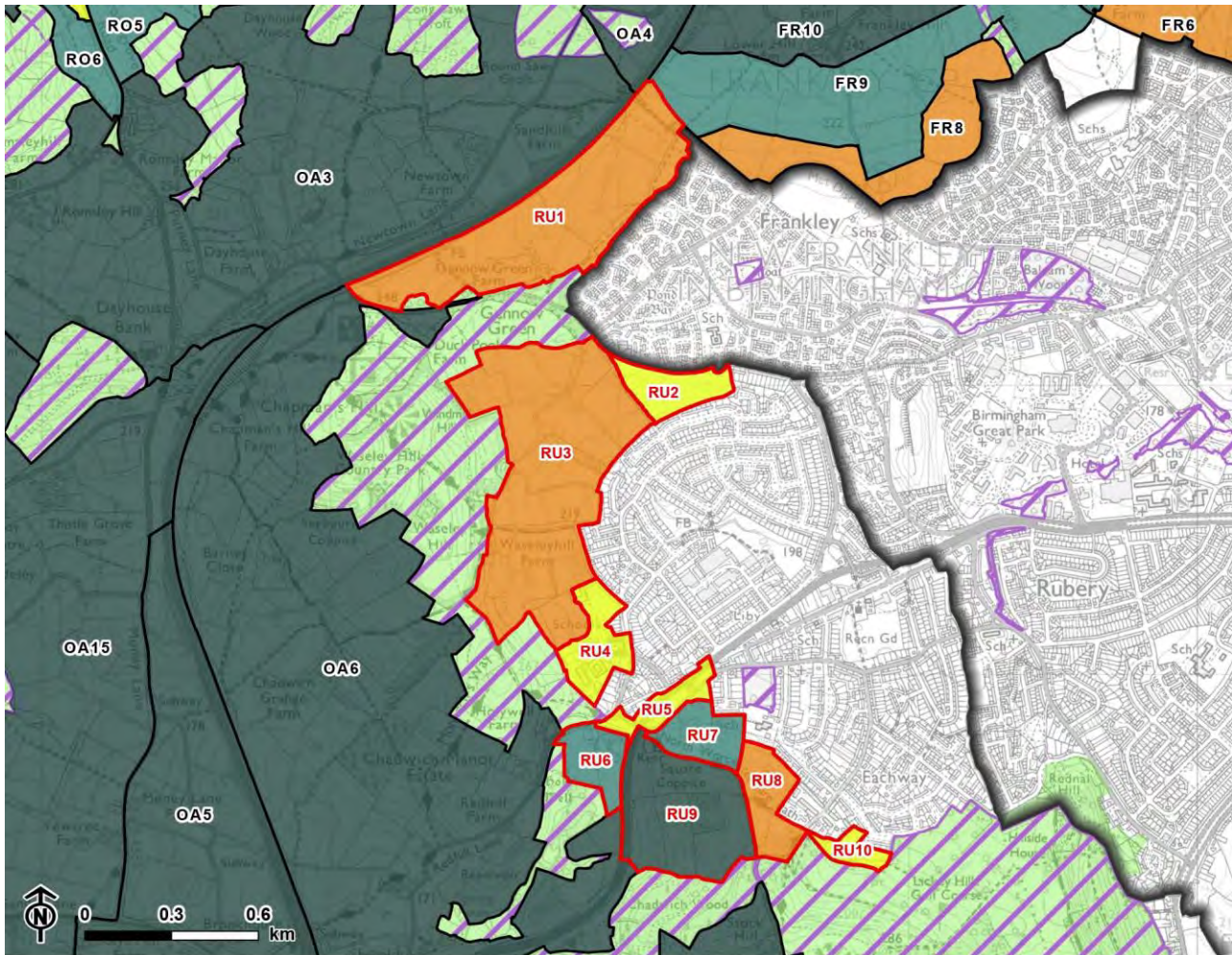


- Rubery parcel
- Neighbouring parcel
- Bromsgrove District

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

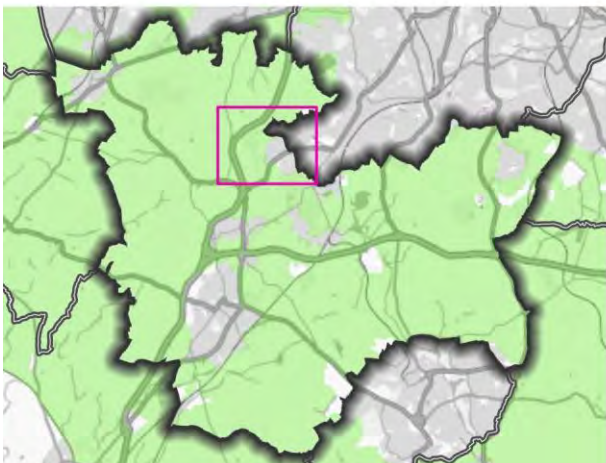


Rubery



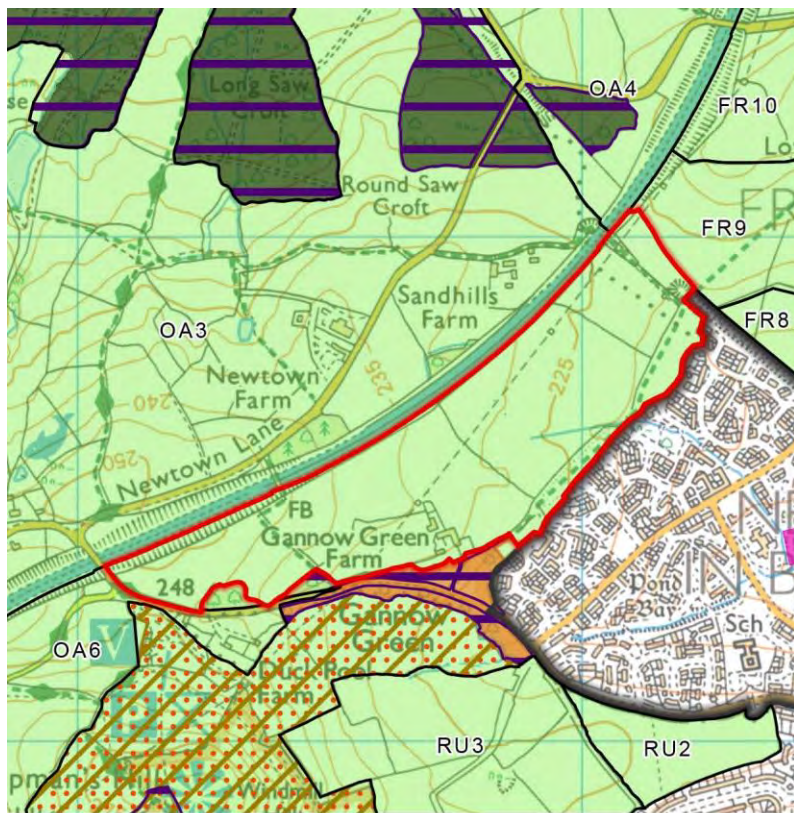
- Rubery parcel
- Neighbouring parcel
- Bromsgrove District

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



Rubery

Harm of release of land in RU1



- Parcel RU1
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Local Nature Reserve
- Ancient woodland
- Country park
- Scheduled monument
- Common land



Rubery

Harm of release of land in RU1

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 north-western edge of Frankley, 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 wide gap between the towns of Halesowen and Frankley (as part of the conurbation)/Rubery, but urbanising washed-over ribbon development along Bromsgrove Road (B4551) and at the settlement of Romsley slightly reduce the 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 is separated from the urban edge by a strong belt of trees, which restrict the urbanising influence of the settlement. The sloping landform, rising to the west, adds to the distinction of this parcel at the western end, which is a greater distance from the urban edge. The parcel has strong distinction from the urban area.

Impact on adjacent Green Belt land

The release of land within this parcel would have a limited impact on the wider Green Belt as it is enclosed to the west by the M5, a strong boundary feature. Tree cover alongside the motorway also limits views into the parcel.

Harm to the Green Belt purposes

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

Rubery

Harm of release of land in RU1

Moderate

The parcel is open and adjacent to the large built-up area and has strong distinction from it. However, its release would have only a minor impact on adjacent Green Belt land to the west of the M5. Therefore, the release of 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

Low/no

The parcel is open and has a strong distinction from the urban edge. The release of this parcel would not significantly reduce the width of the rural gap between settlements or cross any key boundary features. 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 urban area, but its release would have only a minor impact on adjacent Green Belt land to the west of the M5. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

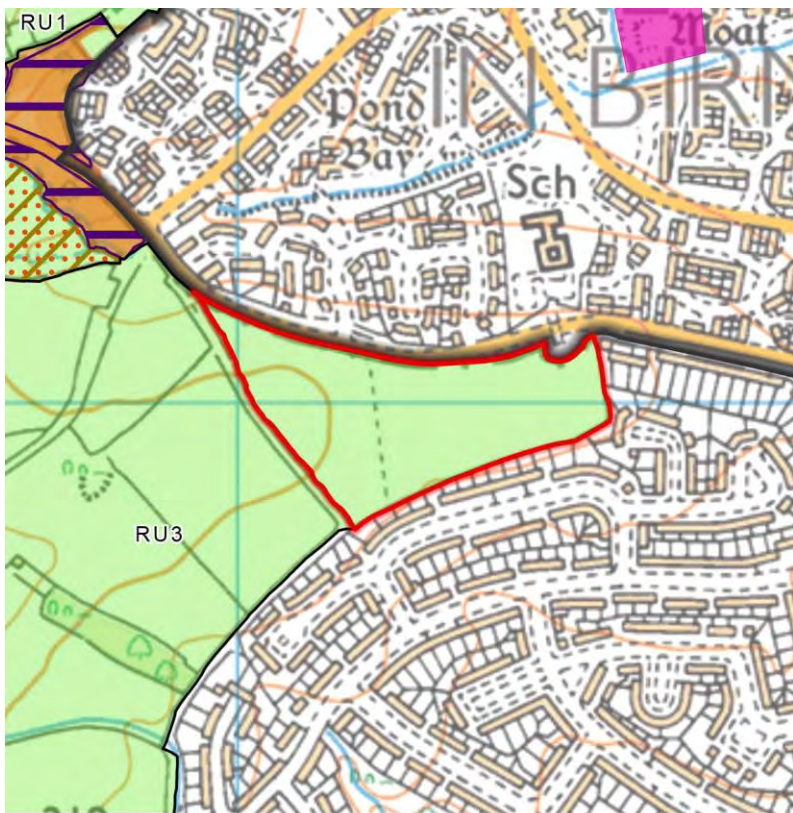
Overall harm to the Green Belt purposes from release of land

The release of land in RU1 as an expansion of the Frankley area of Birmingham would cause Moderate harm to Green Belt Purposes 1 and 3.

Moderate

Rubery

Harm of release of land in RU2



-  Parcel RU2
-  Bromsgrove District
-  Green Belt
- Absolute constraints**
-  Local Wildlife Site
-  Local Nature Reserve
-  Country park
-  Scheduled monument
-  Common land



Rubery

Harm of release of land in RU2

Openness

Land is open. The parcel contains sports pitches, 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 is partially contained by the large built-up areas of Rubery and Frankley (part of the West Midlands conurbation). Purpose 1 is relevant to this parcel, but its urban containment limits the extent to which development would be perceived as unrestricted sprawl.

Purpose 2 – Prevent neighbouring towns merging into one another

Prevention of the merger of towns (Purpose 2) is not relevant to this parcel as it is largely contained by urban development within Rubery and Frankley.

Purpose 3 – Assist in safeguarding the countryside from encroachment

The use of the parcel for sport creates some association with the urban area, but it lacks urbanising built development and so can still be considered to be 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 to the south-east and east, which form weak boundary features whilst the northern edge is marked by a hedgerow following New Inns Lane, a slightly stronger boundary feature. The proximity to the urban edge, on three sides of the parcel in combination with its relatively weak boundary features means there is a degree of urbanising influence on this parcel, but it also retains a visual association with the wider countryside. The parcel does, therefore, retain some distinction from the urban area.

Impact on adjacent Green Belt land

There is a mature, well-treed boundary between the parcel and the Waseley Hills Crematorium to the west, and the crematorium already borders urban edges to the north-

Rubery

Harm of release of land in RU2

west and south-east. Release of this parcel would not, therefore, cause more than a 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 open, adjacent to the large built-up area and has a degree of distinction from it. However, 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

Land does not lie in a gap between neighbouring settlements. 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 a degree of distinction from the urban area, but its release would only have a minor impact on adjacent Green Belt land to the west. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

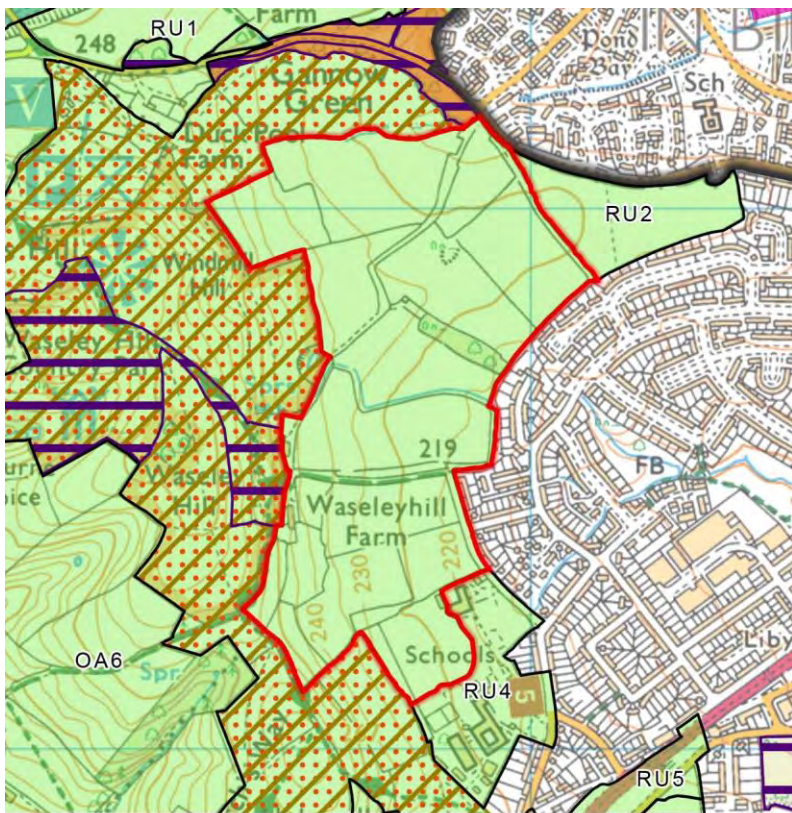
Overall harm to the Green Belt purposes from release of land

The release of land in RU2 as an expansion of either Rubery or the Frankley area of Birmingham would cause Low harm to Green Belt Purposes 1 and 3.

Low/no

Rubery

Harm of release of land in RU3



- Parcel RU3
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Local Nature Reserve
- Country park
- Scheduled monument
- Common land



Rubery

Harm of release of land in RU3

Openness

There is no built development in the central and southern parts of the parcel. The recently opened Waseley Hills Crematorium, off New Inns Lane, constitutes inappropriate development in the Green Belt, but the scale of built development has a limited impact on openness at the strategic scale.

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 Rubery, 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

Prevention of the merger of towns (Purpose 2) is not relevant to this parcel. The nearest town to the west of Rubery (part of the West Midlands conurbation) is Hagley, which at over 7km distance is too far away to be considered neighbouring, so this parcel is not helping to prevent their merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

The parcel is open fields, except for the Waseley Hills Crematorium at the northern end. The latter's usage gives it some association with the urban area but there is sufficient separation from the urban area for it to be considered to lie within 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 north of the parcel is separated from the urban edge by a belt of trees which form a strong boundary feature. In the south of the parcel the boundary is marked by hedgerows following the route of Gunners Lane, which form a weaker boundary, but there is enough visual screening for all but the very southern end of the parcel (occupied by school playing fields) to have a degree of distinction from the urban area. The landform, gradually rising to the west, also strengthens association with the wider countryside, and

Rubery

Harm of release of land in RU3

urbanising influence decreases towards the west of the parcel as intervening field boundary hedgerows strengthen distinction. Overall, the western parts of the parcel have strong distinction from the urban area.

Impact on adjacent Green Belt land

The release of this parcel as a whole would have negligible impact on the strength of adjacent Green Belt land because it is entirely contained by the Waseley Hills Country Park and Local Nature Reserve, which represent absolute constraints to development. Any partial release of land within 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 and adjacent to the large built-up area. The eastern parts of the parcel have some distinction from the urban area, and this strengthens towards the western side of the parcel. The release of land in the parcel as a whole would have negligible impact on the strength of adjacent Green Belt land, but any partial release of land in the parcel would cause a knock-on weakening of the remainder. Therefore, the release of all or part of 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

Land does not lie in a gap between neighbouring settlements. 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. The eastern parts of the parcel have some distinction from the urban area, and this strengthens towards the western side of the parcel. The release of land in the parcel as a whole would have negligible impact on the strength of adjacent Green Belt land, but any partial release of land in the parcel would cause a knock-on weakening of the remainder. Therefore, the

Rubery

Harm of release of land in RU3

release of all or part of the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

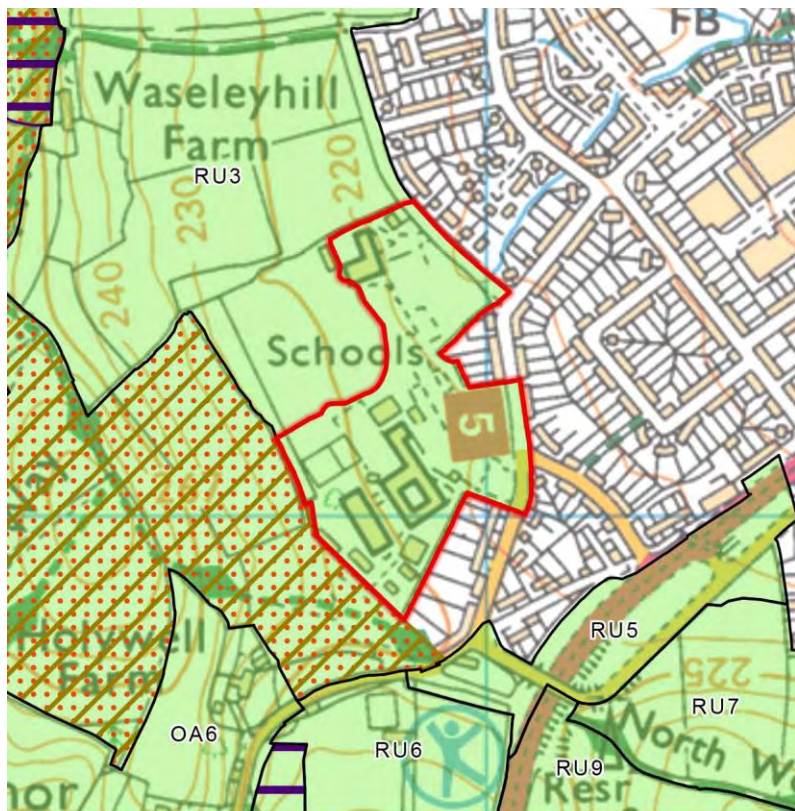
Overall harm to the Green Belt purposes from release of land

The release of land in RU3 as an expansion of Rubery would cause Moderate harm to Green Belt Purposes 1 and 3.

Moderate

Rubery

Harm of release of land in RU4



Rubery

Harm of release of land in RU4

Openness

The parcel contains the large buildings of Hollywell Primary and Nursery School and Waseley Hills High School and Sixth Form Centre, and associated open spaces. The buildings have a significant impact on openness across much of the parcel, but areas of amenity grassland between the two schools have a 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 relevant to this parcel. Land lies adjacent to the western edge of Rubery, 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

Prevention of the merger of towns (Purpose 2) is not relevant to this parcel. The nearest town to the west of Rubery (part of the West Midlands conurbation) is Hagley, which at over 7km distance is too far away 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 occupied by the large buildings of Hollywell Primary and Nursery School and Waseley Hills High school and Sixth Form Centre and their associated green space. This associates the parcel with the urban area, which 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)

Gunner Lane and associated trees and hedgerows form a boundary to most residential development within the inset settlement in this location, but the inset settlement boundary has breached the lane in between the two schools, and inset development also crosses School Road adjacent to Waseley Hill High School. The garden hedgerows are weak boundary features. The presence of large school buildings has an urbanising influence on the remaining open land in the parcel and limits its distinction from the urban area.

Rubery

Harm of release of land in RU4

Overall, the parcel has a weak distinction from the urban edge.

Impact on adjacent Green Belt land

The release of this parcel would have only a limited effect on adjacent Green Belt land. To the west it is enclosed by part of the Waseley Hills Country Park and Local Nature Reserve (both absolute constraints), and land to the north is already subject to urbanising influence from existing development in the parcel.

Harm to the Green Belt purposes

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

Low/no

The parcel is adjacent to the large built-up area but is partly developed and has weak distinction from it. Its release would have only a minor impact on the distinction of adjacent Green Belt land. Therefore, the release of this 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

Land does not lie in a gap between neighbouring settlements. 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 partially open, but the extent to which it can be considered countryside is limited by the school buildings. It has weak distinction from the urban area and 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.

Rubery

Harm of release of land in RU4

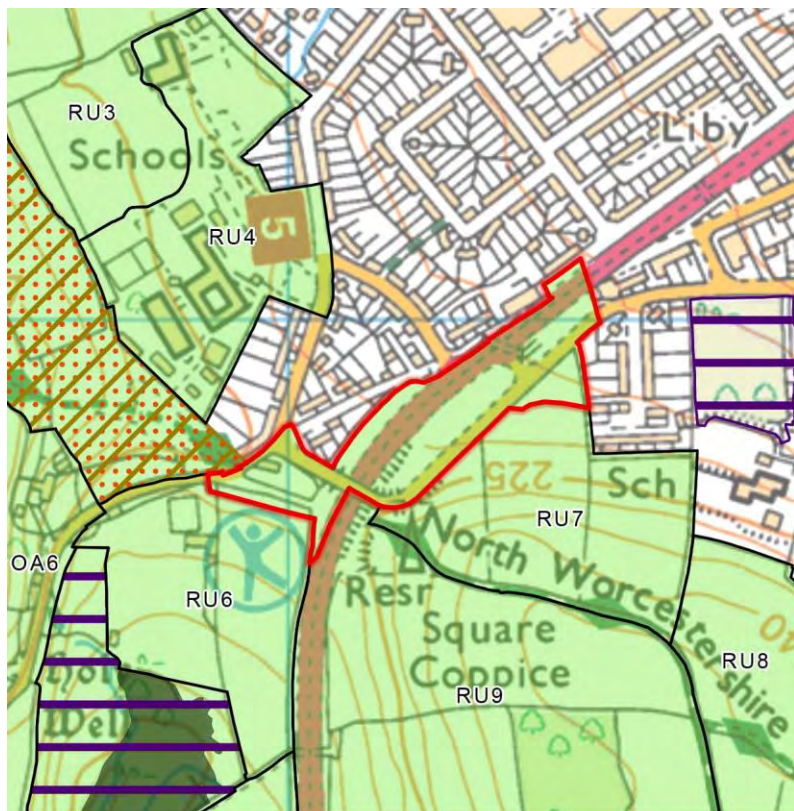
Overall harm to the Green Belt purposes from release of land

The release of land in RU4 as an expansion of Rubery would cause Low harm to Green Belt Purposes 1 and 3.

Low/no

Rubery

Harm of release of land in RU5



Rubery

Harm of release of land in RU5

Openness

The parcel comprises grassland and trees to either side of the A38. These are deemed open in Green Belt terms. There are two semi-detached properties in the west of this parcel, but they do not significantly affect Green Belt openness.

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 Rubery, 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. Land lies in a relatively narrow gap between the neighbouring settlements of Rubery and Catshill/Marlbrook, but the landform of Stock Hill and its wooded lower slopes, which as Ancient Woodland and a Local Wildlife Site are constrained from development, act as significant separating features.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Roads and adjacent open land are not in themselves urban features, and so can play a role in helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

Most of the parcel is separated from the urban edge by garden hedgerow boundaries which form weak boundary features, and there is a strong visual relationship between the parcel and the urban edge. The parcel has weak distinction from the urban area.

Impact on adjacent Green Belt land

Woodland and rising slopes to the south-west of Whettybridge Road contain the parcel from the surrounding countryside, and the dwellings at the south-western end of the parcel are also contained by mature trees. The release of land within the parcel would therefore have a limited impact on adjacent Green Belt land.

Rubery

Harm of release of land in RU5

Harm to the Green Belt purposes

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

Low/no

The parcel is open and adjacent to the large built-up area but has weak distinction from it. Its release would have only a minor impact on the strength of adjacent Green Belt land. The release of this parcel would therefore 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 narrow gap between Rubery and Catshill/ Marlbrook but has weak distinction from the urban area. Its release would only have only a minor impact on the perceived sense of separation between the two settlements as it would not significantly reduce the distance between them or breach any key separating features. 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 open countryside but has weak distinction from the urban area, and its release would have only a minor impact on the strength of adjacent Green Belt land. The release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

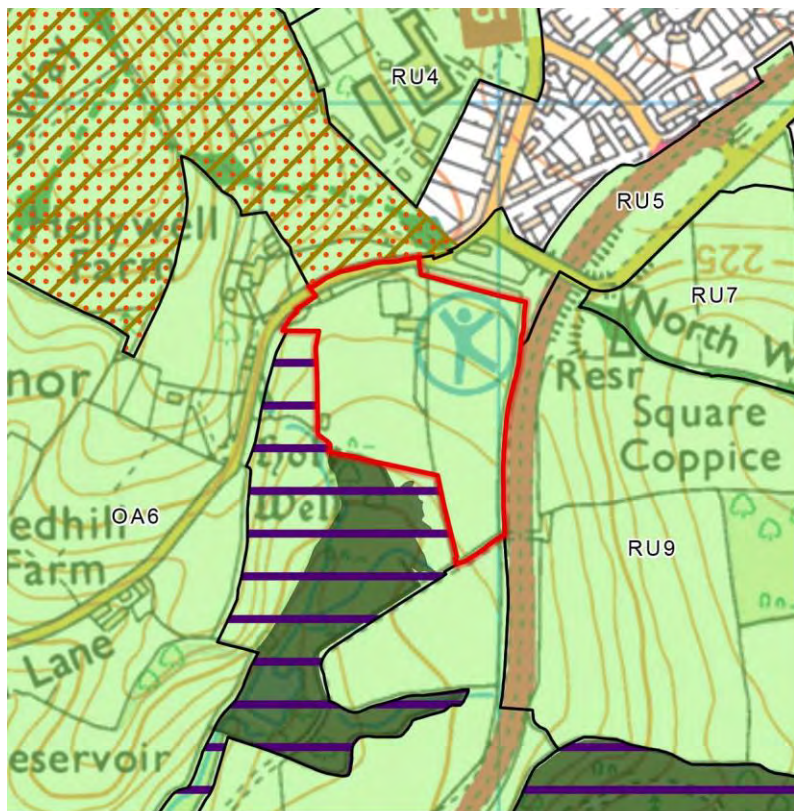
Overall harm to the Green Belt purposes from release of land

The release of land in RU5 as an expansion of Rubery would cause Low harm to all Green Belt Purposes.

Low/no

Rubery

Harm of release of land in RU6



Rubery

Harm of release of land in RU6

Openness

Land is open. The parcel contains sports pitches as part of Rubery & Community Leisure Centre, but these are an appropriate Green Belt land uses and therefore do not affect its openness.

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-western edge of Rubery, 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

Land lies in a relatively narrow gap between the neighbouring towns of Rubery and Catshill/ Marlbrook, adjacent to the A38, the main connecting road between them. However, the landform of Stock 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.

Purpose 3 – Assist in safeguarding the countryside from encroachment

The parcel includes agricultural land, a building and sports pitches forming the Rubery & Community Leisure Centre, and several roadside houses. The houses and usage of the sports pitches create some association with the urban area, but they are in a countryside location. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

A dense, mature hedgerow to the south of Whettybridge Road separates the parcel from the urban edge. The distinction of this parcel is also heightened by a change in landform, with land in the parcel sloping downhill to the south. The combination of landform and boundary vegetation limits the visual relationship with the urban area, and strengthens association with the wider countryside in the Lickey Hills. For these reasons, the parcel has strong distinction from the urban area.

Rubery

Harm of release of land in RU6

Impact on adjacent Green Belt land

The release of land within this parcel would have a limited impact on the distinction of adjacent land to the south, which is enclosed by Ancient Woodland and by Broadmoor Wood and Chadwich Manor Ponds Local Wildlife Site (which are absolute constraints). However, although this parcel slopes downhill to the south it is contained by higher ground to the east, west and further south, and this high ground provides containment to the north, west and south of Rubery. Any expansion into the undulating slopes of the Lickey Hills would constitute a weakening of the Green Belt boundary.

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 from the urban area. Its release would weaken the consistency of the Green Belt boundary around Rubery. 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

Land is open and lies within a relatively narrow gap between Rubery and Catshill/ Marlbrook. Intervening wooded high ground is a strong separating feature, but the parcel has strong distinction from the urban area and is located adjacent to the main connecting road between the settlements, so its release would have some impact on the perceived sense of separation. 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

The parcel has strong distinction from the urban area, so although part of it has community and recreational uses it is still considered to lie in the countryside. Its release would weaken the consistency of the Green Belt boundary around Rubery. Therefore, the release

Rubery

Harm of release of land in RU6

of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

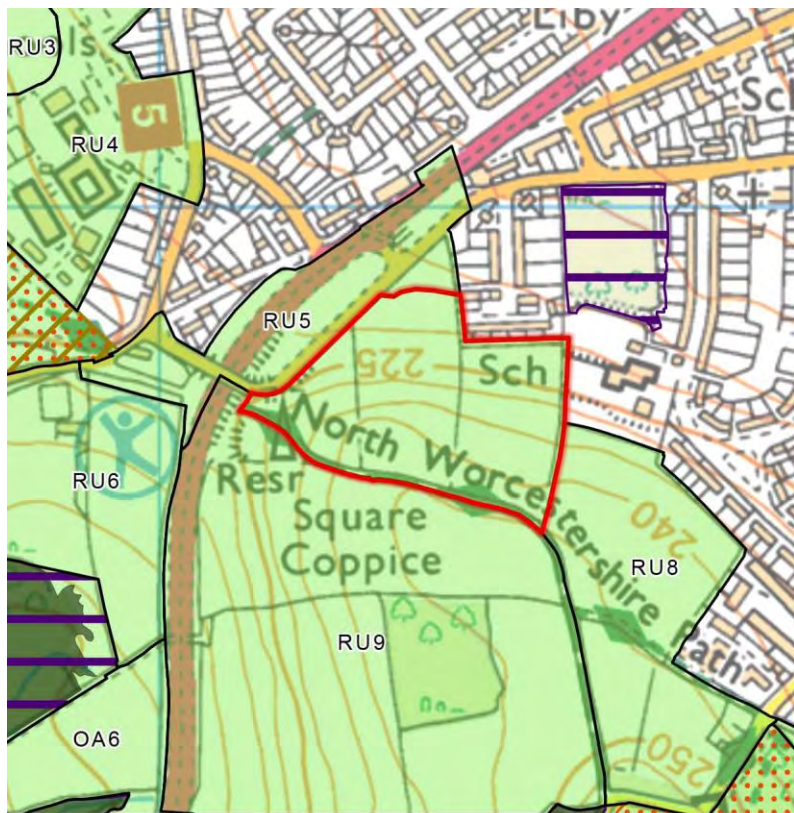
Overall harm to the Green Belt purposes from release of land

The release of land in RU6 as an expansion of Rubery would cause High harm to Green Belt Purposes 1 and 3.

High

Rubery

Harm of release of land in RU7



Rubery

Harm of release of land in RU7

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 western edge of Rubery, 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. Land lies in a relatively narrow gap between the neighbouring settlements of Rubery and Catshill/Marlbrook, but the landform of Stock Hill and its wooded lower slopes, which as Ancient Woodland and a Local Wildlife Site are constrained from development, act as significant separating features.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use is agricultural or 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 an area of woodland (within the parcel) which forms a strong boundary and screening feature, limiting urbanising influence, and the rising landform adds further distinction. The parcel has strong distinction from the urban area.

Impact on adjacent Green Belt land

The mature hedgerow and change in slope direction marking the southern boundary of the parcel provide some enclosure, but land to the south currently has very strong distinction from the settlement and the presence of adjacent development would reduce this. The currently woodland block is a stronger boundary feature.

Rubery

Harm of release of land in RU7

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 from it. Its release would breach the strong boundary feature of the woodland, and weaken the distinction 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 within a relatively narrow gap between Rubery and Catshill/ Marlbrook. It has strong distinction from the urban area, but its release would have only a minor impact on the perceived sense of separation between the two towns as it would not significantly reduce the distance between them or breach any key separating features. 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 breach the strong boundary feature of the woodland, and 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.

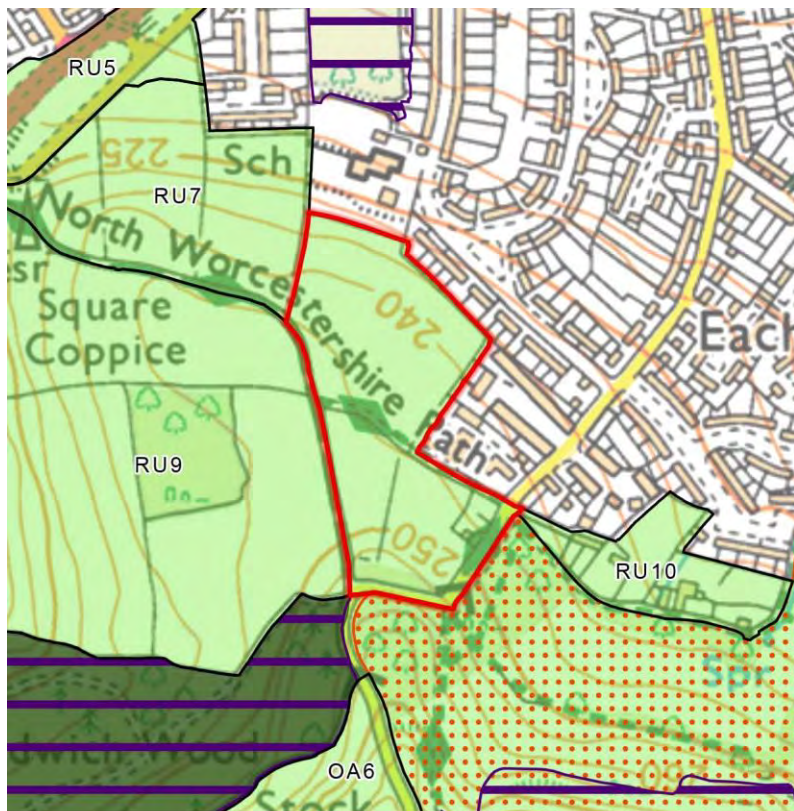
Overall harm to the Green Belt purposes from release of land

The release of land in RU7 as an expansion of Rubery would cause High harm to Green Belt Purposes 1 and 3.

High

Rubery

Harm of release of land in RU8



- Parcel RU8
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland
- Country park



Rubery

Harm of release of land in RU8

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 western edge of Rubery, 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. Land lies in a relatively narrow gap between the neighbouring settlements of Rubery and Catshill/Marlbrook and Lickey (which together with Barnt Green is considered to be a town), but the landform of the Lickey Hills and their wooded lower slopes, which as Ancient Woodland (in parts), Local Wildlife Site and Country Park are constrained from development, act as significant separating features.

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 garden hedgerows which form weak boundary features, and this together with proximity to the urban edge means that there is some urbanising influence within the parcel. However, the parcel does extend up close to the crest of a ridge, giving it some distinction from the urban edge.

Impact on adjacent Green Belt land

The mature hedgerow and change in slope direction marking the western boundary of the parcel provide some enclosure, but land to the west currently has very strong distinction from the settlement and the presence of adjacent development would reduce this.

Rubery

Harm of release of land in RU8

Harm to the Green Belt purposes

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

Moderate

Land is open and adjacent to the large built-up area, and has some distinction from it. 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 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 narrow gap between Rubery and Catshill/ Marlbrook and Lickey, but its release would have only a minor impact on the perceived sense of separation between the towns as it would not significantly reduce the distance between them or breach any key separating features. 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 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.

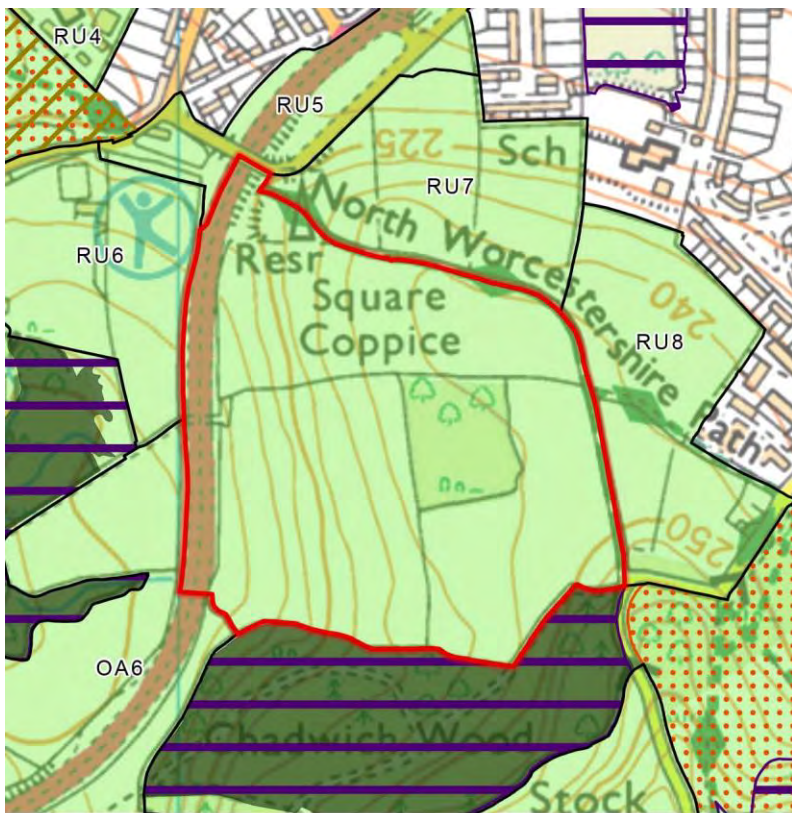
Overall harm to the Green Belt purposes from release of land

The release of land in RU8 as an expansion of Rubery would cause Moderate harm to Green Belt Purposes 1 and 3.

Moderate

Rubery

Harm of release of land in RU9



Rubery

Harm of release of land in RU9

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 close to the western edge of Rubery, 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

Land lies in a relatively narrow gap between the neighbouring settlements of Rubery and Catshill/ Marlbrook, adjacent to the A38, the main connecting road between them.

However, the landform of Stock Hill and its wooded lower slopes, which as Ancient Woodland and a Local Wildlife Site are constrained from development, act as significant separating features.

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 comprises the ridge crest and steep west-facing slopes to the north of Stock Hill and Chadwich Wood. It is separated from the urban edge by an area of undeveloped Green Belt land to the north and east, and bounded here by a dense hedgerow boundary following the slope crest. To the north and east the landform slopes down to the urban edge, which to the north is additionally screened by a woodland block. The landform orientates the parcel toward undulating, wooded hills to the west, and separates it from the urban area. The parcel has very strong distinction from the urban area.

Impact on adjacent Green Belt land

The release of land within this parcel would have a limited impact on the distinction of adjacent land to the south which is enclosed by Local Wildlife Site and Ancient Woodland

Rubery

Harm of release of land in RU9

(which are absolute constraints), whilst to the west it is enclosed by the route of the A38, lined with a dense hedgerow. However, higher ground provides consistent containment to the north, west and south of Rubery, so any expansion into the hills would constitute a weakening of the Green Belt boundary.

Harm to the Green Belt purposes

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

Very high

The parcel is open and lies close to the large built-up area, and has very strong distinction from it. Its release would weaken the consistency of the Green Belt boundary around Rubery. Therefore, the release of land in this parcel would result in 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

Moderate

Land is open and lies within a relatively narrow gap between Rubery and Catshill/ Marlbrook. Intervening wooded high ground is a strong separating feature, but the parcel has very strong distinction from the urban area, and is located adjacent to the main connecting road between the towns, so its release would have some impact on the perceived sense of separation. 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

Very high

Land is open countryside with very strong distinction from the urban area, and its release would weaken the consistency of the Green Belt boundary around Rubery. Therefore, the release of land in the parcel would cause Very High harm to the purpose of safeguarding the countryside from encroachment.

Rubery

Harm of release of land in RU9

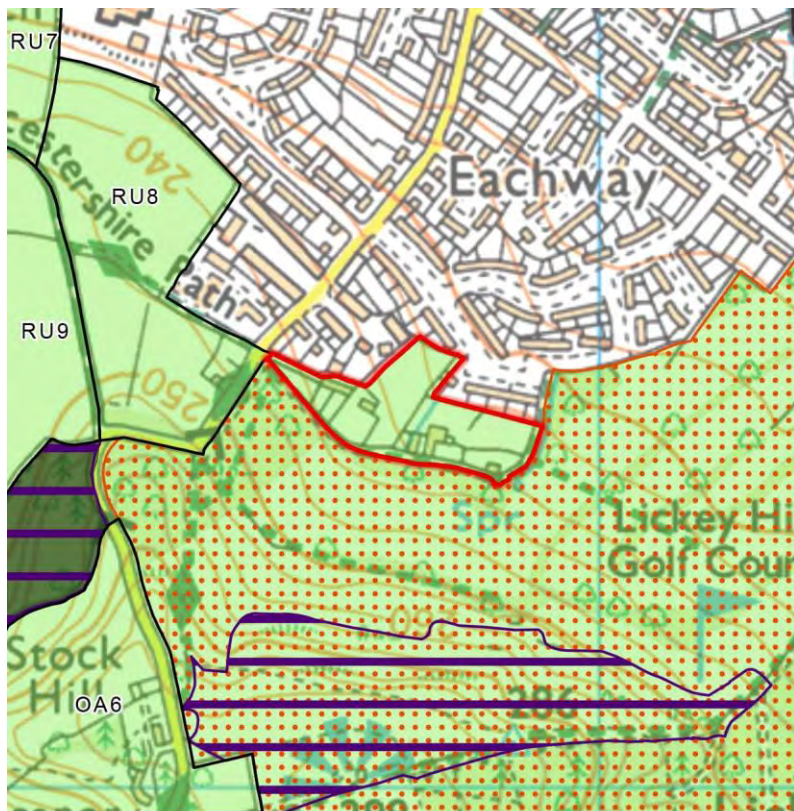
Overall harm to the Green Belt purposes from release of land

The release of land in RU9 as an expansion of Rubery would cause Very High harm to Green Belt Purposes 1 and 3.

Very high

Rubery

Harm of release of land in RU10



Rubery

Harm of release of land in RU10

Openness

Land is open. The parcel contains several detached properties, but they are sufficiently isolated from one another, set within large gardens and therefore do not have a significant 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, 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 southern edge of Rubery, 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). It lies within a relatively narrow gap between the settlements of Rubery (part of the West Midlands conurbation) and Lickey (which together with Barnt Green is considered to be a town), but the woodland landform of the Lickey Hills, identified as a Country Park and in parts, a Local Wildlife Site and Ancient Woodland (all absolute constraints) strengthens perceived separation.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use comprises large open private gardens and scrub 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 weak boundaries, and proximity to the urban edge and the presence of dwellings within the parcel mean that there is a strong urbanising influence. However, there is sufficient tree cover within the parcel to give a degree of distinction from the urban area.

Rubery

Harm of release of land in RU10

Impact on adjacent Green Belt land

The release of this parcel would have negligible impact on adjacent Green Belt land as it is contained by the absolute constraint of the Lickey Hills Country Park.

Harm to the Green Belt purposes

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

Low/no

The parcel is open, and adjacent to the large built-up area. It has a degree of distinction from the urban edge, but its release would have a negligible impact on adjacent Green Belt land. Release of this 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

Despite lying in a narrow gap between the towns of Rubery and Catshill/Marlbrough and Lickey, the release of this parcel would not breach any significant separating features between the towns and there would be a negligible impact on 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

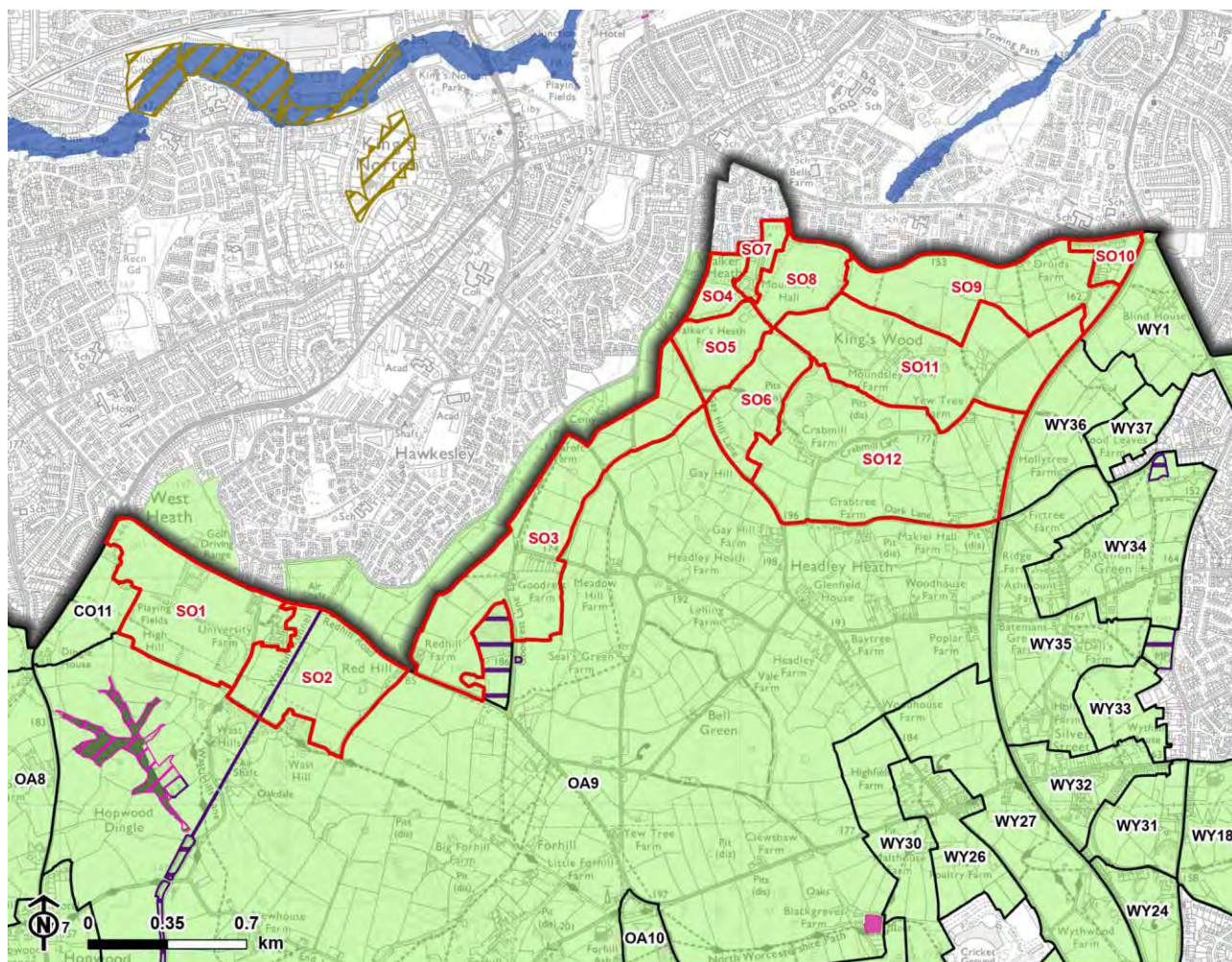
Land is open countryside, with a degree of distinction from the urban area, but its release would have a negligible impact on adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

Overall harm to the Green Belt purposes from release of land

The release of land in RU10 as an expansion of Rubery would cause Low harm to all Green Belt Purposes.

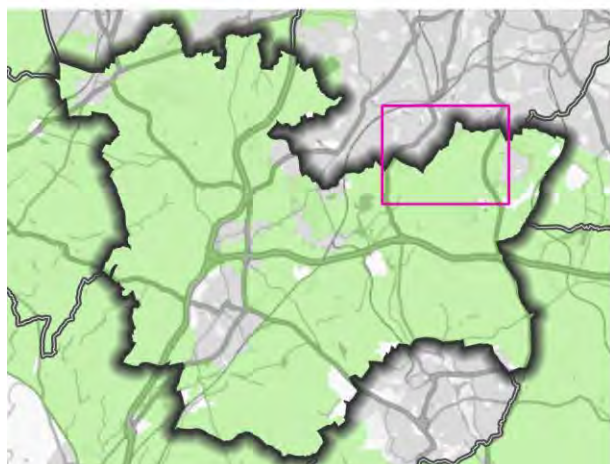
Low/no

South Birmingham suburbs

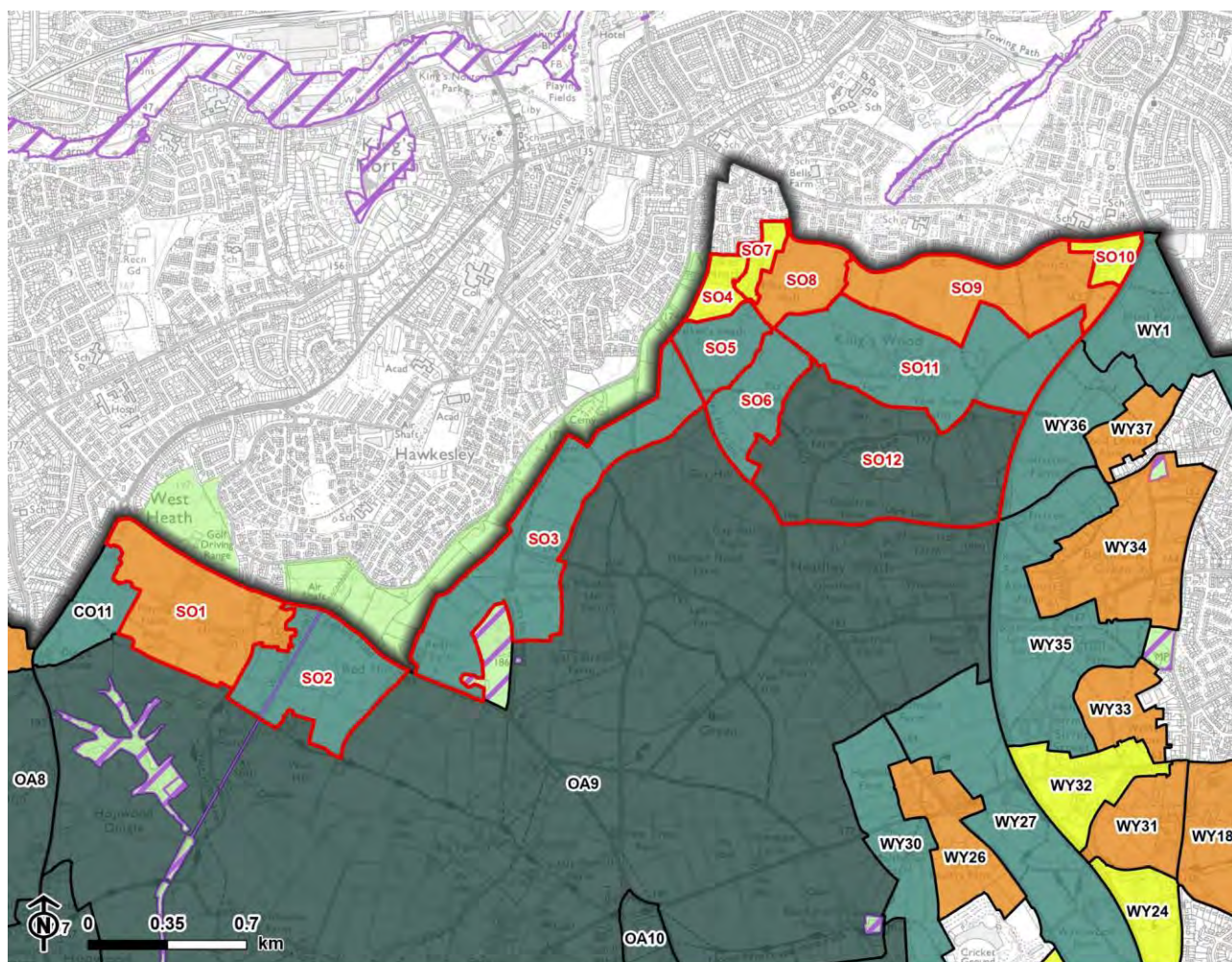


- South Birmingham suburbs parcel
- Neighbouring parcel
- Bromsgrove District

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

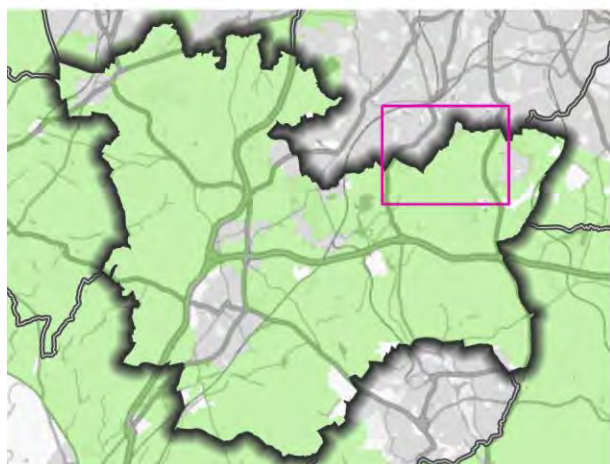


South Birmingham suburbs



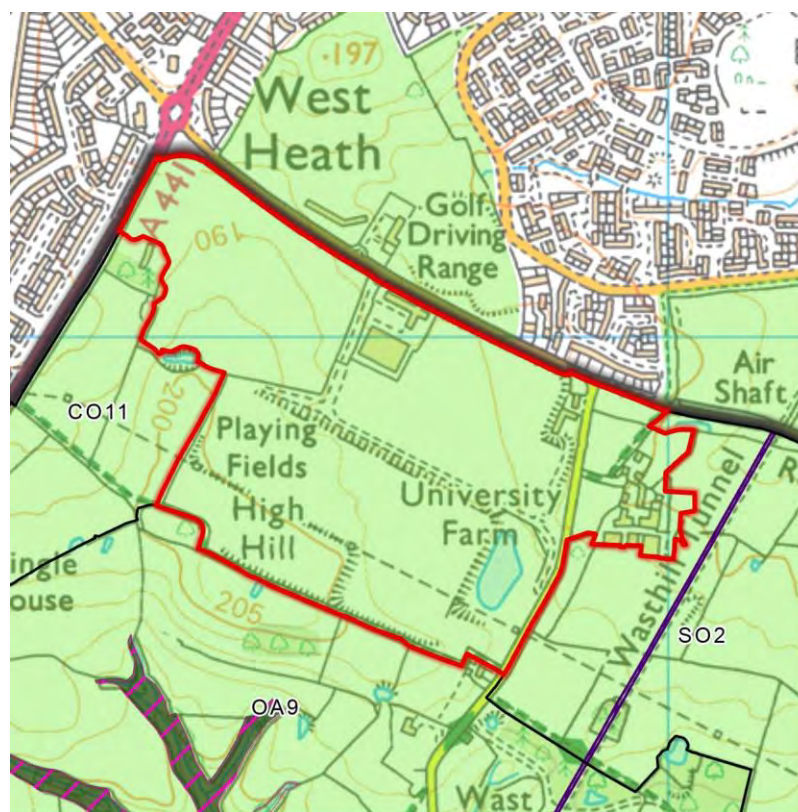
- South Birmingham suburbs parcel
- Neighbouring parcel
- Bromsgrove District

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



South Birmingham suburbs

Harm of release of land in SO1



- Parcel SO1
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland



South Birmingham suburbs

Harm of release of land in SO1

Openness

Land is open. The parcel contains sports pitches and associated infrastructure, 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 relevant to this parcel. Land lies adjacent to the southern edge of West Heath (Birmingham), 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 Birmingham and Alvechurch, but the A441 and intervening development at Hopwood reduce 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 Wast Hill and the M42 motorway

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use comprises a series of sports pitches. This use creates some association with the urban area, but there is sufficient separation for them to be considered 'in the countryside', and therefore helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

The A441 Redditch Road and adjacent tree cover forms a strong boundary to development in West Heath to the west of the parcel. Most land adjacent to the parcel to the north of Redhill Road is also Green Belt (in the Birmingham City Council area), but at the north-eastern corner of the parcel the road forms a slightly weaker boundary where it adjoins inset development at Hawkesley. Although most of the parcel has fairly strong visual separation from the urban area, the facilities associated with Birmingham City FC's training complex, which include a large covered pitch and high fencing, do have an urbanising influence. Overall, the parcel has a degree of distinction from the urban area.

South Birmingham suburbs

Harm of release of land in SO1

Impact on adjacent Green Belt land

Although the well-treed slopes of the Wast Hills would form a strong buffer to the south of the parcel, there would be some reduction in that area's current very strong distinction from the urban edge, and the release of land here would also weaken the distinction of land to the east, breaching the boundary currently provided by Redhill Road.

Harm to the Green Belt purposes

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

Moderate

Land is open and adjacent to the large built-up area and has a degree of distinction from the urban area. Its release would result in a weaker Green Belt boundary, and 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 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 (Birmingham) 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

Although land use comprises sports pitches, this area has some distinction from the urban edge, and can be considered to contribute to preventing encroachment on the countryside. The release of land in this parcel would result in a weaker Green Belt boundary, and a weakening of the distinction of adjacent Green Belt land, and so would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

South Birmingham suburbs

Harm of release of land in SO1

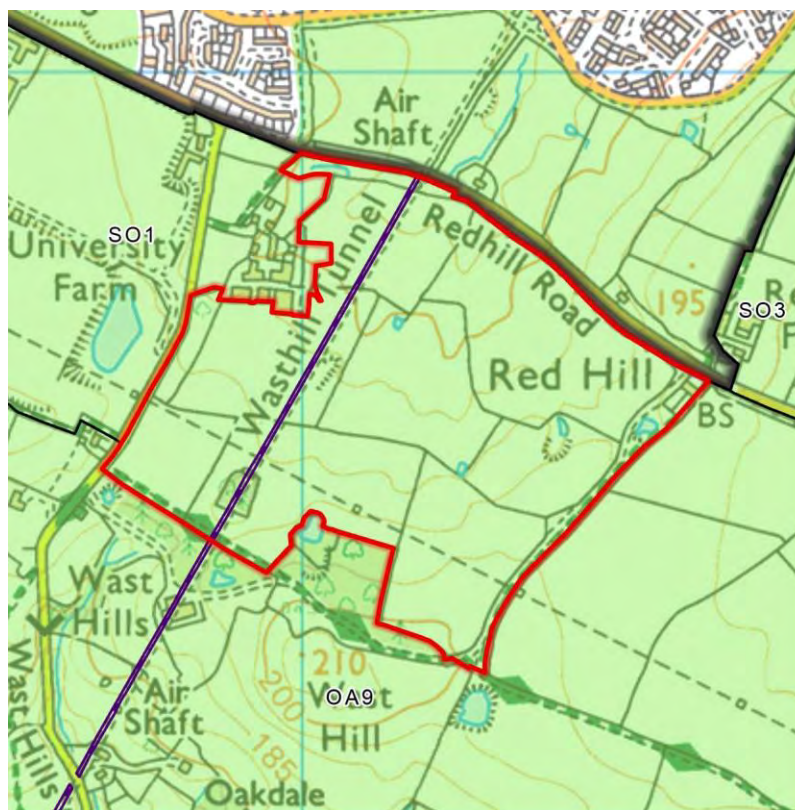
Overall harm to the Green Belt purposes from release of land

The release of land in K11 as an expansion of West Heath / Hawkesley (Birmingham) would cause Moderate harm to Green Belt Purposes 1 and 3.

Moderate

South Birmingham suburbs

Harm of release of land in SO2



- Parcel SO2
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site



South Birmingham suburbs

Harm of release of land in SO2

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 close to the southern edge of Hawkesley (Birmingham), 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 Birmingham and Alvechurch, but the A441 and intervening development at Hopwood reduce 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 Wast 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 parcel is separated from the urban area by undeveloped, hedged fields in the Green Belt in neighbouring Birmingham, and by Redhill Road. The hedgerow boundaries limit intervisibility between the urban area and the parcel, and there are open views of the wider countryside. Overall, the parcel has a strong degree of distinction from the urban edge.

Impact on adjacent Green Belt land

The release of land in the parcel would breach the largely consistent boundary formed by Longdales Road, and would also breach Redhill Road, which forms a boundary to the small area of development that lies to the south of Longdales Road (west of Bracken Way). Although well-treed slopes would form a strong buffer to the south of the parcel,

South Birmingham suburbs

Harm of release of land in SO2

there would be some reduction in that area's current very strong distinction from the urban edge. The release of land here would have greater impact on the very strong distinction of land to east.

Harm to the Green Belt purposes

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

High

Land is open and close to the large built-up area and has a strong degree of distinction from the urban area. Its release would result in a weaker Green Belt boundary. 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 within a wide gap between Hawkesley (Birmingham) and Alvechurch, its release would have only a minor impact on the perceived sense of separation between the two towns as it would not significantly reduce the distance between these settlements or breach any defining features. 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. The release of land in the parcel would weaken the distinction of adjacent Green Belt land and would also result in a weaker Green Belt boundary. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

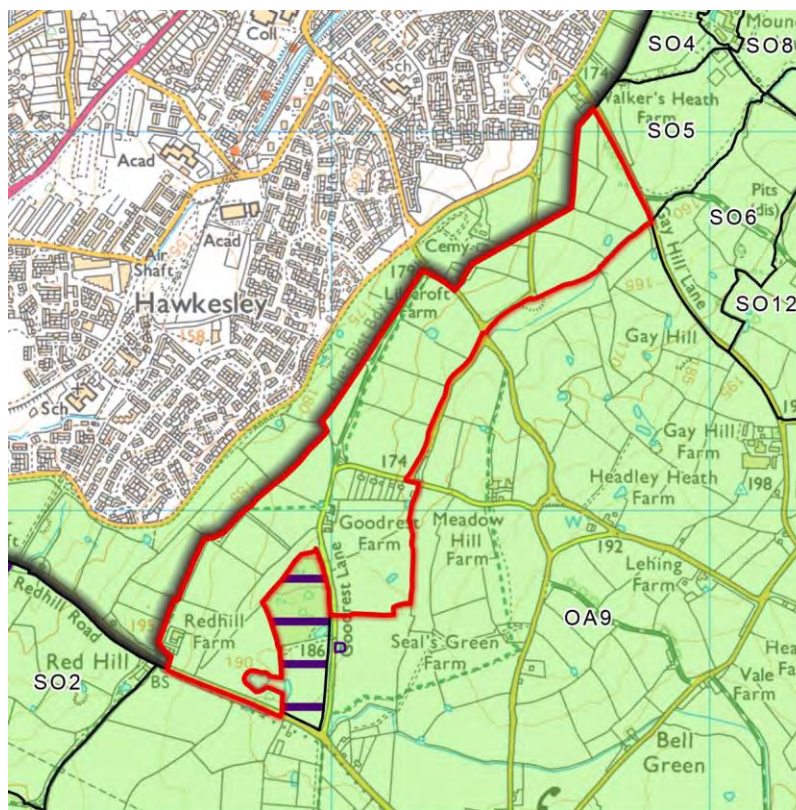
Overall harm to the Green Belt purposes from release of land

The release of land in KI2 as an expansion of Hawkesley (Birmingham) would cause High harm to Green Belt Purposes 1 and 3.

High

South Birmingham suburbs

Harm of release of land in SO3



- Parcel SO3
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site



South Birmingham suburbs

Harm of release of land in SO3

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 close to Hawkesley (Birmingham), part of the large built-up area (West Midlands conurbation), so it is helping to prevent its expansion.

Purpose 2 – Prevent neighbouring towns merging into one another

Land lies between the towns of Birmingham (part of the West Midlands conurbation) and Hollywood (Wythall) so the parcel plays some role in preventing neighbouring towns from merging (Purpose 2). However, the gap between the towns is relatively wide, with valleys, ridges and the Hollywood Bypass (A435) adding to the 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 boundary between Birmingham CC and Bromsgrove DC follows the crest of a ridge. Longdales Road is a consistent boundary to the inset settlement, and this together with intervening fields and hedgerows create strong separation from the urban area. There is limited intervisibility between the parcel's east-facing slopes and the urban area, and there are open views of the wider countryside. Residential tower blocks have some urbanising visual influence on the north of the parcel, but there are no significant urbanising influences beyond the urban edge or within the parcel. Overall, these features indicate a strong distinction from the urban edge.

Impact on adjacent Green Belt land

Release of the parcel would weaken the consistency of the boundary formed by Longdales Road and would weaken the distinction of adjacent Green Belt land to the east.

South Birmingham suburbs

Harm of release of land in SO3

Harm to the Green Belt purposes

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

High

Land is open and close to the large built-up area and has strong distinction from the urban area. Its release would lose a consistent Green Belt boundary (Longdales Road) and would cause a knock-on 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 checking the unrestricted sprawl of a large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Low/no

The land is in a relatively wide gap between Hawkesley (Birmingham) and Hollywood (Wythall). Although land in this parcel has strong distinction from the urban area, its release would have only a minor impact on the perceived sense of separation between the two towns. It would only slightly reduce the size of the gap, and strong separating features would remain. 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 lose a consistent Green Belt boundary (Longdales Road) and would cause a knock-on 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.

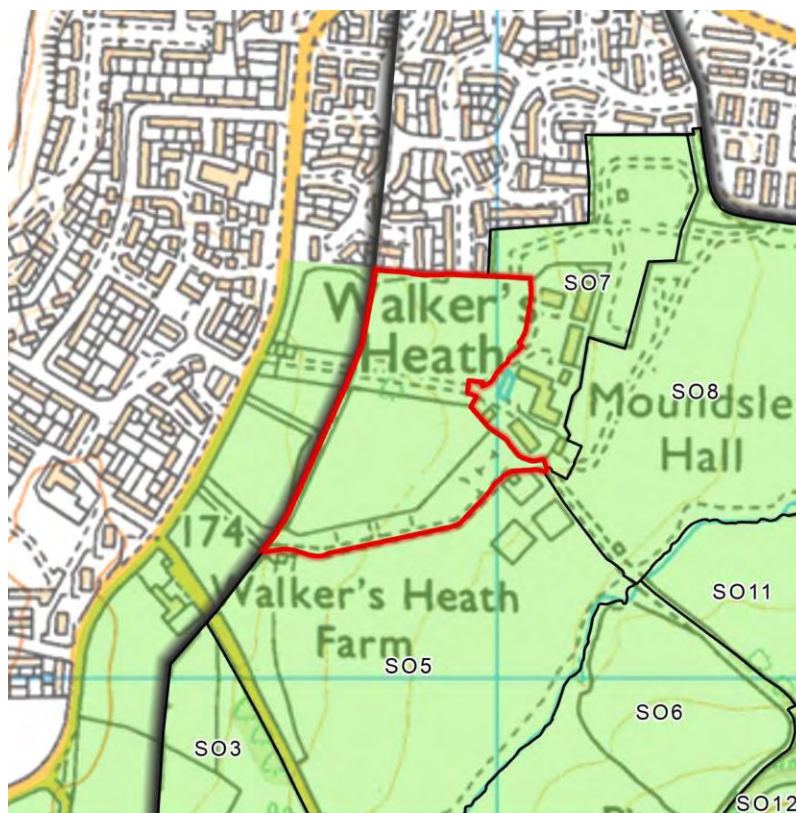
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel KI3 as an expansion of Hawkesley (Birmingham) would cause High harm to Green Belt Purposes 1 and 3.

High

South Birmingham suburbs

Harm of release of land in SO4



South Birmingham suburbs

Harm of release of land in SO4

Openness

There is one dwelling in the southeast corner of the parcel, but this is sufficiently isolated to not have a significant impact on Green Belt openness. Although the parcel contains much tree cover, 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 Walkers Heath, a suburb of Birmingham 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 narrow gap between the neighbouring towns of Birmingham, which is part of the large built-up area (West Midlands conurbation) and Hollywood (Wythall), but intervening higher ground and the Hollywood Bypass (A435) are significant separating features.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is scrubby grassland with numerous trees, some associated with the 19th Century parkland of the former Moundsley Hall estate, 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)

Walkers Heath Road and mature vegetation within the western part of the former parkland (in the Birmingham City Council area) form strong separation from the urban edge to the west, but the boundary to the urban edge to the north (on Tylers Green and Foxhope Close) isn't as strong, and the buildings of Moundsley Hall Care Village to the east are an urbanising influence within the Green Belt. However, the parcel's tree cover helps to retain a degree of distinction from the urban edge.

South Birmingham suburbs

Harm of release of land in SO4

Impact on adjacent Green Belt land

The parcel adjoins washed-over development (Moundsley Hall Care Village) to the east. A belt of mature trees forms a strong boundary to the south of the parcel, and the downward slope of the landform to the south-east strengthens the distinction of land beyond the parcel in this direction, so the release of land in the parcel 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 open and adjacent to the large built-up area and has a degree of distinction from it. 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

Land is open and lies in a relatively narrow gap between Walkers Heath (Birmingham) and Hollywood. It has a degree of distinction from the urban area, but its containment by washed-over development to the east means that there would be negligible 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

Low/no

Land is open countryside with some 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 this parcel would cause Low harm the purpose of safeguarding the countryside from encroachment.

South Birmingham suburbs

Harm of release of land in SO4

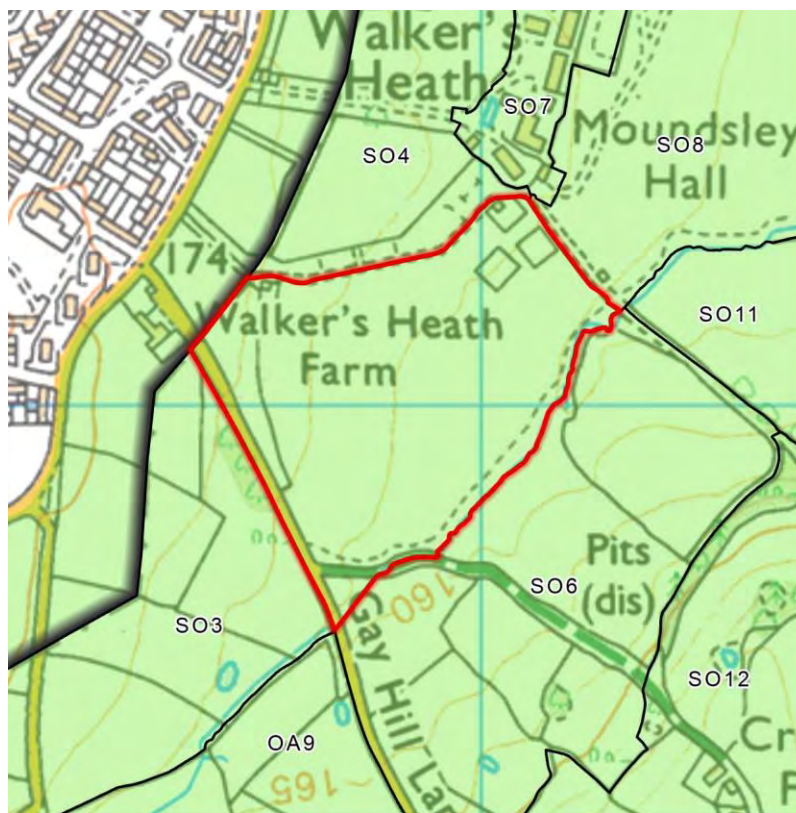
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel KI4 as an expansion of Walker's Heath (Birmingham) would cause Low harm to all Green Belt Purposes.

Low/no

South Birmingham suburbs

Harm of release of land in SO5



- Parcel SO5
- Bromsgrove District
- Green Belt



South Birmingham suburbs

Harm of release of land in SO5

Openness

There is no built development in the parcel. Although the parcel contains an 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 close to the southern edge of Walker's Heath (Birmingham), 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 narrow gap between the neighbouring towns of Birmingham, which is part of the large built-up area (West Midlands conurbation) and Hollywood (Wythall), but intervening higher ground and the Hollywood Bypass (A435) are significant separating features.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is amenity grassland with some woodland, forming part of Walker's Heath Park. 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)

Walker's Heath Road and an area of trees and grassland within Birmingham City Council's Green Belt separate the parcel from the urban edge to the west. Land slopes eastwards down into a valley, which strengthens separation, so the parcel has strong distinction from the urban area here. There is some urbanising influence associated with the washed-over development at Moundsley Hall Care Village, and the visible urban edge to the north, but this parcel is far enough from the inset settlement edge to the north to still have strong distinction from it.

South Birmingham suburbs

Harm of release of land in SO5

Impact on adjacent Green Belt land

The release of land in this parcel would result in a knock-on weakening of adjacent Green Belt land to the east of Chinn Brook, from which development in the parcel would be likely to be visible across the valley.

Harm to the Green Belt purposes

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

High

Land is open and close to the large built-up area and has a strong degree of distinction from the urban area. Its release would cause a knock-on weakening of adjacent Green Belt land to the east. 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

Land is open and is peripheral to a relatively narrow gap between Walkers Heath (Birmingham) and Hollywood (Wythall). It has strong distinction from the urban area, and its release would cause a knock-on weakening of adjacent Green Belt land to the east, but it would not significantly narrow the settlement gap. Significant separating features (higher ground and the A435) would remain. 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 a knock-on weakening of adjacent 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.

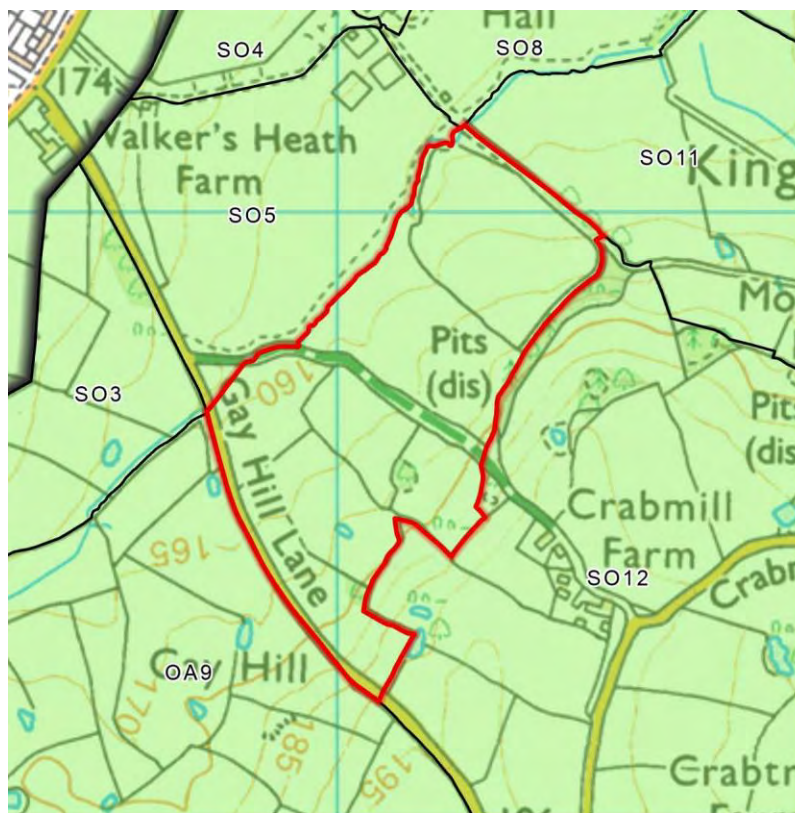
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel KI5 as an expansion of Walkers Heath (Birmingham) would cause High harm to Green Belt Purposes 1 and 3.

High

South Birmingham suburbs

Harm of release of land in SO6



South Birmingham suburbs

Harm of release of land in SO6

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 is close to the southern settlement edge of Walker's Heath (Birmingham), 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 narrow gap between the neighbouring towns of Birmingham, which is part of the large built-up area (West Midlands conurbation) and Hollywood (Wythall), but intervening higher ground and the Hollywood Bypass (A435) are significant separating features.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use comprises small 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 on adjoining Green Belt land (partly in Bromsgrove DC and partly in Birmingham CC), together with the sloping landform of the western side of the valley of Chinn Brook, create very strong distinction from the urban edge to the west. To the north, tree cover alongside Chinn Brook and well-treed field boundary hedgerows creates strong distinction from the inset settlement edge beyond Druids Lane.

Impact on adjacent Green Belt land

Most land in the parcel is contained by well-treed hedgerows, but its release would nonetheless have some urbanising impact on adjacent land that currently has very strong distinction from the urban area.

South Birmingham suburbs

Harm of release of land in SO6

Harm to the Green Belt purposes

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

High

Land is open and near to the large built-up area and has a strong degree of distinction from it. Its release would cause a knock-on 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 checking the unrestricted sprawl of a large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate

Land is open and lies within a relatively narrow gap between Walkers Heath (Birmingham) and Hollywood (Wythall). The parcel has strong distinction from the urban area, and although strong separating features would remain (intervening higher ground and the A435) the separation of high ground at the core of the gap from the urban edge would be weakened. 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 a knock-on 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.

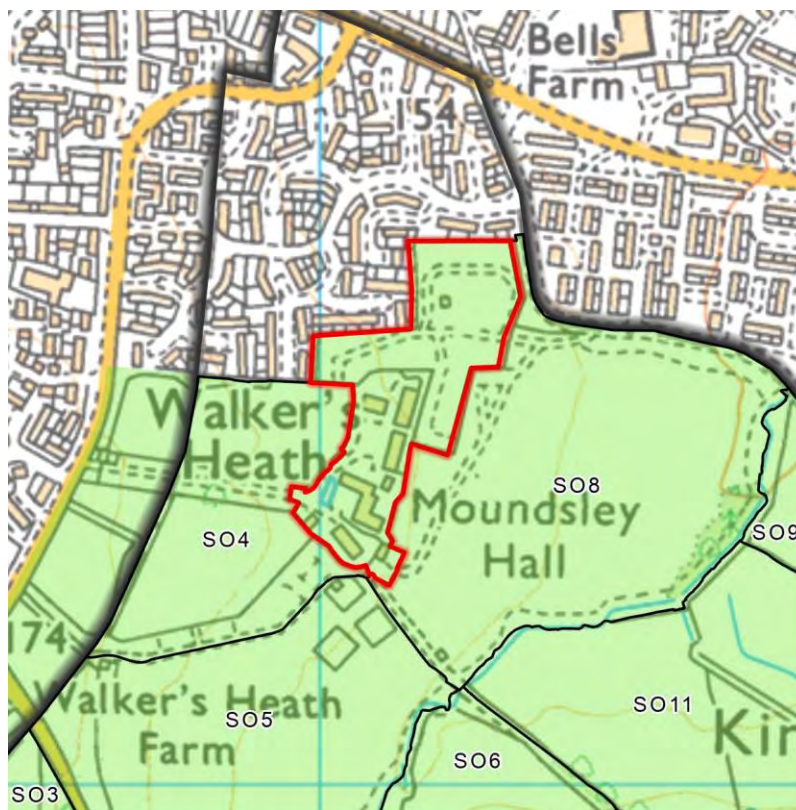
Overall harm to the Green Belt purposes from release of land

The release of land in KI6 as an expansion of Walkers Heath (Birmingham) would cause High harm to Green Belt Purposes 1 and 3.

High

South Birmingham suburbs

Harm of release of land in SO7



South Birmingham suburbs

Harm of release of land in SO7

Openness

This parcel contains the buildings at Moundsley Hall Care Village which significantly reduce openness locally, but do not cover a large enough area to define as a separate parcel in this study. The rest of the parcel comprises allotments, which are an appropriate Green Belt land use and do not affect its openness.

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 Walkers Heath (Birmingham), 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 narrow gap between the neighbouring towns of Birmingham, which is part of the large built-up area (West Midlands conurbation) and Hollywood (Wythall), but intervening higher ground and the Hollywood Bypass (A435) are significant separating features.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Although open land, the extent to which the allotments can be considered 'in the countryside', and therefore protecting the countryside from encroachment (Purpose 3), is to a degree diminished by their containment by inset urban edges to the north, west and part of the east side, and by the washed-over but urbanising care village on the majority of the south side.

Relationship with the urban area (distinction)

The allotments are separated from the urban edge by garden hedgerows, which form a weak boundary feature, and the presence of the care village to the south adds further urbanising influence. The care village itself has an additional hedgerow to create separation from the inset settlement edge, but the development here is a significant urbanising influence. Overall, the parcel has weak distinction from the urban edge.

South Birmingham suburbs

Harm of release of land in SO7

Impact on adjacent Green Belt land

The extent to which the allotments are already contained by urbanising development, and the extent to which the care village area is already developed, means that the release of land in this parcel would have little 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 open and adjacent to the large built-up area and has a weak distinction from it. The release of land in this parcel would have only a minor impact on adjacent Green Belt land, and so would cause Low harm to the purpose of checking the unrestricted sprawl of a large built-up area (Purpose 1).

Purpose 2 – Preventing neighbouring towns from merging into one another

Low/no

Land is open and lies in a relatively narrow gap between Kings Norton and Hollywood (Wythall). It has weak distinction from the urban area, and its release would have negligible 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

Low/no

The parcel is in part open, but urbanising containment limits the extent to which it can be considered 'countryside'. It has weak distinction from the inset settlement and its release would have only a minor impact on adjacent Green Belt land. The release of land in this parcel would therefore cause Low harm to the purpose of safeguarding the countryside from encroachment.

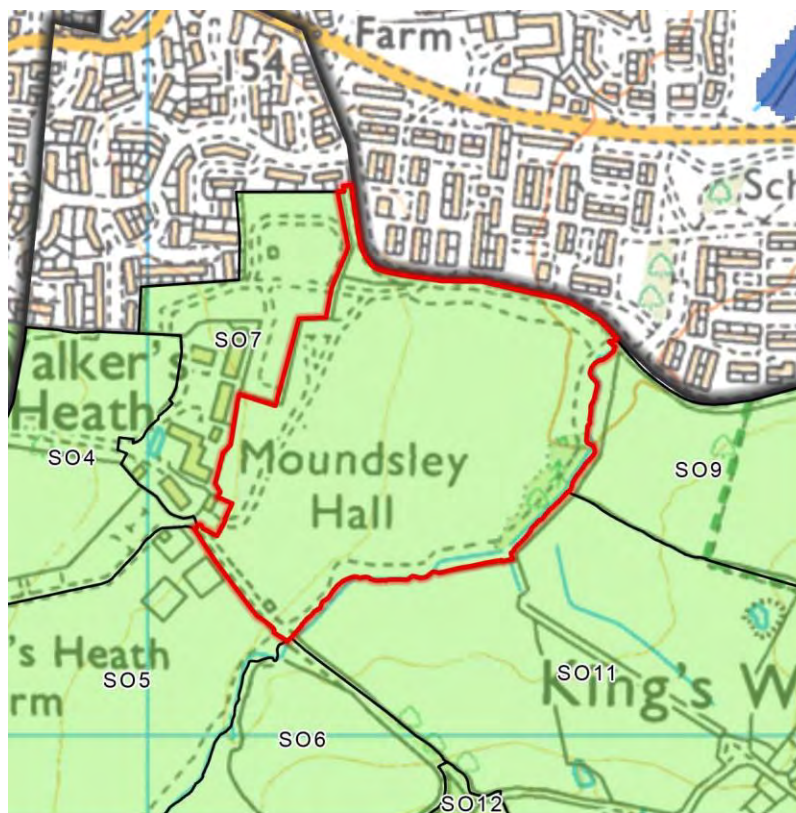
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel KI7 as an expansion of Kings Norton (Birmingham) would cause Low harm to all Green Belt Purposes.

Low/no

South Birmingham suburbs

Harm of release of land in SO8



- Parcel SO8
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Flood zone 3



South Birmingham suburbs

Harm of release of land in SO8

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 Druids Heath (suburb of Birmingham), 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 narrow gap between the neighbouring towns of Birmingham, which is part of the large built-up area (West Midlands conurbation) and Hollywood (Wythall), but intervening higher ground and the Hollywood Bypass (A435) are significant separating features. There is also a much narrower gap between Hollywood and the Birmingham suburb of Maypole, which reduces the significance of the separation provided by this parcel.

Purpose 3 – Assist in safeguarding the countryside from encroachment

The parcel forms part of Walkers Heath Park, and is considered to be 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 extent of the urban edge is enclosed by the route of Druid's Lane, this minor road is lined by a limited number of mature trees, however these do not form a strong boundary feature. Residential tower blocks have some urbanising visual influence on the north of the parcel, but there are no significant urbanising influences beyond the urban edge. Overall, the parcel has a degree of distinction from the urban area.

Impact on adjacent Green Belt land

There are no strong alternative boundary features, so any release of land would result in a

South Birmingham suburbs

Harm of release of land in SO8

knock-on weakening of adjacent Green Belt land to the south. The release of the land here would also weaken the strength of the Green Belt boundary, as Druids Lane forms a consistent urban edge feature between Walker's Heath and Maypole.

Harm to the Green Belt purposes

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

Moderate

Land is open and adjacent to the large built-up area and has a degree of distinction from it. Its release would result in a weaker Green Belt boundary and 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 land is open and has a degree of distinction from the urban edge. It lies within in a relatively narrow gap between King's Norton and Hollywood, but there is much narrower separation between Maypole (a suburb of Birmingham) and Hollywood (Wythall). The release of land in this parcel would weaken the distinction of adjacent Green Belt land, but this would have only 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 a weaker Green Belt boundary and 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.

South Birmingham suburbs

Harm of release of land in SO8

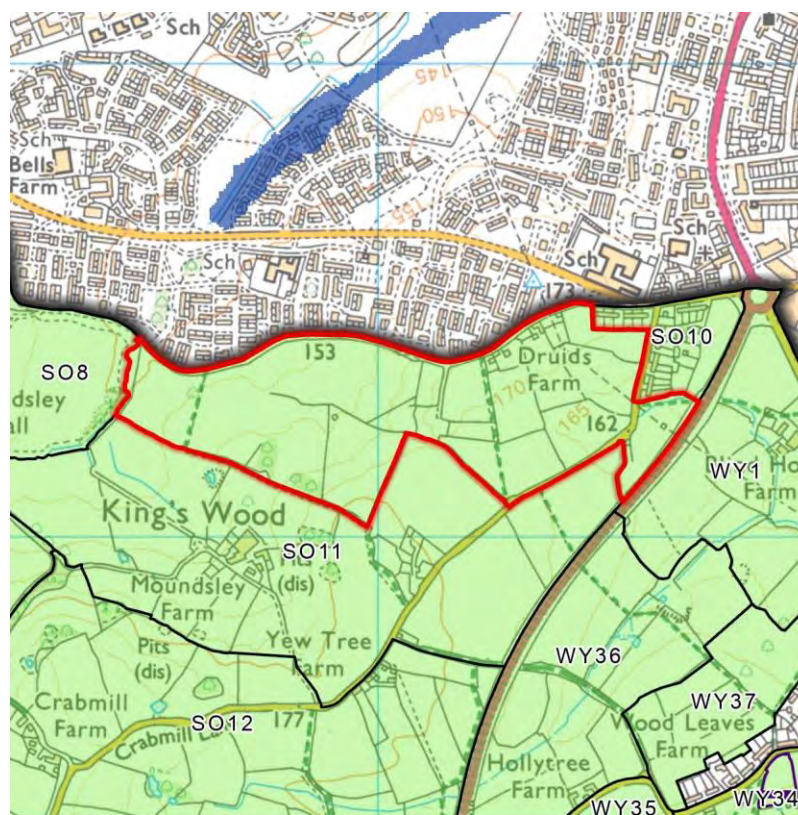
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel SO8 as an expansion of Druids Heath (Birmingham) would cause Moderate harm to Green Belt Purposes 1 and 3.

Moderate

South Birmingham suburbs

Harm of release of land in SO9



- Parcel SO9
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



South Birmingham suburbs

Harm of release of land in SO9

Openness

There is some residential and commercial development adjacent to Druids Lane in the northeast of the parcel, but this is 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 relevant to this parcel. Land lies adjacent to the southern edge of Druids Heath (Birmingham), 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 eastern part of the parcel lies in a relatively narrow gap between Birmingham and the town of Hollywood (Wythall). However, the parcel's role in preserving separation between towns (Purpose 2) is weakened by being peripheral to a much narrower settlement gap further to the east, along Alcester Road.

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 parcel is separated from the urban area by Druids Lane and a well-established hedgerow which together form a consistent Green Belt edge for some distance, albeit one which is partially breached by development further to the east (on Druids Lane and Crabmill Lane). Residential tower blocks have some urbanising visual influence on the parcel, but there are no significant urbanising influences beyond the urban edge. Overall, the parcel has a degree of distinction from the urban area.

Impact on adjacent Green Belt land

The release of the parcel would breach the consistent boundary formed by Druids Lane and would cause a knock-on weakening of the distinction of adjacent Green Belt land to

South Birmingham suburbs

Harm of release of land in SO9

the south. The Hollywood Bypass (A435) would remain a strong separating feature between this parcel and Hollywood (Wythall), so the release of land here would not result in any significant perceived weakening of settlement separation.

Harm to the Green Belt purposes

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

Moderate

Land is open and adjacent to the large built-up area and has some degree of distinction from the urban area. Its release would result in a weaker Green Belt boundary and 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

Land is open and is peripheral to the very narrow gap between a Maypole (a suburb of Birmingham) and Hollywood (Wythall). It has some degree of distinction from the urban area, and its release would result in a weaker Green Belt boundary with a knock-on impact on adjacent open land, but this would have only 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 a weaker Green Belt boundary and would cause a knock-on impact on adjacent open land,. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

South Birmingham suburbs

Harm of release of land in SO9

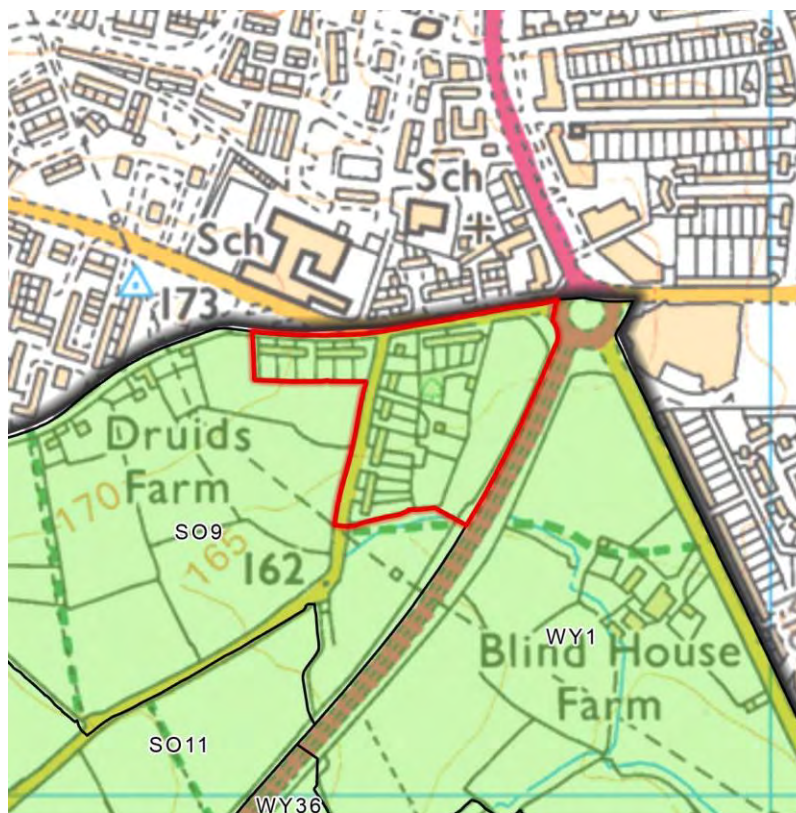
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel KI9 as an expansion of Druids Heath (Birmingham) would cause Moderate harm to Green Belt Purposes 1 and 3.

Moderate

South Birmingham suburbs

Harm of release of land in SO10



- Parcel SO10
- Bromsgrove District
- Green Belt



South Birmingham suburbs

Harm of release of land in SO10

Openness

The parcel contains residential development along Crabmill Lane and Druids Lane in the form of detached and semi-detached properties as well as a small industrial yard. These have a significant impact on Green Belt openness, but there is some remaining open space including a field in the east and private gardens which have a relationship with the wider Green Belt and which contribute to its openness.

Function

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

Land lies adjacent to the southern edge of Druids 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 1).

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel lies in a narrow gap between Birmingham and the town of Hollywood (Wythall). However, the parcel's role in preserving separation between towns (Purpose 2) is weakened by being peripheral to a much narrower settlement gap further to the east, along Alcester Road.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use comprises private residences and gardens as well as a small field to the east. The extent to which this can be considered 'countryside', and therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3), is significantly limited by its urban development and direct link to the urban area.

Relationship with the urban area (distinction)

The parcel is separated from the urban edge by Druids Lane, which forms a consistent settlement boundary between the inset area and the parcel. However, washed-over residential development in the parcel limits the integrity of Druids Lane as a Green Belt boundary in this location. The boundary is not denoting any distinction between urban and open land, so the parcel has weak distinction from the urban area.

South Birmingham suburbs

Harm of release of land in SO10

Impact on adjacent Green Belt land

The release and development of land in this parcel will not have a significant impact on surrounding Green Belt land as most of this parcel is already developed. The undeveloped east of this parcel is also enclosed by the strong boundary feature of the A435 Hollywood Bypass, limiting the impact its development would have on adjacent open land. The extent to which the parcel is already developed, together with the separating role of the Hollywood Bypass, limits the impact that release of the parcel would have on the gap between the conurbation and Hollywood.

Harm to the Green Belt purposes

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

Low/no

Land is mostly developed and adjacent to the large built-up area, with weak distinction from it. The release of land here 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

Land lies within a narrow gap between Druids Heath/Maypole in Birmingham and the town of Hollywood (Wythall), but is mostly developed and separated from the core of the gap by the Hollywood Bypass. Its release would have negligible impact on the separation of towns, and so 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 and has weak distinction from the urban area, and so has little sense of being 'countryside'. 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 safeguarding the countryside from encroachment.

South Birmingham suburbs

Harm of release of land in SO10

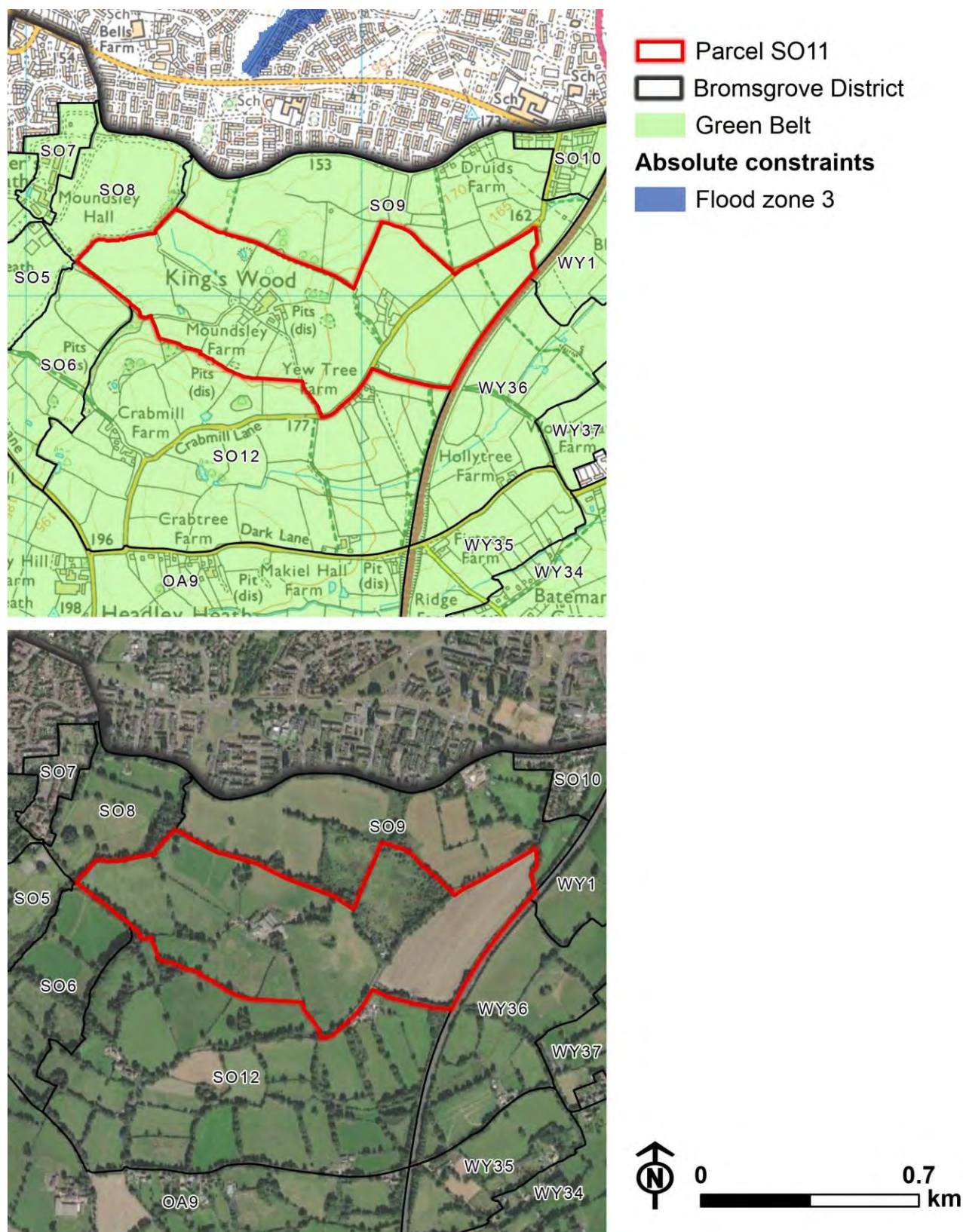
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel KI10 as an expansion of Druids Heath (Birmingham) would cause Low harm to all Green Belt Purposes.

Low/no

South Birmingham suburbs

Harm of release of land in SO11



South Birmingham suburbs

Harm of release of land in SO11

Openness

There is no built development in the parcel other than farm buildings (an appropriate Green Belt use), so land is open in Green Belt terms.

Function

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

Land lies to the south of Druids Heath in Birmingham, 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 1).

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel lies in a narrow gap between Druids Heath and the town of Hollywood (Wythall). However, the parcel's role in preserving separation between towns (Purpose 2) is weakened by being peripheral to a much narrower settlement gap further to the east, along Alcester Road.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use 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 is separated from the urban edge by an area of undeveloped Green Belt land, as well as field hedgerows, and collectively these create strong boundary separation. The sloping landform of this parcel, rising up towards Crabmill Lane, also adds slightly to its distinction. Intervening mature hedgerow boundaries and the distance from the urban edge limit the visual relationship between the parcel and the urban area. Overall, this parcel has a strong distinction from the urban edge.

Impact on adjacent Green Belt land

The release and development of land in this parcel would result in a knock-on weakening of adjacent Green Belt land to the south due to a lack of alternate strong boundary features. To the east, the A435 Hollywood Bypass is a strong boundary feature that would

South Birmingham suburbs

Harm of release of land in SO11

preserve the separation between Druids Heath in Birmingham and Hollywood, but the impact of development in this parcel on the distinction of high ground to the south would harm settlement separation.

Harm to the Green Belt purposes

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

High

Land is open and close to the large built-up area, and has strong distinction from it. The release of land within this parcel would cause a knock-on weakening of adjacent Green Belt land to the south. 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

Land is open countryside and lies peripheral to a narrow gap between Maypole/Highter's Heath in Birmingham and the town of Hollywood (Wythall). It has strong distinction from the urban edge. Hollywood Bypass is a strong boundary feature that would preserve settlement separation, but the impact of development in this parcel on the distinction of high ground to the south would harm settlement separation. 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 strong distinction from the urban area. The release of land within this parcel would cause a knock-on weakening 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.

South Birmingham suburbs

Harm of release of land in SO11

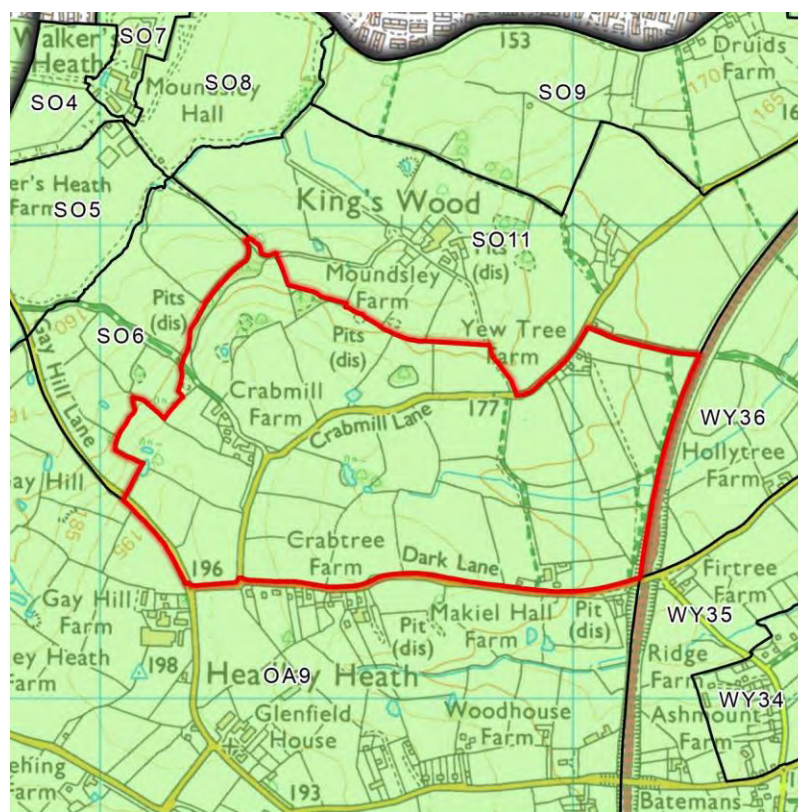
Overall harm to the Green Belt purposes from release of land




The release of land in Parcel KI11 as an expansion of Druids Heath (Birmingham) would cause High harm to Green Belt Purposes 1 and 3.

High

South Birmingham suburbs

Harm of release of land in SO12



-  Parcel SO12
-  Bromsgrove District
-  Green Belt



South Birmingham suburbs

Harm of release of land in SO12

Openness

There is only isolated built development in this parcel. Land is open in Green Belt terms.

Function

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

Purpose 1 has some relevance to this parcel. Land lies relatively close to Druids Heath, which is part of the large built-up area (West Midlands conurbation), but landform creates strong distinction from it. However, it also lies close to Hollywood, which has a degree of separation from the large built-up area but lacks strong distinction from it. It is therefore helping to prevent its sprawl of the West Midlands conurbation.

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel forms the core of the gap between King's Norton and Druids Heath in Birmingham and the town of Hollywood (Wythall). However, the parcel's role in preserving separation between towns (Purpose 2) is weakened by being peripheral to a much narrower settlement gap further to the east, along Alcester Road.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use 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 is separated from the urban edges of Druids Heath to the north, Walker's Heath/Hawkesley to the west and Hollywood to the east by a broad area of undeveloped Green Belt land, as well as field hedgerows, and collectively these create strong boundary separation. To the east the A435 Hollywood Bypass is also a strong boundary feature. The parcel's elevated landform creates further distinction, and although the urban areas that lie to the east, west and north of the parcel mean that development is visible from many locations this is too remote to have a significant urbanising influence. Overall, this parcel has very strong distinction from the urban areas of both Birmingham and Hollywood.

South Birmingham suburbs

Harm of release of land in SO12

Impact on adjacent Green Belt land

The release and development of land in this parcel, as an expansion of either Druids Heath (Birmingham) or Hollywood, would result in a knock-on weakening of adjacent Green Belt land to the south. The visible impact of development in this parcel would also harm settlement separation between Druids Heath (Birmingham) and Hollywood (Wythall), even though the A435 Hollywood Bypass is a strong boundary feature that would preserve separation (assuming expansion was from Birmingham).

Harm to the Green Belt purposes

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

Very high

Land is open and relatively close to the large built-up area. It has very strong distinction from it and from Hollywood. The release of land within this parcel as an expansion of either settlement would cause a knock-on weakening of adjacent Green Belt land to the south. The release of land in the parcel as an expansion of Druids Heath (Birmingham) would cause Very High harm to the purpose of checking the unrestricted sprawl of a large built-up area. The release of land in the parcel as an expansion of Hollywood would not reduce the gap to the large built-up area but would, because of the significant increase in the size of Hollywood, still strengthen the relationship between the two settlements. This would constitute High harm to Purpose 1.

Purpose 2 – Preventing neighbouring towns from merging into one another

High

Land is open countryside and lies peripheral to a narrow gap between Druids Heath in Birmingham and the town of Hollywood (Wythall) but forms the core of the separation between Kings Norton (also part of Birmingham) and Hollywood. It has very strong distinction from all urban areas. Hollywood Bypass is a strong boundary feature that would preserve settlement separation. However development in this parcel would create some containment of Hollywood, to the detriment of settlement separation. Therefore, the release of this parcel would cause High

South Birmingham suburbs

Harm of release of land in SO12

harm to the purpose of preventing neighbouring towns from merging.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Very high

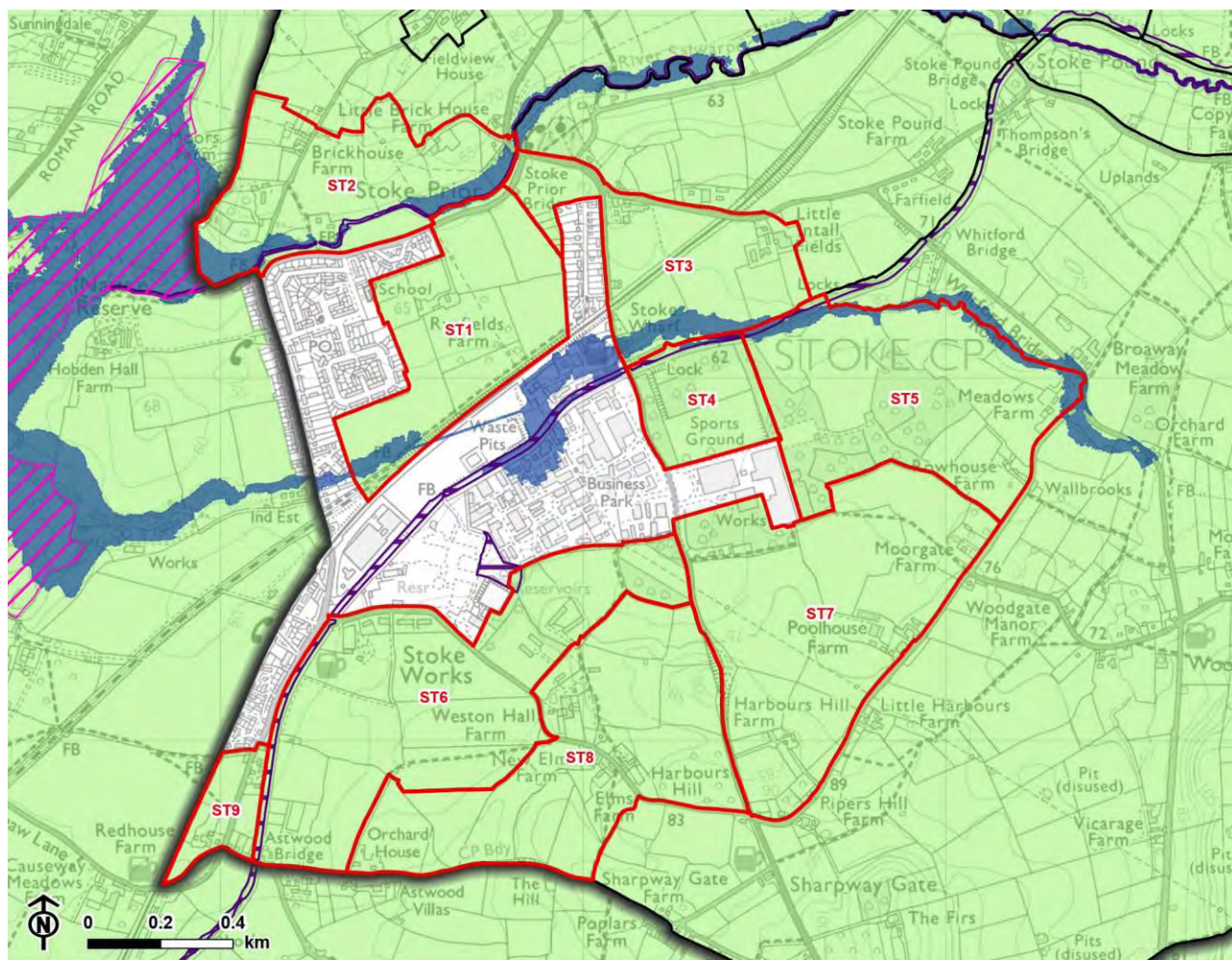
Land is open countryside with very strong distinction from Druids Heath and from Hollywood. The release of land within this parcel would cause a knock-on weakening of adjacent Green Belt land to the south. Therefore, the release of land in the parcel would cause Very High harm to the purpose of safeguarding the countryside from encroachment.

Overall harm to the Green Belt purposes from release of land

The release of Parcel KI12 as an expansion of Druids Heath (Birmingham) would cause Very High harm to Green Belt Purpose 3. As an expansion of Hollywood it would cause Very High harm to Green Belt Purpose 1.

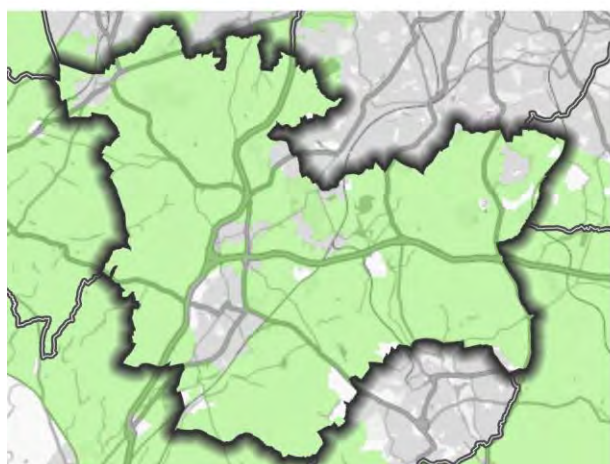
Very high

Stoke Prior

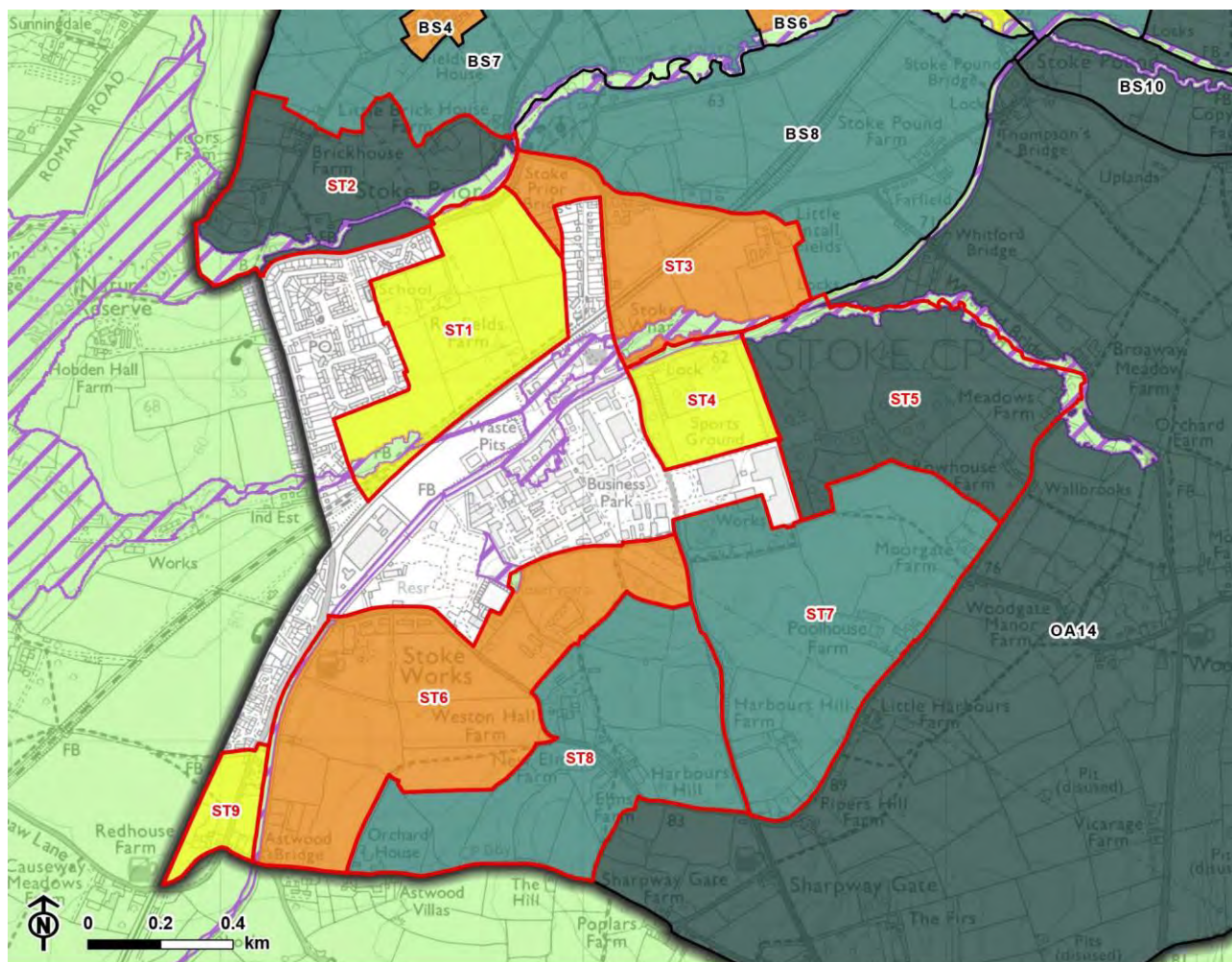


- Stoke Prior parcel
- Neighbouring parcel
- Bromsgrove District

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

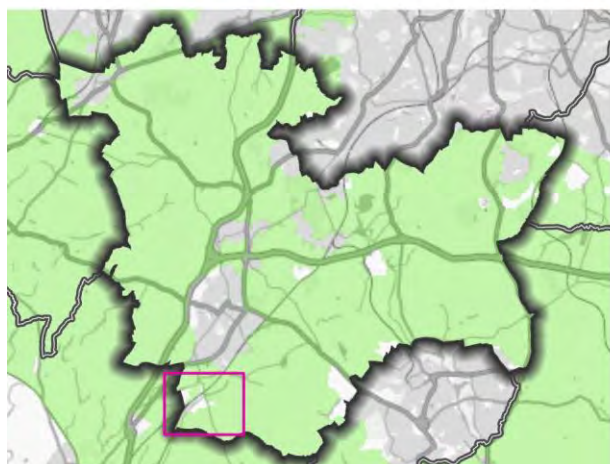


Stoke Prior



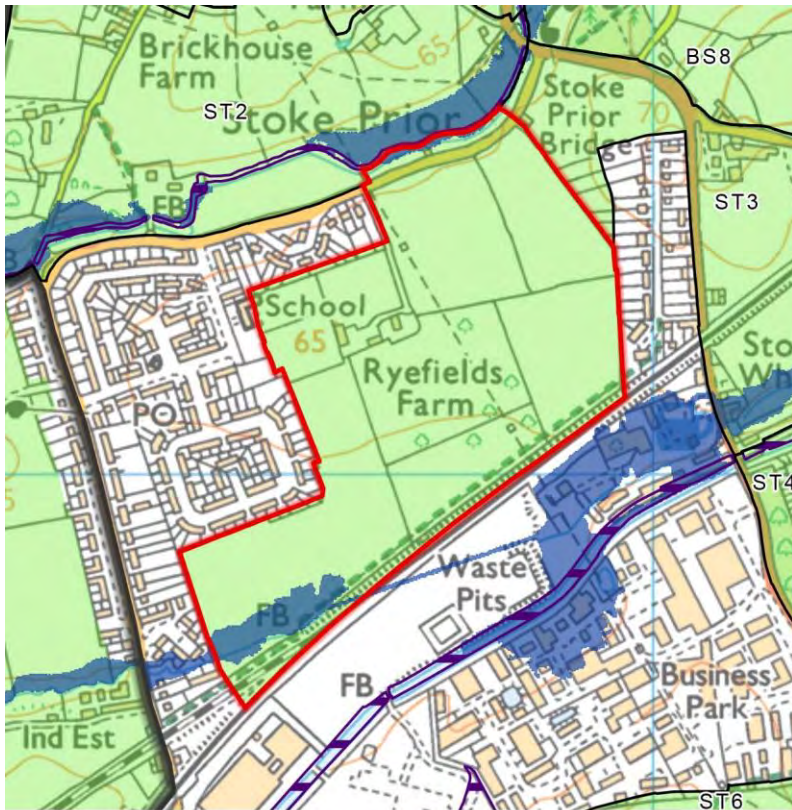
- Stoke Prior parcel
- Neighbouring parcel
- Bromsgrove District

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



Stoke Prior

Harm of release of land in ST1



Stoke Prior

Harm of release of land in ST1

Openness

Land is open. The parcel contains a residential dwelling in the northern half, but it 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 Stoke Prior, 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 is almost entirely contained by inset development within Stoke Prior and therefore does not contribute to preventing coalescence of towns (Purpose 2).

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 is largely contained by Stoke Prior to the west and east and Harris and Saxon Business Parks to the south, and as a result there is significant urbanising influence within the parcel. Only garden boundaries separate the parcel from inset development to the west and east. The parcel has weak distinction from the inset area.

Impact on adjacent Green Belt land

The extent to which the parcel is contained by urban edges limits any impacts that its release and development 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

Stoke Prior

Harm of release of land in ST1

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 is largely contained by the inset area. 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 but has weak distinction from the urban area. Its release would not result in 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.

Overall harm to the Green Belt purposes from release of land

The release of land in ST1 as an expansion of Stoke Prior would cause Low harm to Green Belt Purpose 3.

Low/no

Stoke Prior

Harm of release of land in ST2



- Parcel ST2
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Flood zone 3



Stoke Prior

Harm of release of land in ST2

Openness

Land is open. The parcel 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 adjacent to Stoke Prior, 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 contribute to a degree of reduced 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 presence of tree cover adjacent to the River Salwarpe and Shaw Lane to the south create strong boundary distinction between the parcel and the inset area of Stoke Prior. The tree cover provides screening, preventing urbanising visual influence within the parcel. Additionally, the rising landform within the parcel creates further distinction from the inset area. Overall, the parcel has a very strong distinction from the inset area.

Impact on adjacent Green Belt land

The release and development of the parcel would breach a strong boundary feature at the inset edge, consisting of tree cover, the River Salwarpe and Shaw Lane, and would replace it with a weaker boundary. This would significantly weaken the distinction of

Stoke Prior

Harm of release of land in ST2

adjacent, stronger Green Belt land to the north.

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

The parcel is open and lies in a wide gap between Bromsgrove and Droitwich, but road and rail links and intervening urban development at Stoke Prior and Wychbold to a degree reduce perceived separation. The parcel has very strong distinction from the inset area and its release would result in a weaker Green Belt boundary and knock-on impacts to the distinction of adjacent Green Belt. This would have some impact on perceived separation between the two towns, although a sizeable gap would still remain. As a result, 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 very strong degree of distinction from the urban area. Its release would result in a weaker Green Belt boundary and significant 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.

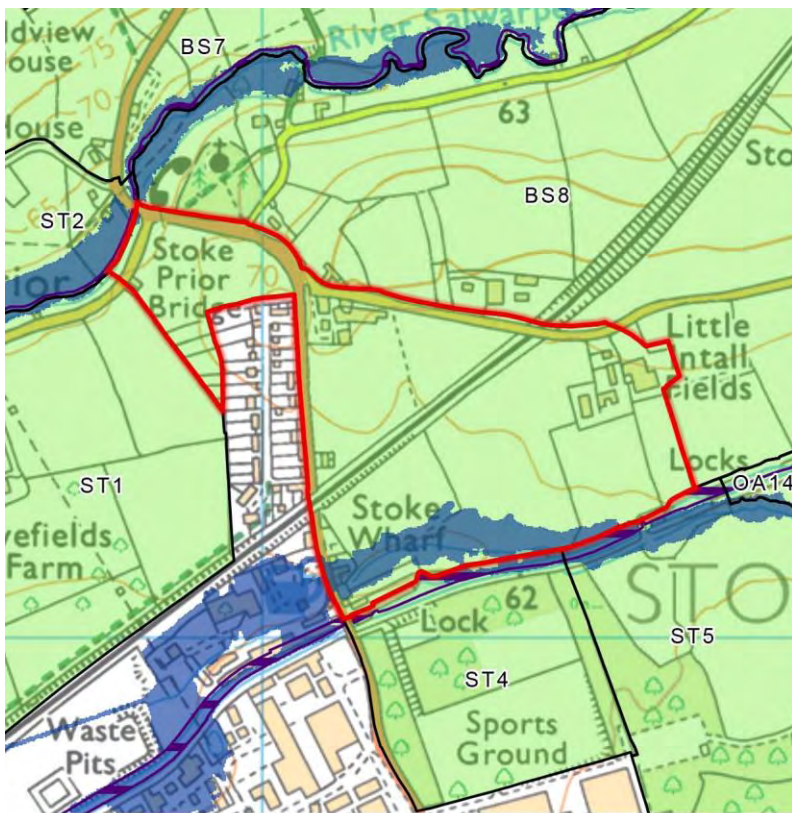
Overall harm to the Green Belt purposes from release of land

The release of land in ST2 as an expansion of Stoke Prior would cause Very High harm to Green Belt Purpose 3.

Very high

Stoke Prior

Harm of release of land in ST3



- Parcel ST3
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



Stoke Prior

Harm of release of land in ST3

Openness

Land is open. The parcel contains some agricultural buildings in the north and east, but these are an appropriate Green Belt land use and therefore do not affect its openness. There are also some commercial use buildings in the southwest of the parcel, which lack openness and do not contribute to the Green Belt purposes, but these do not occupy a large enough area to define as a strategic 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 Stoke Prior, 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 contribute to a degree of reduced 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)

Hanbury Road provides some distinction between the eastern part of the parcel and the inset area, but some development within the southern half of the parcel lies on the eastern side of the road, which limits the extent to which it acts as a boundary feature. Tree cover provides some screening to the south, but development adjacent to Hanbury Road has some urbanising influence within the parcel. There are only garden boundaries separating the northwest of the parcel from inset development, but land here also has

Stoke Prior

Harm of release of land in ST3

some relationship with the countryside to the north. Overall, the parcel has some degree of distinction from the inset area.

Impact on adjacent Green Belt land

There is a lack of strong alternative Green Belt boundaries to the east, and therefore any release and development within the parcel would cause 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

Low/no

The parcel is open and lies in a wide gap between Bromsgrove and Droitwich and is peripheral to a wide gap between Bromsgrove and Redditch. The parcel has some degree of distinction from the urban area but its release would have only 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 a moderate degree of 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 Moderate harm to the purpose of safeguarding the countryside from encroachment.

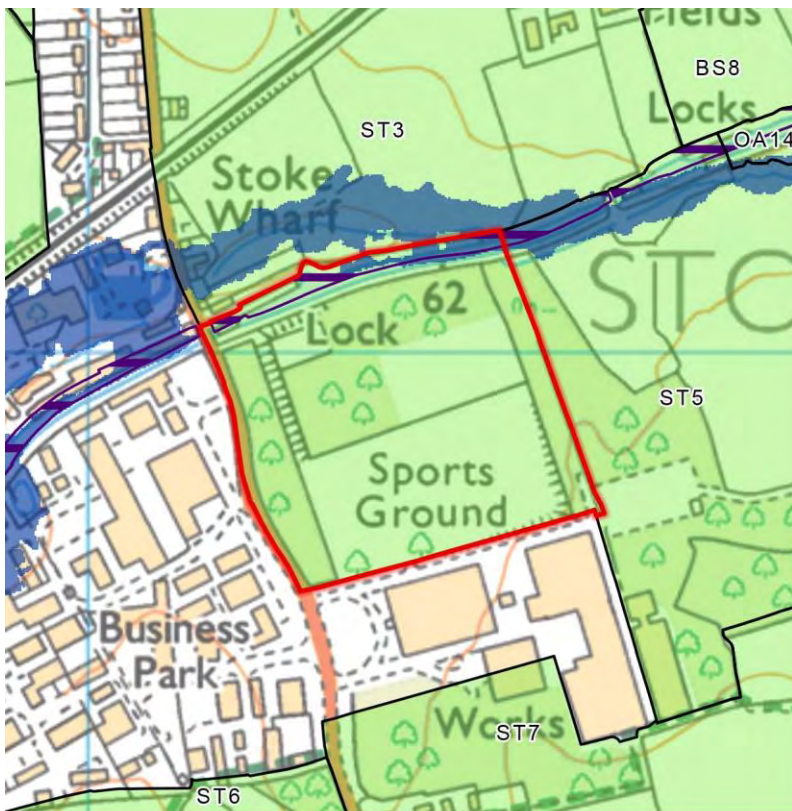
Overall harm to the Green Belt purposes from release of land

The release of land in ST3 as an expansion of Stoke Prior would cause Moderate harm to Green Belt Purpose 3.

Moderate

Stoke Prior

Harm of release of land in ST4



Stoke Prior

Harm of release of land in ST4

Openness

There is no built development within the parcel apart from a football clubhouse in the south, but this does not have a significant impact on Green Belt openness. Although the parcel contains areas of woodland, the parcel 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 Stoke Prior, 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 contribute to a degree of reduced 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 use as football pitches, which associates the parcel with the urban area. This diminishes the extent to which it is perceived as countryside and the role it plays in protecting it from encroachment (Purpose 3).

Relationship with the urban area (distinction)

Dense tree cover creates strong boundary distinction between the parcel and Harris Business Park to the west. However, there is little boundary separation between the parcel and inset development to the south, and therefore there is some urbanising visual influence within the parcel. Overall, the parcel has some degree of distinction from the inset area.

Stoke Prior

Harm of release of land in ST4

Impact on adjacent Green Belt land

Release and development of the parcel would not reduce the distinction of stronger, adjacent Green Belt due to the screening provided by the woodland surrounding 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 within a wide gap between Bromsgrove and Droitwich and is at the periphery of a wide gap between Bromsgrove and Redditch. The parcel has some degree of distinction from the urban area, but its release would not result in a weaker Green Belt boundary. 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 in use by sports pitches which diminishes the extent to which it is perceived as countryside. The parcel has some degree of distinction from the inset area and its release would not result in 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.

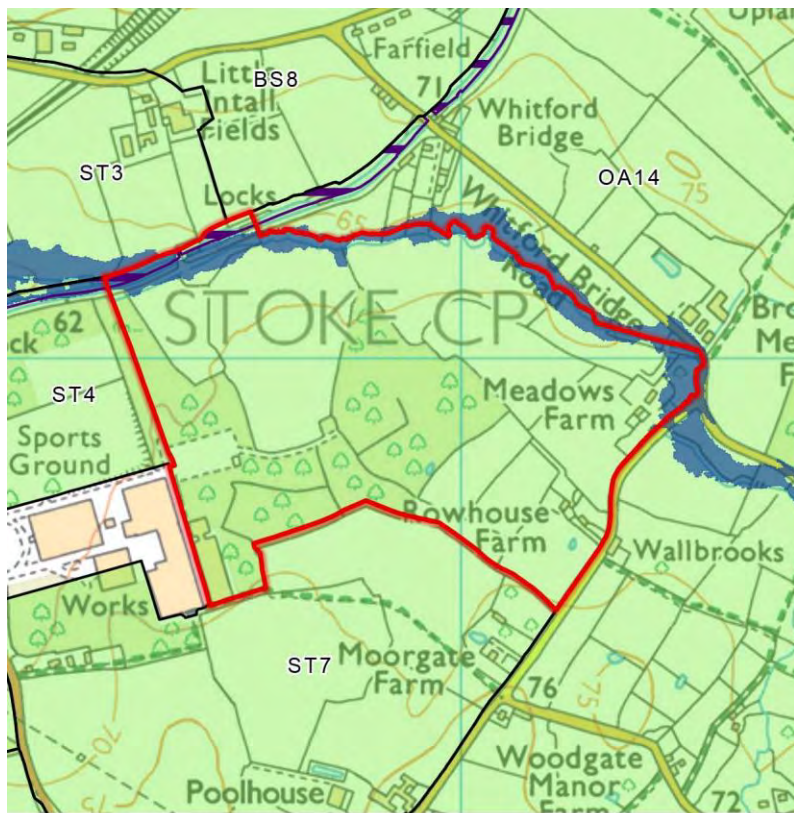
Overall harm to the Green Belt purposes from release of land

The release of land in ST4 as an expansion of Stoke Prior would cause Low harm to Green Belt Purposes 2 and 3.

Low/no

Stoke Prior

Harm of release of land in ST5



- Parcel ST5
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



Stoke Prior

Harm of release of land in ST5

Openness

Land is open. The parcel contains a few residential dwellings in the east, but they are sufficiently isolated from one another and from the urban edge to not have a significant impact on Green Belt openness. There are also a car park and shipping container storage in the west of the parcel, which lack openness and do not contribute to the Green Belt purposes, but these do not occupy a large enough area to define as a strategic parcel. Although the parcel contains areas of woodland, the parcel 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 Stoke Prior, 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 at the periphery of a wide gap between Bromsgrove and Redditch, where intervening high ground and an absence of fast road links means that there is a strong sense of separation. It therefore plays a very limited role in preventing neighbouring towns from merging (Purpose 2).

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)

Dense tree cover forms a strong boundary between the parcel and the inset area and prevents urbanising visual influence. The parcel has very strong distinction from the inset area.

Impact on adjacent Green Belt land

Development within the parcel would breach dense woodland at the inset edge of Stoke

Stoke Prior

Harm of release of land in ST5

Prior, which forms a largely consistent boundary feature, and would result in knock-on impacts to the distinction of adjacent Green Belt.

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 at the periphery of a wide gap between Bromsgrove and Redditch. The parcel has very strong distinction from the urban area and its release would result in a weaker Green Belt boundary, but this would have a relatively minor impact on the perceived sense of 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 very 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 Very High harm to the purpose of safeguarding the countryside from encroachment.

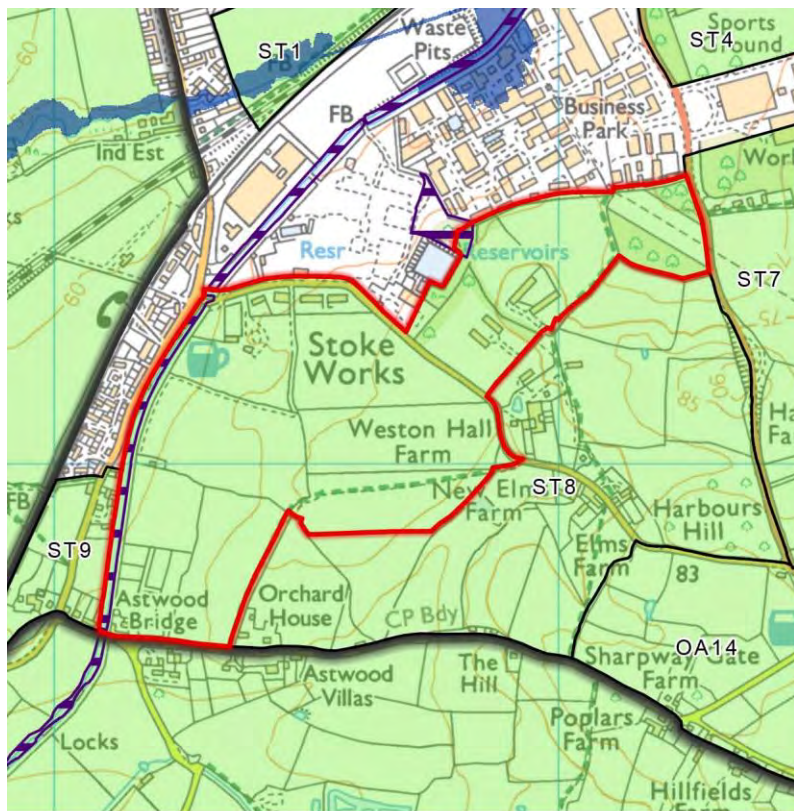
Overall harm to the Green Belt purposes from release of land

The release of land in ST5 as an expansion of Stoke Prior would cause Very High harm to Green Belt Purpose 3.

Very high

Stoke Prior

Harm of release of land in ST6



Stoke Prior

Harm of release of land in ST6

Openness

Land is open. The parcel contains some agricultural use buildings, but these are an appropriate Green Belt use and therefore do not affect its openness, and there are some residential dwellings in the southwest which do not have a significant impact on openness. The parcel also contains some commercial buildings along its northern edge, which lack openness and do not therefore contribute to the Green Belt purposes, but these do not occupy a large enough area to define as a strategic 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 Stoke Prior, 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 mostly 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 provides separation from inset development along Shaw Lane to the west. However, separation from the inset area is weaker in the north where development has breached Westonhall Road at the inset edge into the parcel. Although development within the inset settlement and commercial development along the northern edge north means that there is some urbanising visual influence within the parcel, there are no significant urbanising influences in the wider parcel or countryside.

Stoke Prior

Harm of release of land in ST6

beyond. Overall, the parcel has a degree of distinction from the urban area.

Impact on adjacent Green Belt land

The otherwise consistent boundary along Westonhall Road has been breached by the commercial development within the parcel, but there are no strong alternative Green Belt boundaries to the south or east. Any release beyond those commercial buildings would cause a knock-on weakening of the distinction of adjacent, stronger Green Belt.

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. Its release would result in a weaker Green Belt boundary but would have only 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 a weaker Green Belt boundary and 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.

Stoke Prior

Harm of release of land in ST6

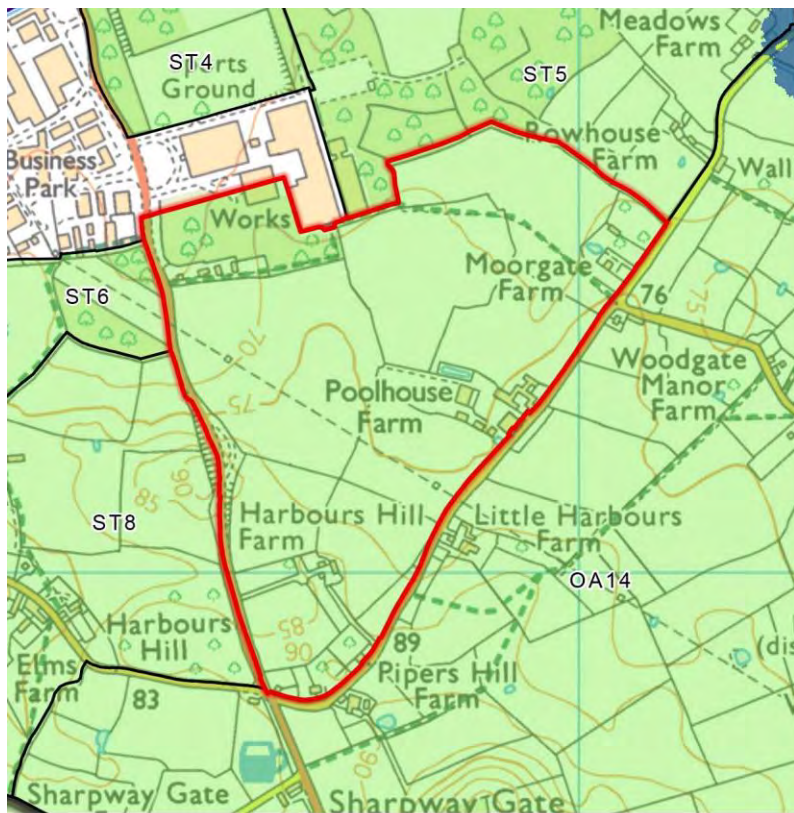
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel ST6 as an expansion of Stoke Prior would cause Moderate harm to Green Belt Purpose 3.

Moderate

Stoke Prior

Harm of release of land in ST7



- Parcel ST7
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



Stoke Prior

Harm of release of land in ST7

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 lies adjacent to Stoke Prior, 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 mostly 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 creates strong boundary separation between the parcel and Saxon Business Park and limits urbanising influence. A prominent hill on the Hanbury Road side of the parcel (Harbours Hill) also adds to distinction from the urban area in the western part of the parcel. The parcel has strong distinction from the urban area.

Impact on adjacent Green Belt land

The release of the parcel would breach the consistent boundary formed by dense tree

Stoke Prior

Harm of release of land in ST7

cover at the inset edge to the north, leaving a weaker Green Belt boundary to the south which would weaken the distinction of adjacent, 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 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 degree of distinction from the urban area and its release would result in a weaker Green Belt boundary, but this would have only 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 a strong degree of 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.

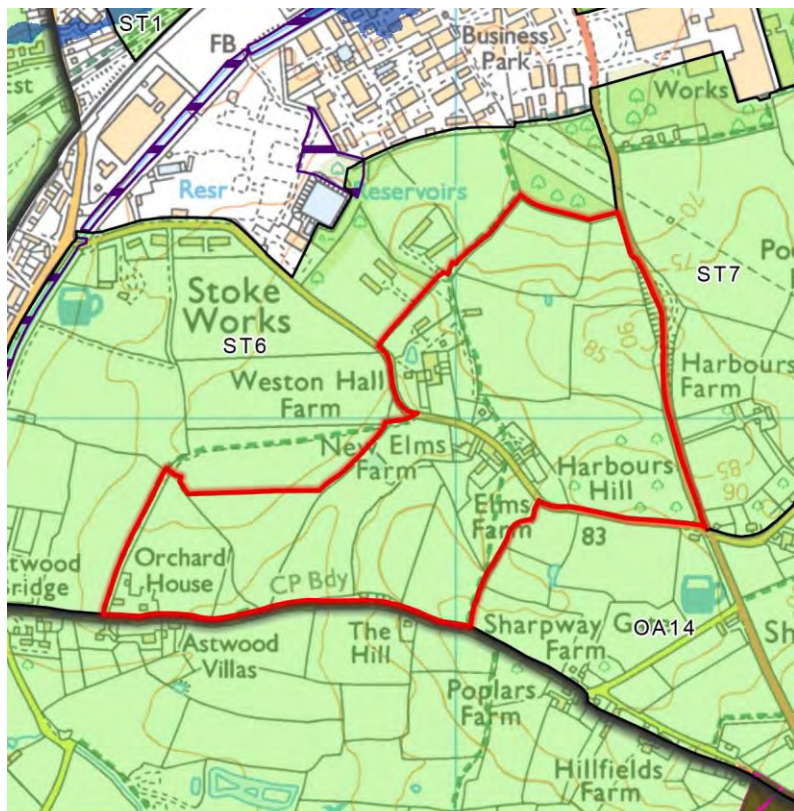
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel ST7 as an expansion of Stoke Prior would cause High harm to Green Belt Purpose 3.

High

Stoke Prior

Harm of release of land in ST8



- Parcel ST8
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Common land
- Flood zone 3



Stoke Prior

Harm of release of land in ST8

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 lies close to Stoke Prior, 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)

Rising landform and the cumulative effect of field boundaries strengthen distinction from the urban area, and elevation and distance also weaken urbanising visual influence. The parcel has strong distinction from the urban area.

Impact on adjacent Green Belt land

There are no strong alternative Green Belt boundaries to the south, so any release would cause a knock-on weakening of the distinction of adjacent, stronger Green Belt land.

Harm to the Green Belt purposes

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

Stoke Prior

Harm of release of land in ST8

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. Its release would result in a weaker Green Belt boundary but would have only 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 a strong degree of 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 Parcel ST8 as an expansion of Stoke Prior would cause High harm to Green Belt Purpose 3.

High

Stoke Prior

Harm of release of land in ST9



- Parcel ST9
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site



Stoke Prior

Harm of release of land in ST9

Openness

Although this parcel includes some built development it also includes open land. Redhouse Barn is not of a scale or form to have a significant impact on Green Belt openness, and the adjacent houses on Astwood Lane cover too small an area to take into consideration. The dwellings on the immediate edge of the inset settlement do have a more urban character though, and lack openness 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 Stoke Prior, 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

The parcel includes open fields which are considered to be countryside, and the dwellings within the parcel can likewise be considered dwellings within the countryside, without a significant urbanising impact. The parcel is therefore playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

The northern half of the parcel, which includes some developed land lacking in openness, has weak boundary separation from the urban area and is subject to significant urbanising influence. However, strong hedgerows create greater distinction for Redhouse Barn and the small field to the south, so the parcel as a whole has a degree of distinction from the urban area.

Stoke Prior

Harm of release of land in ST9

Impact on adjacent Green Belt land

The railway line and canal form strong boundaries to the east and west, and the presence of existing houses nearby on Astwood Lane limits the impact that any development south of Redhouse Barn would have on the wider Green Belt.

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 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 have only 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

Low/no

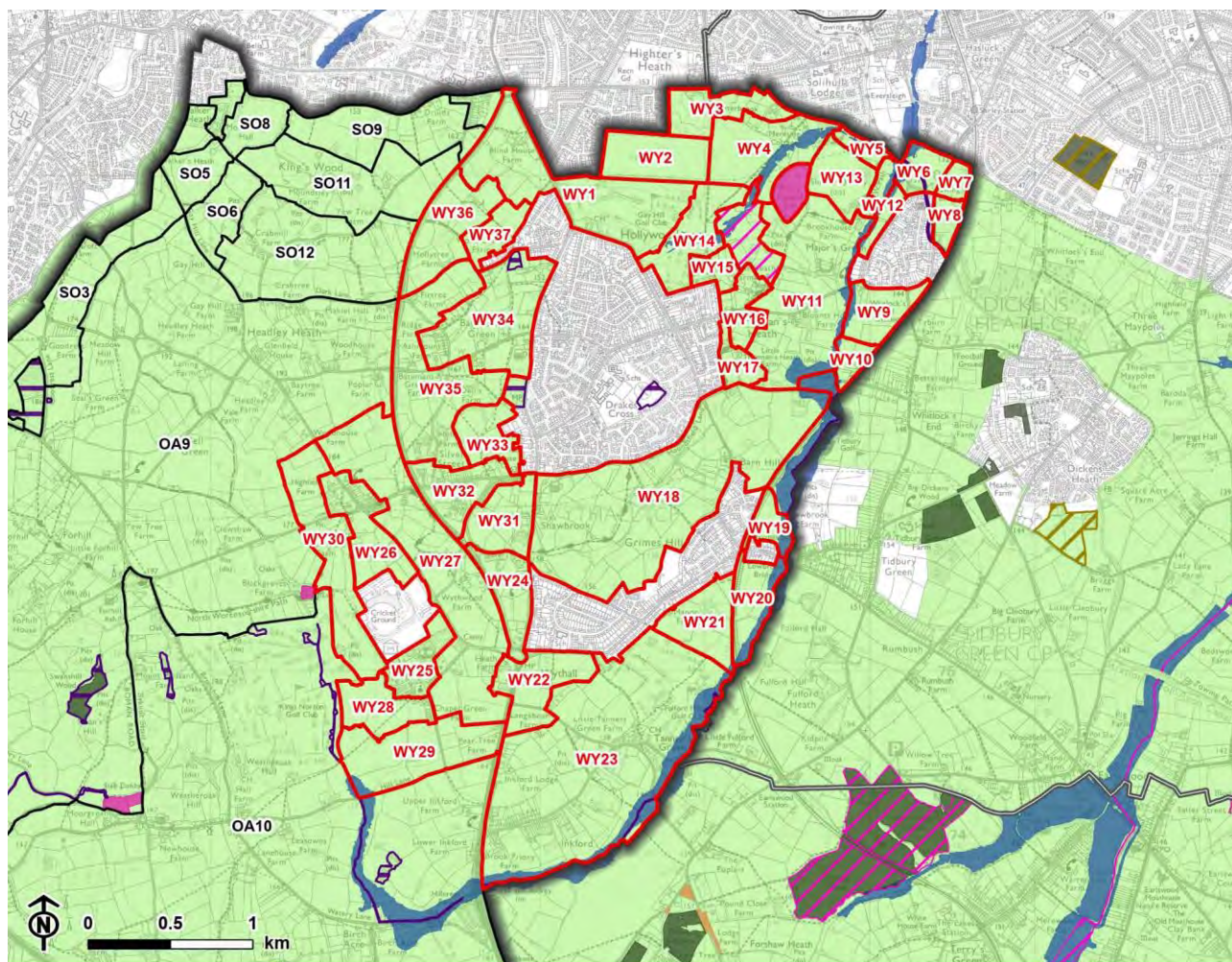
Some of the parcel is open countryside with a degree of distinction from the urban area, but its release would have only a minor impact on the distinction of adjacent Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

Overall harm to the Green Belt purposes from release of land

The release of land in Parcel ST9 as an expansion of Stoke Prior would cause Low harm to Green Belt Purposes 2 and 3.

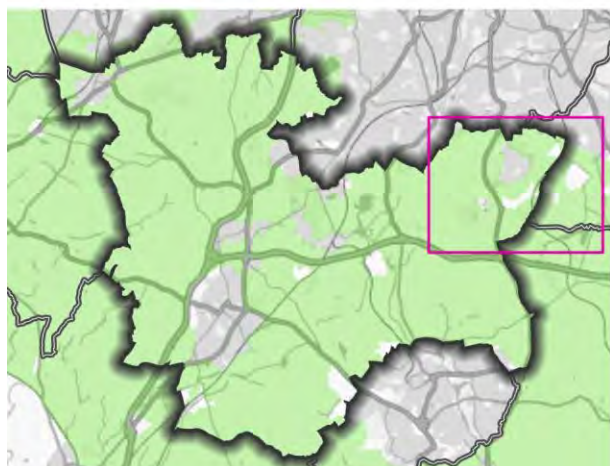
Low/no

Wythall, Hollywood and Major's Green

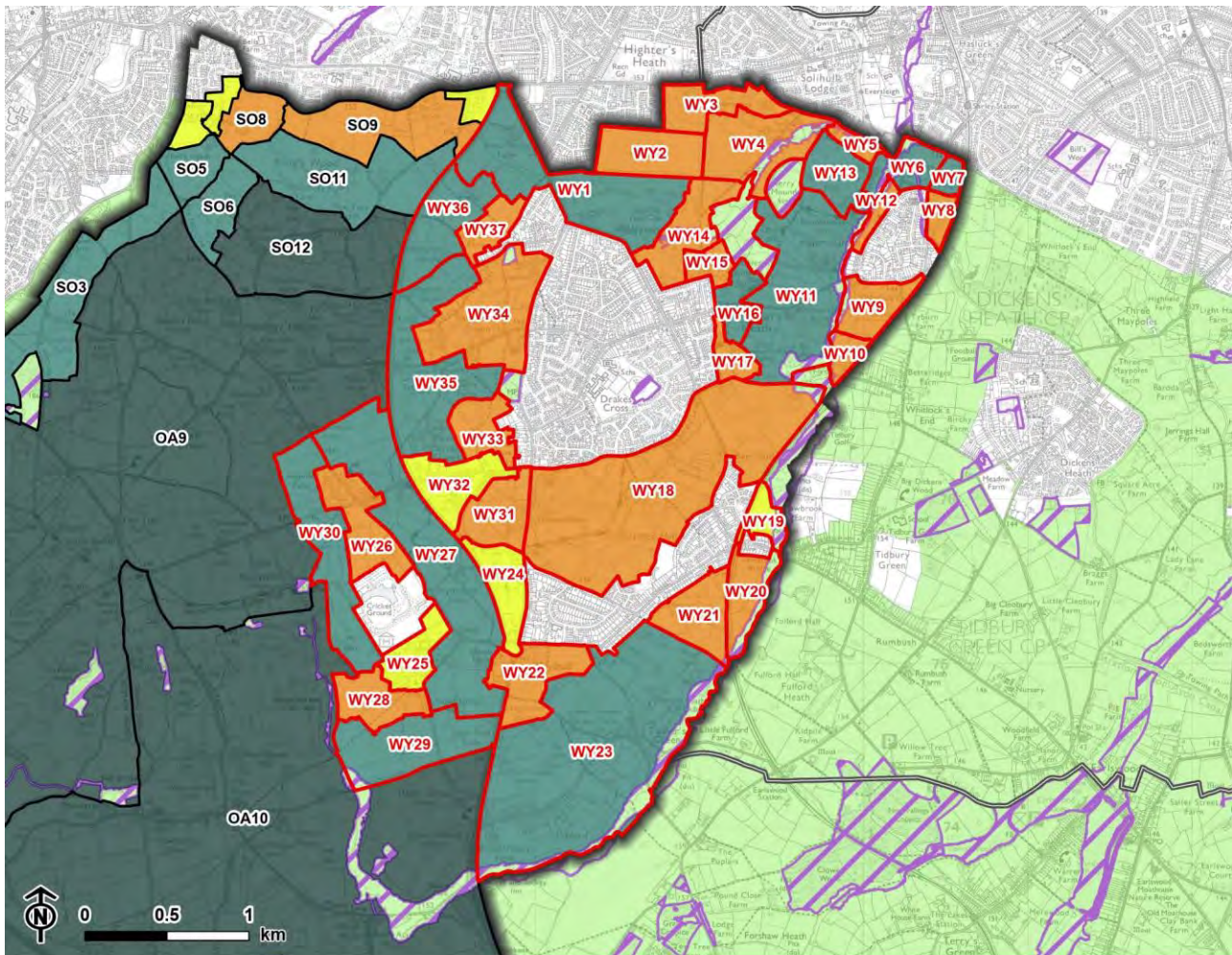


- Wythall, Hollywood and Major's Green parcel
- Neighbouring parcel
- Bromsgrove District
- Neighbouring authority

- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Local Nature Reserve
- Ancient woodland
- Scheduled monument
- Common land
- Flood zone 3

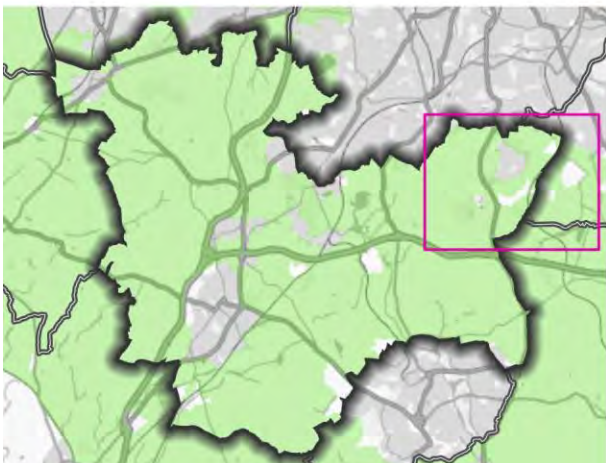


Wythall, Hollywood and Major's Green



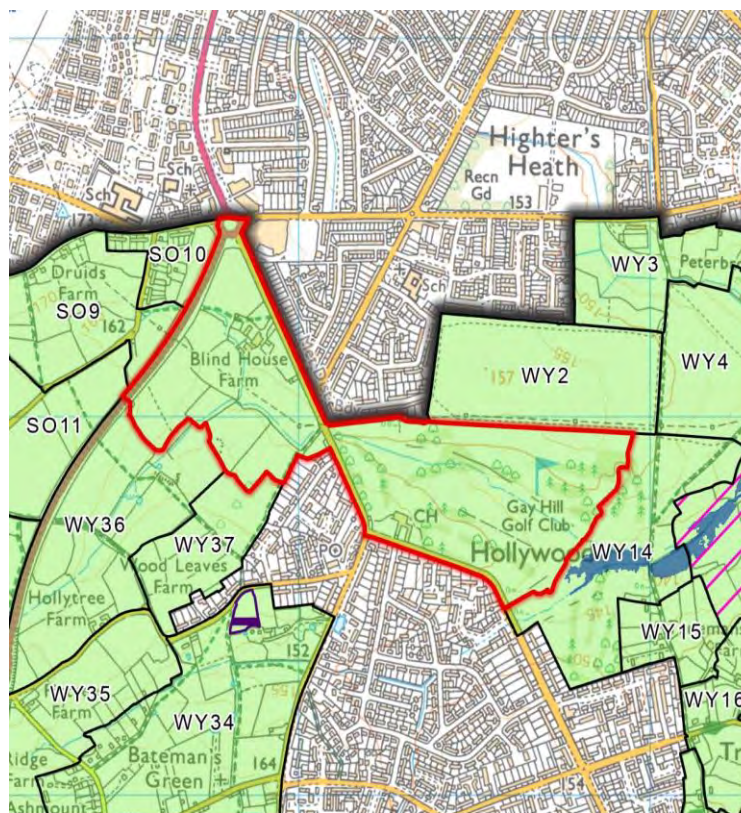
- Wythall, Hollywood and Major's Green parcel
- Neighbouring parcel
- Bromsgrove District
- Neighbouring authority

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



Wythall, Hollywood and Major's Green

Harm of release of land in WY1



- Parcel WY1
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Flood zone 3



Wythall, Hollywood and Major's Green

Harm of release of land in WY1

Openness

Land is open. The parcel contains the northern and western parts of Hollywood Golf course and associated infrastructure, 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

Land lies adjacent to the southern edge of Maypole (Birmingham), which is part of the large built-up area (West Midlands conurbation). The existing proximity of Maypole to Hollywood means that the latter does not have a strong sense of distinction from the conurbation, but the parcel is still helping to retain distinction between the two, and therefore to prevent expansion of the large built-up area (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 very narrow gap between Maypole (Birmingham) and the town of Hollywood and maintains clear separation between them, although the size of the gap means that existing distinction is not very strong.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use comprises a golf course and a smaller area of farmland to the west 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 golf course part of the parcel is separated from the urban edges of both Maypole and Hollywood by mature tree lines, and these together with tree cover on the golf course limit urbanising influence. There is strong distinction between this part of the parcel and both urban areas. Distinction is weaker in the western part of the parcel, where there is a stronger visual relationship between the parcel and the urban edge of Birmingham across Alcester Road, and hedgerows do not form a strong boundary between the parcel and the edge of Hollywood.

Wythall, Hollywood and Major's Green

Harm of release of land in WY1

Impact on adjacent Green Belt land

The golf course does not adjoin any stronger Green Belt land, but the release of land here would have a significant impact in terms of the Green Belt's function in preventing the merger of towns, given the fragility of settlement separation here. It would also weaken the extent to which Hollywood could be considered a separate town rather than part of the West Midlands conurbation, and so would have an impact on the function of the Green Belt in preventing sprawl of the large, built-up area. These functions would also be affected by the release of farmland at the western end of the parcel, and a release here would also cause a knock-on weakening of adjacent Green Belt land to the west and south, due to a lack of strong alternate boundary features.

Harm to the Green Belt purposes

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

High

Land is open and lies adjacent to the south of the large built-up area. The golf course has strong distinction from the urban area. The release of any land here would diminish the function of the Green Belt in preventing sprawl of the large, built-up area, by increasing the extent to which Hollywood is perceived as part of the conurbation. Although distinction is not as strong in the fields in the western part of the parcel, the release of land here would, in addition to weakening the function of the Green Belt in preventing sprawl, cause a knock-on weakening of the strength of adjacent Green Belt land. 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 is open and lies within a very narrow gap between Maypole (Birmingham) and the town of Hollywood (Wythall). The release and development of land in this parcel would weaken the separation between towns. The release of land in the majority of the parcel would cause High harm to the purpose of preventing neighbouring towns from merging.

Wythall, Hollywood and Major's Green

Harm of release of land in WY1

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate

Land is open countryside. The golf course has strong distinction from the urban area but the extent of tree cover means that the release of land here would have a minor impact on the strength of adjacent Green Belt land. Distinction is not as strong in the fields in the western part of the parcel, but the release of land here would cause a knock-on weakening of the strength 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.

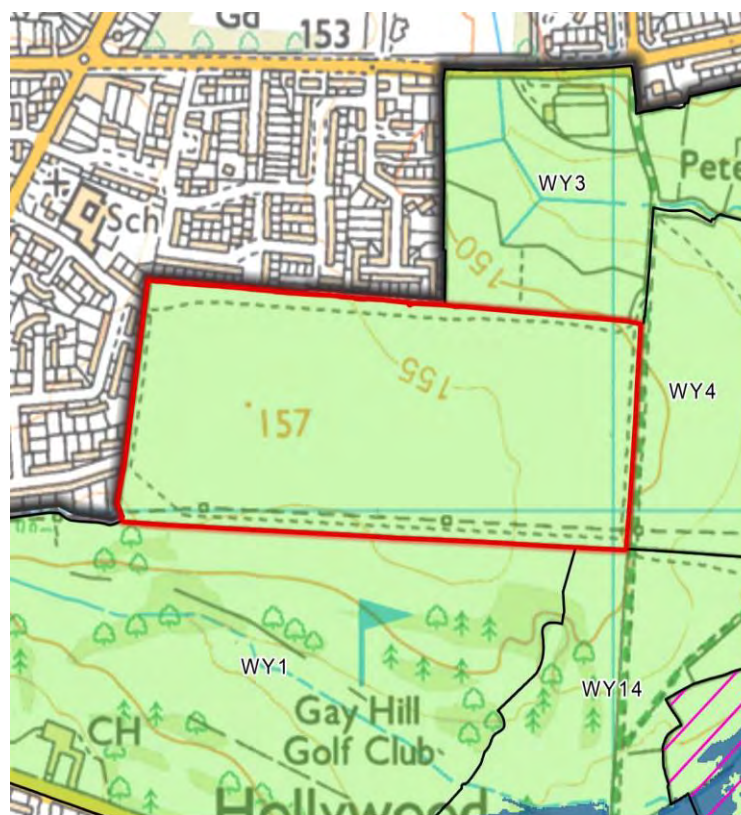
Overall harm to the Green Belt purposes from release of land






The release of land in Parcel WY1 as an expansion of either Maypole (Birmingham) or Hollywood would cause High harm to Green Belt Purposes 1 and 2.

High

Wythall, Hollywood and Major's Green

Harm of release of land in WY2



-  Parcel WY2
-  Bromsgrove District
-  Green Belt
- Absolute constraints**
-  Site of Special Scientific Interest
-  Flood zone 3



Wythall, Hollywood and Major's Green

Harm of release of land in WY2

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 the southern edge of Maypole (Birmingham), 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 1).

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel lies in a narrow gap between Maypole (Birmingham) and the town of Hollywood. However, the parcel's role in preserving separation between towns (Purpose 2) is weakened by being peripheral to a much narrower settlement gap to the south-west, along Alcester Road.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is open pasture 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 weak boundary features. The combination of weak boundary features and the proximity to the urban edge to both the north and west have an urbanising influence on the parcel and limit its distinction. Overall, the parcel has a weak degree of distinction from the urban edge.

Impact on adjacent Green Belt land

There are no strong alternative boundary features, so any release of land would result in some knock-on weakening of adjacent Green Belt land to the south and east.

Harm to the Green Belt purposes

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

Wythall, Hollywood and Major's Green

Harm of release of land in WY2

Moderate

Land is open and adjacent to the large built-up area. It has weak distinction from the urban area, but the release of land within this parcel would cause a knock-on weakening of adjacent Green Belt land to the south and east. 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 is open and is peripheral to a very narrow gap between Maypole (Birmingham) and the town of Hollywood (Wythall). Its release would not reduce the width of the gap between these settlements, but would cause some weakening of the distinction of adjacent Green Belt land in 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

Moderate

Land is open countryside. It has weak distinction from the urban area, but the release of land within this parcel would cause a knock-on weakening of adjacent Green Belt land to the south and 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 Parcel WY2 as an expansion of Maypole (Birmingham) would cause Moderate harm to Green Belt Purposes 1, 2 and 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY3



Wythall, Hollywood and Major's Green

Harm of release of land in WY3

Openness

Land is open. The parcel contains a small number of detached residential properties and an electricity substation, 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 the urban edge of Birmingham at Maypole/Highters Heath, and to Solihull Lodge, both of which are part of the large built-up area (West Midlands conurbation). It is helping to prevent expansion of the large built-up area (Purpose 1).

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel lies in a relatively narrow gap between Solihull Lodge (Solihull) and the town of Hollywood (Wythall). However, the parcel's role in preserving separation between towns (Purpose 2) is weakened by being peripheral to a much narrower settlement gap to the west, along Alcester Road at Maypole.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use is largely agricultural, with quite a lot of tree cover (in particular alongside the brook that passes through the parcel) 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)

Housing abuts the parcel to the north, east and west, in places separated by a road (Maypole Lane or Peterbrook Road) but in others directly adjoining the parcel (on High Street to the north, and alongside the parcel's western edge). Proximity to the urban edge means that there is some urbanising influence, but mature trees and scrub within the parcel and the gently sloping valley landform create a degree of distinction from the urban edge.

Impact on adjacent Green Belt land

The release and development of land within this parcel would cause a knock-on

Wythall, Hollywood and Major's Green

Harm of release of land in WY3

weakening of adjacent Green Belt land to the south and east due to a lack of strong alternate boundary features.

Harm to the Green Belt purposes

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

Moderate

Land is open and lies adjacent to the large built-up area with a degree of distinction from it. The release of land within this parcel would cause a knock-on weakening of surrounding adjacent Green Belt land to the south and east. 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 is open and lies within a relatively narrow gap between Solihull Lodge and the town of Hollywood. The release and development of land in this parcel would cause some weakening of the strength of adjacent Green Belt land but would not diminish the size of 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

Moderate

Land is open countryside with a degree of distinction from the urban area. The release and development of land within this parcel would cause a knock-on 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.

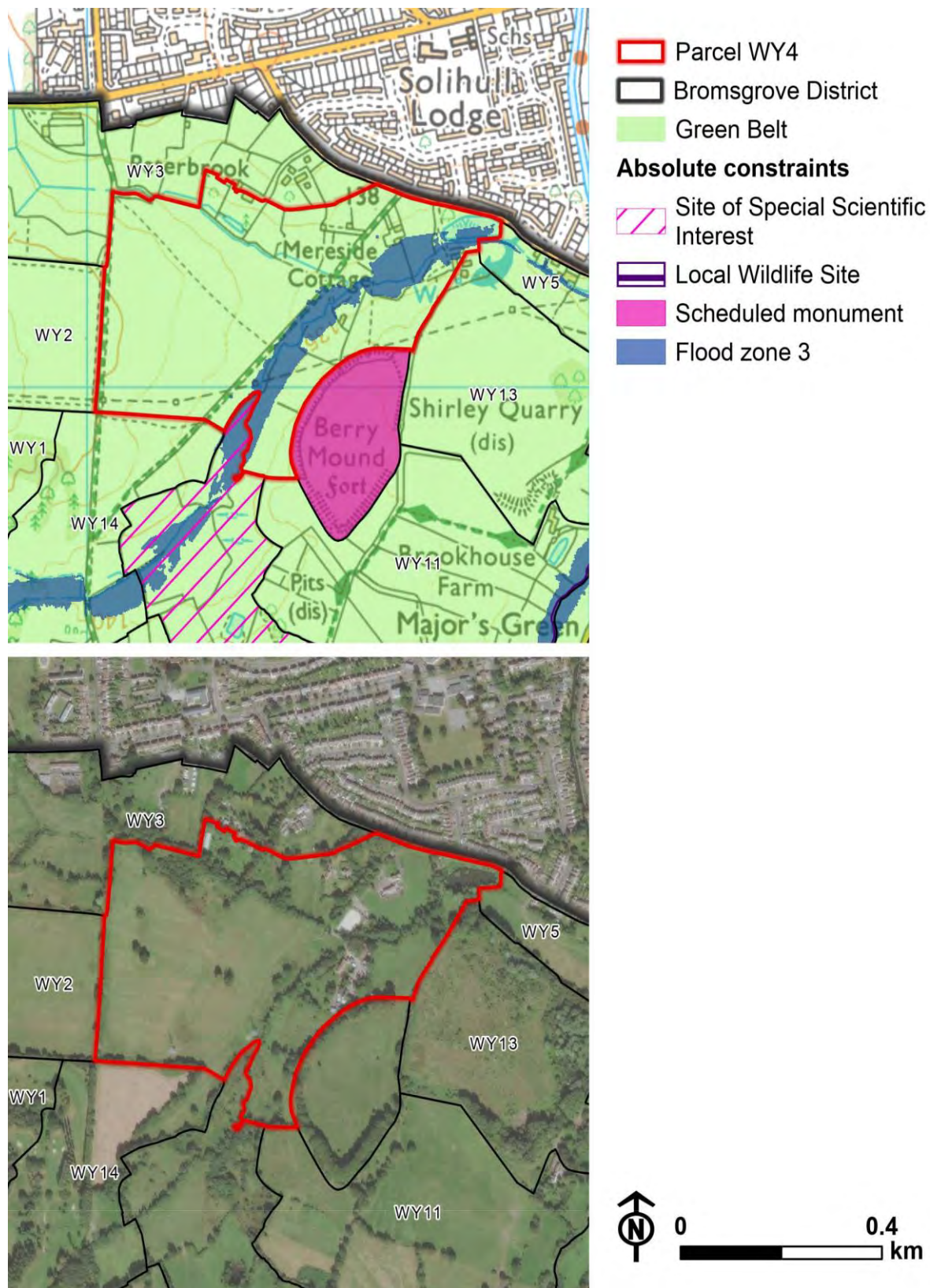
Overall harm to the Green Belt purposes from release of land

The release of Parcel WY3 as an expansion of Maypole/Highters Heath/Solihull Lodge would cause Moderate harm to Green Belt Purposes 1, 2 and 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY4



Wythall, Hollywood and Major's Green

Harm of release of land in WY4

Openness

Land is open. The parcel contains a small number of detached properties 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 the southern edge of Solihull Lodge, 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 1).

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel lies in a relatively narrow gap between Solihull Lodge (Solihull) and the town of Hollywood. However, the parcel's role in preserving separation between towns (Purpose 2) is weakened by being peripheral to a much narrower settlement gap to the west, along Alcester Road.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is largely open 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 mature tree hedgerow along Peterbrook Road and a woodland block and fishing lake along parts of the boundary. The parcel's shallow valley landform and significant amount of tree cover limit urbanising influence. Collectively, these features constitute strong distinction from the urban edge.

Impact on adjacent Green Belt land

The parcel does not adjoin any land which has stronger distinction from urban areas, other than land to the south-east that is protected from development by absolute constraints (the Berry Mound Camp Scheduled Monument and the Berry Mound Pastures

Wythall, Hollywood and Major's Green

Harm of release of land in WY4

SSSI).

Harm to the Green Belt purposes

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

Moderate

Land is open and lies adjacent to the large built-up area. It has strong 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 checking the unrestricted sprawl of a large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate

The parcel is open and lies within a relatively narrow gap between Solihull Lodge and the town of Hollywood (Wythall) but one which is peripheral to a narrower gap to the west. It has strong distinction from the urban area, and its release would weaken the distinction of other land in the gap, but it would not narrow it. 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 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.

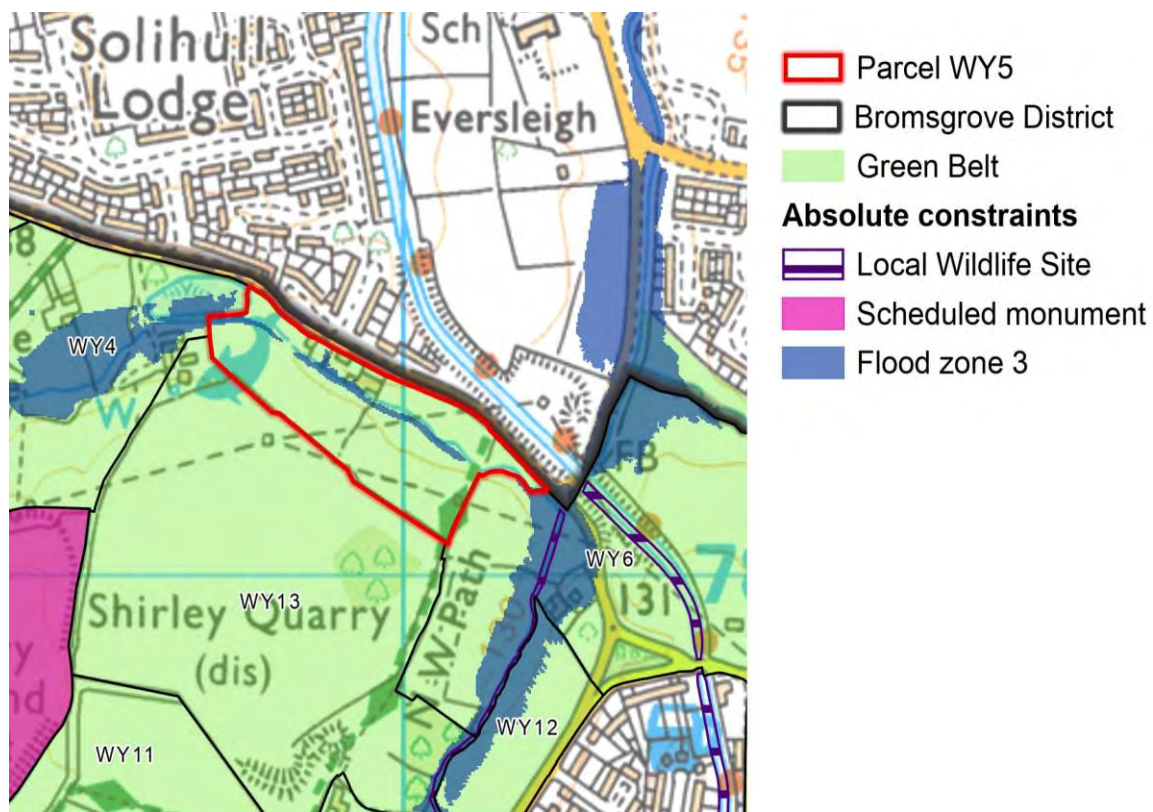
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY4 as an expansion of Solihull Lodge would cause Moderate harm to Green Belt Purposes 1, 2 and 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY5



Wythall, Hollywood and Major's Green

Harm of release of land in WY5

Openness

The parcel is open in Green Belt terms. It contains one residential property, but it is isolated and therefore does not impact on openness.

Function

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

Land lies adjacent to the edge of Solihull Lodge and Shirley, which are parts of the large built-up area (West Midlands conurbation). It is helping to prevent expansion of the large built-up area (Purpose 1).

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel lies in a relatively narrow gap between Solihull Lodge/Shirley and the town of Hollywood (Wythall). However, the parcel's role in preserving separation between towns (Purpose 2) is weakened by being peripheral to a much narrower settlement gap to the west, along Alcester Road.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use is mostly in 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 does not extend far from the urban edge, and is exposed to some open views along Peterbrook Road, but some of the parcel fronts onto tree cover alongside the Stratford-upon-Avon Canal which forms the Green Belt boundary so there isn't a strongly urban feel to this area. The stream running through the parcel also creates some connection with the wider countryside, even though the parcel is visually contained to the south by mature tree cover. Overall, the parcel has a degree of distinction from the urban edge.

Impact on adjacent Green Belt land

Woodland to the south of the parcel and mature trees and scrub on the site of the disused Shirley Quarry to the south contain the parcel, limiting the degree of harm development

Wythall, Hollywood and Major's Green

Harm of release of land in WY5

would cause to Green Belt to the south. However, development in this parcel would increase the containment of remaining open land between the conurbation and Major's Green, and crossing Peterbrook Road would breach a boundary that forms a consistent edge to the Green Belt for some distance, both westwards and south alongside Major's Green.

Harm to the Green Belt purposes

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

Moderate

Land is open and lies adjacent to the large built-up area with a degree of distinction from it. The release of land within this parcel would breach a consistent Green Belt boundary feature (Peterbrook Road) and cause a knock-on weakening of adjacent Green Belt land to the south-east, which prevents Major's Green from becoming subsumed into the conurbation. 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 is open and lies within a relatively narrow gap between Solihull Lodge/ Shirley and the town of Hollywood (Wythall). The release and development of land in this parcel would not cause a reduction in the width of the gap between towns but would weaken the consistency of the Green Belt boundary and would weaken adjacent land that maintains separation between Solihull Lodge/Shirley and the intervening urban area of Major's Green. 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 and development of land within this parcel would weaken the consistency of the Green Belt boundary and cause a knock-on weakening of adjacent Green Belt land to the

Wythall, Hollywood and Major's Green

Harm of release of land in WY5

south-east. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

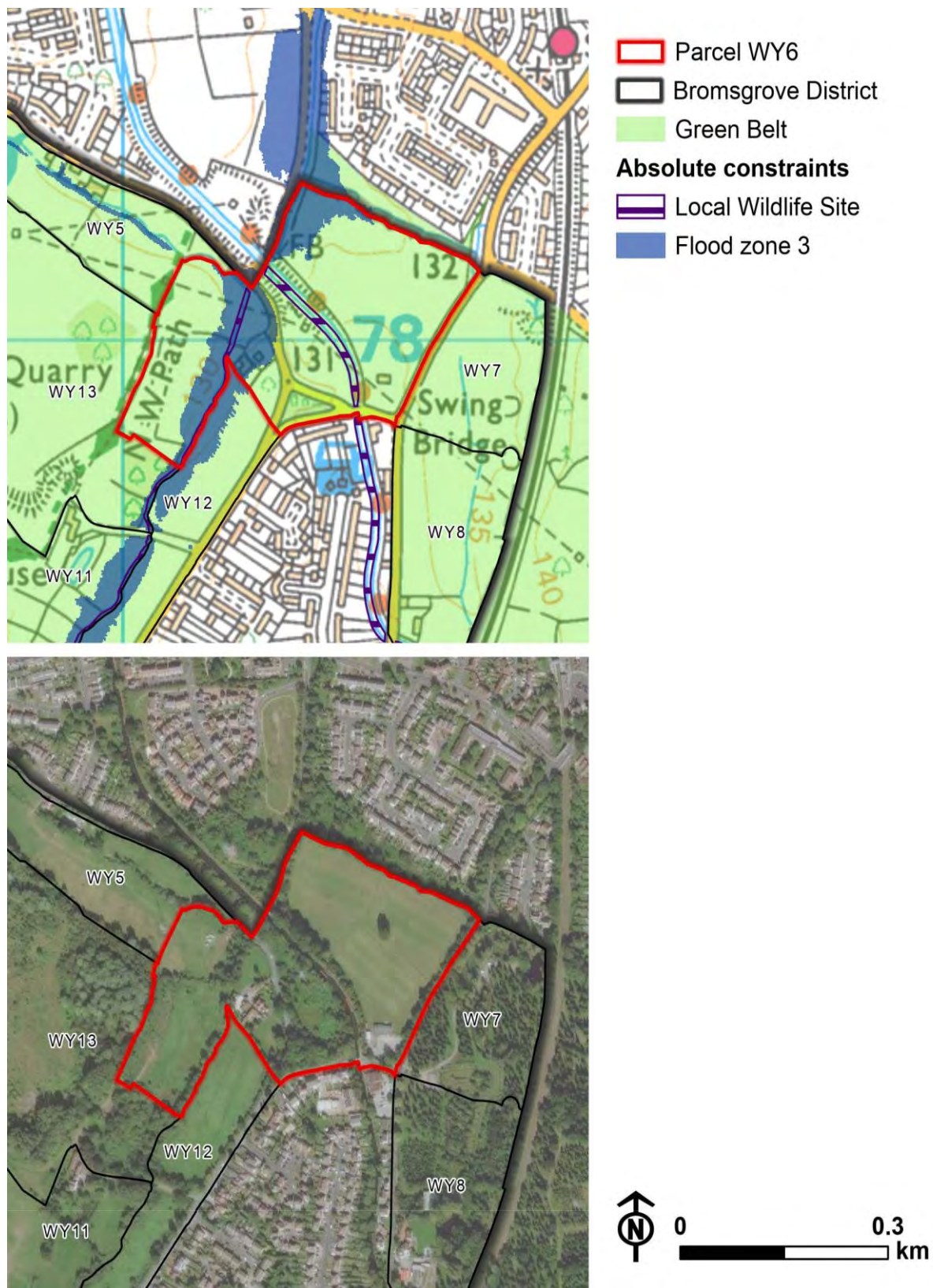
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY5 as an expansion of Solihull Lodge/ Shirley (Solihull) would cause Moderate harm to Green Belt Purposes 1, 2 and 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY6



Wythall, Hollywood and Major's Green

Harm of release of land in WY6

Openness

Land is open. The parcel contains a detached residential property in the west, but it is sufficiently isolated 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 the edge of Shirley (Solihull), 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 1).

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel lies in a relatively narrow gap between Shirley (Solihull) and the town of Hollywood, in which intervening urban development at Major's Green reduces perceived separation. It is helping to prevent the merger of towns (Purpose 2), although Hollywood lies much closer to the edge of the conurbation further to the west at Maypole.

Purpose 3 – Assist in safeguarding the countryside from encroachment

The parcel includes some woodland/scrub, some pasture and some football pitches. The latter do not relate strongly to the urban area, and so are considered to be 'in the countryside' to some degree. The parcel is playing a role in helping to safeguard the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

Most of the parcel is well contained from urban edges by strong tree cover, but the proximity of urban edges both to the north and south limits the extent to which the parcel can be considered separated from urban influence.

Impact on adjacent Green Belt land

The release and development of land in this parcel would have a limited impact on adjacent land as land to the south is already developed (Major's Green). The parcel is also contained to the west by the presence of woodland on the disused site of Shirley

Wythall, Hollywood and Major's Green

Harm of release of land in WY6

Quarry. The tree-edged Stratford-Upon-Avon Canal would also form a strong boundary to any partial release of land in the eastern part of the parcel. However, the release of land in the parcel would weaken the separation of Major's Green from the conurbation, such that the former could be considered part of the latter.

Harm to the Green Belt purposes

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

High

Land is open and lies adjacent to the large built-up area. with a degree of distinction from it. Release of land in the parcel would not significantly weaken adjacent Green Belt land but would affect the function of the Green Belt in preventing sprawl by strengthening the connection between the conurbation and Major's Green. 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 open and lies within a relatively narrow gap between Shirley (Solihull) and the town of Hollywood. The loss of separation between Shirley and Major's Green would reduce the size of the gap, but the main area of Green Belt separation between Major's Green and Hollywood would remain and would not be weakened by the release of land in this parcel. 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 a degree of distinction from the urban area, but the release of land within this parcel would not cause a knock-on 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.

Wythall, Hollywood and Major's Green

Harm of release of land in WY6

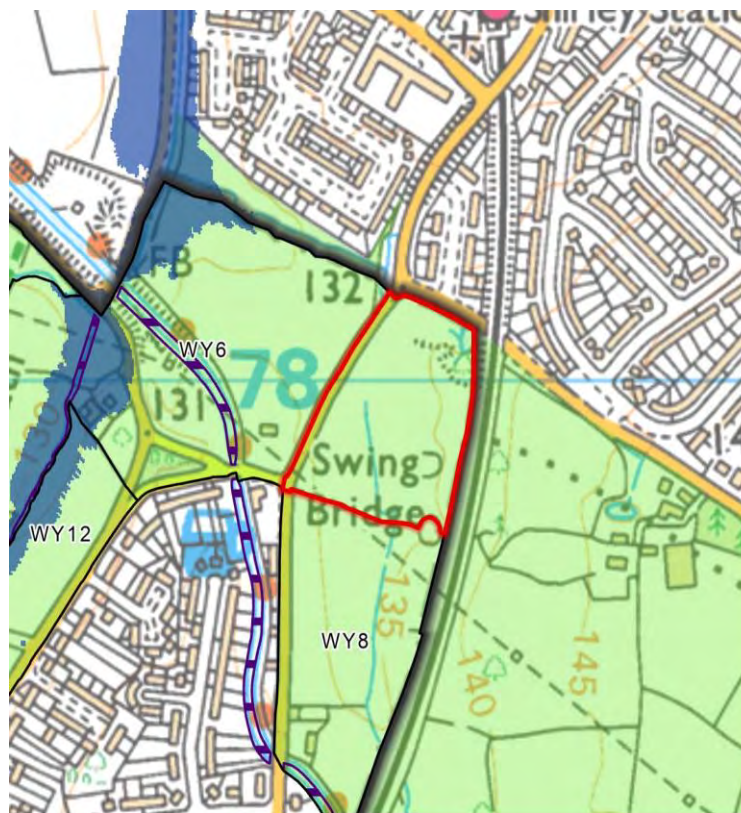
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY6 as an expansion of Shirley (Solihull) or Major's Green would cause High harm to Green Belt Purpose 1.

High

Wythall, Hollywood and Major's Green

Harm of release of land in WY7



-  Parcel WY7
-  Bromsgrove District
-  Green Belt
- Absolute constraints**
-  Local Wildlife Site
-  Flood zone 3



Wythall, Hollywood and Major's Green

Harm of release of land in WY7

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 the southern edge of Shirley in Solihull, 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 1).

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel lies in a relatively narrow gap between Shirley (Solihull) and the town of Hollywood, in which intervening urban development at Major's Green reduced perceived separation. It is helping to prevent the merger of towns (Purpose 2), although Hollywood lies much closer to the edge of the conurbation further to the west at Maypole.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use comprises forestry and fishing lakes 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)

Bills Lane marks the Green Belt boundary along the urban edge, and although there is intervisibility with the parcel the land uses within the parcel, fishing lakes and a Christmas tree farm, create strong distinction from the urban area. Tree cover also creates strong distinction from Major's Green.

Impact on adjacent Green Belt land

The release and development of land within this parcel would not weaken any stronger adjacent Green Belt land, as it is enclosed by further Christmas tree plantation and also by a railway line to the east, but it would weaken the separation of Major's Green from the conurbation, such that the former could be considered part of the latter to the detriment of the function of the Green Belt in preventing the sprawl of the large built-up area.

Wythall, Hollywood and Major's Green

Harm of release of land in WY7

Harm to the Green Belt purposes

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

High

Land is open and lies adjacent to the large built-up area. It has strong distinction from the urban area, and its release would weaken distinction between the conurbation and Major's Green, such that the latter could be considered part of the former. 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

Moderate

The parcel is open and lies within a relatively narrow gap between Shirley (Solihull) and the town of Hollywood. The parcel has strong distinction from urban areas, and the loss of separation between Shirley and Major's Green would reduce the size of the gap, but the main area of Green Belt separation between Major's Green and Hollywood would remain and would not be weakened by the release of land in this parcel. 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 urban areas, but its release would not cause a knock-on weakening of any adjacent stronger Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

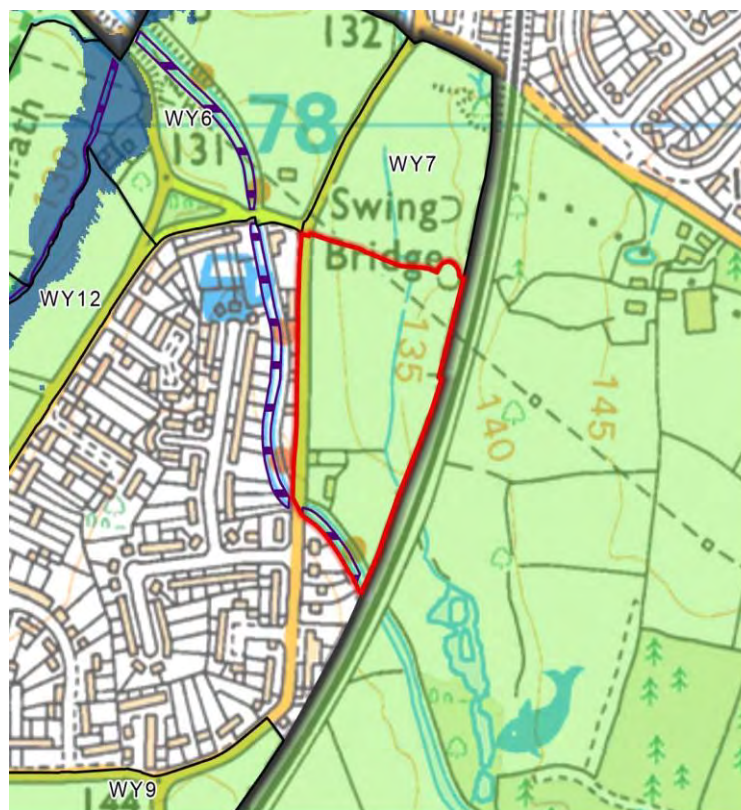
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY7 as an expansion of either Shirley (Solihull) or Major's Green would cause High harm to Green Belt Purpose 1.

High

Wythall, Hollywood and Major's Green

Harm of release of land in WY8



-  Parcel WY8
-  Bromsgrove District
-  Green Belt
- Absolute constraints**
-  Local Wildlife Site
-  Flood zone 3



Wythall, Hollywood and Major's Green

Harm of release of land in WY8

Openness

Land is open. The parcel contains a single residential property and several commercial units, 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 Majors Green, but is close enough to the edge of Shirley (Solihull), which is part of the West Midlands conurbation, to be playing some role in helping to prevent expansion of this large built-up area (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 Shirley (Solihull) and the town of Hollywood, and the urbanising development of Major's Green further reduces perceived separation between the towns.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use comprises mostly of forestry and fishing lakes 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)

Haslucks Green Road marks the Green Belt boundary along the urban edge, and although there is some intervisibility across the boundary hedgerow the land uses within the parcel - fishing lakes and a Christmas tree farm - create strong distinction from the urban area.

Impact on adjacent Green Belt land

The release and development of land within this parcel would have a minimal influence on adjacent Green Belt land to the east as it is enclosed by the railway line, a strong boundary feature, and further tree cover making up the larger part of the Christmas tree

Wythall, Hollywood and Major's Green

Harm of release of land in WY8

farm beyond that. However, there would be some increased urbanising containment of the remainder of the fishery, which separates the parcel from the edge of Shirley to the north.

Harm to the Green Belt purposes

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

Moderate

The parcel is open land with strong distinction from the edge of Major's Green and is close enough to the West Midlands conurbation to be playing some role in relation to this purpose. Development here would be associated with Major's Green rather than with Shirley, but there would be some weakening of the gap between the two to the north of the parcel. 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 is open and lies within a relatively narrow gap between Shirley (Solihull) and the town of Hollywood, which is also weakened by intervening development at Major's Green. Although it has strong distinction from Major's Green its release would not reduce the size of the gap between Major's Green and Shirley, but there would be some weakening of the remaining separation between two. 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, but the release of land within this parcel would not cause a knock-on weakening of adjacent stronger Green Belt. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

Wythall, Hollywood and Major's Green

Harm of release of land in WY8

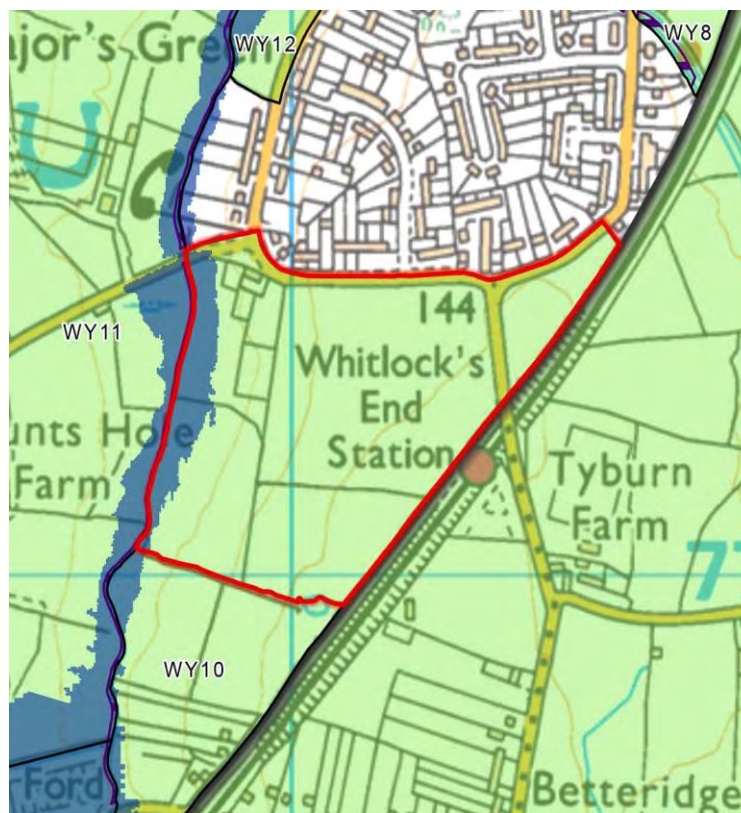
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY8 as an expansion of Major's Green would cause Moderate harm to Green Belt Purposes 1, 2 and 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY9



- Parcel WY9
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



Wythall, Hollywood and Major's Green

Harm of release of land in WY9

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 to the south of Major's Green, which is not defined as a large built-up area, but separation from the West Midlands conurbation is narrow enough for the parcel to be considered to make some contribution to preventing 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 Shirley (part of Solihull) and the town of Hollywood (Wythall), and intervening urbanising development at Major's Green reduces perceived separation.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use is a mixture of agricultural and tree plantation 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)

Haslucks Green Road and adjacent hedges do not generally provide a very strong boundary to the urban edge, so most of the parcel has a clear visual relationship with the urban area, but the land slopes down into a valley towards the western edge of the parcel, which opens out rural views to the west. Overall, the parcel has a degree of distinction from the urban area.

Impact on adjacent Green Belt land

Release and development of land in the parcel would increase urbanising influence on adjacent Green Belt land to the west and south, although the River Cole would remain a strong boundary that would be consistent with the western edge of the Major's Green to the north of the parcel. There would be less impact on land to the east and south-east, in

Wythall, Hollywood and Major's Green

Harm of release of land in WY9

Solihull Borough, where the railway line forms a strong boundary feature and land beyond already has some urbanising influence from existing development at Whitlock's End. The release of land within this parcel would have a relatively minor impact on the size of the gap between Major's Green and Hollywood.

Harm to the Green Belt purposes

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

Moderate

Land is open and has a degree of distinction from Major's Green. Land is not directly adjacent to the large built-up area, but Major's Green has relatively weak separation from it. Therefore, the release of land in the parcel would cause Moderate 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 and lies within a relatively narrow gap between Shirley (Solihull) and the town of Hollywood. It has a degree of distinction from the urban area and release of land here would weaken adjacent land that is more important to the gap, but it would have little impact on the physical size of 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

Moderate

Land is open countryside with a degree of distinction from the urban area. The release of land within this parcel would cause some 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.

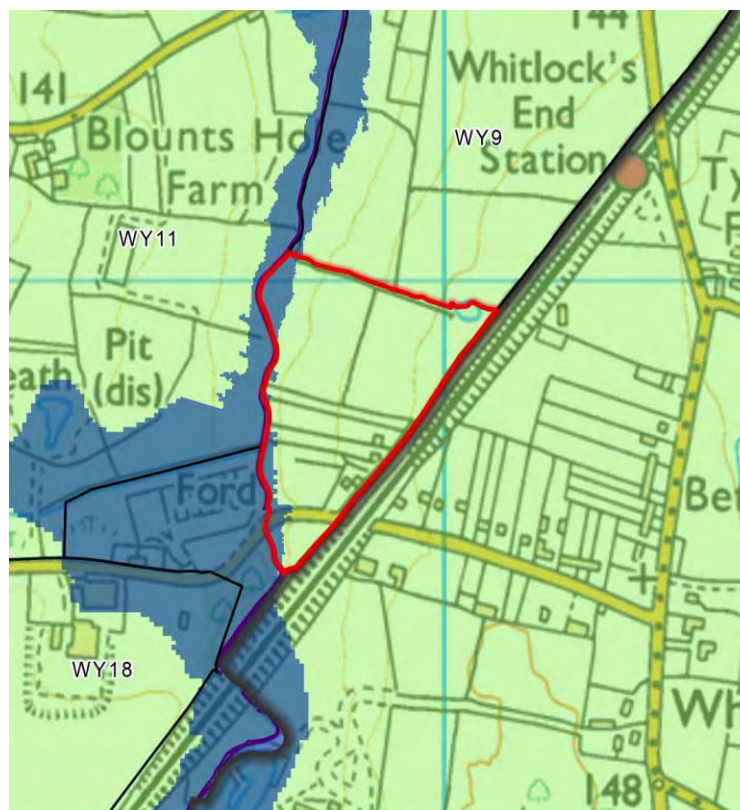
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY9 as an expansion of Major's Green would cause Moderate harm to Green Belt Purposes 1, 2 and 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY10



-  Parcel WY10
-  Bromsgrove District
-  Green Belt
- Absolute constraints**
-  Local Wildlife Site
-  Flood zone 3



Wythall, Hollywood and Major's Green

Harm of release of land in WY10

Openness

Land is open. The parcel contains a small number of detached residential properties in the south, 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 to the south of Major's Green, which is not defined as a large built-up area, but separation from the West Midlands conurbation is narrow enough for the parcel to be considered to make some contribution to preventing 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 Shirley and the town of Hollywood, and intervening urbanising development in the village of Major's Green reduces perceived separation.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use is a mixture of agricultural and large private gardens with many 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 is separated from the urban edge of Major's Green by an area of undeveloped Green Belt land and a series of intervening hedgerow boundaries and an area of conifer plantation. These combine to limit the urbanising influence of Major's Green, and although the parcel is close to washed-over development at Whitlock's End, the railway line and tree cover provide separation from that. Overall, the parcel has strong distinction from the urban edge.

Impact on adjacent Green Belt land

The parcel is enclosed to the east by the route of the railway line, and associated tree

Wythall, Hollywood and Major's Green

Harm of release of land in WY10

belts, so its release would not cause a knock-on weakening to Green Belt land to the east. Containment by tree cover alongside the River Cole would also limit impact on land to the west, so there would be limited impact on the perceived size of the gap between Major's Green and Hollywood.

Harm to the Green Belt purposes

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

Moderate

Land is open and has strong distinction from Major's Green. Land is not directly adjacent to the large built-up area, but Major's Green has relatively weak separation from it. Therefore, the release of land in the parcel would cause Moderate 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 and lies within a relatively narrow gap between Shirley (Solihull) and the town of Hollywood. It has strong distinction from the urban area but release of land here would cause only minor weakening of adjacent land that is more important to the gap, and would have little impact on the physical size of 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

Moderate

Land is open countryside with strong distinction from the urban area, but its release would cause only a minor 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 WY10 would cause Moderate harm to Green Belt Purposes 1, 2 and 3.

Moderate

Harm of release of land in WY11



Wythall, Hollywood and Major's Green

Harm of release of land in WY11

Openness

There is only isolated built development in the parcel, which doesn't significantly affect Green Belt openness.

Function

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

Land lies adjacent to the settlement of Major's Green and close to the town of Hollywood, but neither are large, built-up areas. However, it is close enough to the edge of Shirley in Solihull, which is part of the West Midlands conurbation, to be playing some role in helping to prevent expansion of this large built-up area (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 Shirley / Solihull Lodge (Solihull) and the town of Hollywood, and the urbanising development of Major's Green further reduces perceived separation between the towns.

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 lies on the opposite side of a valley to Major's Green, with the River Cole forming a strong boundary feature. Most development in Major's Green also lies to the east of Peterbrook Road, and tree cover alongside the road and the river limits intervisibility between the urban area and the parcel. There is strong distinction between the parcel and Major's Green.

Fields in the parcel are far enough from urban edges to the west and north for distance, combined with the screening role of intervening hedgerows and trees and a drop in landform from west to east, to create strong distinction from Hollywood and very strong distinction from Shirley / Solihull Lodge.

Wythall, Hollywood and Major's Green

Harm of release of land in WY11

Impact on adjacent Green Belt land

Although any partial release of land in the parcel would weaken the remainder, the extent to which urban areas surround the parcel means that there is no adjacent Green Belt land that has stronger distinction from an urban edge. However, the release of land as an expansion of Major's Green would breach the strong, consistent boundary formed by the River Cole and its lower valley sides. The parcel also forms the core of the gap between the West Midlands conurbation (at Solihull Lodge / Shirley) and Hollywood, so any expansion into this area from any direction would be detrimental to the Green Belt's function in maintaining gaps between towns.

Harm to the Green Belt purposes

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

High

Land is close to the large built-up area but has very strong distinction from it, so any development extending either Major's Green or Hollywood would be clearly associated with those settlements. However, the expansion of either of these settlements into this parcel would nonetheless increase containment of remaining open land between the conurbation, Hollywood and Major's Green, which would be detrimental to the maintenance of separation of the smaller urban areas from the large, built-up area. This would be 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

High

The parcel is open and lies within a relatively narrow gap between Solihull Lodge and the town of Hollywood (Wythall). The release and development of any land in this parcel would cause a significant reduction of the width of the gap, although there is narrower separation to the west between Hollywood and Maypole, and would cause a knock-on weakening of remaining land within the gap. Therefore, the release of land in the parcel would cause High harm to the purpose of preventing neighbouring towns from merging.

Wythall, Hollywood and Major's Green

Harm of release of land in WY11

Purpose 3 – Assisting in safeguarding the countryside from encroachment

High

Land is open countryside with a strong degree of distinction from the urban area. Any expansion out from Major's Green would breach the strong boundary formed by the River Cole, and any expansion from Hollywood would in turn weaken any remaining land between Hollywood and Major's Green by increasing its urban containment. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

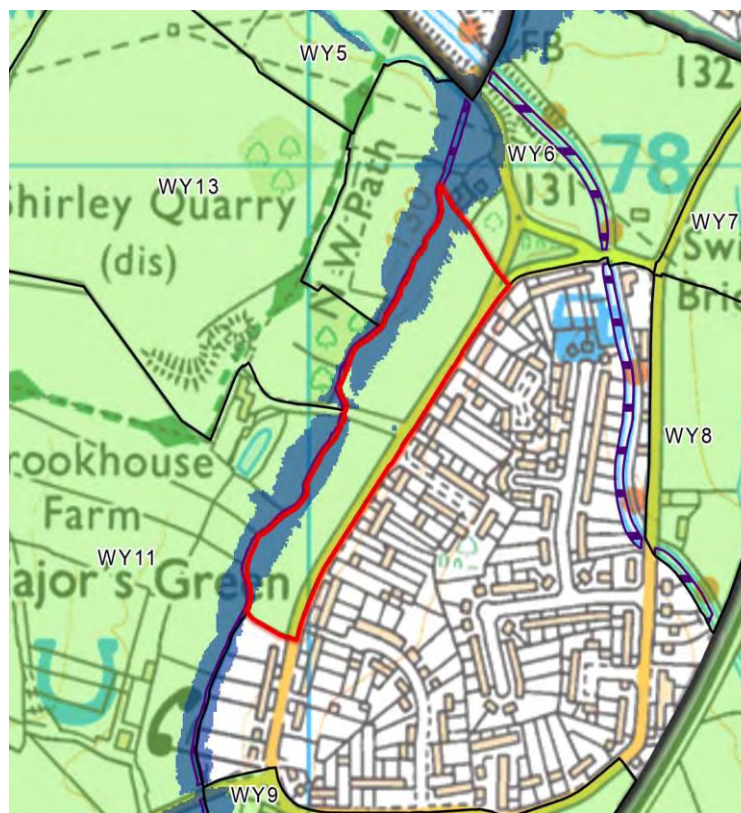
Overall harm to the Green Belt purposes from release of land

The release of Parcel WY11 as an expansion of either Major's Green or Hollywood would cause High harm to Green Belt Purposes 1, 2 and 3.

High

Wythall, Hollywood and Major's Green

Harm of release of land in WY12



-  Parcel WY12
-  Bromsgrove District
-  Green Belt
- Absolute constraints**
-  Local Wildlife Site
-  Flood zone 3



Wythall, Hollywood and Major's Green

Harm of release of land in WY12

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 the settlement of Major's Green, but is close enough to the edge of Shirley, which is part of the West Midlands conurbation, to be playing some role in helping to prevent expansion of this large built-up area (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 Shirley (Solihull) and the town of Hollywood, and the urbanising development of the settlement of Major's Green further reduces perceived separation between the towns.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is 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 is separated from the urban edge of Major's Green by Peterbrook Road, which is lined by a relatively dense hedgerow with some mature trees. Proximity to the urban edge, including the end of a row of houses to the south which breach the Peterbrook Road boundary, means that there is some urbanising influence, but the parcel's association with the River Cole adds some distinction. Overall, the parcel has a degree of distinction from the urban area.

Impact on adjacent Green Belt land

Although some development breaches Peterbrook Road it still forms a largely consistent boundary feature. The river would form a strong alternative but there would be increased urbanising influence on land on the western side of the valley. The parcel is too narrow for development here to have more than a minor impact on the perceived gap between towns

Wythall, Hollywood and Major's Green

Harm of release of land in WY12

(the edge of the conurbation and Hollywood), but there would be some weakening of the separation between Major's Green and Shirley, to the detriment of maintaining distinction between Major's Green and the large, built-up area.

Harm to the Green Belt purposes

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

Moderate

Land is open and is close enough to the large built-up area to play some role in containing it. Although the release of land here would clearly be associated with Major's Green, it has a degree of distinction from that settlement and would weaken its separation from the conurbation. 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 is open and lies within a relatively narrow gap between Shirley (Solihull) and the town of Hollywood, which is also weakened by intervening development at Major's Green. It has a degree of distinction from Major's Green, and although its release would not significantly reduce the size of the overall gap between Hollywood and Shirley it would weaken the distinction of adjacent land that also contributes to maintaining settlement 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 and development of land within this parcel would cause a knock-on weakening 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.

Wythall, Hollywood and Major's Green

Harm of release of land in WY12

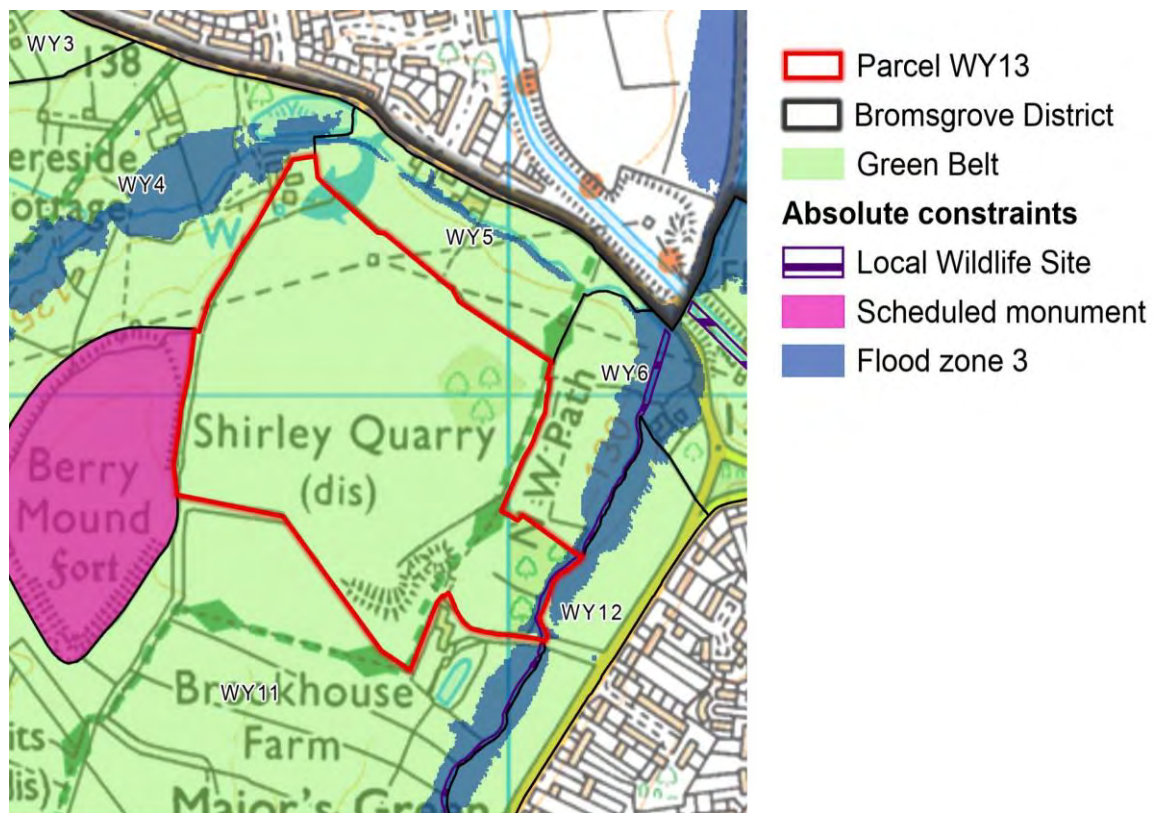
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY12 as an expansion of Major's Green would cause Moderate harm to Green Belt Purposes 1, 2 and 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY13



Wythall, Hollywood and Major's Green

Harm of release of land in WY13

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 the edge of Solihull Lodge in Solihull, 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 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 relatively narrow gap between Shirley / Solihull Lodge in Solihull and the town of Hollywood, and the urbanising development of the settlement of Major's Green further reduces perceived separation between the towns.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is scrub on the site of the disused Shirley Quarry, and woodland along its eastern edge, 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 both the urban edge of Shirley / Solihull Lodge and that of Major's Green by Peterbrook Road and by a watercourse (tree lined in places) with narrow fields either side of it. A grown-out scrubby hedgerow limits intervisibility with the urban area to the north, and the rising wooded slopes on the eastern side of the parcel and further distinction from Major's Green. Overall, the parcel has a strong distinction from both urban edges.

Impact on adjacent Green Belt land

Adjacent land does not have stronger distinction from urban edges, but any release of land extending this far from either the conurbation or from Major's Green would breach the consistent boundary provided by Peterbrook Road. The area of prominent wooded

Wythall, Hollywood and Major's Green

Harm of release of land in WY13

high ground in the east of the parcel is a significant feature contributing to separation between Solihull Lodge and Hollywood but it also contributes to maintaining the separation of Major's Green from the large, built-up area.

Harm to the Green Belt purposes

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

High

Land is open and close to the large built-up area, and has strong distinction from it. The release of land within this parcel would weaken the Green Belt boundary and increase containment of land that helps to maintain the separation of Major's Green from the large, built-up area. 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 is open and lies within a relatively narrow gap between Solihull Lodge (Solihull) and the town of Hollywood. The release of land in this parcel would not cause a significant reduction in the width of the gap but would weaken adjacent Green Belt land to the east that plays a stronger role in 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 a strong degree of distinction from the urban area. There is no stronger adjacent Green Belt land that would be harmed by its release, but it would weaken the consistency of the Green Belt boundary in this area. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

Wythall, Hollywood and Major's Green

Harm of release of land in WY13

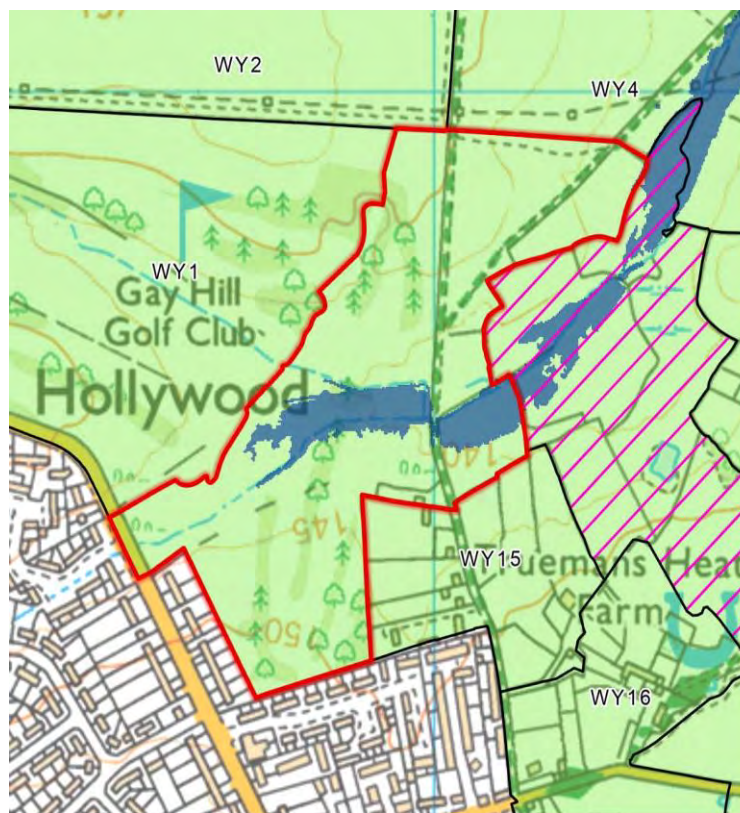
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY13 as an expansion of Solihull Lodge would cause High harm to Green Belt Purposes 1, 2 and 3.

High

Wythall, Hollywood and Major's Green

Harm of release of land in WY14



Wythall, Hollywood and Major's Green

Harm of release of land in WY14

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 the north-eastern edge of Hollywood, which is not defined as a large built-up area, but it does not have very strong distinction from nearby Maypole / Highter's Heath and Solihull Lodge (parts of the West Midlands conurbation). Purpose 1 does, therefore, have some relevance to this parcel.

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 Hollywood and Highter's Heath / Solihull Lodge (part of the West Midlands conurbation) which is narrow but which is peripheral to a narrower gap to the west along Alcester Road.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Most of the parcel form part of Hollywood Golf Course, with a small area of farmland in the north-east. 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)

Although in places there are only garden boundaries to form the Green Belt edge, woodland belts and clumps within the golf course generally limit urbanising intrusion from both the inset urban area and washed-over development to the south-east), creating strong distinction from the urban area.

Impact on adjacent Green Belt land

The golf course does not adjoin any stronger Green Belt land, other than the Berry Mound Pastures SSSI to the east which is constrained from development by its designation, but any release of land would in turn weaken land which contributes to maintaining the separation of towns and which prevents Hollywood from becoming part of the large, built-

Wythall, Hollywood and Major's Green

Harm of release of land in WY14

up area.

Harm to the Green Belt purposes

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

Moderate

The parcel is open land with strong distinction from the edge of Hollywood and is close enough to the West Midlands conurbation to be playing some role in relation to this purpose. Development here would be associated with Hollywood rather than with the conurbation, but there would be some weakening of the gap between the two to the north of the parcel. 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 is open and lies within a narrow gap between Hollywood and Highter's Heath in Birmingham (part of the West Midlands conurbation). The release of land in this parcel would still leave a gap larger than that which exists to the west, along Alcester Road at Maypole, but it would weaken adjacent land within the gap. 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

The parcel is open countryside and has strong distinction from the urban area, but its release would not weaken 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.

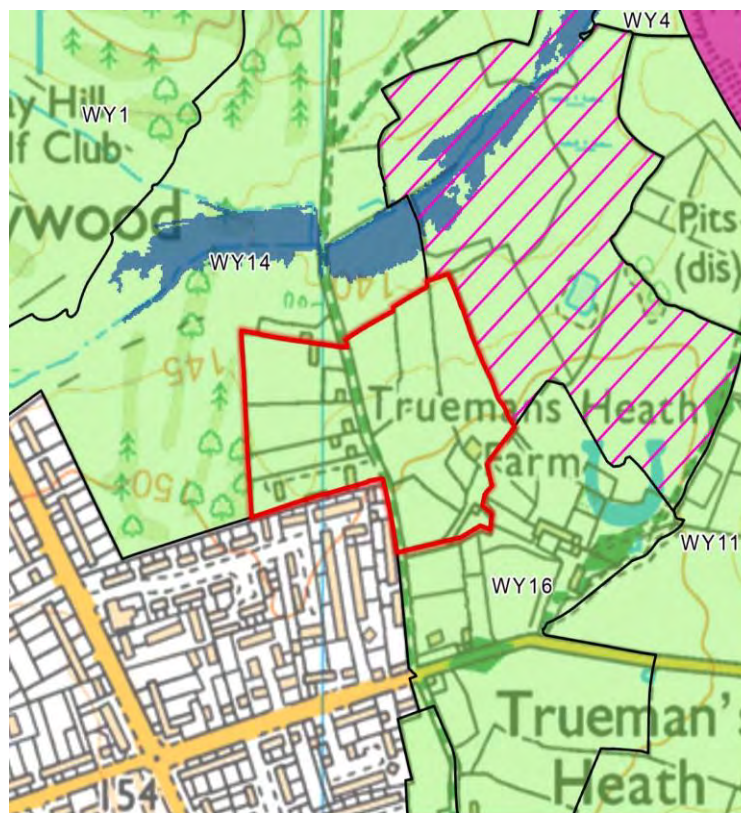
Overall harm to the Green Belt purposes from release of land






The release of land in WY14 an expansion of Hollywood would cause Moderate harm to Green Belt Purposes 1, 2 and 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY15



-  Parcel WY15
-  Green Belt
- Absolute constraints**
-  Site of Special Scientific Interest
-  Scheduled monument
-  Flood zone 3



Wythall, Hollywood and Major's Green

Harm of release of land in WY15

Openness

The parcel contains some washed over development including commercial development at Wythall Roofing Centre and some residential properties in the west. These do have some impact on Green Belt openness, but the density of development is lower than in the adjacent inset settlement and remaining open space has a relationship with the wider Green Belt and contributes to its openness. The partially developed area is too small to define as a separate parcel.

Function

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

Land lies adjacent to Hollywood, which is not defined as a large built-up area, but it does not have very strong distinction from the nearby Birmingham suburb of Maypole (part of the West Midlands conurbation). Purpose 1 is, therefore, relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies peripheral to a narrow gap between Hollywood and Highter's Heath/ Solihull (part of the West Midlands conurbation), but the wooded area of Gay Hill Golf Course helps to strengthen perceived separation.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use largely comprises private gardens and small agricultural fields in the east 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 western part of the parcel is separated from the urban edge of Hollywood by garden hedgerows which form weak boundary features, and the washed-over development here has an urbanising influence. However, the small, well-treed fields to the east of the Fordrough have a degree of distinction from the urban area.

Wythall, Hollywood and Major's Green

Harm of release of land in WY15

Impact on adjacent Green Belt land

The release of land in this parcel would cause some knock-on weakening of adjacent Green Belt land to the north, increasing containment of land at the southern end of the golf course and bringing other land closer to the urban edge, and would also increase urbanising containment of land to the south. The constraining role of the Berry Mound Pastures SSSI would prevent any impact on 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 but has some association with it. It is mostly open and has a degree of distinction from the edge of Hollywood. Its release and development would cause some knock-on weakening of adjacent Green Belt land to the north and south. Therefore, the 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

Low/no

The parcel is mostly open and has some distinction from the urban area, but it lies peripheral to a narrower gap between Hollywood and Highter's Heath/ Solihull Lodge. Its release would not reduce the width of the gap, although it would cause some weakening of land which plays a stronger role in maintaining settlement 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

Moderate

The parcel is mostly open countryside and has a degree of distinction from the urban area. Its release would cause a knock-on weakening to the adjacent Green Belt land to the north and south. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

Wythall, Hollywood and Major's Green

Harm of release of land in WY15

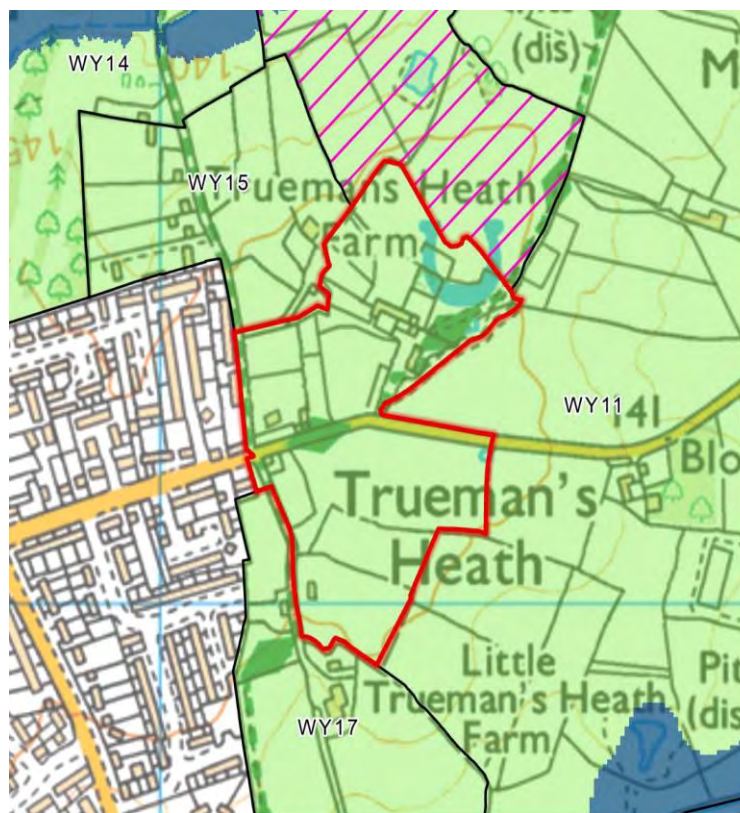
Overall harm to the Green Belt purposes from release of land

The release of land in WY15 an expansion of Hollywood would cause Moderate harm to Green Belt Purpose 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY16



-  Parcel WY16
-  Green Belt
- Absolute constraints**
-  Site of Special Scientific Interest
-  Flood zone 3



Wythall, Hollywood and Major's Green

Harm of release of land in WY16

Openness

The parcel is open in Green Belt terms. It contains several residential properties in the west, which cover too small an area to have a significant impact on Green Belt openness, and farm buildings, which are not inappropriate in the Green Belt.

Function

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

Land lies adjacent to Hollywood, which is not defined as a large built-up area, but it does not have very strong distinction from the nearby Birmingham suburb of Maypole (part of the West Midlands conurbation). Purpose 1 is, therefore, relevant to this parcel.

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 Shirley and the town of Hollywood, and intervening urbanising development in the settlement of Major's Green reduces perceived separation.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use is largely 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 parcel is separated from the urban edge by garden hedgerows which form weak boundary features, but the hedgerows containing the small fields in this area limit urbanising influence, and maintain a degree of distinction from the urban area.

Impact on adjacent Green Belt land

The release of land in this parcel would cause a knock-on weakening of adjacent Green Belt land to the east, with only field hedgerows to provide separation. The release of land in this parcel would also have a knock-on impact on the separation of towns by reducing the already narrow gap between Hollywood and Major's Green, as perceived from the road connecting the settlements.

Wythall, Hollywood and Major's Green

Harm of release of land in WY16

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 but has some association with it. It is open and has a degree of distinction from the edge of Hollywood. Its release and development would cause some knock-on weakening of adjacent Green Belt land to the east. Therefore, the 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

High

The parcel is open and lies within a relatively narrow gap between Hollywood and Shirley in Solihull (part of the West Midlands conurbation), in which urban development at Major's Green reduces separation. The release of land in this parcel would result in a reduction in the width of the rural gap and would weaken the integrity of the remaining gap to Major's Green, which would weaken the perceived separation between Hollywood and Shirley. 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

The parcel is open countryside and has a degree of distinction from the urban area. Its release would cause a knock-on weakening to the adjacent Green Belt land to the east. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

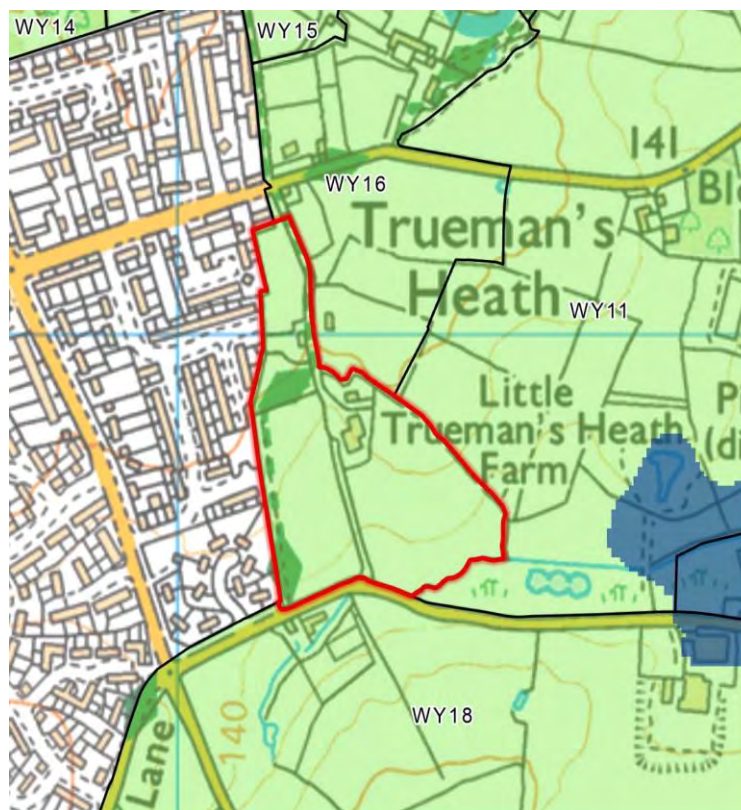
Overall harm to the Green Belt purposes from release of land

The release of land in WY16 as an expansion of Hollywood would cause High harm to Green Belt Purpose 2.

High

Wythall, Hollywood and Major's Green


Harm of release of land in WY17




 Parcel WY17

 Green Belt

Absolute constraints

 Site of Special Scientific Interest

 Flood zone 3



0

0.3

km

Wythall, Hollywood and Major's Green

Harm of release of land in WY17

Openness

The parcel is open in Green Belt terms. The northern part of the parcel contains some residential properties but they cover too small an 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 Hollywood, which is not defined as a large built-up area, but it does not have very strong distinction from the nearby Birmingham suburb of Maypole (part of the West Midlands conurbation). Purpose 1 is, therefore, relevant to this parcel.

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 Shirley (part of Solihull) and the town of Hollywood, and intervening urbanising development in the settlement of Major's Green reduces perceived separation.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use is largely 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)

In places the parcel is separated from the urban edge by garden hedgerows which form relatively weak boundary features, but there are mature trees in some locations which limits urbanising influence within the parcel. Proximity to the urban edge means that there is some urbanising influence within the parcel, but there is also a degree of distinction from the urban area.

Impact on adjacent Green Belt land

Fields beyond the parcel are well-hedged, but the release of land in this parcel would still cause some knock-on weakening of adjacent Green Belt land to the east. The release of land in this parcel would also have some knock-on impact on the separation of towns by

Wythall, Hollywood and Major's Green

Harm of release of land in WY17

reducing the already narrow gap between Hollywood and Major's Green, although this reduction would not affect perception of the gap from the connecting road, Trueman's Heath Lane.

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 but has some association with it. It is open and has a degree of distinction from the edge of Hollywood. Its release and development would cause some knock-on weakening of adjacent Green Belt land to the east. Therefore, the 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

The parcel is open and lies within a relatively narrow gap between Hollywood and Shirley (part of the West Midlands conurbation), in which urban development at Major's Green reduces separation. The release of land in this parcel would result in some reduction in the width of the rural gap and weakening of the integrity of the remaining gap to Major's Green, but would not affect the gap as perceived from the connecting road between the two 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

The parcel is open countryside and has a degree of distinction from the urban area. Its release would cause a knock-on weakening to the adjacent Green Belt land to the east. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

Wythall, Hollywood and Major's Green

Harm of release of land in WY17

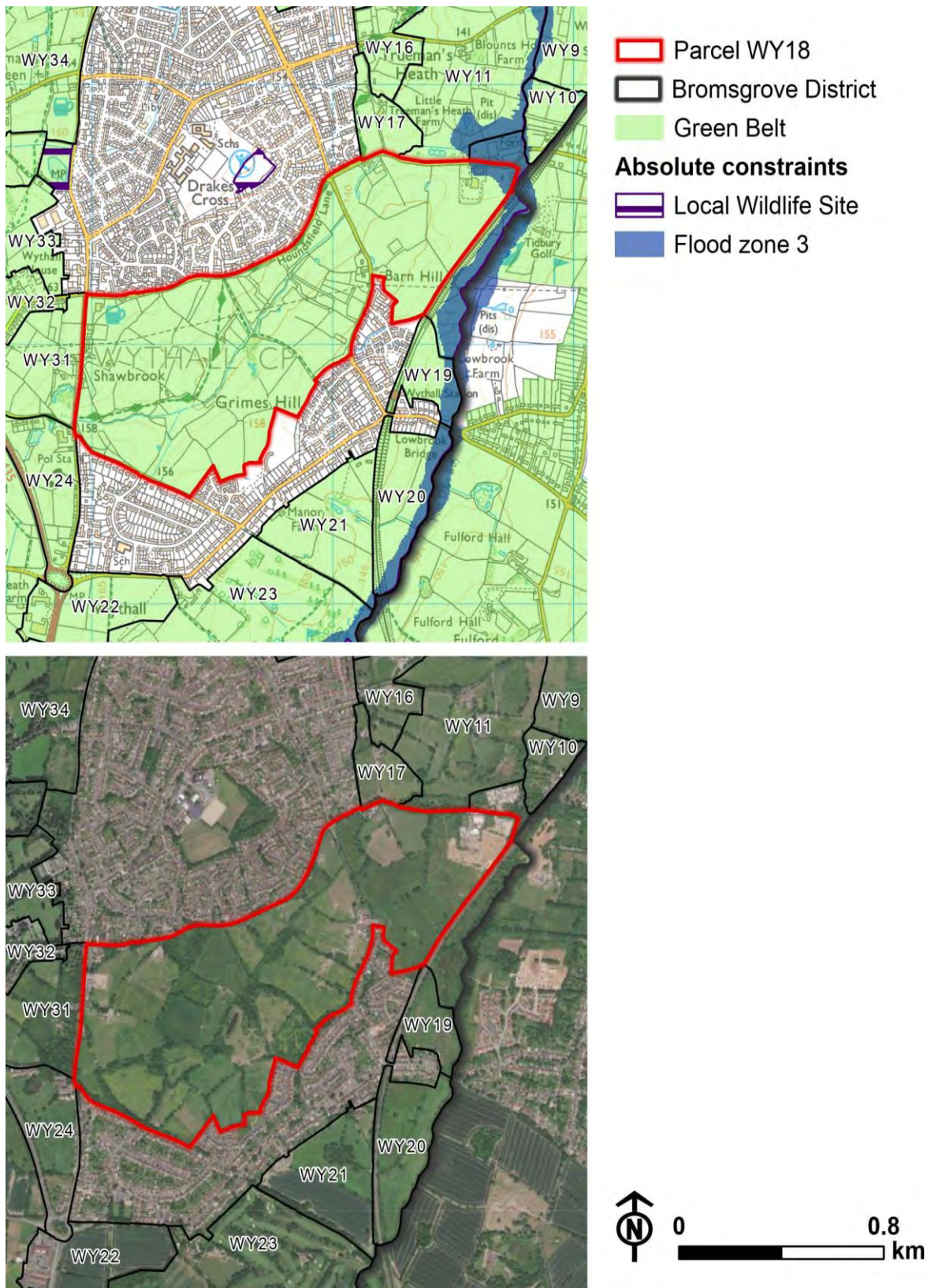
Overall harm to the Green Belt purposes from release of land

The release of land in WY17 an expansion of Hollywood would cause Moderate harm to Green Belt Purposes 2 and 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY18



Wythall, Hollywood and Major's Green

Harm of release of land in WY18

Openness

The parcel is largely agricultural so is open in Green Belt terms. The parcel contains a small area of development in the north-western corner along Alcester Road, including a public house, timber yard and several dwellings, as well as Houndsfield Industrial Estate in the north-east corner, but these are not large enough in area or high enough in density 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 Hollywood, which is not defined as a large built-up area, but it does not have very strong distinction from the nearby Birmingham suburb of Maypole (part of the West Midlands conurbation). Purpose 1 is, therefore, relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

Hollywood to the north is considered to constitute a town, but Wythall is not. The nearest town to the south, Redditch, is too far away to be considered 'neighbouring' so this land is not serving a role in maintaining separation between towns (Purpose 2). The eastern end of the parcel is, however, peripheral to a gap between Hollywood and Major's Green, which in turn forms the major part of the gap in this direction between Hollywood (Wythall) and Shirley (part of the West Midlands conurbation).

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use is largely 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)

The parcel is separated from the urban edge of Hollywood to the north by the route of Houndsfield Lane, along which boundary vegetation varies in strength. Similarly there are variations to the south alongside Wythall, where tree cover forms a relatively strong boundary in some places, but residential back gardens form a weaker edge in other locations. The parcel slopes gradually down towards a well-treed watercourse that runs roughly east-west across it, which adds some extra distinction from the urban edge, so

Wythall, Hollywood and Major's Green

Harm of release of land in WY18

some central parts of the parcel have strong distinction from both urban areas but in other places this is reduced by the visible proximity of one or other of the inset settlement edges.

Impact on adjacent Green Belt land

The parcel is contained by urban edges to the north and south, by a railway line and adjacent floodplain of the River Cole to the east (along the district boundary) and by Alcester Road and a belt of adjacent woodland to the west. Tree cover and a brook alongside Houndsfield Lane, and an associated slope down to the brook, also form a strong boundary to the north-east of the parcel. Release of land in the parcel would not, therefore, weaken the distinction of any 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 but has some association with it. It is open and some of it has a strong degree of distinction from the urban area, but its release would not weaken the distinction of any adjacent, stronger Green Belt land. Any partial release of land would in turn weaken the remaining land in the parcel. Therefore, the 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

Low/no

The eastern end of the parcel is peripheral to the gap between Hollywood and Shirley in Solihull, but the strong boundary along Houndsfield Lane would prevent any impact on the strength of adjacent Green Belt land that plays a stronger role in maintaining 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

The parcel is open countryside and some of it has a strong degree of distinction from the urban area, but its release would not weaken

Wythall, Hollywood and Major's Green

Harm of release of land in WY18

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

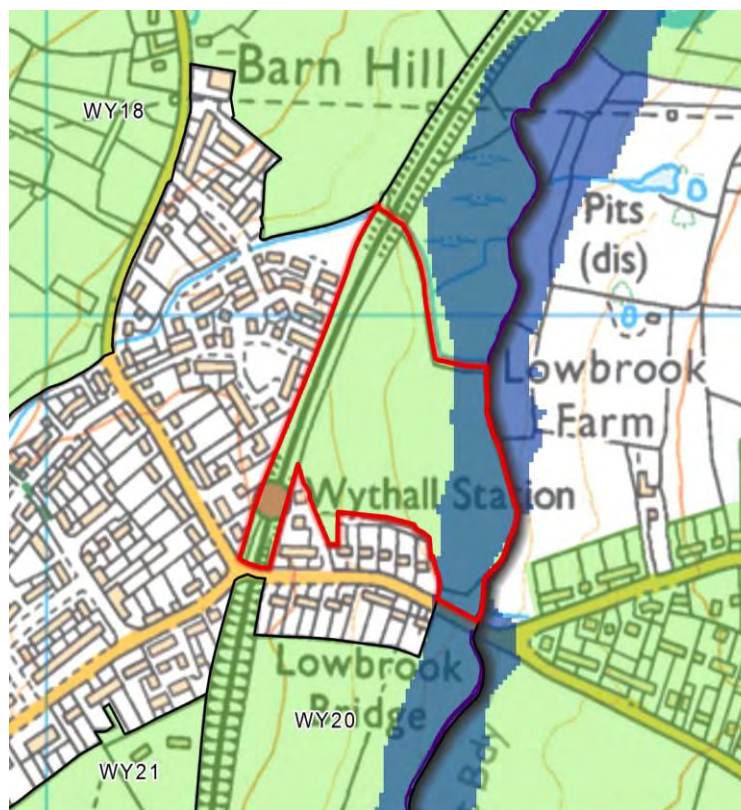
Overall harm to the Green Belt purposes from release of land

The release of land in WY18 an expansion of Hollywood or Wythall would cause Moderate harm to Green Belt Purpose 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY19



-  Parcel WY19
-  Bromsgrove District
-  Green Belt
- Absolute constraints**
-  Local Wildlife Site
-  Flood zone 3



Wythall, Hollywood and Major's Green

Harm of release of land in WY19

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 adjacent to Wythall, 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 between Wythall and Tidbury Green, neither of which are considered to be towns. In a wider context the parcel lies between Hollywood and Stratford, but these are too far apart to be considered 'neighbouring', so prevention of the merger of towns (Purpose 2) is not relevant to this parcel.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is scrub 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 is contained by urban edges on three sides, with inset development along Norton Lane almost connecting Wythall to development at Tidbury Green. The railway line forms a strong boundary to the urban area to the west and the River Cole and its floodplain form a strong boundary to the east, but there is only garden boundary vegetation separating the parcel from houses on Norton Lane. There is a strong urbanising influence on this parcel due to the extent of its containment, so distinction from urban areas is weak.

Impact on adjacent Green Belt land

The release and development of this parcel would have no impact on adjacent, unconstrained Green Belt land. It is contained by urban edges and by the floodplain of the River Cole.

Wythall, Hollywood and Major's Green

Harm of release of land in WY19

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 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 is open countryside but has weak distinction from the urban area. Its release would not weaken the distinction of any unconstrained Green Belt land. Therefore, the release of land in the parcel would cause Low harm to the purpose of safeguarding the countryside from encroachment.

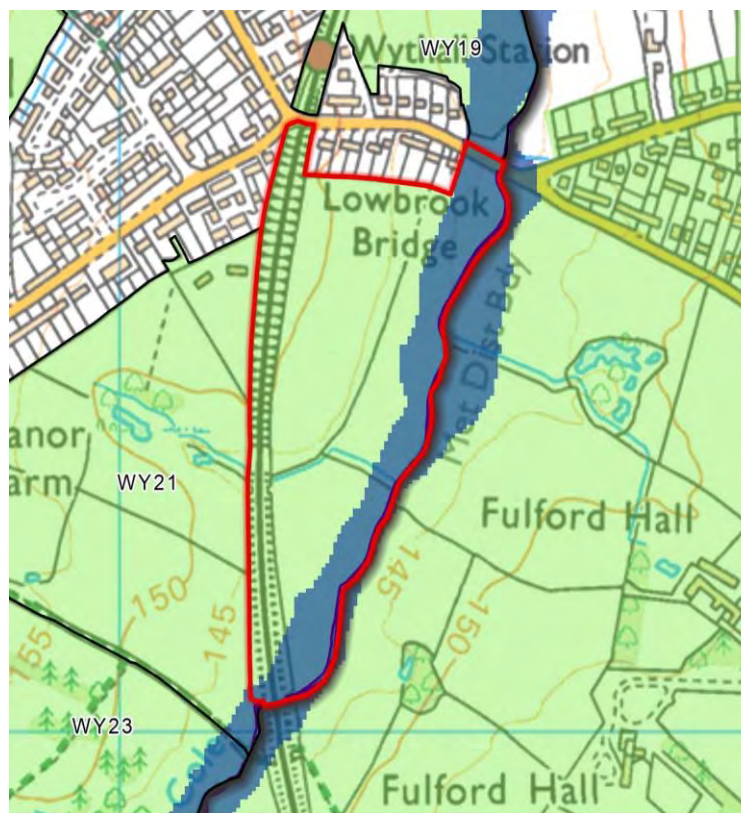
Overall harm to the Green Belt purposes from release of land

The release of land in WY19 an expansion of Wythall or Tidbury Green (Solihull) would cause Low harm to Green Belt Purpose 3.

Low/no

Wythall, Hollywood and Major's Green

Harm of release of land in WY20



- Parcel WY20
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



Wythall, Hollywood and Major's Green

Harm of release of land in WY20

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 adjacent to Wythall, 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 to the southeast of Wythall which lies between the towns of Hollywood and Redditch, which are too far apart to be considered 'neighbouring'. Therefore, prevention of the merger of towns (Purpose 2) is not relevant to this parcel.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land 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 garden hedgerows to the north which form weak boundary features, but the gently sloping landform away from the settlement edge slightly adds to its distinction and there is a strong visual relationship with the wider countryside. Overall, the parcel has a degree of distinction from the urban area.

Impact on adjacent Green Belt land

The parcel is contained between the railway line and the River Cole, but the parcel's relationship with open land on the east side of the river valley means that development here would have an urbanising visual influence on Green Belt land beyond (in the Solihull Metropolitan Borough authority area).

Harm to the Green Belt purposes

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

Wythall, Hollywood and Major's Green

Harm of release of land in WY20

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 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 is open countryside and has a degree of distinction from the urban area. Its release would cause a knock-on weakening of adjacent Green Belt land to the east. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

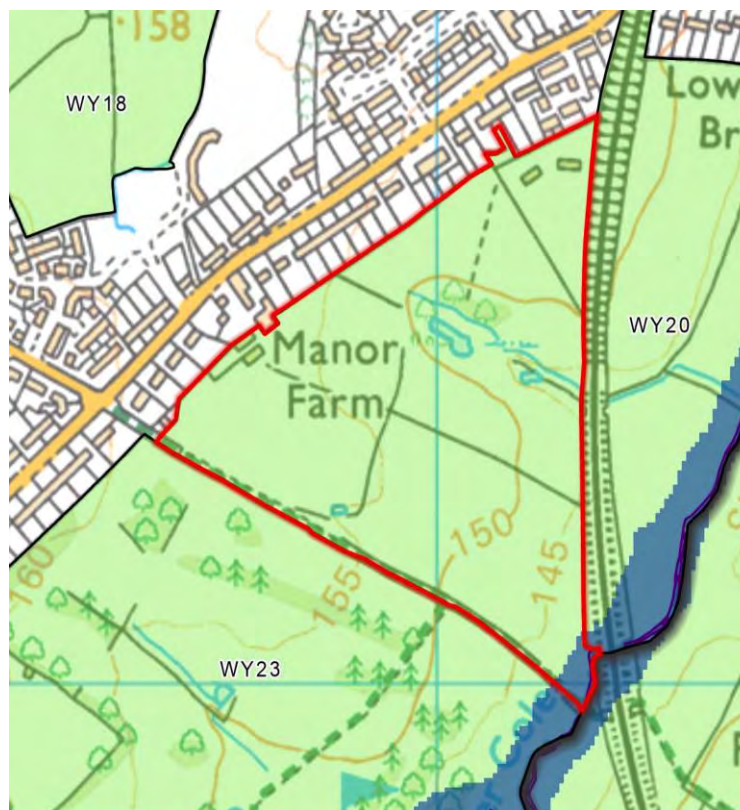
Overall harm to the Green Belt purposes from release of land

The release of land in WY20 an expansion of Wythall would cause Moderate harm to Green Belt Purpose 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY21



- Parcel WY21
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



Wythall, Hollywood and Major's Green

Harm of release of land in WY21

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 adjacent to Wythall, 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 (Purpose 2) is not relevant to this parcel. The nearest towns are Hollywood and Redditch, which are too far apart 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 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 garden hedgerows which form a weak boundary feature, but the sloping landform of the valley of the River Cole add some distinction from the settlement edge and gives a strong visual relationship with open countryside to the east. Overall, the parcel has a degree of distinction from the urban area.

Impact on adjacent Green Belt land

The parcel is enclosed by a stronger boundary feature to the east in the form of the railway line. Mature trees form a relatively strong boundary to the south, so release of land in the parcel would have a relatively minor impact on the strength of adjacent Green Belt land. However, the current inset boundary along the edge of a ridge is a consistent edge to the south of Wythall, so development downslope would weaken this consistency.

Wythall, Hollywood and Major's Green

Harm of release of land in WY21

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 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 is open countryside and has a degree of distinction from the urban area. Its release would cause some relatively minor impact on adjacent open land to the south and would weaken the consistency of the current Green Belt boundary in this area. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

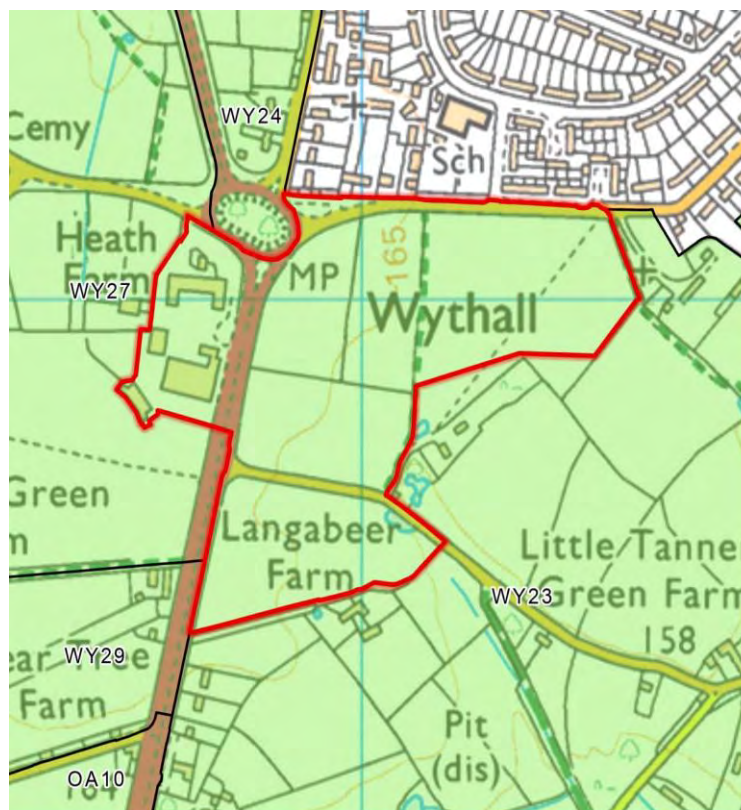
Overall harm to the Green Belt purposes from release of land

The release of land in WY21 an expansion of Wythall would cause Moderate harm to Green Belt Purpose 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY22



-  Parcel WY22
-  Green Belt



Wythall, Hollywood and Major's Green

Harm of release of land in WY22

Openness

The parcel contains several large-scale commercial buildings and associated parking to the west of the A435. This development has some impact on Green Belt openness, but does not cover a large enough area to identify as a separate assessment 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 Wythall, 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 Hollywood to the north and Alvechurch and Redditch to the west and south, which are too far away to be considered neighbouring, so this parcel is not helping to prevent their merger.

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)

The parcel is separated from the urban edge to the north by Station Road and a low hedgerow boundary with some hedgerow trees, which forms a relatively weak boundary feature. The proximity to the urban edge, washed over development in the west of the parcel and lack of a strong visual boundary mean there is an urbanising influence on the parcel, but there is also a visual relationship with the wider agricultural landscape in this area. Overall, the parcel has some degree of distinction from the urban area.

Impact on adjacent Green Belt land

There are no strong, alternative boundary features, so the release of any land in the parcel would in turn cause a knock-on weakening of adjacent Green Belt land to the

Wythall, Hollywood and Major's Green

Harm of release of land in WY22

south, and potentially also 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 gap between neighbouring settlements. 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 is mostly open countryside and has some degree of distinction from the urban area. Its release would cause a knock-on weakening of the 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.

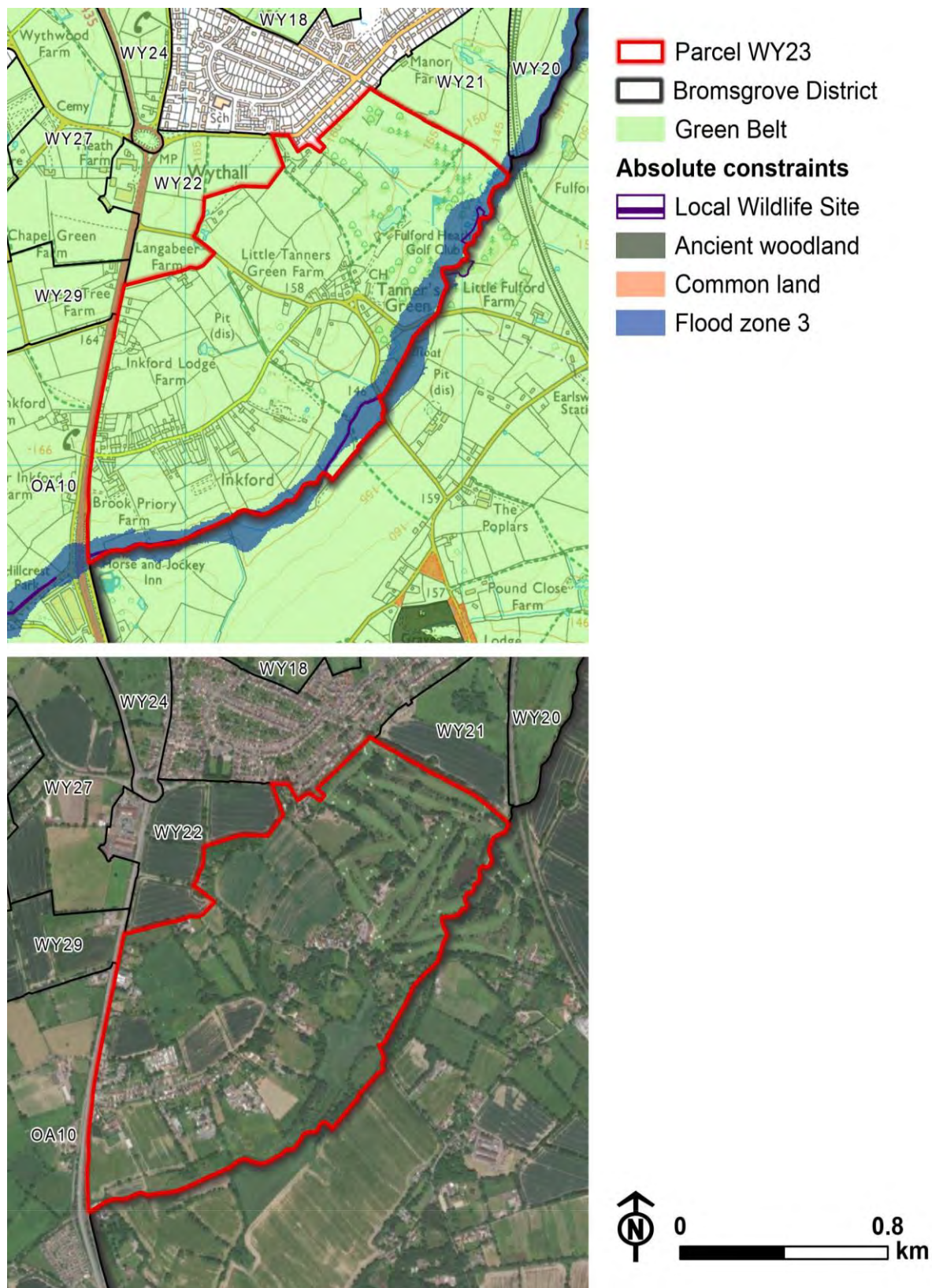
Overall harm to the Green Belt purposes from release of land

The release of land in WY22 an expansion of Wythall would cause Moderate harm to Green Belt Purpose 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY23



Wythall, Hollywood and Major's Green

Harm of release of land in WY23

Openness

The parcel contains washed-over development at Tanners Green and at Inkford. Development at Tanners Green has some impact on Green Belt openness but covers too small an area to be defined as a separate parcel. Development at Inkford covers a larger area but is more linear in form, with long gardens facing onto open countryside and contributing to Green belt openness. Aside from a few isolated dwellings the rest of the parcel is either open, agricultural land or part of Fulford Heath Golf Club.

Function

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

Purpose 1 is not relevant to this parcel. Land lies adjacent to Wythall, 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 Hollywood to the north and Alvechurch and Redditch to the west and south, which are too far away to be considered neighbouring, so this parcel is not helping to prevent their merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use is a largely a mixture of agricultural and a golf course, 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)

In the north-east the parcel is separated from the urban edge by mature trees alongside the golf course. The slope of the landform down towards the River Cole, combined with the screening impact of numerous trees on the golf course, limit urbanising influence and create strong distinction from the urban area. The western part of the parcel is flatter but consists largely of open farmland that is far enough from Wythall to also have strong distinction from the urban area. In the southern part of the parcel development at Tanners

Wythall, Hollywood and Major's Green

Harm of release of land in WY23

Green and Inkford has some urbanising influence, but land is far enough from the inset settlement for this still to be considered countryside with strong distinction from urban development.

Impact on adjacent Green Belt land

The release and development of any land in this parcel would in turn weaken the remainder. Although the river is a clear boundary feature to the south of the parcel, and development intensifying urban character at Inkford or to the south of it would have an urbanising visual influence on the open farmland sloping up on the south side of the river valley.

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 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

The parcel is mostly open countryside and has strong distinction from the urban area. The release of land within it 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 safeguarding the countryside from encroachment.

Overall harm to the Green Belt purposes from release of land

The release of land in WY23 an expansion of Wythall would cause High harm to Green Belt Purpose 3.

High

Wythall, Hollywood and Major's Green

Harm of release of land in WY24



-  Parcel WY24
-  Green Belt



Wythall, Hollywood and Major's Green

Harm of release of land in WY24

Openness

Land is mostly open. The parcel contains washed-over development in the form of a small number of residential properties along Brick Kiln Lane and Alcester Road, on the northern and eastern edges of the parcel respectively, and also a children's hospice, but these do not cover 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

Purpose 1 is not relevant to this parcel. Land lies adjacent to Wythall, 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 Hollywood to the north and Barnt Green to the west, which are too far away to be considered neighbouring, so this parcel is not helping to prevent their merger.

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)

The parcel is separated from the urban edge to the east by Alcester Road, but the integrity of this road as a boundary feature is weakened by the presence of development within the parcel. Development in the urban area and along Alcester Road within the parcel has some urbanising influence, but the houses on Brick Kiln Lane are largely screened by tree cover, so there is little sense of containment by urban development. The parcel retains a degree of distinction from the urban edge.

Impact on adjacent Green Belt land

Release and development of the parcel would have little impact on the wider Green Belt, as the parcel is contained to the west by the A435 Hollywood Bypass, with adjacent tree

Wythall, Hollywood and Major's Green

Harm of release of land in WY24

lines, and to the north by strong tree cover along Brick Kiln Lane and by existing houses.

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 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 is open countryside with 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 safeguarding the countryside from encroachment.

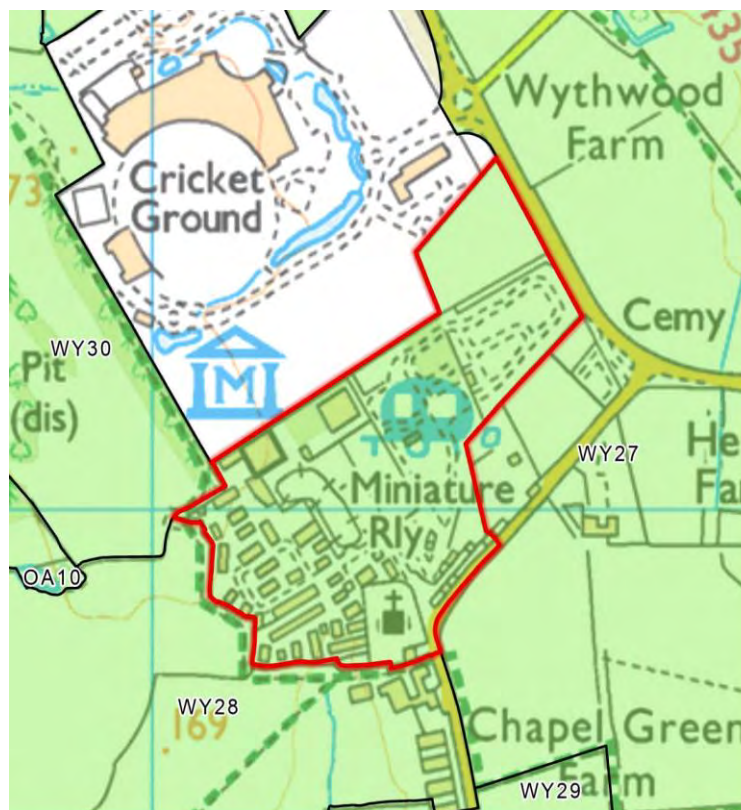
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY24 as an expansion of Wythall would cause Low harm to Green Belt Purpose 3.

Low/no

Wythall, Hollywood and Major's Green

Harm of release of land in WY25



-  Parcel WY25
-  Green Belt



Wythall, Hollywood and Major's Green

Harm of release of land in WY25

Openness

The parcel contains a transport museum, a caravan and motorhome site and a Park Homes estate. These have a significant impact on Green Belt openness, but there is some remaining undeveloped space, particularly within and to the north of the caravan and motorhome site, which still contributes 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 to the west of Wythall, 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 Hollywood to the north-east, Alvechurch to the south-west and Redditch to the south, which are too far away to be considered neighbouring, so this parcel is not helping to prevent their merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

The parcel's land uses diminish the extent to which it is perceived as countryside and, therefore, is protecting it from encroachment (Purpose 3).

Relationship with the urban area (distinction)

The parcel is separated from the edge of Wythall by an area of undeveloped Green Belt land as well as the Hollywood Bypass and hedgerow boundaries, but it lies adjacent to the Wythall Green Business Park, which is inset from the Green Belt. Although the Business Park has a strong boundary tree belt the developed land within the parcel has an urbanising effect which means it has only weak distinction from the adjacent inset area.

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. Mature boundary tree cover around

Wythall, Hollywood and Major's Green

Harm of release of land in WY25

Wythall Cemetery and along Middle Lane would limit the urbanising visual impact of development in the less developed eastern half 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 does not lie in a 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 is mostly developed and has weak distinction from the urban edge. The release of land in this parcel would have only a minor impact on 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.

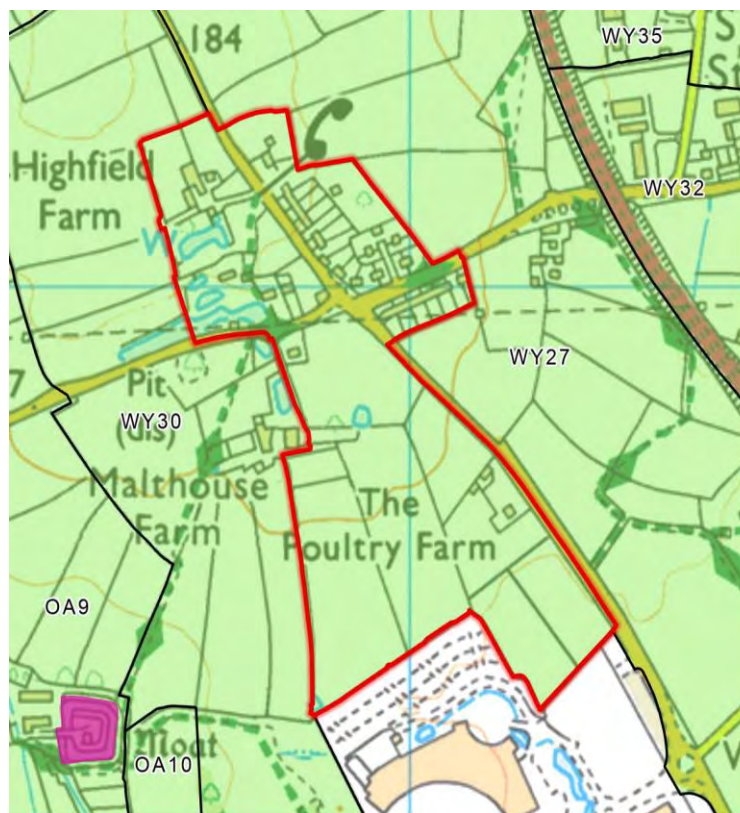
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY25 as an expansion of Wythall Green would cause Low harm to Green Belt Purpose 3.

Low/no

Wythall, Hollywood and Major's Green

Harm of release of land in WY26



- Parcel WY26
- Green Belt
- Absolute constraints**
- Scheduled monument



Wythall, Hollywood and Major's Green

Harm of release of land in WY26

Openness

The parcel contains residential development along Middle Lane and Silver Street, in the north of the parcel. This does have some impact on Green Belt openness, but its largely linear form means that most residential gardens have a relationship with adjacent open land. The rest of the parcel is mostly farmland, with just a few isolated dwellings.

Function

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

Purpose 1 is not relevant to this parcel. Land lies to the south-west of Hollywood, 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

Land lies in a relatively wide gap between Hollywood and the edge of the West Midlands conurbation at Hawkesley, so the parcel plays some role in preventing neighbouring towns from merging (Purpose 2). However, this gap is peripheral to the much narrower separation between Hollywood and the Maypole suburb of Birmingham.

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)

The parcel is separated from the inset Wythall Green Business Park by mature boundary tree cover, so there is little urbanising visual influence from this inset development. However, the residential development along Middle Lane and Silver Street is considered to have some urbanising impact. Overall, the parcel has a degree of distinction from the urban edge.

Impact on adjacent Green Belt land

There are no strong alternative boundary features, so any release of the hedged fields that form this parcel would result in a knock-on weakening of adjacent Green Belt land.

Wythall, Hollywood and Major's Green

Harm of release of land in WY26

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 mostly open countryside and has some distinction from the urban area, but any release of land here would still leave a relatively wide gap between Hollywood and Hawksley, and would not affect the much narrower gap between Hollywood and Birmingham. Release of land in 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

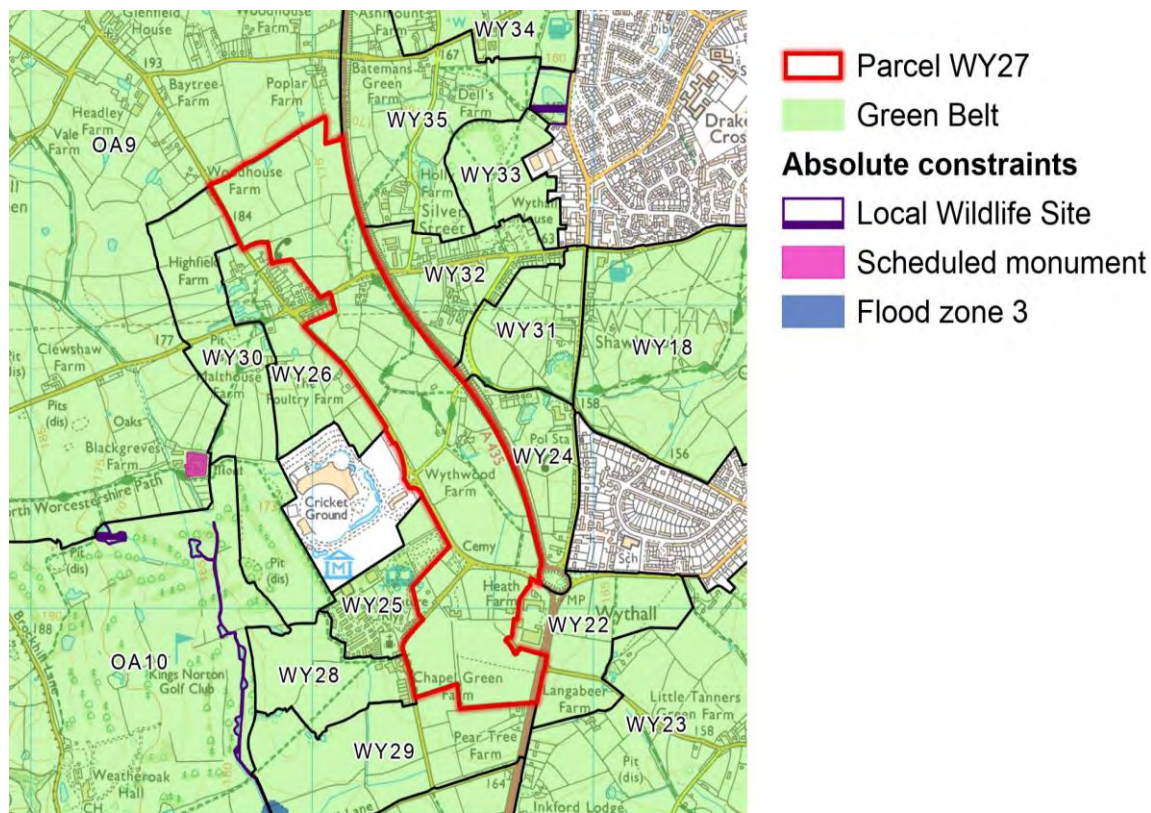
The parcel is mostly open and has a degree of distinction from the urban area. Its release would cause a knock-on weakening of the adjacent Green Belt land. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY26 as an expansion of Wythall Green would cause Moderate harm to Green Belt Purpose 3.

Moderate

Harm of release of land in WY27



Wythall, Hollywood and Major's Green

Harm of release of land in WY27

Openness

Land is open. The parcel contains only isolated residential and agricultural development which 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 Wythall and Wythall Green, which are not defined as large built-up areas. Development here would not have a significant 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

Land lies peripheral to a relatively wide gap between Hollywood and the edge of the West Midlands conurbation at Hawkesley, so the parcel plays some role in preventing neighbouring towns from merging (Purpose 2). However, this gap is also peripheral to the much narrower separation to the north between Hollywood and the Maypole suburb of Birmingham. The parcel also lies between Hollywood and Redditch, but these are too far apart to be considered neighbouring towns.

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)

The parcel is separated from the inset Wythall Green Business Park, and washed-over development to the south of that, by a boundary of mature trees along Middle Lane. There is some minor urbanising influence at the northern end of the parcel from washed-over development on Silver Street and Middle Lane, but this is not dense enough or extensive enough to have a significant impact. The A435 Hollywood Bypass and fields beyond create strong separation from the main urban areas of Wythall and Hollywood, so most of the parcel has relatively strong distinction from urban development. At the southern end of the parcel, however, there is slightly weaker distinction where land is closer to the edge of

Wythall, Hollywood and Major's Green

Harm of release of land in WY27

Wythall and has some urbanising influence from commercial development to the west of the A435 and, to a lesser extent, from washed-over development to the south of Wythall Green Business Park.

Impact on adjacent Green Belt land

Release and development of land in the parcel as an expansion of either the inset area at Wythall Green or of Wythall, would weaken the distinction of adjacent Green Belt land to the north and south, where field hedges form the only boundaries. The narrowing or loss of the gap between the inset areas of Wythall Green and Wythall/Hollywood would also weaken the containing role of the A435 as bypass around the main settlement area, and in so doing would be a significant change to the settlement form.

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 much of it has relatively strong distinction from urban areas, but any release of land here would still leave a relatively wide gap between Hollywood and Hawksley, and would not affect the much narrower gap between Hollywood and Birmingham. Release of land in this parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

High

The parcel is open countryside and most of it has relatively strong distinction from urban areas. Distinction from Wythall and Wythall Green is weaker at the southern end of the parcel, but the release of land anywhere in the parcel would cause a knock-on weakening of adjacent Green Belt land and would also weaken the role of the A435 as a boundary feature containing the urban area. Therefore, the release of land in the parcel would cause High harm to the

Wythall, Hollywood and Major's Green

Harm of release of land in WY27

purpose of safeguarding the countryside from encroachment.

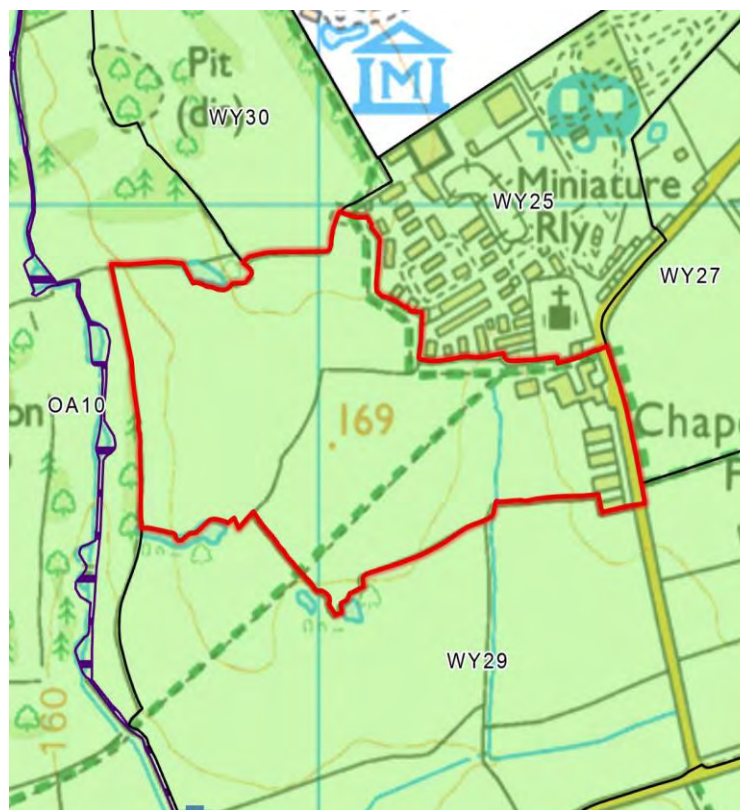
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY27 as an expansion of either Wythall or Wythall Green would cause High harm to Green Belt Purpose 3.

High

Wythall, Hollywood and Major's Green

Harm of release of land in WY28



- Parcel WY28
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



Wythall, Hollywood and Major's Green

Harm of release of land in WY28

Openness

There is no built development within the parcel, other than farm buildings which are an appropriate Green Belt use, 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 to the south-west of Wythall, 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 to the south and south-west of Hollywood are Alvechurch and Redditch, which are too far away to be considered neighbouring, so this parcel is not helping to prevent their merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land use is agricultural so the parcel is '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 adjacent to a park homes development, which in turn adjoins the inset office complex at Wythall Green. There is no boundary feature to screen the park homes, but the parcel also has a relationship with the wider countryside. Overall, the parcel has a degree of separation from the urban edge.

Impact on adjacent Green Belt land

The release of land in this parcel would result in a knock-on weakening of adjacent Green Belt land to the west and south due to a lack of strong alternate boundary features.

Wythall, Hollywood and Major's Green

Harm of release of land in WY28

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 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 is open countryside 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 safeguarding the countryside from encroachment.

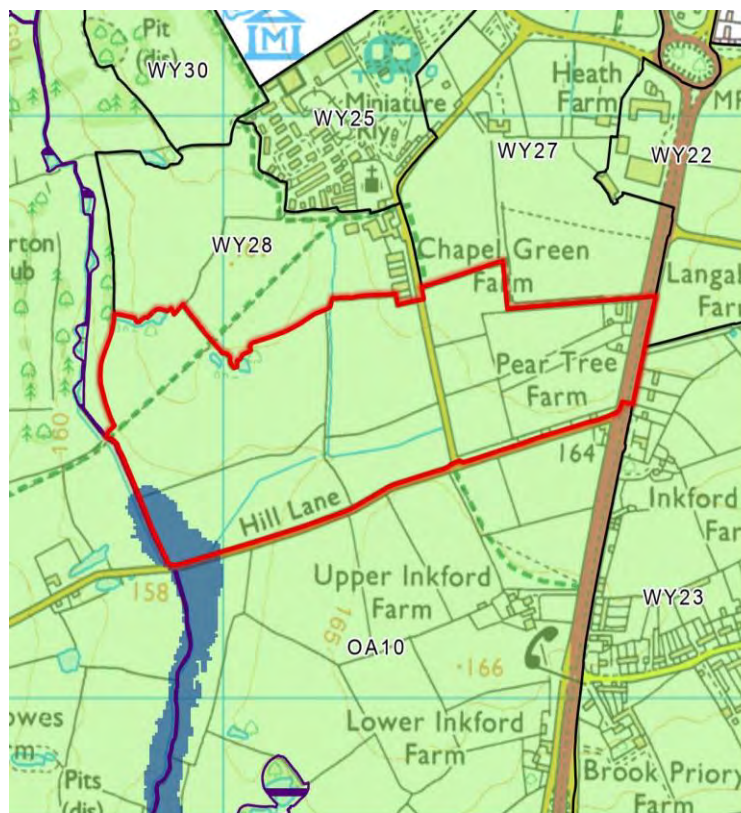
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY28 as an expansion of Wythall Green would cause Moderate harm to Green Belt Purpose 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY29



- Parcel WY29
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Flood zone 3



Wythall, Hollywood and Major's Green

Harm of release of land in WY29

Openness

There are only a few isolated dwellings 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 to the south-west of Hollywood, 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 to the south and west of Hollywood are Alvechurch and Redditch, which are too far away to be considered neighbouring, so this parcel is not helping to prevent their merger.

Purpose 3 – Assist in safeguarding the countryside from encroachment

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

Relationship with the urban area (distinction)

Intervening open farmland provides sufficient separation from inset development at Wythall and at Wythall Green for the parcel to have strong distinction from urban development. There is some urbanising washed-over development to the south of both Wythall and Wythall Green, but land here has a strong relationship with the wider countryside to the south and west.

Impact on adjacent Green Belt land

There are no strong boundary features, so release of land in this parcel would cause a knock-on weakening of adjacent Green Belt land. Development in the eastern part of the parcel, as an expansion of either Wythall or Wythall Green, would narrow or lose the gap between the two inset areas, which would weaken the containing role of the A435 bypass around the main settlement area, and in so doing would be a significant change to the settlement form.

Wythall, Hollywood and Major's Green

Harm of release of land in WY29

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 settlements. 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

The parcel is open countryside and has strong distinction from the urban area. Its release would cause a knock-on weakening of adjacent Green Belt land, and could potentially also affect the settlement form by weakening the role of the A435 as a boundary to Wythall. Therefore, the release of land in the parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

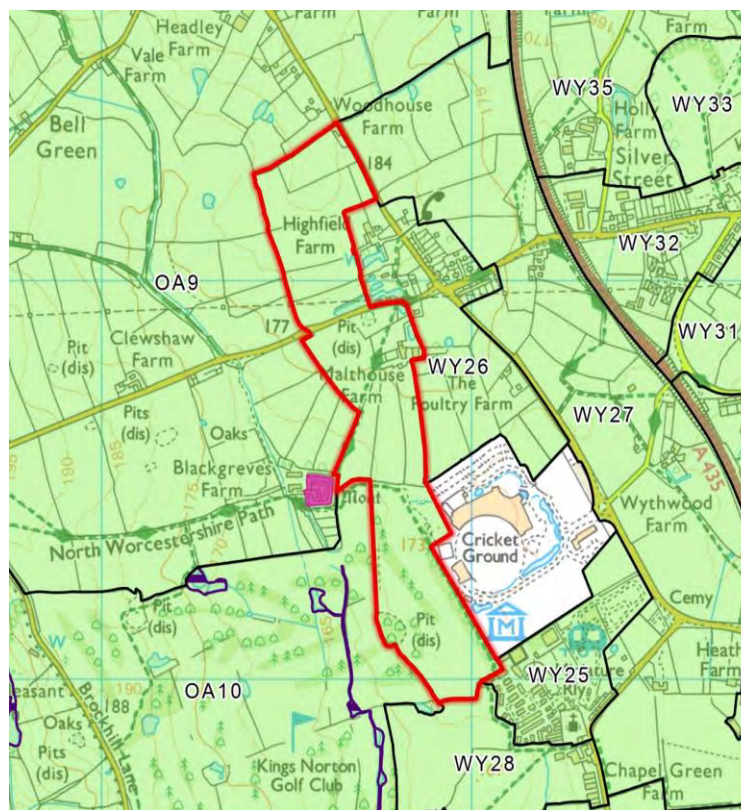
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY29 as an expansion of either Wythall or Wythall Green would cause High harm to Green Belt Purpose 3.

High

Wythall, Hollywood and Major's Green

Harm of release of land in WY30



- Parcel WY30
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Scheduled monument



Wythall, Hollywood and Major's Green

Harm of release of land in WY30

Openness

There is no built development within 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 to the west of Hollywood and Wythall, which are 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

Land is peripheral to a relatively wide gap between Hollywood and the edge of the West Midlands conurbation at Hawkesley, so the parcel plays some role in preventing neighbouring towns from merging (Purpose 2). However, this gap is peripheral to the much narrower separation between Hollywood and the Maypole suburb of Birmingham.

Purpose 3 – Assist in safeguarding the countryside from encroachment

The northern part of the parcel is in agricultural use, and the southern area forms part of Kings Norton Golf Course. 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 lies adjacent to an inset office development (Wythall Green Business Park) but a tree belt along the edge of the golf course forms a strong boundary. There is little urbanising influence, so the parcel has strong distinction from the urban area.

Impact on adjacent Green Belt land

In the absence of strong boundary features, any release of land here would cause a knock-on weakening of adjacent Green Belt land.

Wythall, Hollywood and Major's Green

Harm of release of land in WY30

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 urban area, but any release of land here would still leave a relatively wide gap between Hollywood and Hawksley, and would not affect the much narrower gap between Hollywood and Maypole (Birmingham). Release of land in this parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

High

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

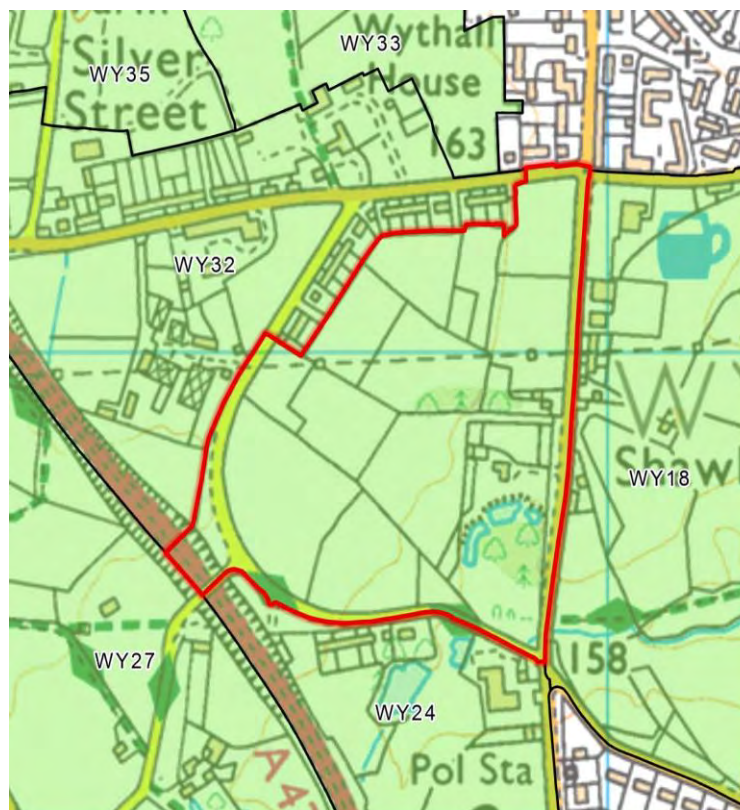
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY30 as an expansion of Wythall Green would cause High harm to Green Belt Purpose 3.

High

Wythall, Hollywood and Major's Green

Harm of release of land in WY31



-  Parcel WY31
-  Green Belt



Wythall, Hollywood and Major's Green

Harm of release of land in WY31

Openness

There are only isolated dwellings within 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 Hollywood, which is not defined as a large built-up area, but it does not have very strong distinction from the nearby Birmingham suburb of Maypole (part of the West Midlands conurbation). Purpose 1 is, therefore, relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

Land lies on the margin of a relatively wide gap between Hollywood and the edge of the West Midlands conurbation at Hawkesley, so the parcel plays some role in preventing neighbouring towns from merging (Purpose 2). However, this gap is peripheral to the much narrower separation between Hollywood and the Maypole suburb of Birmingham. The parcel also lies between Hollywood and Redditch, but these are too far apart to be considered neighbouring towns.

Purpose 3 – Assist in safeguarding the countryside from encroachment

The parcel contains farmland and wooded scrub, and so constitutes countryside. It is helping to protect the countryside from encroachment (Purpose 3).

Relationship with the urban area (distinction)

A belt of woodland and scrub lies adjacent to the inset settlement edge of Hollywood, but linear residential development extending out along the south side of Silver Street forms a weaker edge to the northernmost fields in the parcel, with back garden boundaries allowing some urbanising influence on this part of the parcel. The southern part of the parcel, beyond mature hedgerows, and the wooded strip along the eastern side, both have strong distinction from Hollywood, and also have strong distinction from Wythall to the south. There is some washed-over residential development along Brick Kiln Lane, but this only covers a small area, and the roadside hedgerow filters views.

Wythall, Hollywood and Major's Green

Harm of release of land in WY31

Impact on adjacent Green Belt land

The parcel as a whole is well-contained from any stronger Green Belt land, with existing washed-over development to the north, west and south, and the Hollywood Bypass and woodland alongside Alcester Road forming boundaries to the only sections of the parcel that aren't bordered by existing housing.

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 but has some association with it. It is open and some of it has strong distinction from the edge of Hollywood. The release of land in the parcel as a whole would cause only a minor weakening of adjacent Green Belt land, but any partial release of the northern part of the parcel, which has weaker distinction from the urban edge, would in turn weaken the remainder of the parcel. Therefore, the 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

Low/no

The parcel is open and some of it has strong distinction from the urban area, but any release of land here would still leave a relatively wide gap between Hollywood and Hawksley, and would not affect the much narrower gap between Hollywood and Maypole (Birmingham). Release of land in 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

The parcel is open countryside and some of it has strong distinction from the urban area. The release of land in the parcel as a whole would cause only a minor weakening of adjacent Green Belt land, but any partial release of the northern part of the parcel, which has weaker distinction from the urban edge, would in turn weaken the remainder of the parcel. Therefore, the release of land in the parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

Wythall, Hollywood and Major's Green

Harm of release of land in WY31

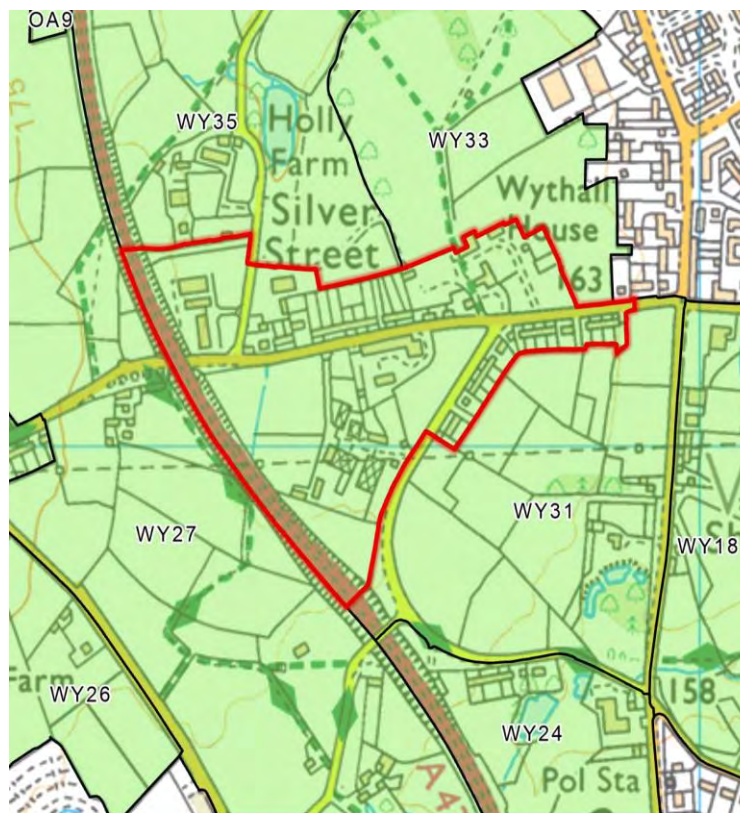
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY31 as an expansion of either Hollywood or Wythall would cause Moderate harm to Green Belt Purpose 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY32



Wythall, Hollywood and Major's Green

Harm of release of land in WY32

Openness

There are pockets of open land in the parcel, but also a significant amount of residential development along Silver Street and Wilmore Lane, which has some impact on Green Belt openness.

Function

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

Land lies adjacent to Hollywood, which is not defined as a large built-up area, but it does not have very strong distinction from the nearby Birmingham suburb of Maypole (part of the West Midlands conurbation). Purpose 1 is, therefore, relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

Land lies peripheral to a relatively wide gap between Hollywood and the edge of the West Midlands conurbation at Hakewesley, so the parcel plays a limited role in preventing neighbouring towns from merging (Purpose 2). However, this gap is peripheral to the much narrower separation between Hollywood and the Maypole suburb of Birmingham.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Some land is in agricultural/plant nursery 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)

Washed-over linear development extends out from the inset urban edge on one side of Silver Street. Tree cover around Wythall Park and fields and woodland to the south of Silver Street, east of Wilmore Lane, help to retain some degree of physical separation from the inset urban area, but the extent of development within the parcel means that distinction is weak.

Impact on adjacent Green Belt land

The parcel is contained to the west by the strong boundary feature of the A435 Hollywood Bypass, and the extent of existing development within the parcel limits the impact that

Wythall, Hollywood and Major's Green

Harm of release of land in WY32

further development would have on 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 but has some association with it. However, it is only partially open and has weak distinction from the edge of Hollywood. 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 the large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Low/no

The parcel is only partially open and has weak distinction from the urban area. Any release of land here would still leave a relatively wide gap between Hollywood and Hawksley, and would not affect the much narrower gap between Hollywood and Birmingham. Release of land in 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

The parcel is partly open countryside but has a weak degree of distinction from the urban area. 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 safeguarding the countryside from encroachment.

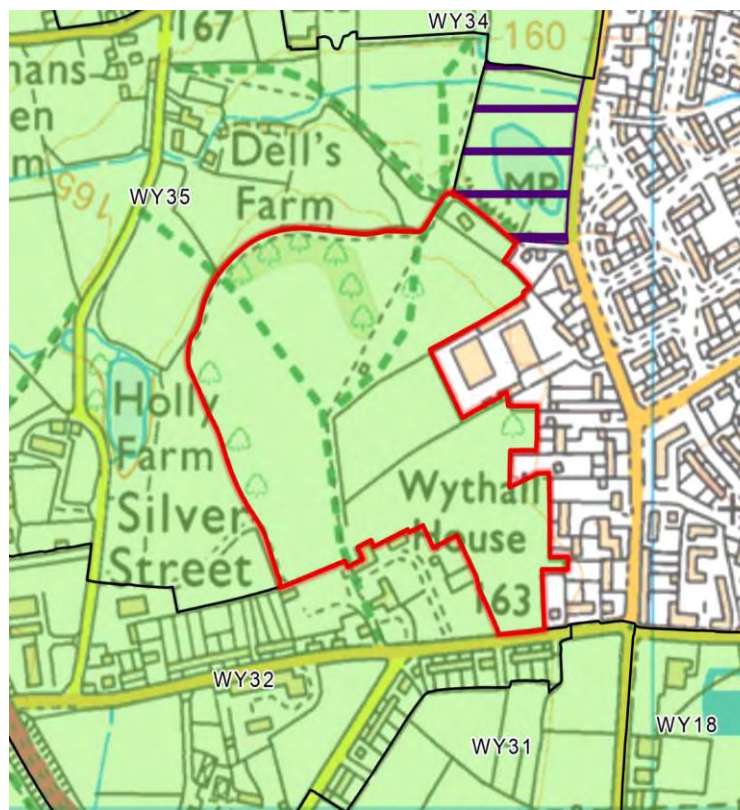
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY32 as an expansion of Hollywood would cause Low harm to Green Belt Purposes 1, 2 and 3.

Low/no

Wythall, Hollywood and Major's Green

Harm of release of land in WY33



-  Parcel WY33
-  Green Belt
- Absolute constraints**
-  Local Wildlife Site



Wythall, Hollywood and Major's Green

Harm of release of land in WY33

Openness

There is no built development within 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 Hollywood, which is not defined as a large built-up area, but it does not have very strong distinction from the nearby Birmingham suburb of Maypole (part of the West Midlands conurbation). Purpose 1 is, therefore, relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

Land lies in a relatively wide gap between Hollywood and the edge of the West Midlands conurbation at Hawkesley, so the parcel plays some role in preventing neighbouring towns from merging (Purpose 2). However, this gap is peripheral to the much narrower separation between the northern edge of Hollywood and the Maypole suburb of Birmingham.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is parkland, mostly marked out as sports pitches, but it is not contained enough by urban development to not be considered part of the 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 dense hedgerow boundary which limits intervisibility with the urban area, but the community centre and housing in the Green Belt along Silver Street have some urbanising influence. Overall, the parcel has a degree of distinction from the urban edge.

Impact on adjacent Green Belt land

Trees form a strong boundary around the parcel, particularly to the north, but in combination with existing washed-over development along Silver Street there would be some weakening of adjacent land to the west of the parcel.

Wythall, Hollywood and Major's Green

Harm of release of land in WY33

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 but has some association with it. It is open and has a degree of distinction from the edge of Hollywood. Its release and development would cause some knock-on weakening of adjacent Green Belt land to the west. Therefore, the 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

Low/no

The parcel is open and has a degree of distinction from the urban area, but any release of land here would still leave a relatively wide gap between Hollywood and Hawkesley, and would not affect the much narrower gap between Hollywood and Maypole (Birmingham). Release of land in 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

The parcel is open countryside and has a degree of distinction from the urban edge. Its release would cause some knock-on weakening of the integrity of adjacent Green Belt land to the west. Therefore, release of land in this parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

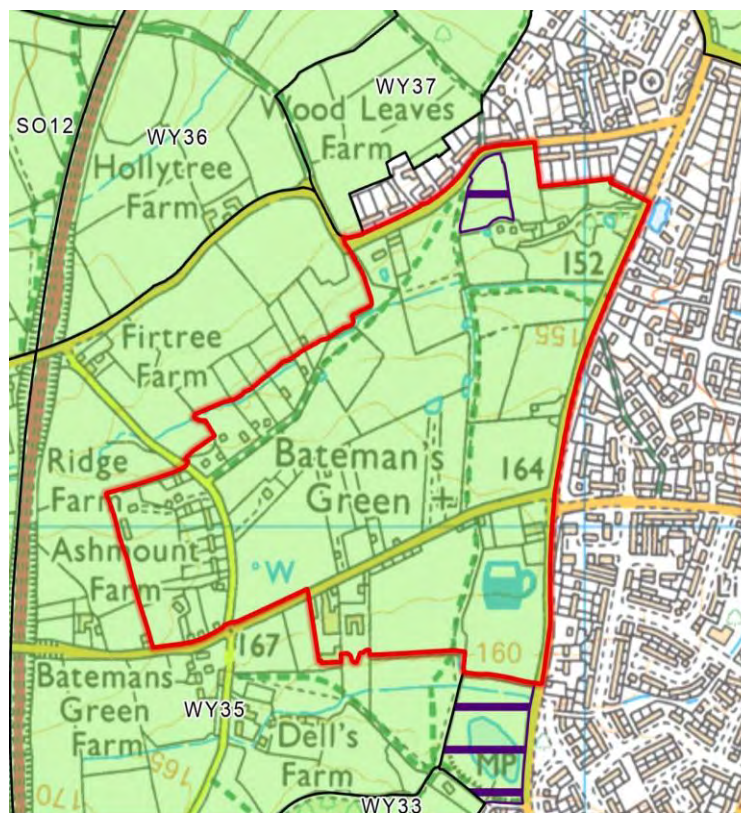
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY33 as an expansion of Hollywood would cause Moderate harm to Green Belt Purpose 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY34



-  Parcel WY34
-  Green Belt
- Absolute constraints**
-  Local Wildlife Site



Wythall, Hollywood and Major's Green

Harm of release of land in WY34

Openness

The parcel includes some residential development along Packhorse Lane, Baccabox Lane, Love Lane and Elmfield Lane. These are too scattered to have a significant impact on Green Belt openness at a strategic scale. It also contains a large area of allotments, but this is 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 Hollywood, which is not defined as a large built-up area, but it does not have very strong distinction from the nearby Birmingham suburb of Maypole (part of the West Midlands conurbation). Purpose 1 is, therefore, relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

Land lies in a wide gap between Hollywood and the edge of the West Midlands conurbation at Hawkesley, so the parcel plays some role in preventing neighbouring towns from merging (Purpose 2). However, this gap is peripheral to the much narrower separation between the northern edge of Hollywood and the Maypole suburb of Birmingham.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Much of the parcel is 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 has a degree of containment, with inset development to the east and north and washed over development within the parcel itself, but there is also quite a strong tree cover component, including along the inset settlement edges, which limits urban influence. The parcel's shallow valley landform also adds a degree of distinction. Overall, the parcel has some distinction from the urban edge.

Impact on adjacent Green Belt land

The release of land in this parcel would cause a knock-on weakening of adjacent Green

Wythall, Hollywood and Major's Green

Harm of release of land in WY34

Belt land to the west or north, due to an absence of strong alternative boundaries.

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 but has some association with it. It is open and has a degree of distinction from the edge of Hollywood. Its release and development would cause some knock-on weakening of adjacent Green Belt land to the west. Therefore, the 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

Low/no

The parcel is open countryside and has a degree of distinction from the urban area, but any release of land here would still leave a relatively wide gap between Hollywood and the edge of the West Midlands conurbation at Hawkesley, and would not affect the much narrower gap between Hollywood and Maypole. Release of land in 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

The parcel is mostly open with a degree of distinction from the urban edge. Its release and development would cause some knock-on weakening of adjacent Green Belt land to the west. Therefore, the release and development of this parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

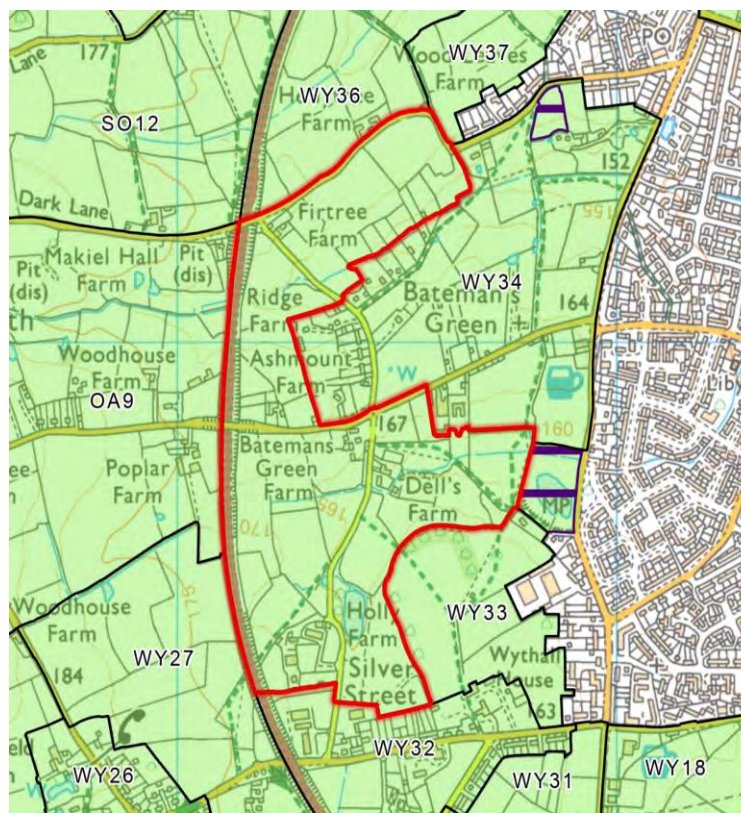
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY34 as an expansion of Hollywood would cause Moderate harm to Green Belt Purpose 3.

Moderate

Wythall, Hollywood and Major's Green

Harm of release of land in WY35



-  Parcel WY35
-  Green Belt
- Absolute constraints**
-  Local Wildlife Site



Wythall, Hollywood and Major's Green

Harm of release of land in WY35

Openness

There are only isolated buildings within the parcel, so it is open in Green Belt terms.

Function

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

Land lies to the south-west of Hollywood, which is not defined as a large built-up area, but separation from the West Midlands conurbation is narrow enough for the parcel to be considered to make some contribution to preventing its sprawl (Purpose 1).

Purpose 2 – Prevent neighbouring towns merging into one another

Land lies in a relatively wide gap between Hollywood and the edge of the West Midlands conurbation at Hawkesley, so the parcel plays some role in preventing neighbouring towns from merging (Purpose 2). However, this gap is peripheral to the much narrower separation between the northern edge of Hollywood and the Maypole suburb of Birmingham.

Purpose 3 – Assist in safeguarding the countryside from encroachment

Land is largely 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)

There is some washed-over urbanising development close to the parcel boundaries to the south (off Silver Street) and west (on Baccabox Lane) but trees and hedgerows within the parcel limit the influence of this. Intervening trees and hedgerows, and the 'Pond near Batemans Green' Local Wildlife Site, give the parcel strong distinction from the urban area.

Impact on adjacent Green Belt land

The route of the A435 Hollywood Bypass enclosing the west of the parcel provides an alternate strong boundary feature, but any release of land would cause a knock-on weakening of land to the north.

Wythall, Hollywood and Major's Green

Harm of release of land in WY35

Harm to the Green Belt purposes

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

Moderate

Land is not adjacent to the large built-up area but has some association with it. It is open and has strong distinction from the edge of Hollywood. Its release and development would have an impact on the integrity of adjacent Green Belt land to the north. Therefore, the release of land in the parcel would cause Moderate 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 urban area, but any release of land here would still leave a relatively wide gap between Hollywood and Hawkesley (Birmingham), and would not affect the much narrower gap between Hollywood and Maypole (Birmingham). Release of land in this parcel would cause Low harm to the purpose of preventing neighbouring towns from merging.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

High

The parcel is open countryside with strong distinction from the urban edge. Its release and development would have an impact on the integrity of adjacent Green Belt land to the north. Therefore, the release and development of this parcel would cause High harm to the purpose of safeguarding the countryside from encroachment.

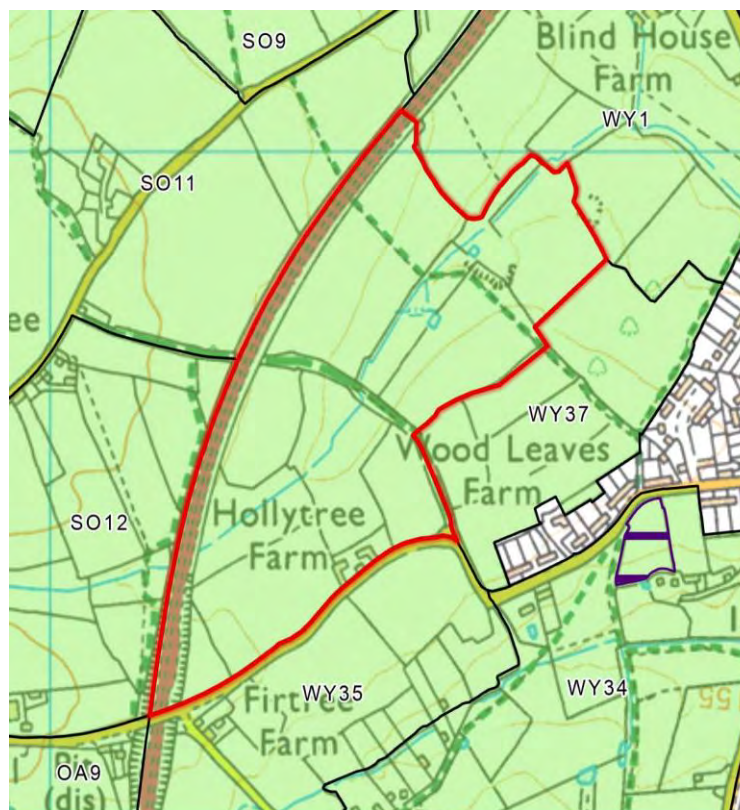
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY35 as an expansion of Hollywood would cause High harm to Green Belt Purpose 3.

High

Wythall, Hollywood and Major's Green

Harm of release of land in WY36



- Parcel WY36
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site



Wythall, Hollywood and Major's Green

Harm of release of land in WY36

Openness

There is no built development within 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 Hollywood, which is not defined as a large built-up area, but it does not have very strong distinction from the nearby Birmingham suburb of Maypole (part of the West Midlands conurbation). Purpose 1 is, therefore, relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land lies very close to both Hollywood and the southern edge of Birmingham at Maypole, but the gap between towns is even narrower to the east, along Alcester Road. The A435 Hollywood Bypass provides separation between Hollywood and the edge of Druids Heath (also part of Birmingham) to the north-west.

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 urban edges of both Hollywood and Maypole by intervening, small, hedged fields, which in combination limit urbanising visual influence. The parcel's valley landform also adds slightly to its distinction. Overall, the parcel has strong distinction from the urban edge.

Impact on adjacent Green Belt land

The A435 Hollywood Bypass forms an alternate strong boundary feature, but release of land in the parcel would still have some urbanising visual impact on higher ground to the west. The release of land within the north of the parcel would have a knock-on impact on the integrity of the remaining rural gap to the north between Hollywood and Maypole.

Wythall, Hollywood and Major's Green

Harm of release of land in WY36

Harm to the Green Belt purposes

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

Moderate

Land is open and lies close to the large built-up area. The parcel has strong distinction from both Maypole and Hollywood. Its release as an expansion of Hollywood would weaken the integrity of the remaining rural gap between Hollywood and Maypole, but would not narrow it. Therefore, the release of land in this parcel would cause Moderate harm to the purpose of preventing unrestricted sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate

The parcel is open and lies at the periphery of a narrow gap between Hollywood and Maypole (part of the West Midlands conurbation). It has strong distinction from both Maypole and Hollywood, and the release of land here would weaken the integrity of adjacent Green Belt playing a stronger role in maintaining separation, but it would not reduce the size of 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

The parcel is open countryside with strong distinction from urban areas. Its release would cause some knock-on weakening of 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 WY36 as an expansion of Hollywood would cause High harm to Green Belt Purpose 3.

High

Wythall, Hollywood and Major's Green

Harm of release of land in WY37



Wythall, Hollywood and Major's Green

Harm of release of land in WY37

Openness

There is no built development within 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 Hollywood, which is not defined as a large built-up area, but it does not have very strong distinction from the nearby Birmingham suburb of Maypole (part of the West Midlands conurbation). Purpose 1 is, therefore, relevant to this parcel.

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 Hollywood and Druid's Heath, and is peripheral to a very narrow gap between Hollywood and Maypole (Birmingham) just to the east along Alcester Road.

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 urban edge of Hollywood by garden boundary vegetation, which forms a relatively weak boundary feature but does help to screen views of the urban area in places. Proximity to the urban edge of Hollywood means there is some urbanising influence on the parcel, but there is also a relationship with adjacent open countryside. Overall, the parcel has a degree of distinction from the urban edge.

Impact on adjacent Green Belt land

The release of land in this parcel would result in a knock-on weakening of adjacent Green Belt land to the west and north, due to a lack of strong alternative boundary features. It would increase containment of the fields to the north which are playing a stronger role in maintaining separation between Hollywood and Maypole (Birmingham).

Wythall, Hollywood and Major's Green

Harm of release of land in WY37

Harm to the Green Belt purposes

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

Moderate

Land is open and lies close to the large built-up area. The parcel has a degree of distinction from Hollywood, and its release would increase urbanising containment of land which retains Hollywood's distinction from the large, built-up area, but it would not reduce the size of the gap between the two. The release of land in this parcel would cause Moderate harm to the purpose of preventing unrestricted sprawl of the large, built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate

The parcel is open and lies at the periphery of a narrow gap between Hollywood and Maypole (part of the West Midlands conurbation). The parcel has a degree of distinction from Hollywood, and its release would increase urbanising containment of land which retains Hollywood's distinction from the West Midlands conurbation, but it would not reduce the size of the gap between the two. This would cause Moderate harm to the purpose of preventing neighbouring towns from merging.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate

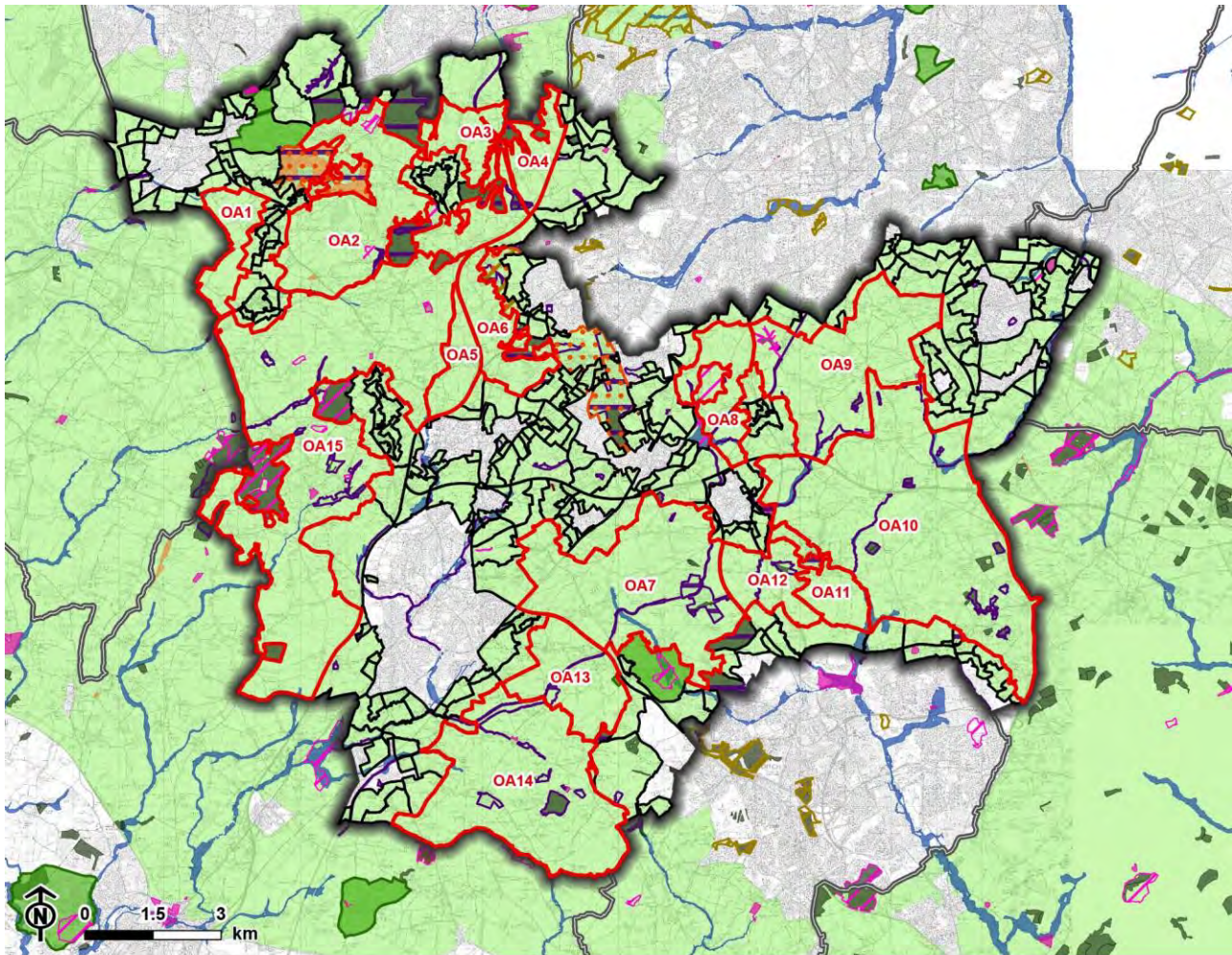
The parcel is open countryside and has a degree of distinction from the urban edge, the release of this parcel would result in knock on weakening of adjacent Green Belt land. Therefore, the release of land in this parcel would cause Moderate harm to the purpose of safeguarding the countryside from encroachment.

Overall harm to the Green Belt purposes from release of land

The release of land in Parcel WY37 as an expansion of Hollywood would cause Moderate harm to Green Belt Purposes 1, 2 and 3.

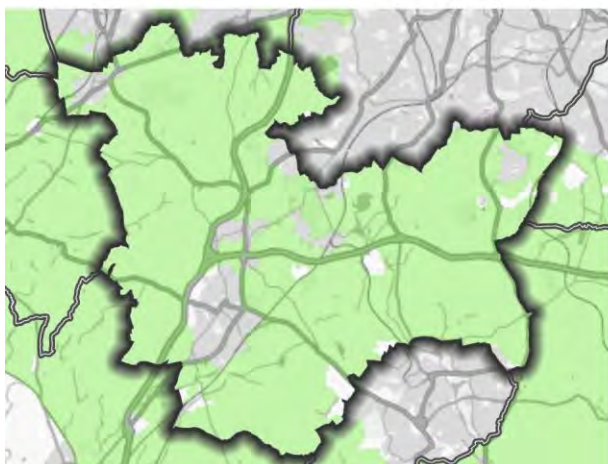
Moderate

Outer Areas

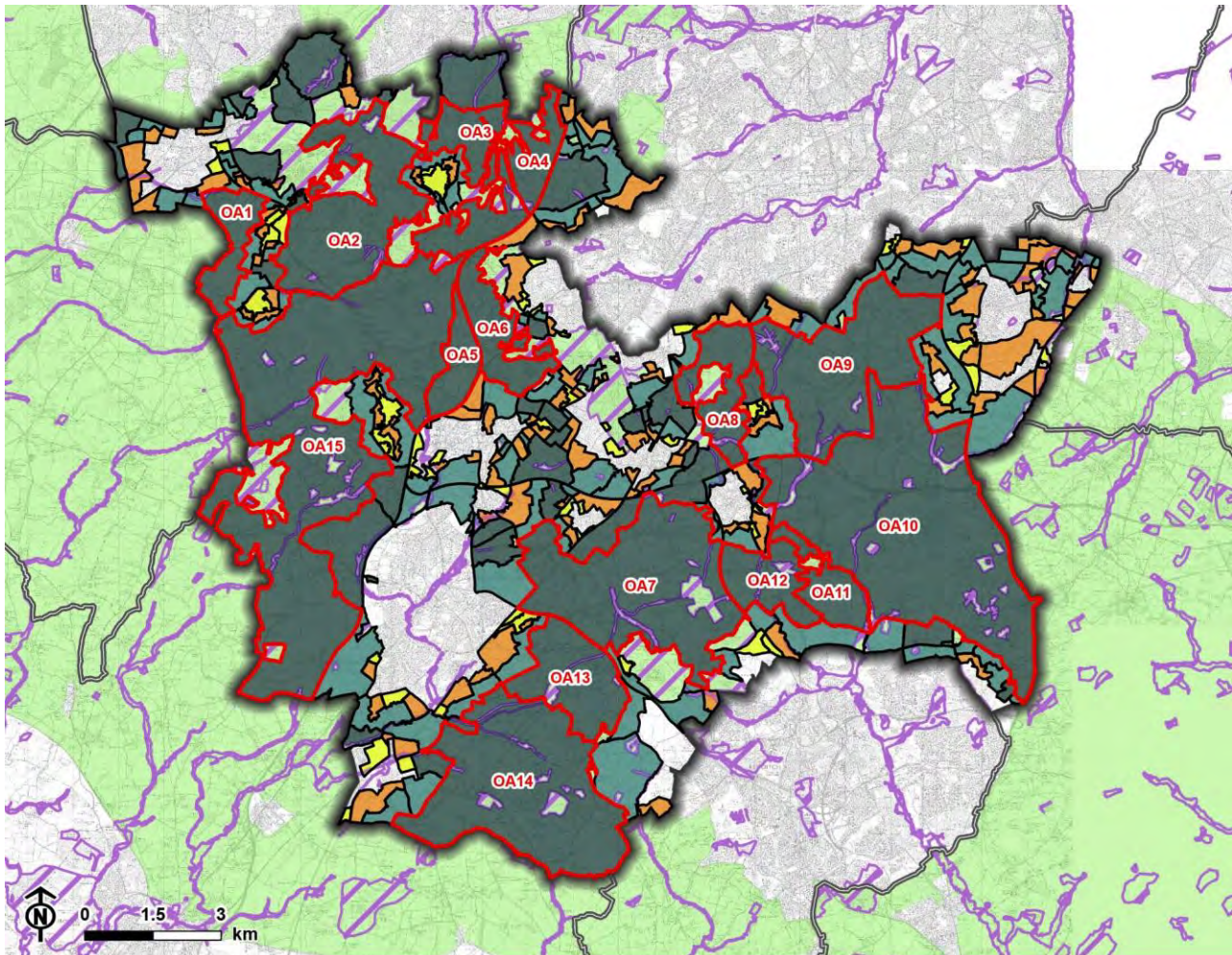


- Outer Areas parcel
- Neighbouring parcel
- Bromsgrove District
- Neighbouring authority

- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Local Nature Reserve
- Local Geological Site
- Ancient woodland
- Country park
- Scheduled monument
- Registered Parks and Gardens
- Common land
- Flood zone 3

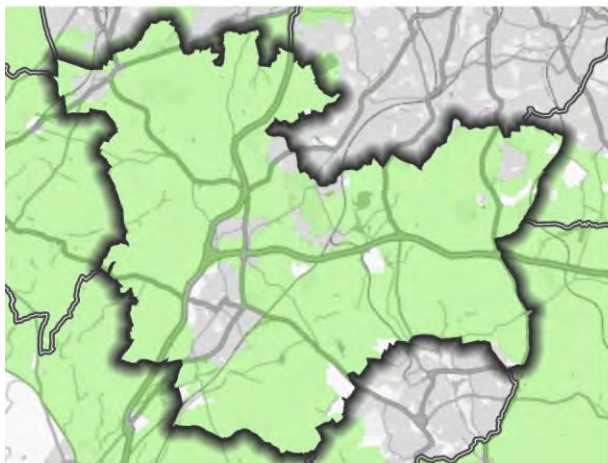


Outer Areas



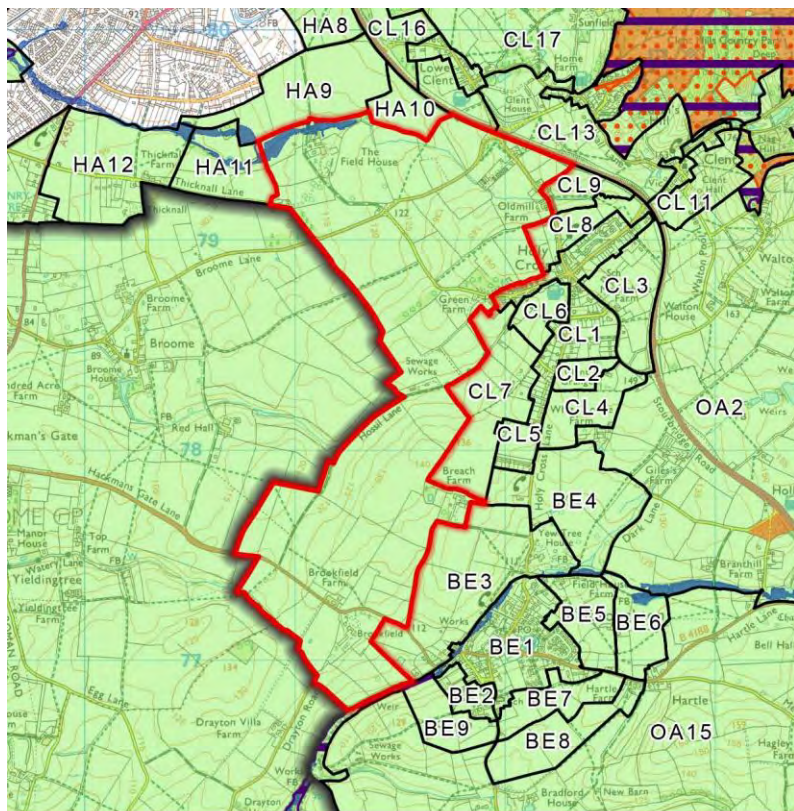
- Outer Areas parcel
- Neighbouring parcel
- Bromsgrove District
- Neighbouring authority

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

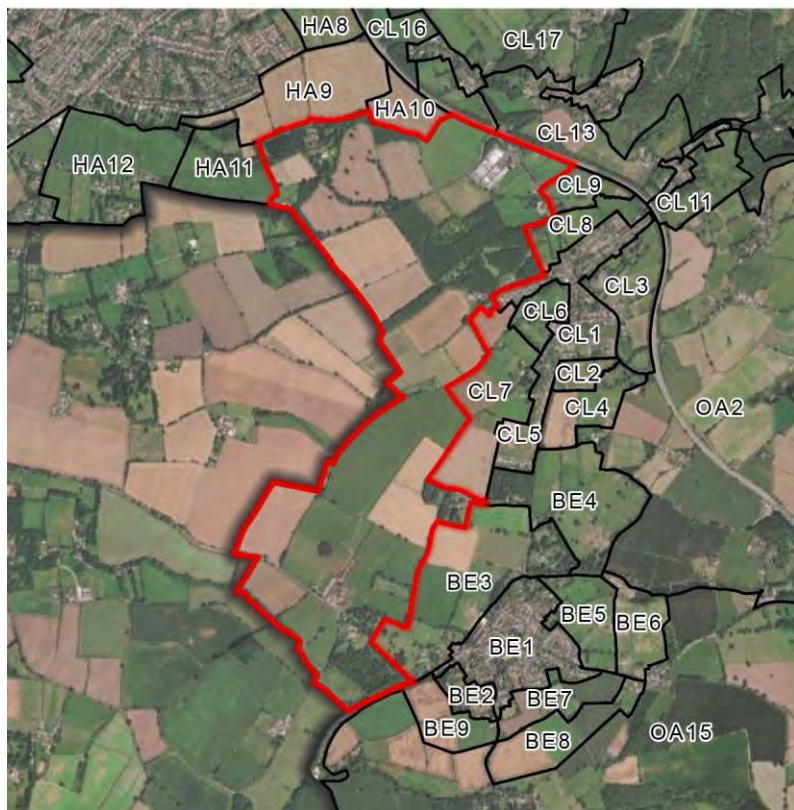


Outer Areas

Harm of release of land in OA1



- Parcel OA1
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Country park
- Common land
- Flood zone 3



Outer Areas

Harm of release of land in OA1

Openness

Land forming the countryside between Hagley and the washed-over villages of Holy Cross and Belbroughton. The parcel contains some individual residential dwellings and some agricultural buildings, 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. However, it abuts Hagley, which has a strong enough association with the conurbation for any significant expansion of the former to be considered to strengthen its association with the latter. Purpose 1 is, therefore, relevant to an expansion of Hagley.

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel plays a limited role in preventing neighbouring towns from merging (Purpose 2). Hagley to the northwest and the nearest towns to the east and south, Rubery and Catshill, are too far apart for intervening land to be considered to play a key role in maintaining their separation.

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 has sufficient separation from urban areas - either due to distance, the strength of separating landform or land cover or a combination of these - to have very strong distinction from them.

Impact on adjacent Green Belt land

An expansion of an existing urban area into this parcel would constitute a significant change in settlement form that would be likely to increase urbanising influence on

Outer Areas

Harm of release of land in OA1

adjacent Green Belt land.

Harm to the Green Belt purposes

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

High

Land is not adjacent to the large built-up area, but any expansion of Hagley would increase its association with it. The parcel is open land with very strong distinction from any urban area, and its release would constitute a significant change in settlement form that would be likely to increase urbanising influence on adjacent Green Belt land. Therefore, the release of land in the parcel as an expansion of Hagley would cause High harm to the purpose of checking the unrestricted sprawl of the large built-up area. As an expansion of any other settlement there would be no harm to this purpose.

Purpose 2 – Preventing neighbouring towns from merging into one another

Low/no

The parcel is open land with very strong distinction from any urban area, but is not in a location that plays a key role in any settlement gaps. 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

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 be likely to 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.

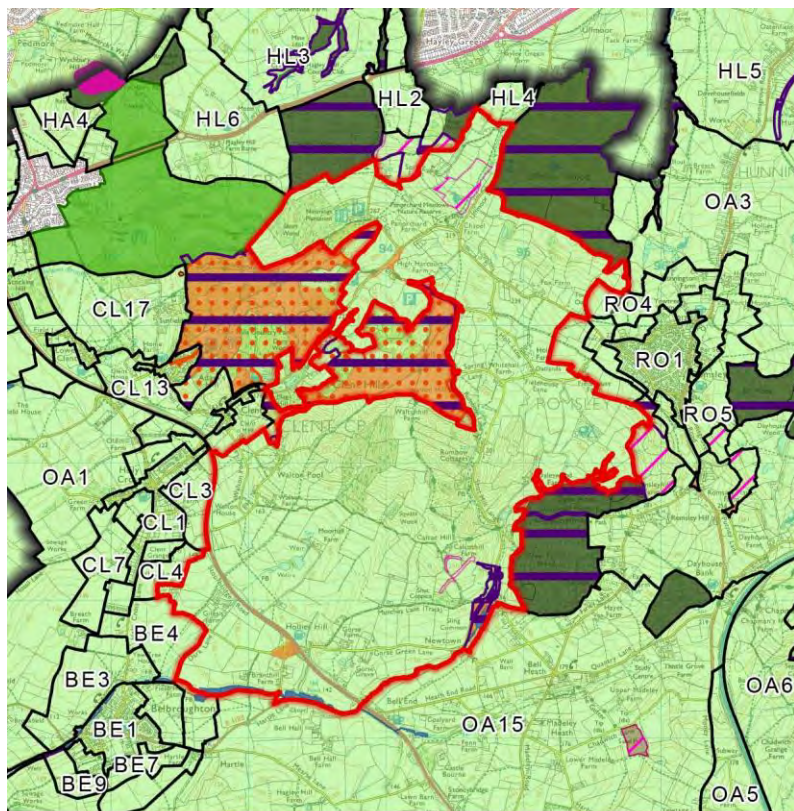
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel OA1, as an expansion of any urban area, would cause Very High harm to Green Belt Purpose 3.

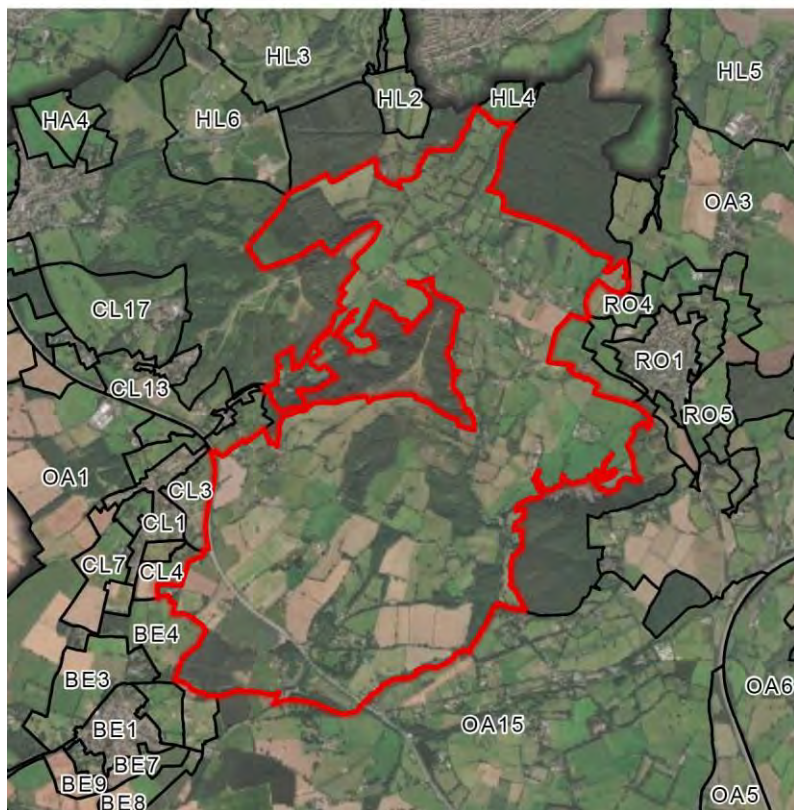
Very high

Outer Areas

Harm of release of land in OA2



- Parcel OA2
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Local Nature Reserve
- Local Geological Site
- Ancient woodland
- Country park
- Scheduled monument
- Registered Parks and Gardens
- Common land
- Flood zone 3



Outer Areas

Harm of release of land in OA2

Openness

Land forming the core area of countryside between Halesowen, Romsley, Belbroughton and Hagley, centred on the Clent Hills. It includes several hamlets, together with isolated dwellings and farmsteads, 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 northern part of the parcel is relatively close to the West Midlands conurbation, which is defined as a large, built-up area, so the parcel is playing a role in preventing 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). It is peripheral to a relatively wide gap between Hagley and Halesowen, and lies in a wide gap between Halesowen and Rubery. Rubery and Hagley are too far apart for intervening land to be considered to play a role in maintaining their separation.

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 has sufficient separation from urban areas - either due to distance, the strength of separating landform or land cover or a combination of these - to have very strong distinction from them.

Impact on adjacent Green Belt land

An expansion of an existing urban area into this parcel would constitute a significant change in settlement form that would be likely to increase urbanising influence on adjacent Green Belt land.

Outer Areas

Harm of release of land in OA2

Harm to the Green Belt purposes

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

Very high

The northern part of the parcel is relatively close to the West Midlands conurbation, at Halesowen. The parcel is open land with very strong distinction from any urban area, and its release would constitute a significant change in settlement form that would be likely to increase urbanising influence on adjacent Green Belt land. Therefore, the release of land in the parcel as an expansion of Halesowen would cause Very High harm to the purpose of checking the unrestricted sprawl of the large built-up area. As an expansion of any other settlement there would be no harm to this purpose.

Purpose 2 – Preventing neighbouring towns from merging into one another

Low/no

The parcel is open land with very strong distinction from any urban area, but is not in a location that plays a key role in any settlement gaps. 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

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 be likely to 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.

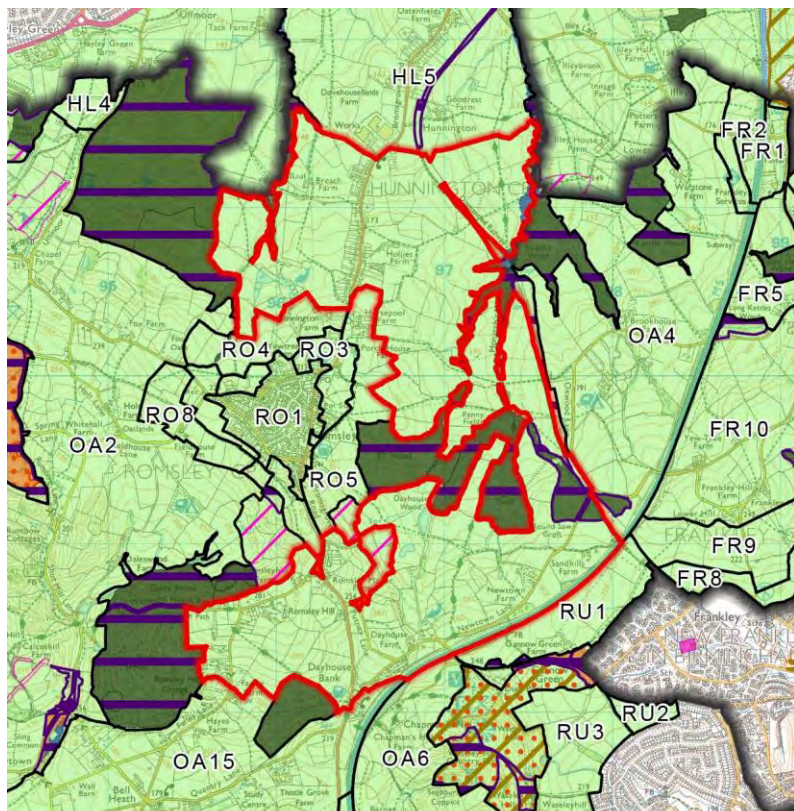
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel OA2, as an expansion of any urban area, would cause Very High harm to Green Belt Purpose 3. As an expansion of the West Midlands conurbation it would also cause Very High harm to Green Belt Purpose 1.

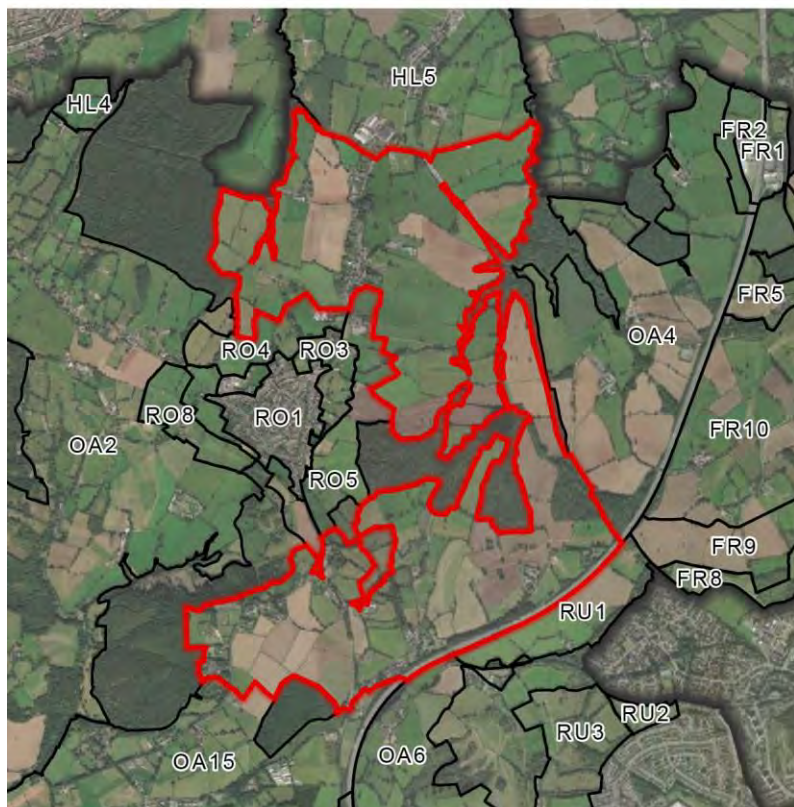
Very high

Outer Areas

Harm of release of land in OA3



- Parcel OA3
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Local Nature Reserve
- Ancient woodland
- Country park
- Scheduled monument
- Common land
- Flood zone 3



Outer Areas

Harm of release of land in OA3

Openness

Land forming the core area of countryside between Halesowen and Rubery, including wooded slopes to the east of the village of Romsley.

Function

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

The northern part of the parcel is relatively close to the West Midlands conurbation, which is defined as a large, built-up area, so the parcel is playing a role in preventing 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 the towns Halesowen and Rubery, but urbanising washed-over ribbon development along Bromsgrove Road (B4551) and at the village of Romsley (outside of this parcel) slightly reduce the perceived separation.

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 has sufficient separation from urban areas - either due to distance, the strength of separating landform or land cover or a combination of these - to have very strong distinction from them.

Impact on adjacent Green Belt land

An expansion of an existing urban area into this parcel would constitute a significant change in settlement form that would be likely to increase urbanising influence on adjacent Green Belt land.

Harm to the Green Belt purposes

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

Outer Areas

Harm of release of land in OA3

Very high

The northern part of the parcel is relatively close to the West Midlands conurbation, at Halesowen. The parcel is open land with very strong distinction from any urban area, and its release would constitute a significant change in settlement form that would be likely to increase urbanising influence on adjacent Green Belt land. Therefore, the release of land in the parcel as an expansion of Halesowen would cause Very High harm to the purpose of checking the unrestricted sprawl of the large built-up area. As an expansion of any other settlement there would be no harm to this purpose.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate

The parcel is open land with very strong distinction from any urban area and lies in a wide gap between the towns Halesowen and Rubery. The release of land in the parcel would result in narrowing of the settlement gap between Rubery and Halesowen. 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 very strong distinction from the urban area. Its release would constitute a significant change in settlement form that would be likely to 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.

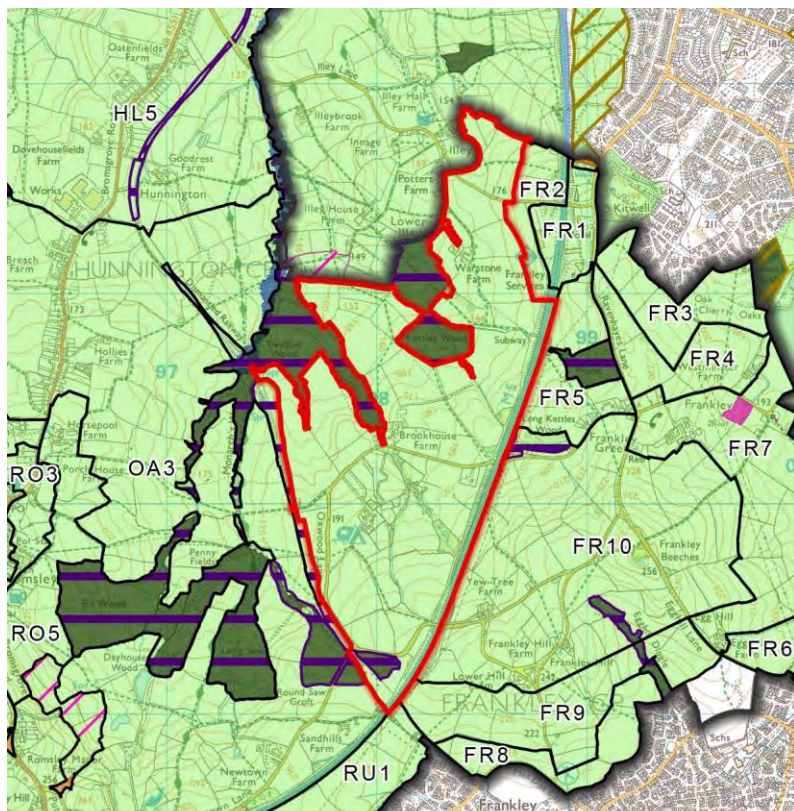
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel OA3, as an expansion of any urban area, would cause Very High harm to Green Belt Purpose 3. As an expansion of the West Midlands conurbation it would also cause Very High harm to Green Belt Purpose 1.

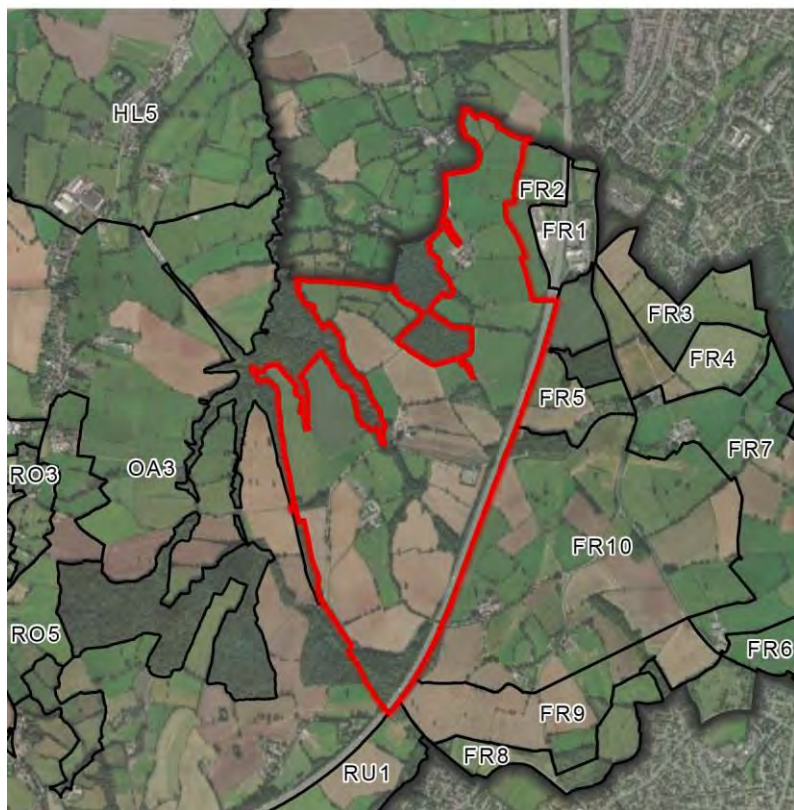
Very high

Outer Areas

Harm of release of land in OA4



- Parcel OA4
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Local Nature Reserve
- Ancient woodland
- Country park
- Scheduled monument
- Common land
- Flood zone 3



Outer Areas

Harm of release of land in OA4

Openness

Land to the west of the M5 between Rubery and the Leasowes area (in Dudley), with Twiland Wood and Kettles Wood lying to the west. There is a farmstead in the south 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 northeast of the parcel lies in close proximity to Bartley Green in Birmingham (to the east of the parcel) and the south of the parcel lies in close proximity to Rubery. However, the whole parcel lies between Halesowen and Leasowes in Dudley and Rubery, which are all parts of the West Midlands conurbation, a large built-up area. The parcel is therefore helping to prevent its sprawl (Purpose 1).

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel is peripheral to a relatively narrow gap between Frankley/Rubery and Bartley Green, but all are part of the West Midlands conurbation, connected by urban development to the east. Land plays some role in preventing neighbouring towns from merging (Purpose 2), but the extent of connectivity between the settlements limits the Green Belt's function.

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 has sufficient separation from urban areas - either due to distance, the strength of separating landform or land cover or a combination of these - to have very strong distinction from them.

Impact on adjacent Green Belt land

An expansion of an existing urban area into this parcel would constitute a significant change in settlement form that would be likely to increase urbanising influence on

Outer Areas

Harm of release of land in OA4

adjacent Green Belt land.

Harm to the Green Belt purposes

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

Very high

Land is open and parts of it are close to the large built-up area but with very strong distinction from it. Its release would lose clearly defined Green Belt boundaries, weaken the distinction of adjacent Green Belt land and diminish the extent to which remaining Green Belt land to the north could be considered beyond the large built-up area, rather than contained by it. 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

High

The parcel is open land with very strong distinction from any urban area. It is peripheral to a relatively narrow gap between Frankley/Rubery and Woodgate, but any release would increase containment of land more central to 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. Its release would constitute a significant change in settlement form that would be likely to 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.

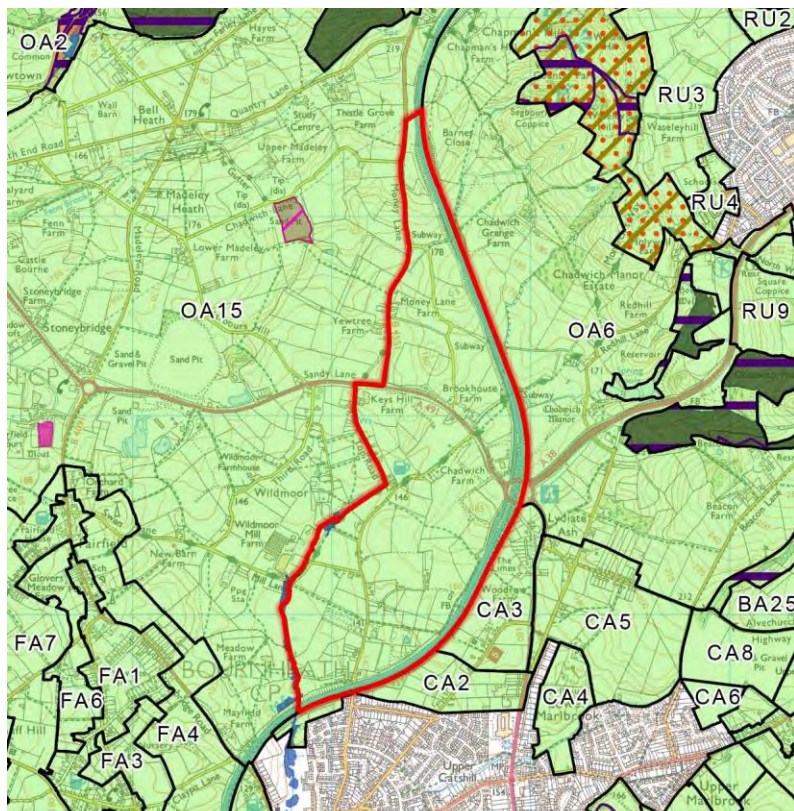
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel OA4, as an expansion of the West Midlands conurbation, would cause Very High harm to Green Belt Purposes 1 and 3.

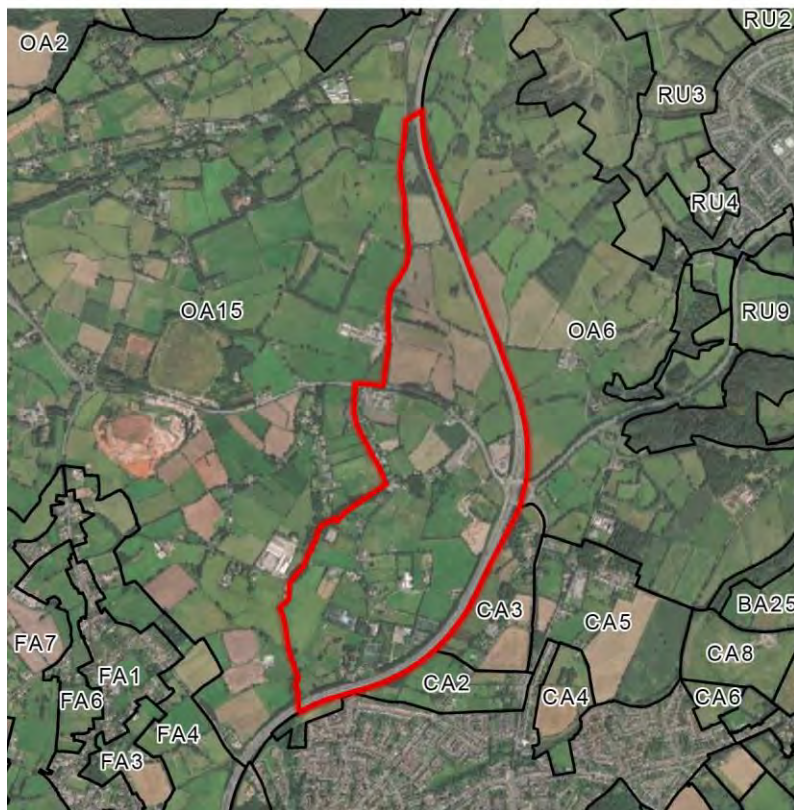
Very high

Outer Areas

Harm of release of land in OA5



- Parcel OA5
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Local Nature Reserve
- Local Geological Site
- Ancient woodland
- Country park
- Scheduled monument
- Common land
- Flood zone 3



Outer Areas

Harm of release of land in OA5

Openness

Undulating countryside to west of the M5 and north of Catshill. The parcel contains horticultural development in the south, several farmsteads and some isolated dwellings, 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. It is assumed that any expansion of an existing settlement into this area would be from Catshill, to the south, so Purpose 1 is not considered relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). Land is peripheral to a relatively narrow gap between Catshill / Marlbrook and Rubery, but high ground and tree cover between the two, and the M5 motorway, maintain separation.

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 has sufficient separation from urban areas - either due to distance, the strength of separating landform or land cover or a combination of these - to have very strong distinction from them.

Impact on adjacent Green Belt land

An expansion of an existing urban area into this parcel would constitute a significant change in settlement form that would be likely to increase urbanising influence on adjacent Green Belt land.

Outer Areas

Harm of release of land in OA5

Harm to the Green Belt purposes

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

Low/no

Land is not close 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

The parcel is open land with very strong distinction from any urban area, and is peripheral to a relatively narrow gap between Catshill / Marlbrook and Rubery. Release of land in the parcel would cause some weakening of the perceived separation 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

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 be likely to 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.

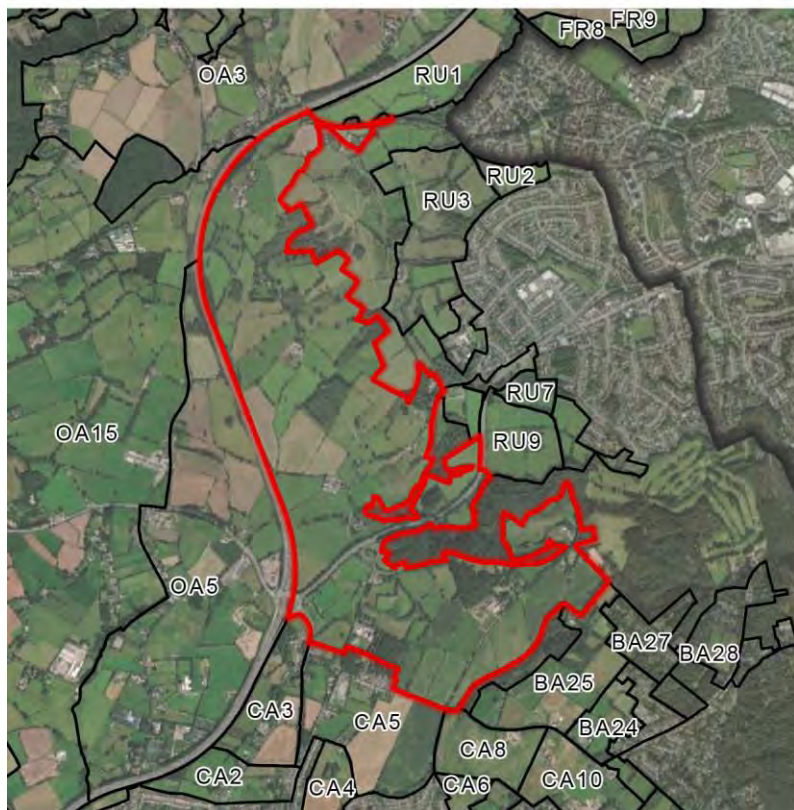
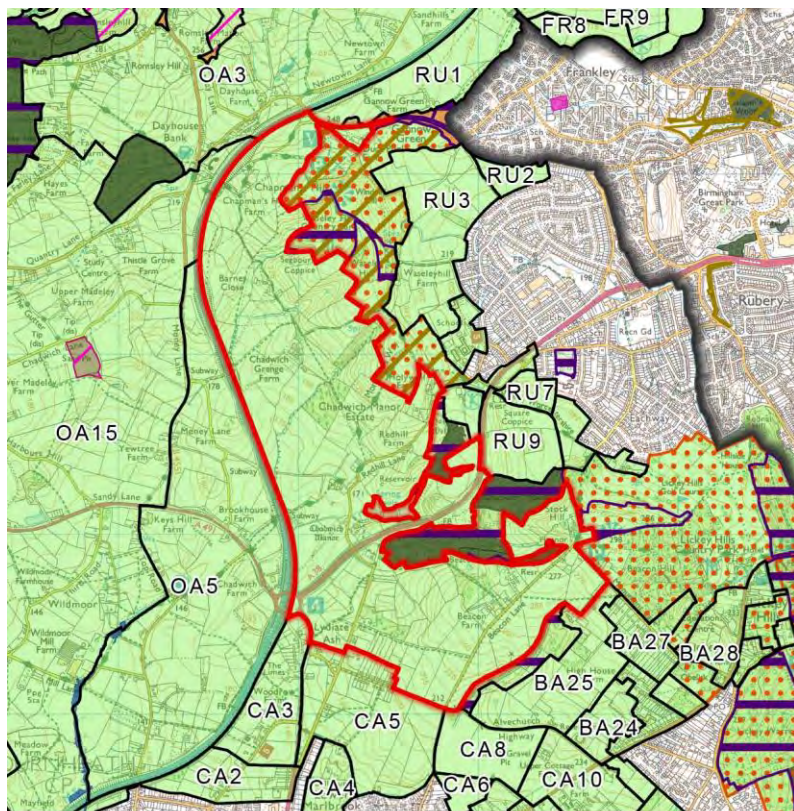
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel OA5, as an expansion of any urban area, would cause Very High harm to Green Belt Purpose 3.

Very high

Outer Areas

Harm of release of land in OA6



- Parcel OA6
- Bromsgrove District
- Green Belt
- Absolute constraints**
 - Site of Special Scientific Interest
 - Local Wildlife Site
 - Local Nature Reserve
 - Local Geological Site
 - Ancient woodland
 - Country park
 - Scheduled monument
 - Common land
 - Flood zone 3



Outer Areas

Harm of release of land in OA6

Openness

Land to the east of the M5 between Rubery, Catshill and Lickey and adjacent to Waseley Hills Country Park. There are some isolated areas of development in the parcel, but these do not have a significant impact on Green Belt openness.

Function

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

Constrained land, mostly within the Waseley Hills Country Park, forms strong separation between most of the parcel and the West Midlands conurbation, which is defined as a large, built-up area. However, the parcel is relatively close to the conurbation, so the parcel is playing a role in preventing sprawl of the conurbation (Purpose 1).

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel plays a role in preventing the merger of towns (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 the Waseley Hills and Beacon Hill, which have a combination of Country Park, Ancient Woodland, Local Nature Reserve and Local Wildlife Site designations, are constrained from development and act as a significant separating feature close to Rubery.

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 has sufficient separation from urban areas - either due to distance, the strength of separating landform or land cover or a combination of these - to have very strong distinction from them.

Impact on adjacent Green Belt land

An expansion of an existing urban area into this parcel would constitute a significant change in settlement form that would be likely to increase urbanising influence on

Outer Areas

Harm of release of land in OA6

adjacent Green Belt land.

Harm to the Green Belt purposes

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

Very high

The eastern side of the parcel is relatively close to the West Midlands conurbation, at Rubery. The parcel is open land with very strong distinction from the conurbation, and its release would constitute a significant change in settlement form that would be likely to increase urbanising influence on adjacent Green Belt land. Therefore, the release of land in the parcel as an expansion of Rubery would cause Very High harm to the purpose of checking the unrestricted sprawl of the large built-up area. As an expansion of any other settlement there would be no harm to this purpose.

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 lies in a relatively narrow gap between the neighbouring towns of Catshill / Marlbrook and Rubery. The release of land in the parcel would result in narrowing of the settlement gap. 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 be likely to 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.

Outer Areas

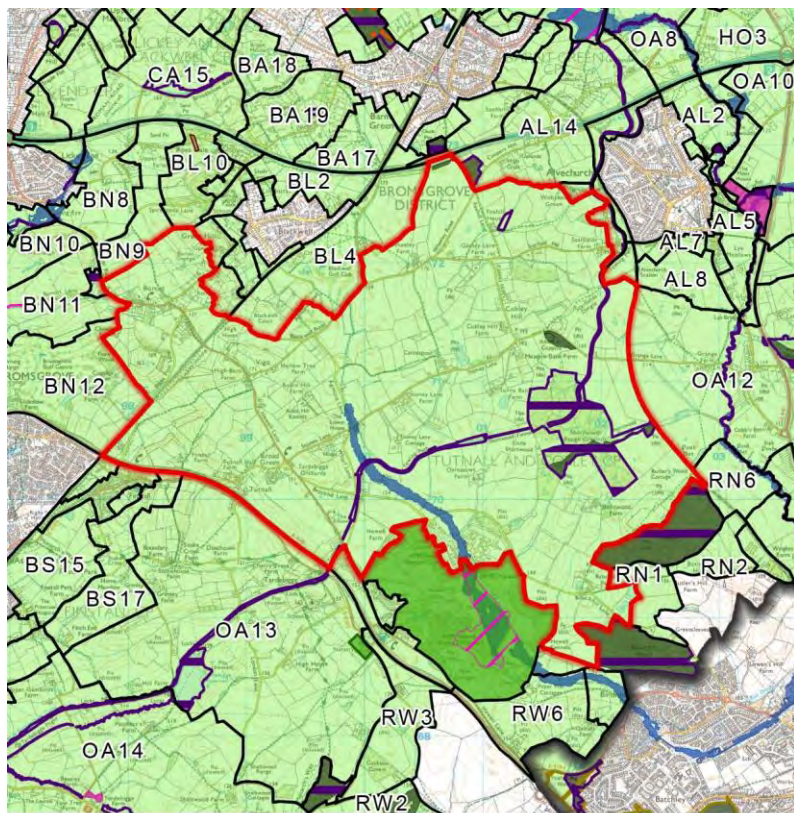
Harm of release of land in OA6

Overall harm to the Green Belt purposes from release of land

The release of land in Parcel OA6, as an expansion of any urban area, would cause Very High harm to Green Belt Purpose 3. As an expansion of the West Midlands conurbation it would also cause Very High harm to Green Belt Purpose 1.

Outer Areas

Harm of release of land in OA7



- Parcel OA7
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Local Nature Reserve
- Local Geological Site
- Ancient woodland
- Country park
- Scheduled monument
- Registered Parks and Gardens
- Flood zone 3



Outer Areas

Harm of release of land in OA7

Openness

Land forming the core area of countryside between the northwest of Redditch, northeast of Bromsgrove, Blackwell, Barnt Green and Alvechurch. The parcel includes the small hamlet of Tutnall, together with isolated dwellings and farmsteads, but these do not have a significant impact on Green Belt openness. There is a prison in the south of the parcel (HMP Hewell), which impacts openness locally.

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. Any expansion of development into this area would be associated with a smaller settlement, so Purpose 1 is not considered relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). It lies within wide gaps between Bromsgrove and Redditch, Bromsgrove and Barnt Green and Redditch and Barnt Green.

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 has sufficient separation from urban areas - either due to distance, the strength of separating landform or land cover or a combination of these - to have very strong distinction from them.

Impact on adjacent Green Belt land

An expansion of an existing urban area into this parcel would constitute a significant change in settlement form that would be likely to increase urbanising influence on adjacent Green Belt land.

Outer Areas

Harm of release of land in OA7

Harm to the Green Belt purposes

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

Low/no

Land is not close 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

The parcel is open land with very strong distinction from any urban area and it lies within wide gaps between Bromsgrove and Redditch, Bromsgrove and Barnt Green and Redditch and Barnt Green. The release of land in the parcel would cause some weakening of the perceived separation between these 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 very strong distinction from the urban area. Its release would constitute a significant change in settlement form that would be likely to 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.

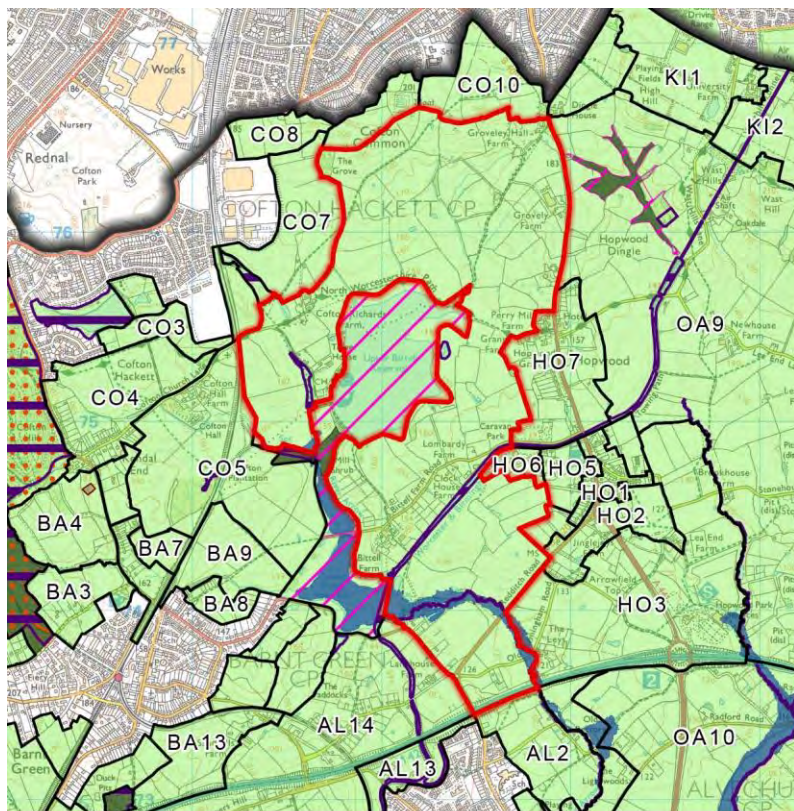
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel OA7, as an expansion of any urban area, would cause Very High harm to Green Belt Purpose 3.

Very high

Outer Areas

Harm of release of land in OA8



- Parcel OA8
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Local Geological Site
- Ancient woodland
- Country park
- Flood zone 3



Outer Areas

Harm of release of land in OA8

Openness

Land between Barnt Green, Cofton Hackett, Longbridge and Alvechurch, centred on Bittell Reservoirs (a SSSI). There are some isolated dwellings and farmsteads within 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

Part of the parcel lies close to the suburbs of Cofton Hackett and Longbridge. Cofton Hackett and Longbridge are both part of the West Midlands conurbation, which is a large built-up area. The parcel is, therefore, playing a role in preventing sprawl of the conurbation (Purpose 1).

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). The parcel lies in a relatively wide gap between Alvechurch and Longbridge, but urbanising development at Hopwood increases the fragility of the gap.

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 has sufficient separation from urban areas - either due to distance, the strength of separating landform or land cover or a combination of these - to have very strong distinction from them.

Impact on adjacent Green Belt land

An expansion of an existing urban area into this parcel would constitute a significant change in settlement form that would be likely to increase urbanising influence on adjacent Green Belt land.

Outer Areas

Harm of release of land in OA8

Harm to the Green Belt purposes

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

Very high

Land is open and some of it is close to the large built-up area, with very strong distinction from it. Its release would lose clearly defined Green Belt boundaries, weakening the distinction of adjacent Green Belt land and diminishing the extent to which remaining Green Belt land to the north could be considered beyond the large built-up area, rather than contained by it. Therefore, the release of land in the parcel as an expansion of the West Midlands conurbation would cause Very High harm to the purpose of checking the unrestricted sprawl of a large built-up area. Release of land as an expansion of any other settlement would not affect this purpose.

Purpose 2 – Preventing neighbouring towns from merging into one another

High

The parcel is open land with very strong distinction from any urban area. It lies within a relatively wide gap between Alvechurch and Longbridge, but washed-over urbanising development at Hopwood weakens separation. The release of land in the parcel would cause narrowing of the settlement between Alvechurch and Longbridge, resulting in 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 be likely to 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.

Outer Areas

Harm of release of land in OA8

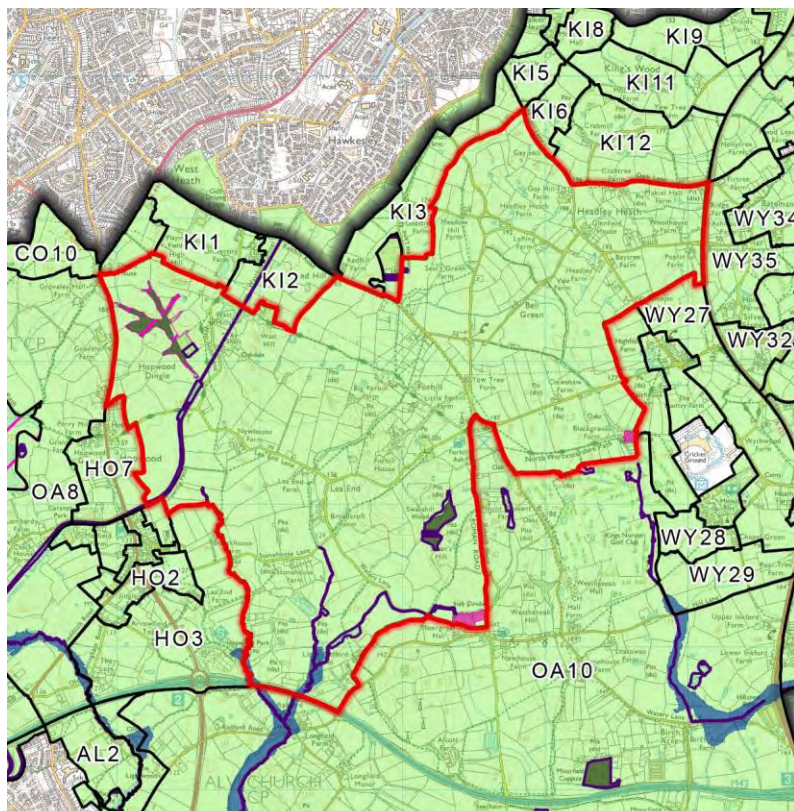
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel OA8, as an expansion of any urban area, would cause Very High harm to Green Belt Purpose 3. As an expansion of the West Midlands conurbation it would also cause Very High harm to Green Belt Purpose 1.

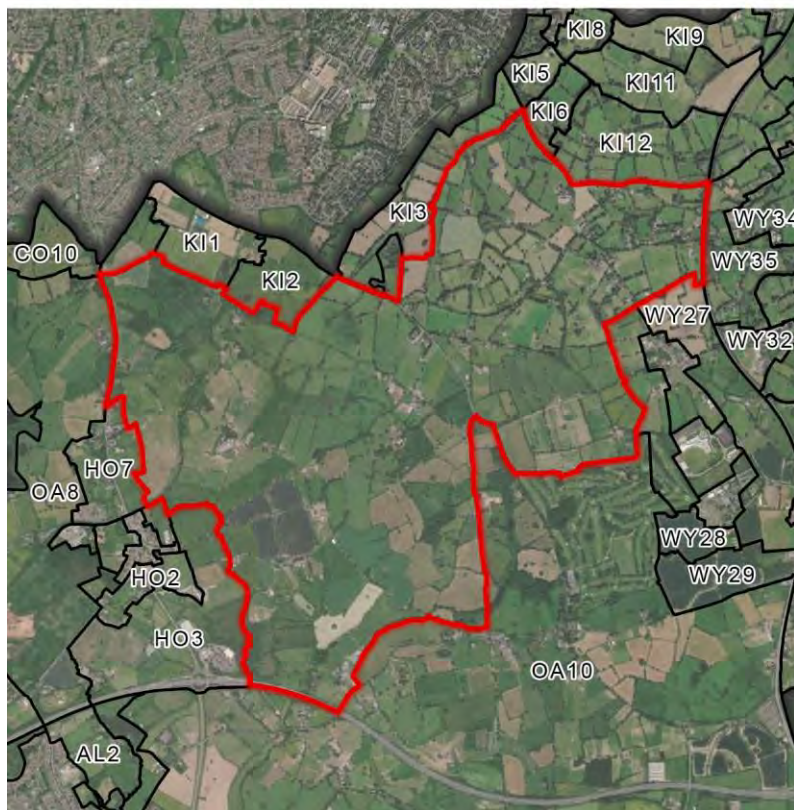
Very high

Outer Areas

Harm of release of land in OA9



- Parcel OA9
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Scheduled monument
- Flood zone 3



Outer Areas

Harm of release of land in OA9

Openness

Land forming the core area of countryside between Longbridge, Hollywood, Wythall and Alvechurch. It includes some hamlets, together with isolated dwellings and farmsteads, but no development that has a significant impact on Green Belt openness.

Function

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

Land in the north lies close to West Heath/Hawkesley/Walkers Heath in Birmingham. These suburbs are part of the West Midlands conurbation, which is a large built-up area. The parcel is therefore helping to prevent its sprawl (Purpose 1).

Purpose 2 – Prevent neighbouring towns merging into one another

The north-western part of the parcel is peripheral to a relatively wide gap between Longbridge and Alvechurch, whilst land in the east of the parcel is peripheral to a much narrower gap between suburbs of Druids Heath/Maypole (part of the West Midlands conurbation) and Hollywood. The parcel therefore plays some role in preventing neighbouring towns from merging (Purpose 2).

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 has sufficient separation from urban areas - either due to distance, the strength of separating landform or land cover or a combination of these - to have very strong distinction from them.

Impact on adjacent Green Belt land

An expansion of an existing urban area into this parcel would constitute a significant change in settlement form that would be likely to increase urbanising influence on adjacent Green Belt land.

Outer Areas

Harm of release of land in OA9

Harm to the Green Belt purposes

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

Very high

Land is open and the northern part of the parcel close to the large built-up area, with very strong distinction from it. Its release would lose clearly defined Green Belt boundaries, weakening the distinction of adjacent Green Belt land and diminishing the extent to which remaining Green Belt land to the north could be considered beyond the large built-up area, rather than contained by it. Therefore, the release of land in this part of the parcel would cause Very High harm to the purpose of checking the unrestricted sprawl of a large built-up area. Release of land as an expansion of Hopwood or Wythall Green would not affect this purpose, but Hollywood is close enough to suburbs of Birmingham for development expanding that settlement to weaken its separation from the large built-up area. This would cause High harm to Purpose 1.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate

The parcel is open land with very strong distinction from any urban area and the northeast of the parcel lies between the Birmingham suburbs of West Heath/Hawkesley/Walkers Heath (part of the West Midlands conurbation) and Hollywood. The release of land in the parcel would cause some narrowing of the gap between Birmingham and Hollywood, but the Hollywood By-pass maintains 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

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 be likely to 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

Outer Areas

Harm of release of land in OA9

safeguarding the countryside from encroachment.

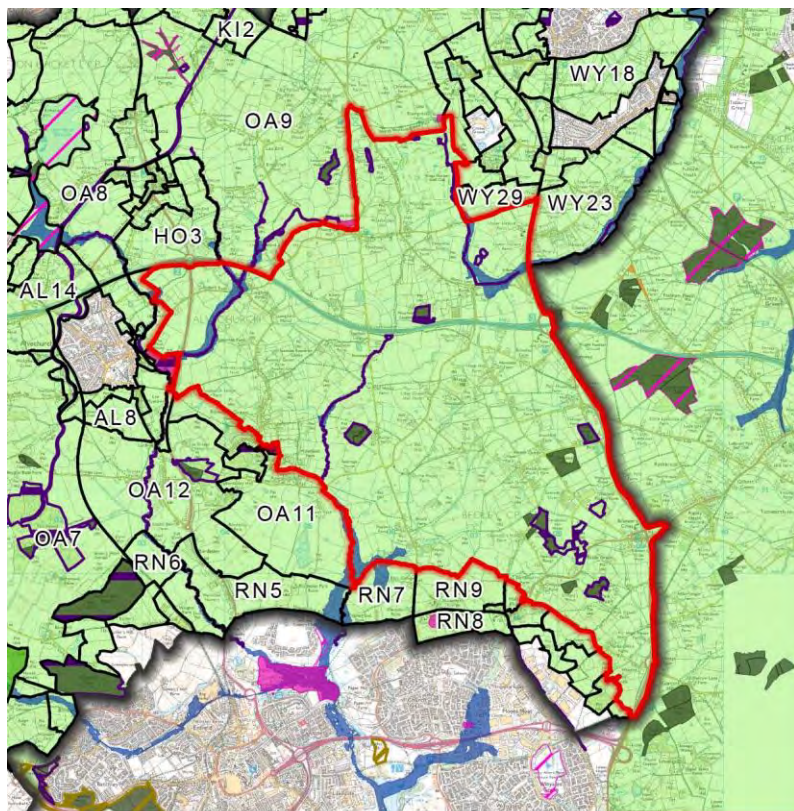
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel OA9, as an expansion of any urban area, would cause Very High harm to Green Belt Purpose 3. As an expansion of the West Midlands conurbation it would also cause Very High harm to Green Belt Purpose 1.

Very high

Outer Areas

Harm of release of land in OA10



- Parcel OA10
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Local Nature Reserve
- Ancient woodland
- Scheduled monument
- Registered Parks and Gardens
- Common land
- Flood zone 3



Outer Areas

Harm of release of land in OA10

Openness

Land forming the core area of countryside between Redditch, Alvechurch and Wythall, centred on the M42 which passes through the parcel from west to east. Part of the washed-over village of Rowney Green lies within the west of the parcel. It also includes several hamlets, together with isolated dwellings and farmsteads, 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. Any expansion of development into this area would be associated with a smaller settlement, so Purpose 1 is not considered relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel plays no significant role in preventing neighbouring towns from merging (Purpose 2). It lies in a gap between Alvechurch and Hollywood (Wythall) that is 6km wide, so the towns are too distant to be considered neighbouring.

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 has sufficient separation from urban areas - either due to distance, the strength of separating landform or land cover or a combination of these - to have very strong distinction from them.

Impact on adjacent Green Belt land

An expansion of an existing urban area into this parcel would constitute a significant change in settlement form that would be likely to increase urbanising influence on adjacent Green Belt land.

Outer Areas

Harm of release of land in OA10

Harm to the Green Belt purposes

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

Low/no

Land is not close 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 land with very strong distinction from any urban area, but is not in a location that plays any significant role in settlement gaps. 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 constitute a significant change in settlement form that would be likely to 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.

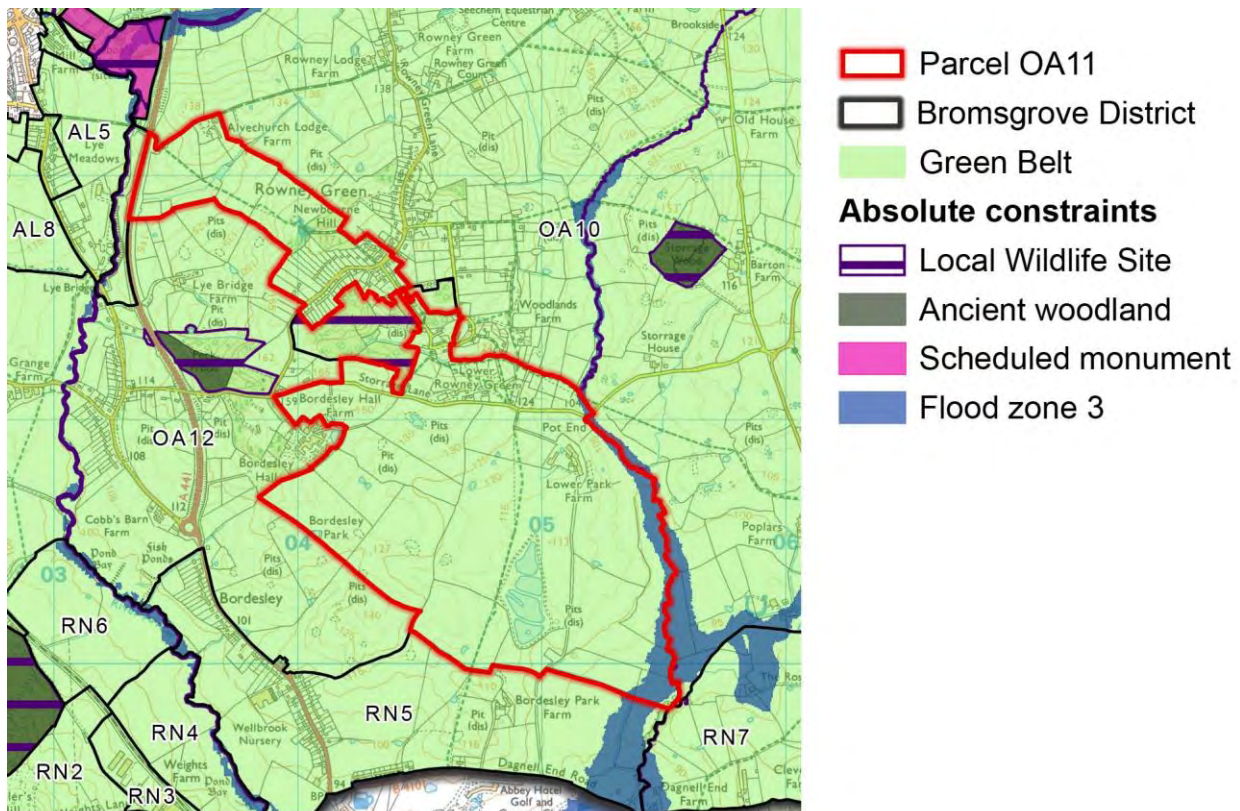
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel OA10, as an expansion of any urban area, would cause Very High harm to Green Belt Purpose 3.

Very high

Outer Areas

Harm of release of land in OA11



Outer Areas

Harm of release of land in OA11

Openness

Countryside to the southeast of Alvechurch and north of Redditch. Part of the washed over village of Rowney Green lies within the northern half of the parcel, which impacts openness locally, but there is no other 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. Any expansion of development into this area would be associated with a smaller settlement, so Purpose 1 is not considered relevant to this parcel.

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 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 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 has sufficient separation from urban areas - either due to distance, the strength of separating landform or land cover or a combination of these - to have very strong distinction from them.

Impact on adjacent Green Belt land

An expansion of an existing urban area into this parcel would constitute a significant change in settlement form that would be likely to increase urbanising influence on adjacent Green Belt land.

Outer Areas

Harm of release of land in OA11

Harm to the Green Belt purposes

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

Low/no

Land is not close 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

The parcel is open land with very strong distinction from any urban area, and the parcel is peripheral to a relatively wide gap between Redditch and Alvechurch. Release of land in the parcel 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 very strong distinction from the urban area. Its release would constitute a significant change in settlement form that would be likely to 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.

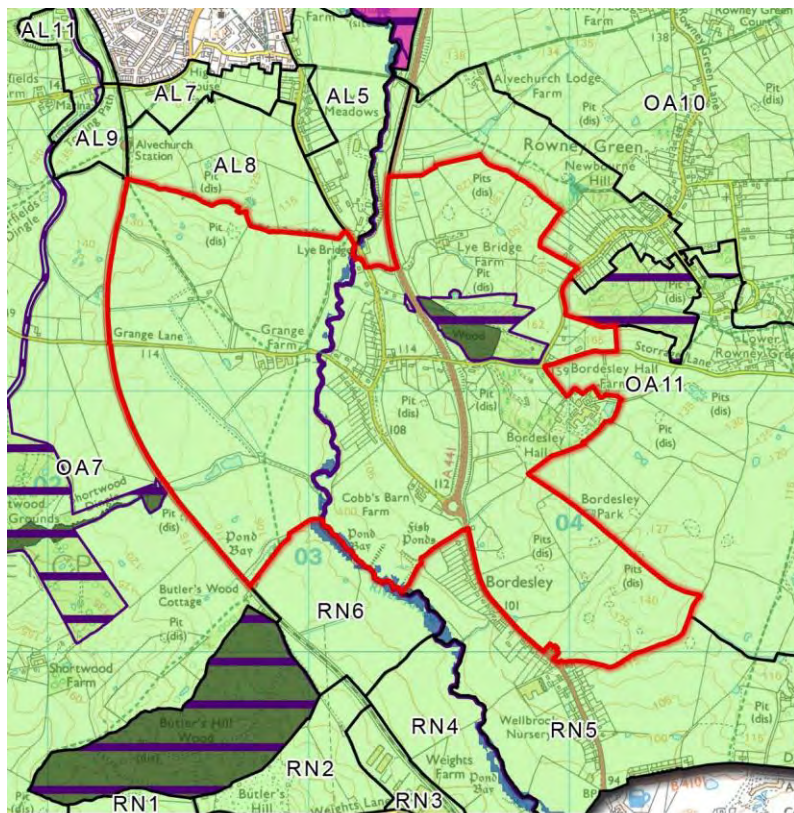
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel OA11, as an expansion of any urban area, would cause Very High harm to Green Belt Purpose 3.

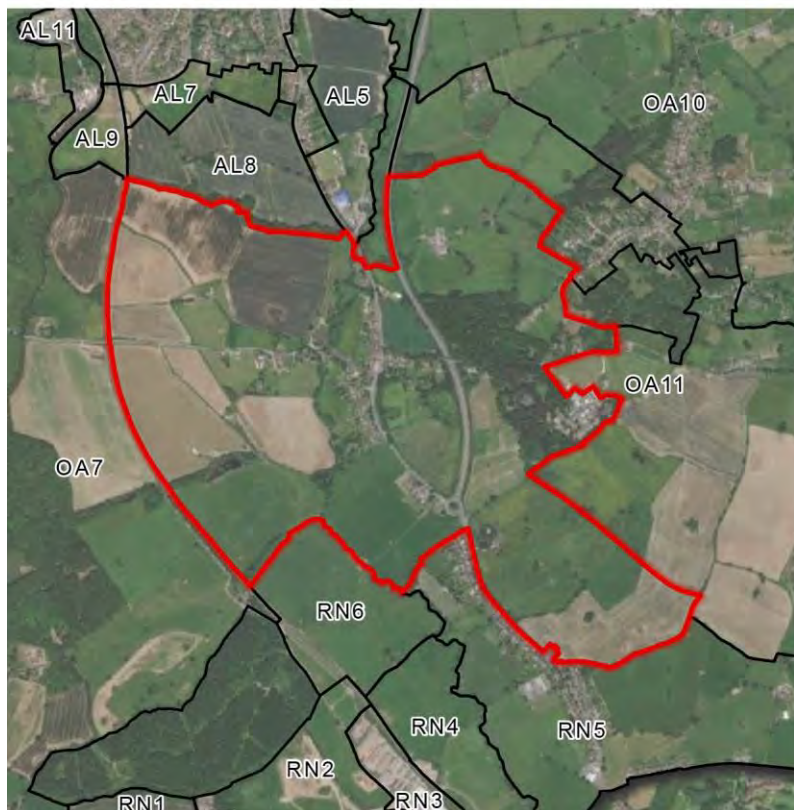
Very high

Outer Areas

Harm of release of land in OA12



- Parcel OA12
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland
- Scheduled monument
- Flood zone 3



Outer Areas

Harm of release of land in OA12

Openness

Land between Redditch and Alvechurch, with the railway line lying to the west and centred on the A441. The parcel contains residential development along Redditch Road, 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

The parcel is a significant distance from the West Midlands conurbation, which is defined as a large, built-up area. Any expansion of development into this area would be associated with a smaller settlement, so Purpose 1 is not considered relevant to this parcel.

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 has sufficient separation from urban areas - either due to distance, the strength of separating landform or land cover or a combination of these - to have very strong distinction from them.

Impact on adjacent Green Belt land

An expansion of an existing urban area into this parcel would constitute a significant change in settlement form that would be likely to increase urbanising influence on adjacent Green Belt land.

Outer Areas

Harm of release of land in OA12

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 lies within a relatively wide gap between Alvechurch and Redditch. The release and development of land within the parcel would weaken the perceived separation between 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 urban area. Its release would constitute a significant change in settlement form that would be likely to 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.

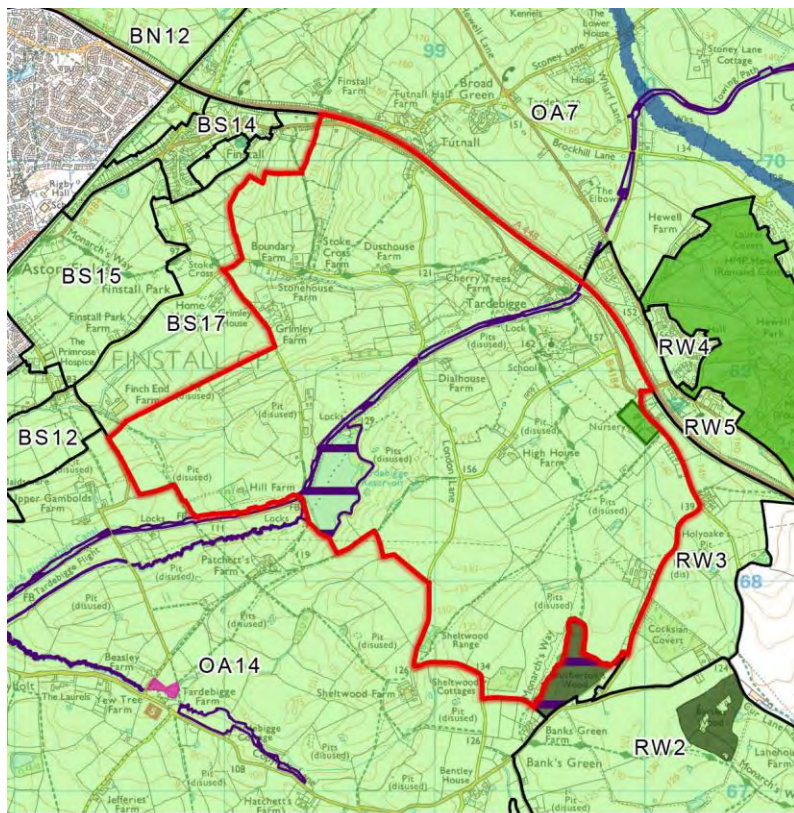
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel OA12, as an expansion of any urban area, would cause Very High harm to Green Belt Purpose 3.

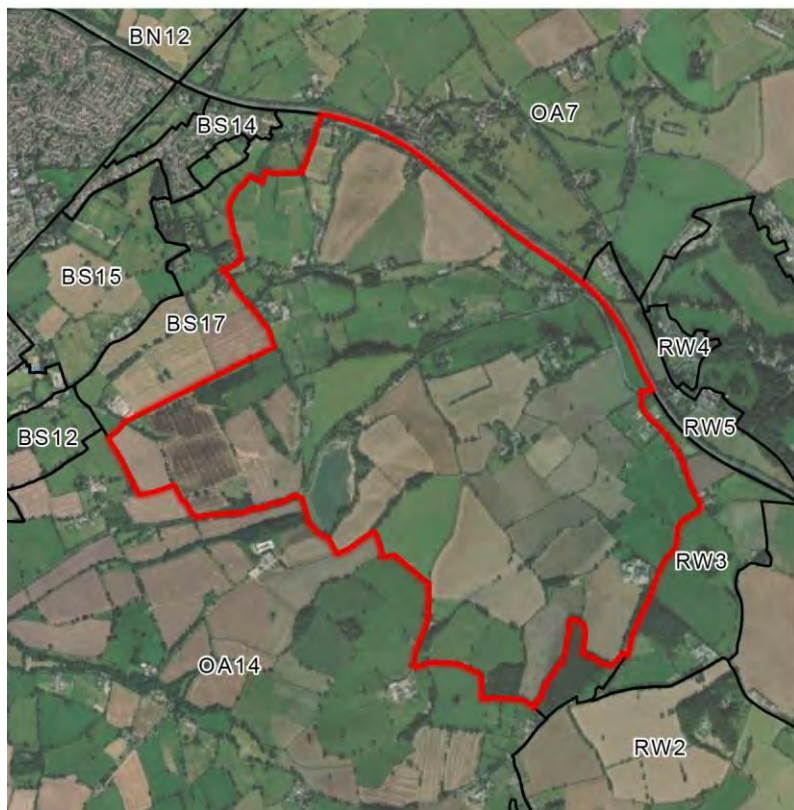
Very high

Outer Areas

Harm of release of land in OA13



- Parcel OA13
- Green Belt
- Absolute constraints**
- Local Wildlife Site
- Ancient woodland
- Scheduled monument
- Registered Parks and Gardens
- Flood zone 3



Outer Areas

Harm of release of land in OA13

Openness

Land forming the core area of countryside between Redditch and Bromsgrove, to the south of the A448. The parcel contains part of the hamlet of Tardebigge as well as some individual dwellings and agricultural buildings, 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. Any expansion of development into this area would be associated with a smaller settlement, so Purpose 1 is not considered relevant to this parcel.

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 provides a direct connecting link which reduces the perceived gap.

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 has sufficient separation from urban areas - either due to distance, the strength of separating landform or land cover or a combination of these - to have very strong distinction from them.

Impact on adjacent Green Belt land

An expansion of an existing urban area into this parcel would constitute a significant change in settlement form that would be likely to increase urbanising influence on adjacent Green Belt land.

Outer Areas

Harm of release of land in OA13

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 lies in a relatively wide gap between the neighbouring towns of Bromsgrove and Redditch. The release of land in the parcel would result in narrowing of the settlement gap between Bromsgrove and Redditch. 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. Its release would constitute a significant change in settlement form that would be likely to 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.

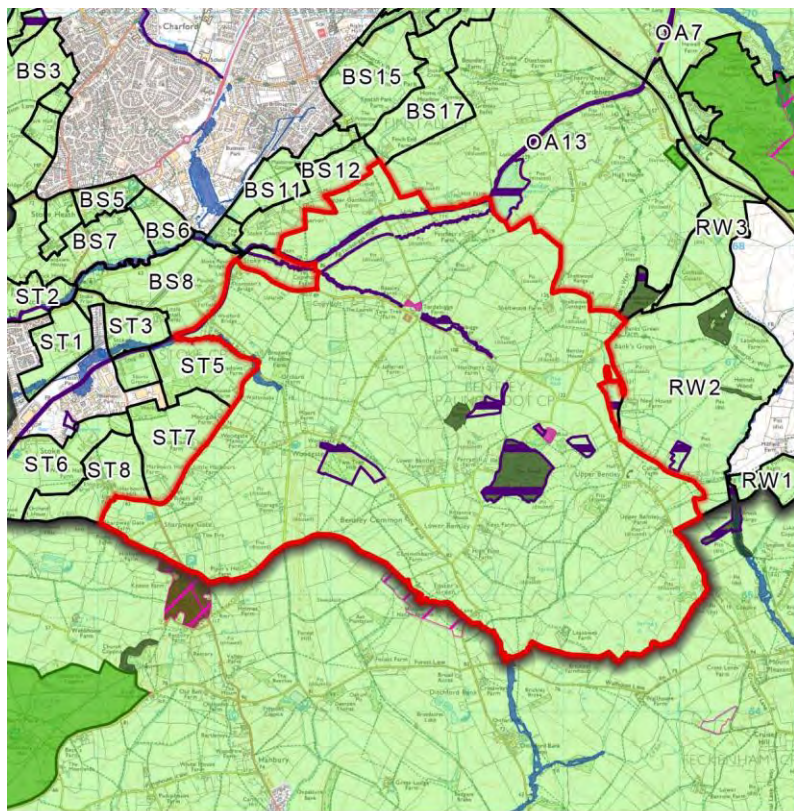
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel OA13, as an expansion of any urban area, would cause Very High harm to Green Belt Purpose 3.

Very high

Outer Areas

Harm of release of land in OA14



- Parcel OA14
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Ancient woodland
- Scheduled monument
- Registered Parks and Gardens
- Common land
- Flood zone 3



Outer Areas

Harm of release of land in OA14

Openness

Land forming the core area of countryside between the south of Bromsgrove, Stoke Prior and Redditch, centred on Two Tree Hill wood and The Thrift wood. The parcel contains the small, linear settlement of Upper Bentley and the hamlets of Woodgate and Lower Bentley, as well as individual dwellings and farmsteads, 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. Any expansion of development into this area would be associated with a smaller settlement, so Purpose 1 is not considered relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel plays some role in preventing neighbouring towns from merging (Purpose 2). The north of the parcel lies in a wide gap between Bromsgrove and Redditch, but 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 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 has sufficient separation from urban areas - either due to distance, the strength of separating landform or land cover or a combination of these - to have very strong distinction from them.

Impact on adjacent Green Belt land

An expansion of an existing urban area into this parcel would constitute a significant change in settlement form that would be likely to increase urbanising influence on adjacent Green Belt land.

Outer Areas

Harm of release of land in OA14

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

The parcel is open land with very strong distinction from any urban area and the north of the parcel lies in a wide gap between Bromsgrove and Redditch. The release of land in the parcel would result in narrowing of the settlement gap between Bromsgrove and Redditch. 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 very strong distinction from the urban area. Its release would constitute a significant change in settlement form that would be likely to 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.

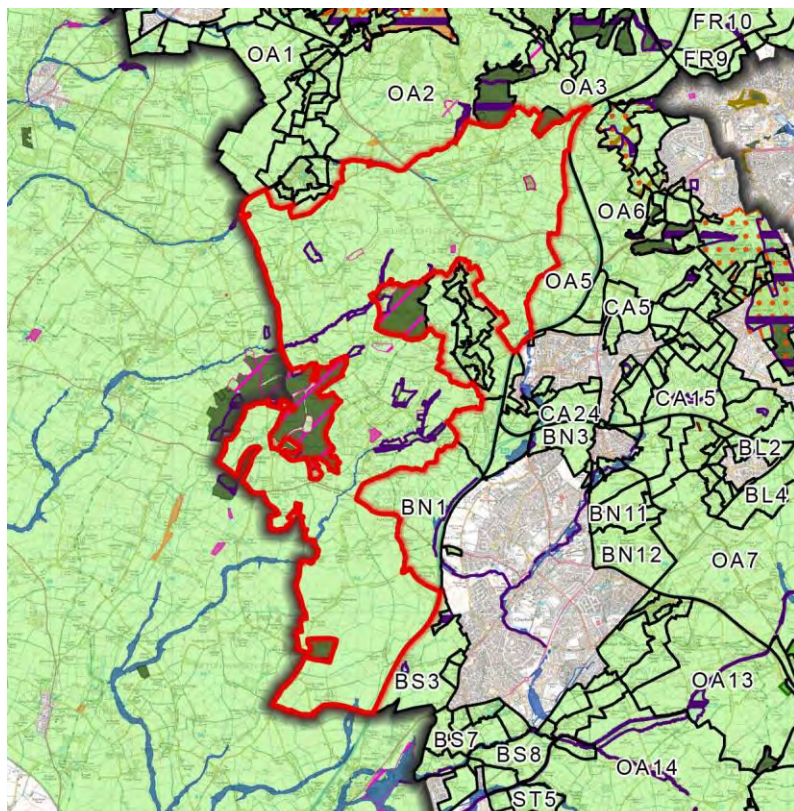
Overall harm to the Green Belt purposes from release of land

The release of land in Parcel OA14, as an expansion of any urban area, would cause Very High harm to Green Belt Purpose 3.

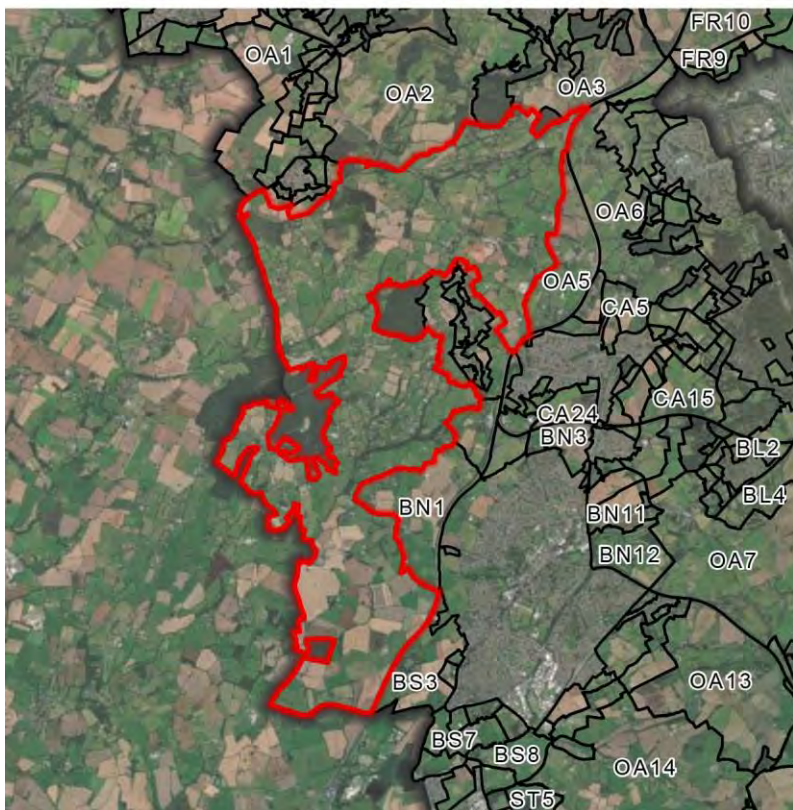
Very high

Outer Areas

Harm of release of land in OA15



- Parcel OA15
- Bromsgrove District
- Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
- Local Wildlife Site
- Local Nature Reserve
- Local Geological Site
- Ancient woodland
- Country park
- Scheduled monument
- Registered Parks and Gardens
- Common land
- Flood zone 3



Outer Areas

Harm of release of land in OA15

Openness

Land forming the core area of countryside between Bromsgrove, Catshill, Belbroughton, Rubery and the western edge of the district. The parcel contains the dispersed village of Dodford and several small hamlets, such as Bell Heath and Broom Hill, 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. Any expansion of development into this area would be associated with a smaller settlement, so Purpose 1 is not considered relevant to this parcel.

Purpose 2 – Prevent neighbouring towns merging into one another

The parcel plays no significant role in preventing neighbouring towns from merging (Purpose 2). Rubery and Hagley and Bromsgrove and Hagley are too far apart for intervening land to be considered to play a role in maintaining their separation.

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 has sufficient separation from urban areas - either due to distance, the strength of separating landform or land cover or a combination of these - to have very strong distinction from them.

Impact on adjacent Green Belt land

An expansion of an existing urban area into this parcel would constitute a significant change in settlement form that would be likely to increase urbanising influence on adjacent Green Belt land.

Outer Areas

Harm of release of land in OA15

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 land with very strong distinction from any urban area, but is not in a location that plays a key role in any settlement gaps. 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

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 be likely to 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