

Bromsgrove District Green Belt Purposes Part One Assessment

Strategic Assessment of the Green Belt Purposes

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1. Introduction

- 1.1 Bromsgrove District Council has committed to undertake a review of its Green Belt. The role of the review is to consider the existing Green Belt against the purposes of the Green Belt, which are set out in the National Planning Policy Framework (NPPF) (2019) paragraph 134.
- 1.2 The intention and output of the Bromsgrove Green Belt Assessment (Part One and Two combined) is to consider how the land that makes up the Bromsgrove Green Belt is currently fulfilling its purpose as Green Belt and to assess potential development sites against the purposes of the Green Belt.
- 1.3 The Green Belt Assessment is one of the key pieces of evidence that will inform the evidence base needed to support the emerging District Plan. The adopted Bromsgrove District Plan (BDP) sets out that the emerging plan will need to find land to accommodate 2,300 dwellings which were unable to be allocated when it was adopted in 2017. Policy BDP3 Future Housing and Employment Growth states that a Green Belt Review is necessary to ensure that 2,300 dwellings are allocated, it is acknowledged within the adopted plan that these homes could not be delivered without altering Green Belt boundaries (paragraph 8.18). Since its adoption, the review of the Plan has expanded to seek to achieve more than the delivery of unallocated housing. It will also seek to deliver on the wider aspirations of the District with regard to other areas such as employment and transport. The emerging Plan as a whole will be based on a range of evidence to ensure it is fit for purpose. The Green Belt Assessment will be one of the evidence base documents guiding the principles of the Plan.
- 1.4 The Green Belt Assessment will also assist in potentially determining areas of safeguarded land for the long term. The intention of this being to meet the future development needs of Bromsgrove District and adjacent authorities (based on the latest evidence) and also to find land to help deliver the objectively assessed housing requirements of the West Midlands Conurbation.

2. The role of the 'Strategic Assessment of the Green Belt Purposes' (Part One)

- 2.1 The Green Belt Purposes Assessment Methodology Document (Aug 2019) provides background information and further detail on how this assessment has been conducted. The Methodology document was consulted upon in September 2018, in parallel with the Issues and Options consultation. Following its consultation the Methodology has been updated to reflect changes based on comments received. For clarity it is important to set out that the Part One Assessment (this document) has assessed the entire Bromsgrove Green Belt against the purposes of the Green Belt (as set out in the NPPF). It is the Part Two Assessment which will consider specific sites against the Green Belt Purposes. Once Part Two is published these two documents combined will form the Bromsgrove Green Belt Review and should be read together.
- 2.2 The Methodology (as referred to above) was informed by a range of evidence and guidance and has been adapted to reflect the distinctiveness of Bromsgrove District. For example one of the

key areas where the methodology has been adapted is the use of solely the first three purposes of the Green Belt as set out in the NPPF (paragraph 134). Although there are five purposes outlined in the NPPF, only purposes 1 to 3 have been considered when assessing the land parcels.

- 2.3 With regard to Purpose 4 'To preserve the setting and special character of historic towns', it is acknowledged there are many Conservation Areas within the Bromsgrove Green Belt and also in neighbouring districts adjacent to the Bromsgrove Green Belt, however these are not classed as historic towns and therefore the only area within Bromsgrove this criterion would relate to is the historic core of Bromsgrove town, located in the Town Centre. There is a considerable amount of development located between the historic core of the Conservation Area and the Green Belt. Therefore it is considered that in reality this purpose would have very little relevance when assessing the vast majority of land parcels and will not be considered when assessing the Bromsgrove Green Belt. For clarity the historic environment is an important consideration with regard to potential development sites and will feature during the site selection process.
- 2.4 With regard to Purpose 5 'To assist in urban regeneration by encouraging the recycling of derelict and other urban land', it is considered that every land parcel would perform the same when measured against it and therefore, whilst the Council acknowledges the value of the fifth purpose when considering the Green Belt across the country, the Bromsgrove Green Belt will not be assessed against Purpose 5 in this Assessment. Further reasoning behind omitting Purpose 5 from the assessment is set out in Appendix 1.
- 2.5 The Part One Assessment identifies which parcels of land perform the strongest and weakest against the three remaining Green Belt purposes. This document does not recommend any land being removed from the Green Belt, nor does it amend the Green Belt boundary in any way.
- 2.6 The outputs of this Part One Assessment are: Individual assessment proformas for each land parcel containing a detailed commentary on how each land parcel performs against each of the purposes with a rating afforded to it, tabulated results showing Strength of Contribution by each Purpose for all land parcels and maps of the District showing Strength of Contribution by Purpose.

3. Defining the study area and land parcels (Step 1)

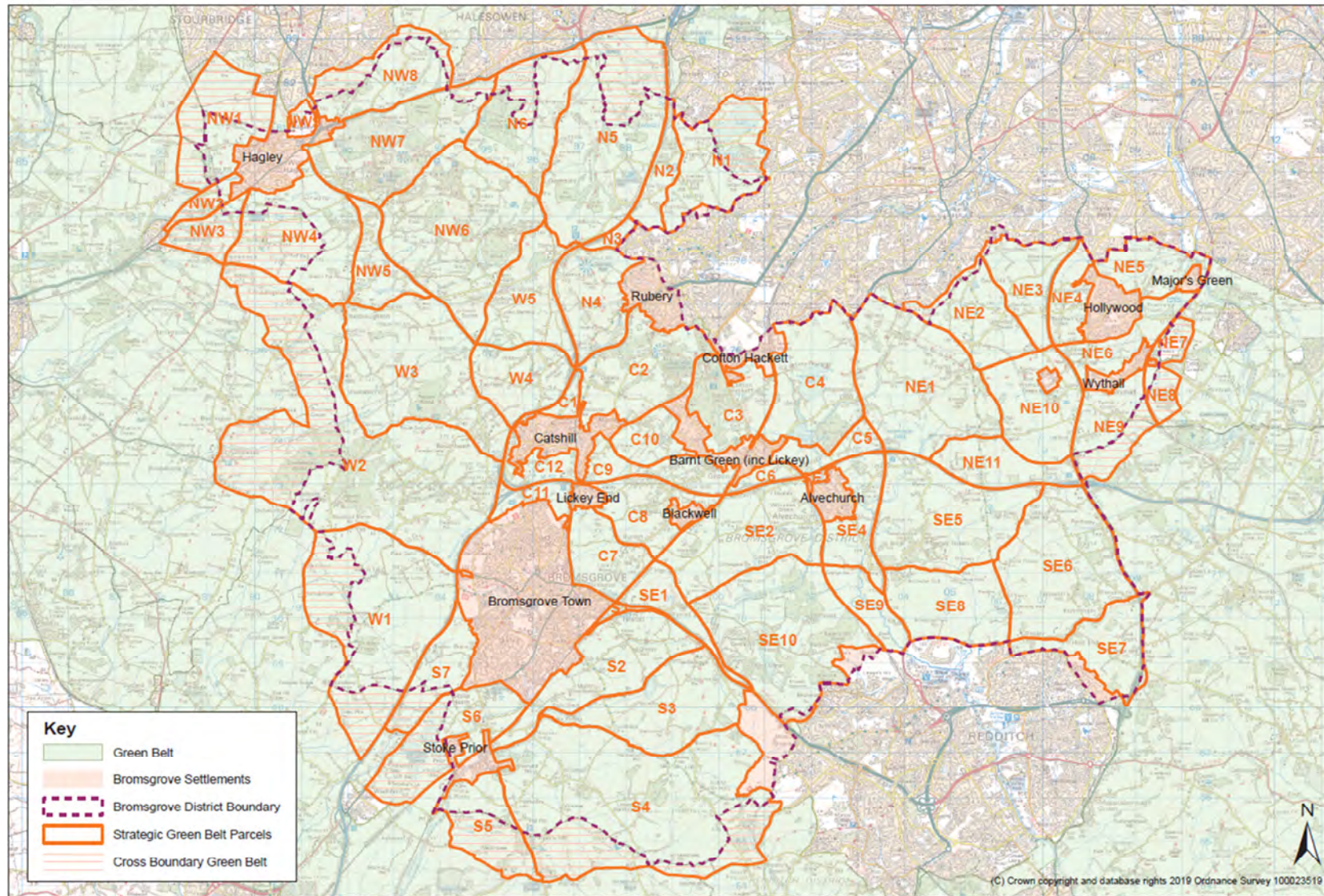
- 3.1 The District's Green Belt has been split into 60 land parcels, which can be seen at Map 1. These land parcels have been defined using Ordnance Survey maps and aerial photography and use clear physical features such as motorways, A roads, B roads, some minor roads, railways and canals. The land parcels vary in size dependent on the existence of these permanent physical features. Based on the presence of these permanent features there are instances where the land parcel boundaries extend beyond the District boundary, as it is felt using a land parcel with strong defined boundaries is more robust with regard to the Green Belt, irrespective of administrative boundaries. The District has been divided into land parcels in order to establish the character of these areas and how they perform against the defined Green Belt purposes. The

Council recognises that some of the identified land parcels are larger than others and due to this it is accepted that the character within a land parcel will be varied.

- 3.2 These land parcels have then been used to help describe the character of the Green Belt and to assess their contribution to the function of the Green Belt. The land parcels do not represent development boundaries and bear no relationship to sites where there is known development interest. Map 1 shows the extent of the land parcels and includes the Green Belt which extends wider than Bromsgrove.

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Map 1: Strategic Green Belt Parcels

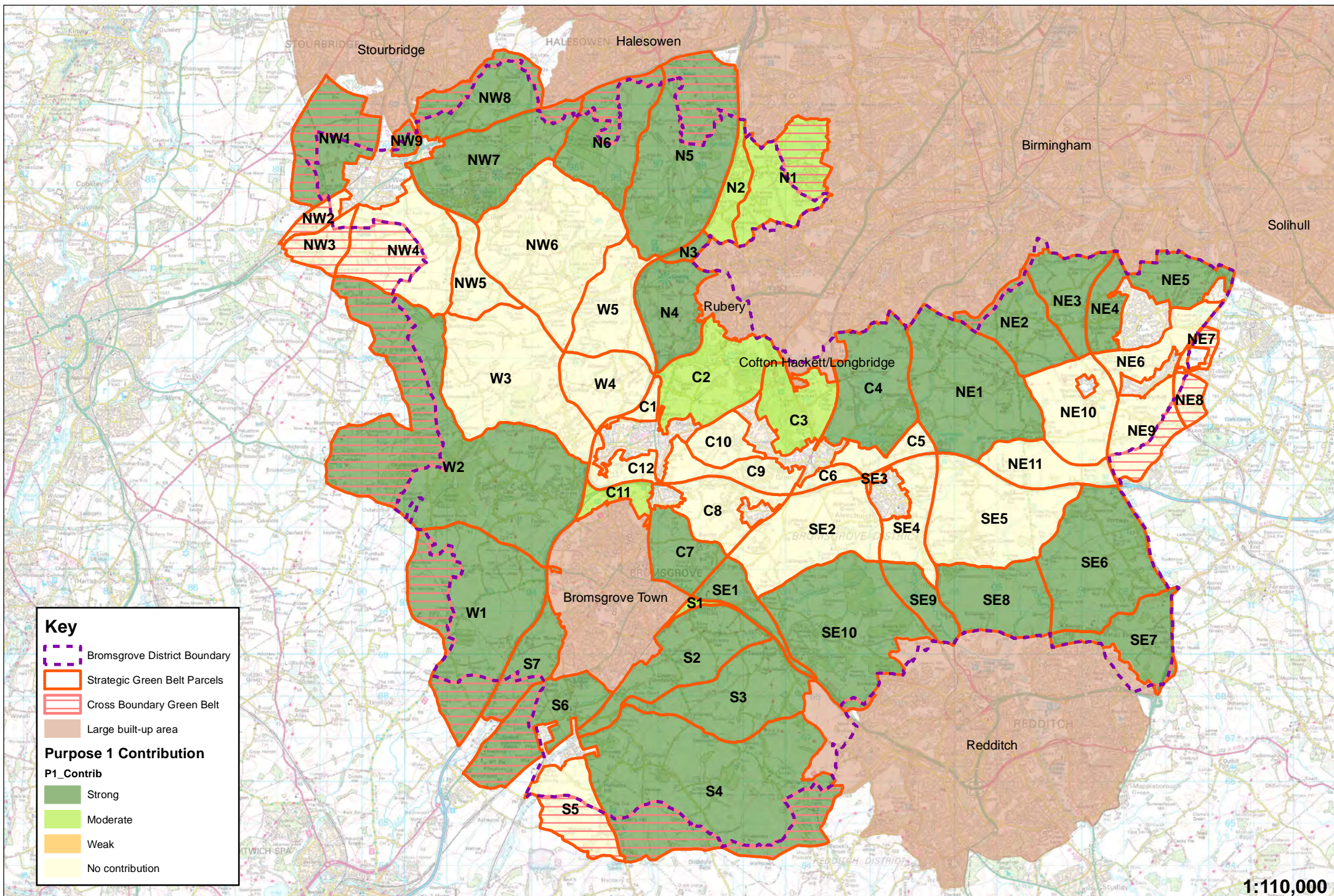


4. Assessments against Green Belt Purposes Results (Step 2)

- 4.1 The Assessments have been undertaken by Planning Officers using a combination of:
- Desk-top research and analysis - using aerial photography, Street View© images, Ordnance Survey mapping and topography data, and
 - Site Visits - to explore the nature of the land parcel, the strength of boundaries and its relationship with settlements. These have involved a minimum of two Planning Officers per land parcel, with multiple points visited around each land parcel. Site visits were undertaken between June and July 2019.
- 4.2 Notes about the key features and land use of the land parcel have been recorded and a commentary against how the land parcel performs against each Green Belt has been provided. In order to complete this Assessment two guidance tools have been used: 'Green Belt Purposes – Explanation' provided at Appendix 1 and 'Green Belt Purposes – Assessment Criteria' provided at Appendix 2.
- 4.3 For each Green Belt Purpose a level of strength has been afforded ranging from Weak – Moderate – Strong. No overall conclusion has been drawn on the strength of each land parcel as a whole, rather, the commentary for each purposes and strength of contribution has formed the core of the analysis. Completed proformas can be seen at Appendix 3.
- 4.4 The following table provides a summary of the results of the proformas included at Appendix 3. Individual maps follow the summary table which show the results by each Green Belt purpose.
- 4.5 The Green Belt extent has not been included on the Green Belt purposes maps to ensure the maps are as clear as possible with regard to the assessment results.

Table 1: Summary Table showing the Strength of Contribution of each Land Parcel for each Green Belt Purpose

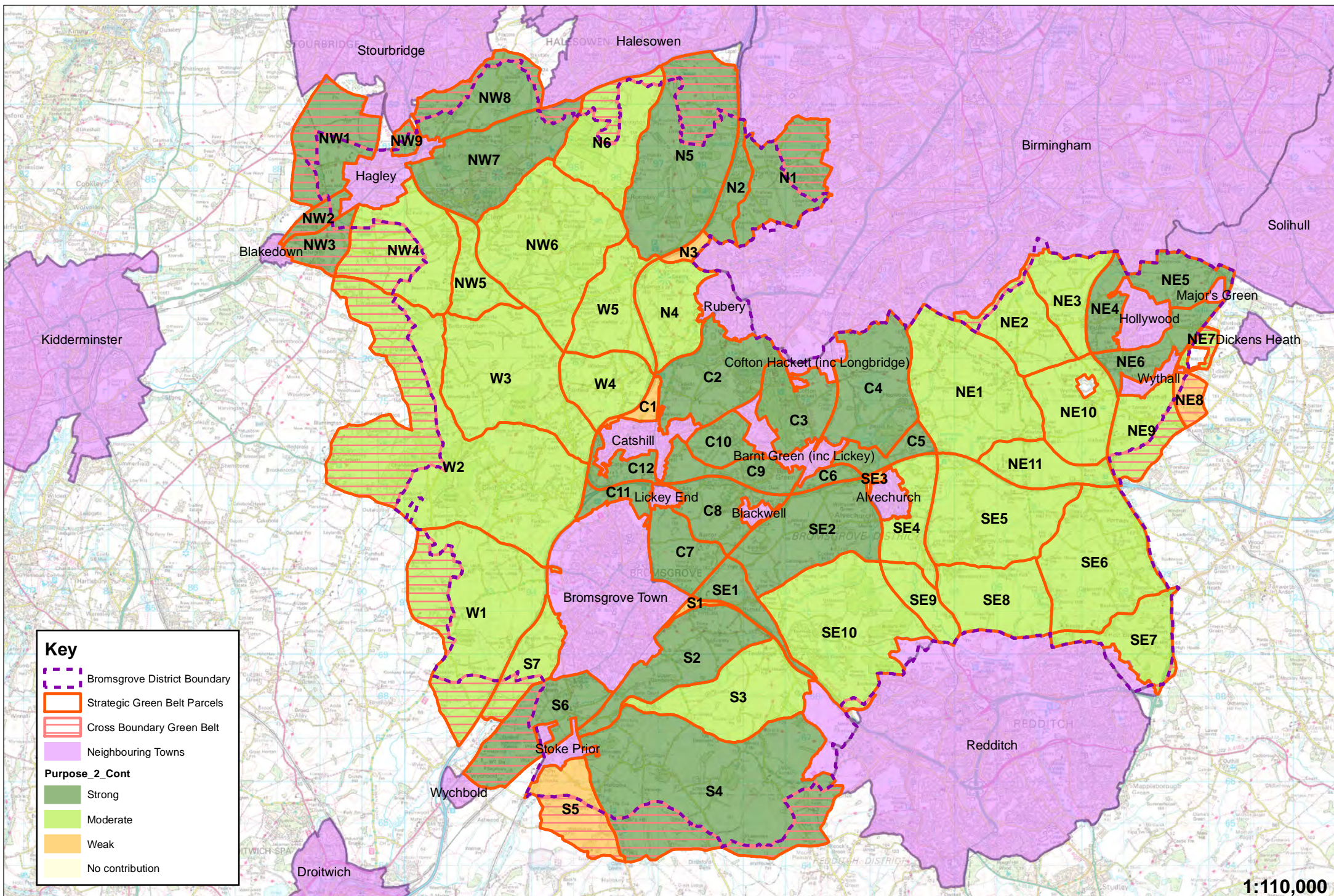
BDC Parcel	Plan	BDC Parish	Other LA area	Purpose 1	Purpose 2	Purpose 3
C1	North of Catshill, East of M5	Catshill, North Marlbrook	NA	No contribution	Weak	Weak
C2	South of A38, Lydiat Ash	Lickey & Blackwell, Catshill & N Marlbrook	NA	Moderate	Strong	Moderate
C3	Lickey Hills and Cofton Hackett	Cofton Hackett	NA	Moderate	Strong	Moderate
C4	Bittell Reservoirs, South of Longbridge	Cofton Hackett, Barn Green, Alvechurch	NA	Strong	Strong	Strong
C5	East of Barn Green, North of M42	Barn Green, Alvechurch	NA	No contribution	Strong	Strong
C6	South of Barn Green, North of M42	Barn Green	NA	No contribution	Strong	Strong
C7	East of Bromsgrove, North of A448	NA	NA	Strong	Strong	Strong
C8	South of M42, btwn Lickey End and Blackwell	Lickey and Blackwell	NA	No contribution	Strong	Moderate
C9	North of M42, SW of Barn Green	Lickey and Blackwell	NA	No contribution	Strong	Moderate
C10	West of Barn Green, East of Marlbrook	Lickey and Blackwell	NA	No contribution	Strong	Strong
C11	North of Bromsgrove, South of M42	NA	NA	Moderate	Strong	Moderate
C12	South of Catshill, North of M42	Catshill, North Marlbrook	NA	No contribution	Strong	Moderate
N1	Frankley	Frankley	Birmingham	Moderate	Strong	Strong
N2	East of M5, Frankley	Frankley	NA	Moderate	Strong	Strong
N3	East of M5, North of Gannow Green Lane	Romsley	NA	Strong	Weak	Moderate
N4	Waseley Hills	Romsley, Belbroughton	NA	Strong	Moderate	Strong
N5	West of the M5, East of B4551 at Romsley	Romsley, Hunnington, Frankley	Dudley	Strong	Strong	Strong
N6	Romsley village and Hunnington	Romsley, Hunnington	Dudley	Strong	Moderate	Moderate
NE1	East of A441, North of M42 inc Weatheroak Hill	Alvechurch	NA	Strong	Moderate	Strong
NE2	South of Hawkesley, Headley Heath	Wythall	Birmingham	Strong	Moderate	Strong
NE3	South of Walker's Heath, West of A435	Wythall	Birmingham	Strong	Moderate	Strong
NE4	West of Hollywood, East of A435	Wythall	NA	Strong	Strong	Moderate
NE5	North East of Hollywood	Wythall	NA	Strong	Strong	Moderate
NE6	South of Hollywood, north of Wythall	Wythall	NA	No contribution	Strong	Moderate
NE7	North of Wythall, East of railway	Wythall	Solihull	No contribution	Moderate	Weak
NE8	South of Wythall, East of railway	Wythall	Solihull	No contribution	Weak	Strong
NE9	South of Wythall, East of A435	Wythall	Solihull	No contribution	Moderate	Strong
NE10	Wythall Green, West of A435	Wythall	NA	No contribution	Moderate	Strong
NE11	South of Weatheroak Hill, north of M42	Alvechurch, Beoley	NA	No contribution	Moderate	Moderate
NW1	West of Hagley	Hagley	Dudley, Wyre Forest, South Staffordshire	Strong	Strong	Strong
NW2	South West of Hagley	Hagley	Wyre Forest	No contribution	Strong	Strong
NW3	SSW of Hagley	Hagley	Wyre Forest	No Contribution	Strong	Strong
NW4	South of Hagley, inc Holy Cross and Belbroughton	Hagley, Clent, Belbroughton	Wyre Forest	No contribution	Moderate	Moderate
NW5	West of A491 inc Holy Cross and Belbroughton	Clent, Belbroughton	NA	No contribution	Moderate	Moderate
NW6	Clent Hills and south east of Clent	Clent, Romsley, Belbroughton	NA	No contribution	Moderate	Strong
NW7	Lower Clent and Adam's Hill	Clent, Hagley	Dudley	Strong	Strong	Strong
NW8	North of A456, South of Dudley	Hagley	Dudley	Strong	Strong	Strong
NW9	North of Hagley	Hagley	Dudley	Strong	Strong	Strong
S1	Finstall and North of B4184	Finstall, Tutnall & Cobley	NA	Moderate	Weak	Weak
S2	SE of Bromsgrove, North of canal	Stoke, Finstall, Tutnall & Cobley	NA	Strong	Strong	Strong
S3	SE of Stoke Prior, Lower Bentley	Stoke, Finstall, Bentley & Pouncefoot, Tutnall & Cobley	NA	Strong	Moderate	Strong
S4	SE of Stoke Prior, Lower Bentley	Stoke, Bentley & Pouncefoot	Redditch, Wychavon	Strong	Strong	Strong
S5	South of Stoke Prior	Stoke	Wychavon	No contribution	Weak	Moderate
S6	South of Bromsgrove, East of Stoke Prior	Stoke	Wychavon	Strong	Strong	Moderate
S7	SW of Bromsgrove, East of M5	Dodford with Grafton, Stoke	Wychavon	Strong	Moderate	Moderate
SE1	Tutnall	Tutnall & Cobley, Bentley Pouncefoot	NA	Strong	Strong	Strong
SE2	East of Blackwell, West of Alvechurch	Tutnall & Cobley, Alvechurch	NA	No contribution	Strong	Strong
SE3	North of Alvechurch, South of M42	Alvechurch	NA	No contribution	Weak	Weak
SE4	South and East of Alvechurch	Tutnall & Cobley, Alvechurch	NA	No contribution	Moderate	Moderate
SE5	Rovney Green	Alvechurch, Beoley	NA	No contribution	Moderate	Moderate
SE6	Portway and Beoley	Beoley	NA	Strong	Moderate	Strong
SE7	Beoley and North of Redditch	Beoley	Stratford - Upon - Avon	Strong	Moderate	Strong
SE8	East of Bordesley, North of Redditch	Alvechurch, Beoley	NA	Strong	Moderate	Strong
SE9	Bordesley, South of Alvechurch, West of A441	Tutnall & Cobley, Alvechurch	NA	Strong	Moderate	Moderate
SE10	Hewell Grange and Brockhill	Tutnall & Cobley	Redditch	Strong	Moderate	Strong
W1	South of A448 (South of Dodford)	Dodford with Grafton	Wychavon	Strong	Moderate	Strong
W2	Dodford	Dodford with Grafton, Belbroughton, Bournheath	Wyre Forest	Strong	Moderate	Moderate
W3	South of Belbroughton and Fairfield	Belbroughton, Bournheath	NA	No contribution	Moderate	Strong
W4	Wildmoor and Fairfield	Belbroughton, Bournheath	NA	No contribution	Moderate	Moderate
W5	Madeley Heath and Dayhouse Bank	Romsley, Belbroughton	NA	No contribution	Moderate	Strong



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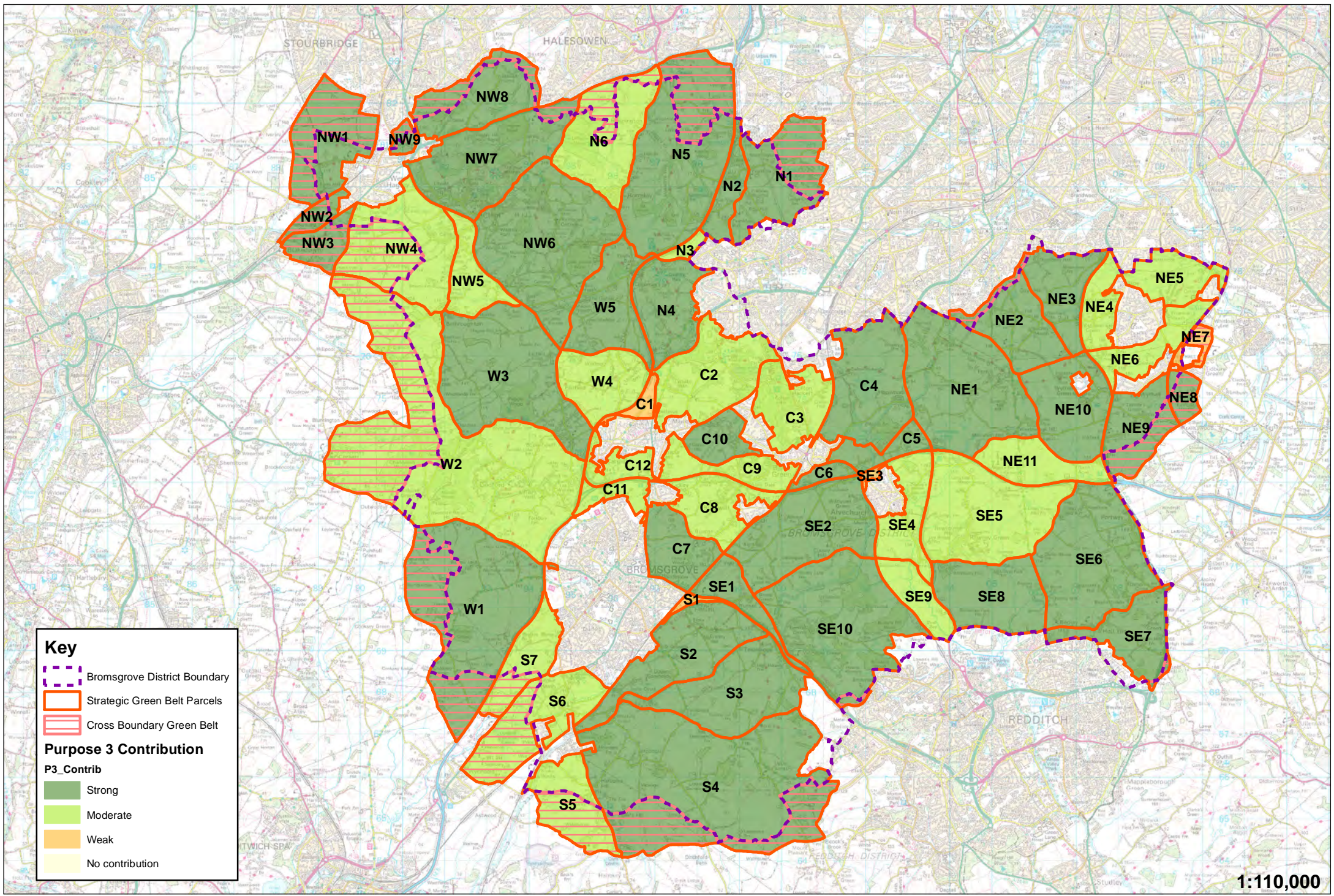
Map 2. Purpose 1: To check the unrestricted sprawl of large built-up areas

(C) Crown copyright and database rights 2019 Ordnance Survey 10023519



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Map 3. Purpose 2: To prevent neighbouring towns from merging into one another (C) Crown copyright and database rights 2019 Ordnance Survey 10023519



Map 4. Purpose 3: To assist in safeguarding the countryside from encroachment (C) Crown copyright and database rights 2019 Ordnance Survey 10023519

5. Final evaluation and 'sense check' (Step 3)

5.1 Following the completion of the individual proformas and mapping of the results, Officers conducted a series of scrutiny meetings to discuss the findings and ensure a robust and consistent approach was taken to the parcel assessments. These scrutiny meetings also gave Officers the opportunity to discuss anomalous results and provided the opportunity to take an overview of the results comprehensively.

6. Conclusions and next steps

6.1 Table 1 shows a summary identifying the Strength of Contribution for each Green Belt Purpose for each Land Parcel. The table demonstrates that it is impossible to draw an overall conclusion for each land parcel as in many instances they perform differently for each purpose. It also demonstrates that no overall conclusion can be drawn for the Bromsgrove Green Belt, but its varied function will inform further assessments, including the more detailed Part 2 assessments. This assessment has provided a starting point for these Part 2 assessments to occur. The intention of this Part 1 assessment is to consider the Green Belt parcels against the purposes of the Green Belt as set out in national guidance, the results of which are provided in the included maps and the following proformas.

6.2 The Part One Assessment identifies which parcels of land perform the strongest and weakest against the three remaining Green Belt purposes. This document does not recommend any land being removed from the Green Belt, nor does it amend the Green Belt boundary in any way.

6.3 The results of this assessment are not fixed indefinitely but provide a view at this point in time regarding the function of the Green Belt in summer 2019. The strength of Contribution of each parcel may be reassessed should compelling evidence come to light suggesting that the assessment results be re-examined.

Appendix 1 - Green Belt Purposes – Explanation : Extract from BDC Green Belt Purposes Assessment Methodology (August 2019)

	NPPF Green Belt Purposes	Dictionary Definition of Terms / Further detail / Bromsgrove District Council Interpretation and application	
1	To check the unrestricted sprawl of large built-up areas	Definition	<p>Sprawl – spread out over a large area in an untidy or irregular way. (Oxford Dictionary Online)</p> <p>Large built-up areas - Built-up areas are defined as land which is ‘irreversibly urban in character’, meaning that they are characteristic of a village, town or city. (ONS, 2011 Census). Large built-up areas are therefore taken to be towns and cities or any area with significant urbanisation.</p>
		Further detail	Evidence of sprawl could include ribbon development along main roads leading out of towns or villages or the existence of urban features. The continuation of unrestricted urban sprawl can be prevented by the containment properties of strong defensible boundaries. Development is not considered to be sprawl if it is planned and considered acceptable. Further information on what is considered to be a defensible boundary can be found at paragraph 6.5.
		BDC interpretation and application	<p>For the purpose of this Assessment, large built-up areas are defined as those nearby towns and areas which are part of the Birmingham conurbation, plus any other nearby freestanding settlements. For clarity when referring to a ‘Large built up area’ this only relates to the physical built up, urbanised area. For example Cofton Hackett is listed as a large built up area in Table 3, this refers to the built up area only, not the wider area of Cofton Hackett. These areas are detailed below.</p> <p>Large Built-up areas included for this purpose are: Bromsgrove Town Cofton Hackett/ Longbridge Rubery (viewed as part of the conurbation) Birmingham Solihull Halesowen Stourbridge Redditch</p>
2	To prevent neighbouring towns from merging	Definition	<p>Towns – a built-up area with a name, defined boundaries, and local government, that is larger than a village and generally smaller than a city. (Oxford Dictionary Online)</p> <p>Merging – the physical or visual linking of two settlements or areas of built form.</p>
		Further detail	<p>Key to the Assessment of this purpose will be consideration of the existing pattern of development and the need to protect key gaps between towns and other settlements.</p> <p>Existing ribbon development along main roads will also be relevant to the consideration of this purpose as this can form links between towns.</p>
		BDC interpretation and application	No national policy guidance is given on what might constitute a ‘town’. For the purpose of this Assessment, towns are to be defined as all the settlements currently excluded from the Green Belt within Bromsgrove District, plus settlements outside of the

	NPPF Green Belt Purposes	Dictionary Definition of Terms / Further detail / Bromsgrove District Council Interpretation and application	
			<p>District of a similar size (or larger), where there appears to be a relationship with Bromsgrove District. These are detailed in below.</p> <p>Towns included for this purpose are:</p> <p>Bromsgrove Town Alvechurch Barnt Green (inc. Lickey) Blackwell Catshill Cofton Hackett (inc. Longbridge) Hagley Hollywood Lickey End Major's Green Rubery Stoke Prior Wythall Birmingham Solihull Halesowen Stourbridge Kidderminster Redditch Dickens Heath Blakedown Wychbold Droitwich Spa</p>
3	To assist in safeguarding the countryside from encroachment	Definition	<p>Countryside – open land with an absence of built development and urbanising influences, and characterised by rural land uses including agriculture and forestry.</p> <p>Encroachment – a gradual advance beyond usual or acceptable limits. (Oxford Dictionary Online)</p>
		Further detail	Key to the countryside is the sense of openness, which can be defined as the absence of built development or other urbanising elements (i.e. not openness in a landscape character sense which concerns topography and woodland / hedgerow cover).
		BDC interpretation and application	There is no need to apply a localised interpretation to this Green Belt purpose.
4	To preserve the setting and special character of historic towns	Definition	Historic town – settlement or place with historic features identified in local policy or through Conservation Area or other historic designation(s).
		Further detail	An example of the Green Belt serving this purpose would be a settlement where the historic area or centre is contextualised by rural features, such as views around properties within the historic area. The Green Belt around the cities of Oxford and Cambridge provides a very good example of where this purpose is strongly fulfilled.
		BDC interpretation and	It is acknowledged there are many Conservation Areas within the Bromsgrove Green Belt and also in neighbouring districts adjacent to the Bromsgrove Green Belt. However these areas not

	NPPF Green Belt Purposes	Dictionary Definition of Terms / Further detail / Bromsgrove District Council Interpretation and application	
		application	<p>classed as 'historic towns' and therefore the only area within Bromsgrove this criterion would relate to is the historic core of Bromsgrove town, located in the Town Centre. There is a considerable amount of development located between the historic core of the Conservation Area and the Green Belt. Therefore it is considered that in reality this purpose would have very little relevance when assessing the land parcels and will not be considered when assessing the Bromsgrove Green Belt.</p> <p>For clarity the historic environment is an important consideration with regard to potential development sites and will feature during the Site Selection process.</p>
5	To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Definition	Urban regeneration – the process of improving derelict or dilapidated districts of a city, typically through redevelopment. (Oxford Dictionary Online).
		Further detail	An example of the Green Belt serving this role could be where development in the Green Belt is likely to make nearby brownfield land unattractive to develop. Regeneration initiatives in the vicinity would be relevant considerations.
		BDC interpretation and application	<p>There has been much consideration across the country as to whether there is value in performing an assessment against this purpose. Planning Advisory Service (PAS) Guidance¹ suggests that if the process has been properly followed, the ability to accommodate development within the urban area will have been fully explored prior to considering land within the Green Belt. It goes on to say that if this is the case, then it could be said that all Green Belt achieves this purpose to the same extent. Many studies choose to omit this purpose as they conclude that every land parcel would perform the same when measured against it, therefore adding no value to the overall Assessment.</p> <p>In the case of the West Midlands Green Belt, although the Green Belt was established to stop major urban areas and also smaller towns and cities from merging together, it has clearly played a key role in assisting the urban regeneration of the Birmingham conurbation and the reuse of brownfield land outside of the Green Belt elsewhere. Ultimately, it will be difficult to establish the role of one specific land parcel within Bromsgrove District over another in assisting urban regeneration, or to attribute specific evidence to this.</p> <p>For this purpose, the land parcels could all be rated equally or not at all, but neither approach would provide any real analysis. Therefore, whilst the Council acknowledges the value of the fifth purpose when considering the Green Belt across the country, it is considered that in reality this purpose would have very little relevance when assessing the land parcels and will not be considered when assessing the Bromsgrove Green Belt.</p>

¹ Planning on the Doorstep: The Big Issues – Green Belt (February 2015)

Appendix 2 – Green Belt Purposes – Assessment Criteria [Negative considerations are shown as underlined>

	NPPF Green Belt Purpose	Context in Bromsgrove District	Assessment Considerations	Strength of Contribution															
1	To check the unrestricted sprawl of large built-up areas	<table border="1"> <tr> <th colspan="2" data-bbox="456 328 878 363">“Large Built-up areas”</th> </tr> <tr> <td data-bbox="456 363 629 459">Within Bromsgrove District</td> <td data-bbox="629 363 878 459">In Neighbouring Local Authorities</td> </tr> <tr> <td data-bbox="456 459 629 528">Bromsgrove Town</td> <td data-bbox="629 459 878 528">Birmingham (Birmingham CC)</td> </tr> <tr> <td data-bbox="456 528 629 727">Cofton Hackett/ Longbridge (as part of the conurbation)</td> <td data-bbox="629 528 878 727">Halesowen (Dudley MBC)</td> </tr> <tr> <td data-bbox="456 727 629 823">Rubery (as part of the conurbation)</td> <td data-bbox="629 727 878 823">Redditch (Redditch BC)</td> </tr> <tr> <td data-bbox="456 823 629 892"></td> <td data-bbox="629 823 878 892">Solihull (Solihull MBC)</td> </tr> <tr> <td data-bbox="456 892 629 960"></td> <td data-bbox="629 892 878 960">Stourbridge (Dudley MBC)</td> </tr> </table>	“Large Built-up areas”		Within Bromsgrove District	In Neighbouring Local Authorities	Bromsgrove Town	Birmingham (Birmingham CC)	Cofton Hackett/ Longbridge (as part of the conurbation)	Halesowen (Dudley MBC)	Rubery (as part of the conurbation)	Redditch (Redditch BC)		Solihull (Solihull MBC)		Stourbridge (Dudley MBC)	<p>The extent to which the land prevents the uncontrolled spread of the built-up area.</p> <p>The level of openness (defined as the absence of built development or other urbanising elements).</p> <p>The strength of the existing boundary features or presence of an alternative boundary within the land parcel.</p> <p><u>The presence of existing development which constitutes sprawl, such as ribbon development along key routes or other sporadic development.</u></p>	Strong	Land parcel is immediately adjacent to a large built-up area, is <u>largely free</u> from development which could constitute sprawl and has a <u>strong</u> level of openness. There is a strong defensible boundary adjacent to the built-up area and therefore containing it.
“Large Built-up areas”																			
Within Bromsgrove District	In Neighbouring Local Authorities																		
Bromsgrove Town	Birmingham (Birmingham CC)																		
Cofton Hackett/ Longbridge (as part of the conurbation)	Halesowen (Dudley MBC)																		
Rubery (as part of the conurbation)	Redditch (Redditch BC)																		
	Solihull (Solihull MBC)																		
	Stourbridge (Dudley MBC)																		
				Moderate	Land parcel is adjacent to a large built-up area, is <u>mostly free</u> from development which could constitute sprawl and has a <u>fairly strong</u> level of openness. There is a complete or partial defensible boundary adjacent to the built-up area.														
				Weak	Land parcel is adjacent to a large built-up area but <u>shows evidence</u> of urban sprawl, limiting the openness of the land parcel. There is only a partial or in some cases no defensible boundary adjacent to the built-up area.														
				No Contribution	Land parcel is not adjacent to a large built-up area and does not play a role in preventing the sprawl of these areas.														
2	To prevent neighbouring towns from merging	<table border="1"> <tr> <th colspan="2" data-bbox="456 986 878 1021">“Neighbouring towns”</th> </tr> <tr> <td data-bbox="456 1021 629 1117">Within Bromsgrove District</td> <td data-bbox="629 1021 878 1117">In Neighbouring Local Authorities</td> </tr> <tr> <td data-bbox="456 1117 629 1185">Bromsgrove Town</td> <td data-bbox="629 1117 878 1185">Birmingham (Birmingham CC)</td> </tr> <tr> <td data-bbox="456 1185 629 1254">Alvechurch</td> <td data-bbox="629 1185 878 1254">Blakedown (Wyre Forest)</td> </tr> <tr> <td data-bbox="456 1254 629 1315">Barnt Green</td> <td data-bbox="629 1254 878 1315">Dickens Heath</td> </tr> </table>	“Neighbouring towns”		Within Bromsgrove District	In Neighbouring Local Authorities	Bromsgrove Town	Birmingham (Birmingham CC)	Alvechurch	Blakedown (Wyre Forest)	Barnt Green	Dickens Heath	<p>The degree to which the land prevents the merging (visual or physical) of settlements.</p> <p>The level of openness (defined as the absence of built development or other urbanising elements).</p> <p><u>Character of the settlements concerned – are there existing</u></p>	Strong	Land parcel constitutes <u>all or most of a gap</u> between settlements. Loss of openness in this land parcel would cause visual or physical merging or <u>substantially reduce the existing gap</u> .				
“Neighbouring towns”																			
Within Bromsgrove District	In Neighbouring Local Authorities																		
Bromsgrove Town	Birmingham (Birmingham CC)																		
Alvechurch	Blakedown (Wyre Forest)																		
Barnt Green	Dickens Heath																		
				Moderate	Land parcel constitutes the <u>majority of a gap</u> between settlements (or does so in conjunction with other land parcels). Loss of openness would either physically or visually have a <u>negative impact on the existing gap</u> .														

NPPF Green Belt Purpose		Context in Bromsgrove District		Assessment Considerations	Strength of Contribution	
		(inc. Lickey)	(Solihull MBC)	<p>features or patterns of development which mean they are at risk of merging?</p> <p>Consider the evidence of ribbon and sporadic development.</p>	Weak	Land parcel is <i>not pivotal in providing a gap</i> between settlements. Loss of openness in this land parcel would not cause a significant visual or physical sense of merging.
		Blackwell	Droitwich Spa (Wychavon)			
		Catshill	Halesowen (Dudley MBC)		No Contribution	Land parcel does not play a role in preventing the merging of settlements.
		Cofton Hackett (inc. Longbridge)	Kidderminster (Wyre Forest BC)			
		Hagley	Redditch (Redditch BC)			
		Hollywood	Solihull (Solihull MBC)			
		Lickey End	Stourbridge (Dudley MBC)			
		Major's Green	Wychbold (Wychavon)			
		Rubery				
		Stoke Prior				
Wythall						
3	To assist in safeguarding the countryside from encroachment	There is no need to apply a localised interpretation to this Green Belt purpose.		<p>The rural sense of the area, including consideration of development and other urbanising features.</p> <p>Countryside characteristics – an open landscape, which is natural, semi-natural or farmed.</p> <p>Topography and land uses.</p> <p><u>Evidence of existing encroachment eg. urban features such as street lights, extensive pavements, floodlights or areas of hard standing.</u></p>	Strong	Land parcel has a <i>very strong rural sense</i> , is largely open and exhibits many countryside characteristics, has no or very little urbanising development.
				Moderate	Land parcel <i>has a rural sense</i> and exhibits countryside characteristics but there may be some urban features affecting openness.	
				Weak	Land parcel has a <i>limited rural sense</i> and exhibits few countryside characteristics. Land parcel also contains urban features which have a negative impact on openness.	
				No Contribution	Land parcel lacks countryside characteristics and contains many urban features.	

Strategic Parcel Ref:	C1
Name of Parcel	North of Catshill, East of M5

Strategic Parcel Ref	C1
Name of Parcel	North of Catshill, East of M5
Parcel size (ha)	48
Parish/es	Catshill and North Marlbrook
Other LPA Area	N/A

Description of Parcel

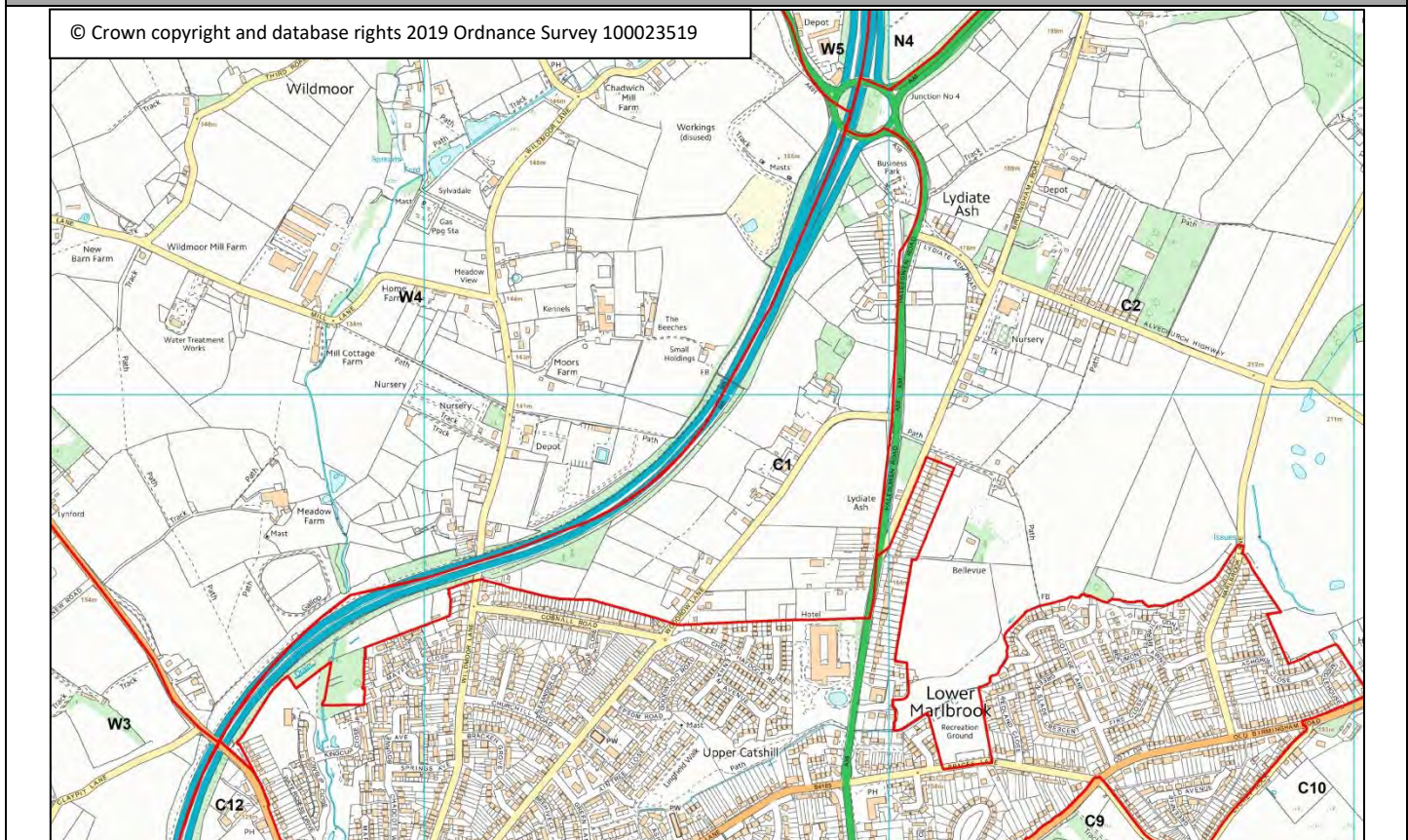
This parcel lies to the north of Catshill. The parcel’s southern boundary predominantly follows the rear property boundaries of the Catshill settlement. At its south western edge, it follows the line of the Battlefield Brook and the extent of the gross development area of the Catshill housing allocation in the BDP (completed). The boundary then follows a short extent of the Stourbridge Road (B4091) until its intersection with the M5 motorway. The M5 forms the western parcel boundary northwards to the intersection with Lydiate Ash. The eastern boundary runs in a southerly direction along the route of the Halesowen Road (A38).

Woodrow Lane bisects the southern half of the parcel (south west to north east), where it joins the A38 half way along the eastern boundary. Woodrow Lane has sparse residential development along its western boundary. There is also limited residential development to the south east of the parcel. The northern section of the parcel contains residential development fronting what would have been the original road line prior to the development of the M5 and its associated A road connections.

The south western portion of the parcel is poorly connected to the rest of the parcel as it is bisected by a 30m stretch of Wildmoor Lane running between the southern boundary and the M5.

The parcel slopes gently in a north east/ south westerly direction from a height of 176m at its northernmost point at J1 of the M42 to around 130m in the south west corner adjacent to the motorway.

Map of Parcel



Purposes Assessment

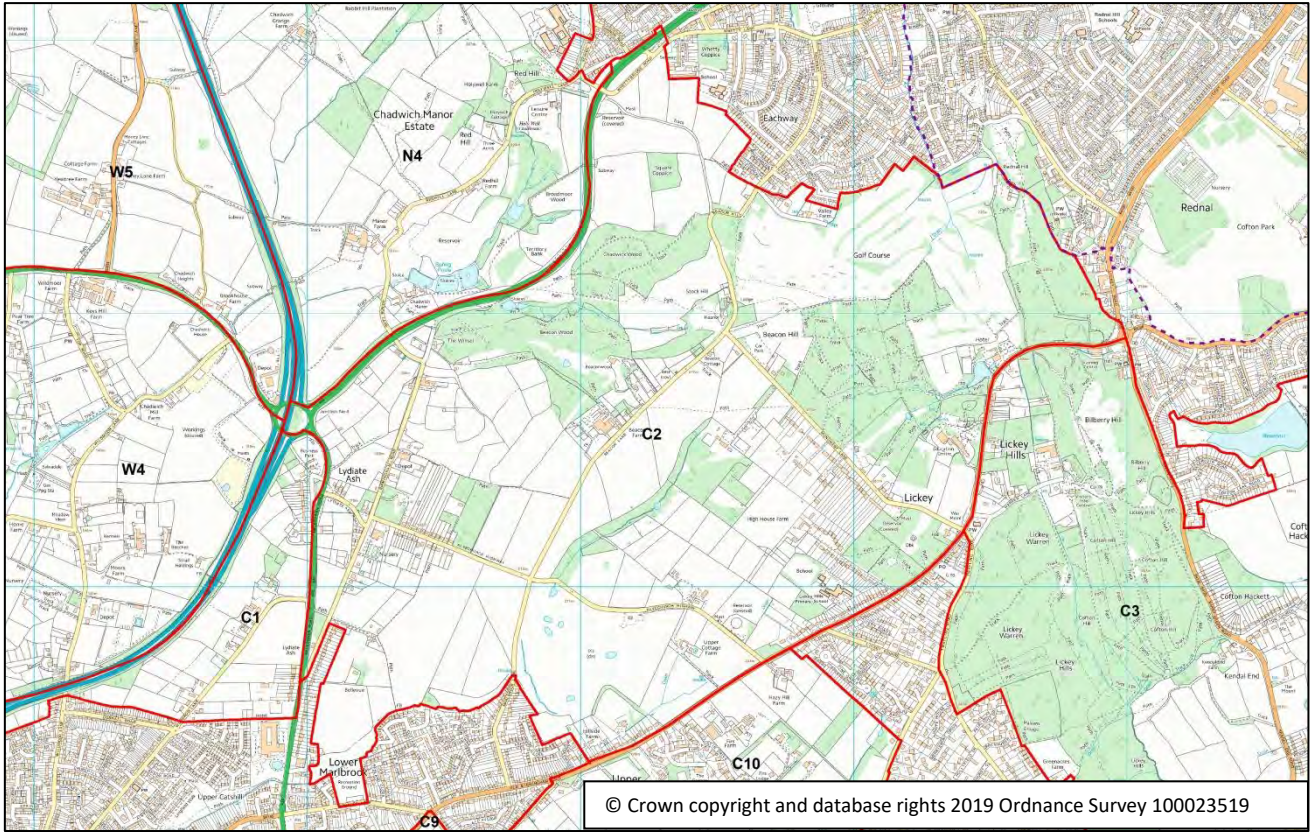
	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to a large built-up area and therefore does not play a role in preventing sprawl.	No contribution
2	To prevent neighbouring towns from merging	The settlements pertinent to this purpose are Catshill and Rubery. The parcel, when taken in isolation, is not pivotal in providing a gap. The adjacent parcel (C2) plays a much stronger role in preventing the merging of these settlements.	Weak
3	To assist in safeguarding the countryside from encroachment	The parcel has a limited rural sense despite the majority of the land being semi-rural or farmed. Woodrow Lane bisects the parcel and there is evidence of urbanising features such as street lighting, pavements, residential development and some commercial development, which do compromise openness. Furthermore, there are inappropriate business uses operating from within the parcel (bus/coach Travel Service and MOT Centre).	Weak

Strategic Parcel Ref:	C2
Name of Parcel	South of A38, Lydiate Ash

Strategic Parcel Ref	C2
Name of Parcel	South of A38, Lydiate Ash
Parcel size (ha)	444
BDC Parish/es	Lickey & Blackwell and Catshill & North Marlbrook
Other LPA Area	N/A

Description of Parcel
<p>This is a large parcel located between Marlbrook in the south west, Barnt Green in the south east, the Lickey Hills & Rubery occupy the north east of the parcel. The A38 from Junction 4 starts in the west and runs across the western edge towards Rubery. The northern edge of the parcel cuts around the back of the residential properties at the Eachway.</p> <p>The boundaries include the A38/ Halesowen Road to the west which follows around to the border with Birmingham in the north cutting around the residential properties & rear gardens at the Eachway in Rednal and the edge of the Lickey Hills. The north west of the parcel is where Junction 4 of the M5 intersects with the A38. The Old Birmingham Road is located to the south of the parcel and runs along the western edge of the parcel. The southern edge of the parcel cuts across the rear of the properties in Lower Marlbrook up to the Old Birmingham Road.</p> <p>The parcel consists of mainly ribbon development along the A38 up to Lydiate Ash. There is also ribbon development from Upper cottage farm in Marlbrook towards Rose Hill and the Cofton Hackett roundabout (B4096). There is some small development around Lydiate Ash & ribbon development along the Alvechurch Highway to the south west. The Birmingham Road at Lydiate Ash contains a number of larger properties as well as Singletons Nurseries, a Coach depot, a children’s nursery and a nursing home heading north towards Rubery. Part of the Lickey Hills Country Park and golf club are located to the north east of the parcel. There are a number of large farms within the parcel such as Beacon Hill Farm, High House Farm and Upper cottage farm. Lickey Hills School is located along the Old Birmingham Road. NASUWT & Hillscourt are located on Rose Hill and the Rose & Crown Hotel sits at the entrance of the Lickey Hills Golf Course.</p> <p>Key roads include the Birmingham Road from the A38 Halesowen Road in the West, the Old Birmingham Road at Upper Cottage Farm towards Rose Hill (B4096) & Cofton Hackett. The A38 Birmingham Road runs from the north west of the parcel towards Rubery. Smaller roads run through the middle of the parcel and include Monument Lane, Beacon Hill & Marlbrook Lane and the Alvechurch Highway from the Old Birmingham road to the Birmingham Road.</p> <p>This area consists of a varied topography notably around the Lickey Hills, Monument Lane, Beacon Hill and Marlbrook Tip (once a gravel and mineral works). There are a number of higher vantage points, notably from Beacon Hill (296m) & Monument Lane (284m) and additionally Rednal Hill (266m). The lowest points are in the west around Marlbrook and Lydiate Ash (170m). Beacon Wood and Chadwick Wood also occupy the north of this parcel and there are a number of farms and small businesses located within the parcel such as Singletons Nurseries and TD Transport. There is also a public right of way through the north east of the parcel through the Lickey Hills. The land in the parcel drops down steeply to its boundary along Rose Hill in the Lickey Hills.</p>

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>The parcel plays a significant role in preventing the uncontrolled spread of Rubery to the south as part of the conurbation. There is some development but it retains a strong level of openness.</p> <p>There is ribbon development on the Old Birmingham Road towards Rose Hill and along Monument Lane and also along the A38 (Birmingham Road) but the area in the centre of the parcel is mostly free from development.</p> <p>The Lickey Hills golf course is a strong defensible boundary between the residential edge of Rubery in Birmingham and the parcel. There is however only a partial boundary along the north western edge of this boundary, which reduces the overall strength of this parcel in checking the unrestricted sprawl of the large built up area.</p>	Moderate
2	To prevent neighbouring towns from merging	<p>The Parcel plays a strategic role in retaining the separation between the three settlements of Rubery, Catshill and Barnt Green. A further loss of openness within this parcel could substantially reduce the existing gap.</p> <p>The character of the existing settlements consists mainly of ribbon development, notably along the A38 towards Cofton Hackett, on Monument lane and High House Drive and on the Birmingham Road at Lydiate Ash.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	<p>There are some urbanising elements present within the parcel which are largely focussed around the road network that intersects the parcel. However the parcel has a rural feel with low density development and a large degree of openness and tree cover.</p> <p>Parts of the parcel have countryside characteristics and there is a rural sense mainly in the areas from Marlbrook towards Monument Lane/Lickey Hills and the back of Lydiate Ash. The Old Birmingham Road consists of ribbon development so there is less of a rural feel and some urbanising features. This is less obvious in Lydiate Ash and the Beacon hill/ Monument Lane area where there are only partial footpaths and limited street lighting.</p> <p>This area consists of a number of differing topologies notably around the Lickey Hills, Monument Lane, Beacon Hill and Marlbrook Tip area. There are a number of higher vantage points towards Beacon Hill, Monument Lane and the Lickey Hills. Beacon Wood and Chadwick Wood also occupy the north of this parcel.</p>	Moderate

Strategic Parcel Ref:	C3
Name of Parcel	Lickey Hills and Cofton Hackett

Strategic Parcel Ref	C3
Name of Parcel	Lickey Hills and Cofton Hackett
Parcel size (ha)	281
BDC Parish/es	Cofton Hackett
Other LPA Area	N/A

Description of Parcel

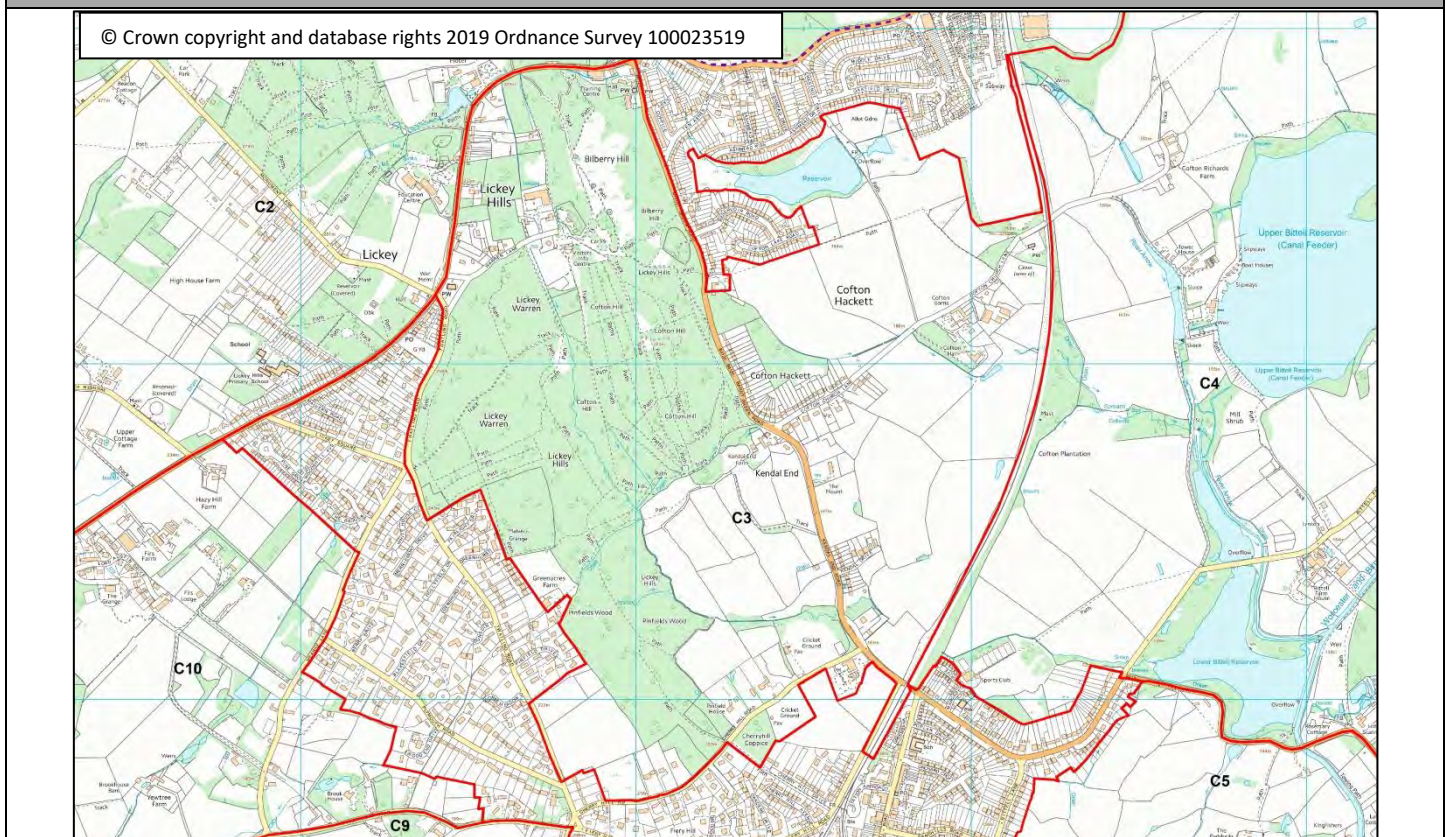
The parcel lies directly between the settlements of Barnt Green (to the south) and Cofton Hackett (to the north). The parcel contains a number of urban features linking the two settlements including Barnt Green Road / Kendal End Road with ribbon development along it, this road also dissects the land parcel north to south.

The parcel has a mixed set of boundaries. The northern boundary follows Rose Hill until reaching the Cofton Hackett settlement. The boundary then follows the rear gardens Cofton Hackett. The eastern boundary follows the Birmingham to Redditch train line, this is a strong boundary until it meets the built up area of Barnt Green, where again the boundary follows the settlement (and is considered weak). The remaining southern boundary follows Cherry Hill Road; Cherry Hill Road has been breached by development and there are a number of dwellings to the north of the road within the land parcel. The western boundary follows Twatling Road and the rear gardens of the properties along the cul-de-sacs off Twatling Road.

The parcel is over half covered by the Lickey Hills Country Park on the western side, which is given its nature, a heavily wooded area. The country park also comprises a visitor centre and car park. The parcel also contains Cofton Hall, a reservoir, cricket ground, allotments, churches and farms. There is ribbon development along Barnt Green Road/ Kendal End Road, Cofton Church Lane, Rose Hill, Warren Lane and Cherry Hill Road. Key roads running through the parcel include Barnt Green Road/ Kendal End Road, Cherry Hill Road and Cofton Church Lane.

This parcel has a split topographical character, with land to the west of Barnt Green Road being particularly steep due to the Lickey Hills (notably Bilberry Hill, 252m and Cofton Hill, 263m). To the east of Barnt Green Road, the land generally falls away in an easterly direction to the railway line (154m).

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>The land parcel is immediately adjacent to the large built up area of Cofton Hackett (as part of the conurbation). The boundary adjacent to this area is considered to be predominantly weak as it follows rear gardens and would not easily prevent the uncontrolled spread of the built-up area due to a lack of strong, defensible features. Part of the boundary is strengthened by dense vegetation, however this is sporadic.</p> <p>There are examples of ribbon development within the land parcel particularly along Barnt Green Road/ Kendal End Road, and Cofton Church Lane, however as this does not adjoin the conurbation it is not considered sprawl.</p> <p>There is a fairly strong sense of openness within this parcel due to the nature of the country park.</p>	Moderate
2	To prevent neighbouring towns from merging	<p>This parcel constitutes all of a gap between Cofton Hackett and Barnt Green. The parcel physically prevents Cofton Hackett and Barnt Green from merging.</p> <p>There is ribbon development along Barnt Green Road, which indicates that Cofton Hackett and Barnt Green are already vulnerable to merging as they are mostly physically connected by the presence of this ribbon development.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	<p>This land parcel has a rural sense and exhibits countryside characteristics but there are some urban features affecting openness. There are some urbanising features within the land parcel, including ribbon development along Barnt Green Road and Rose Hill which includes pavements, street signs and street lights. However, the Lickey Hills Country Park is the most significant rural feature. Due to this balance of sprawl and Country Park a score of Moderate has been afforded to this parcel.</p>	Moderate

Strategic Parcel Ref:	C4
Name of Parcel	Bittell Reservoirs, South of Longbridge

Strategic Parcel Ref	C4
Name of Parcel	Bittell Reservoirs, South of Longbridge
Parcel size (ha)	505
BDC Parish/es	Cofton Hackett, Barnt Green, Alvechurch
Other LPA Area	N/A

Description of Parcel

The land parcel is to the North of the Bromsgrove District, adjacent to the Birmingham conurbation.

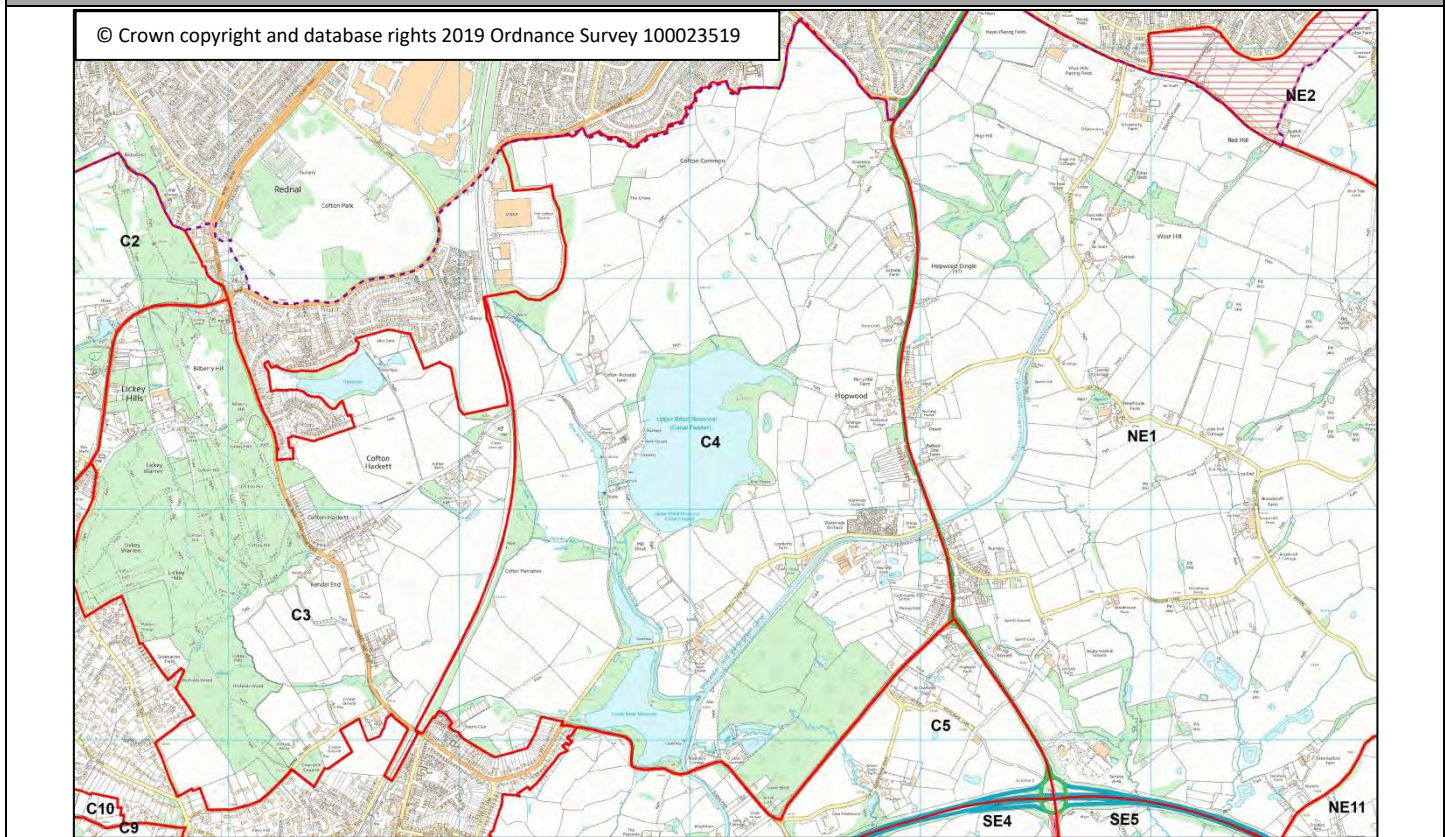
The parcel is bound by the Birmingham conurbation to the North, specifically Longbridge and the B4096 Groveley Lane. This boundary follows the road, rear garden and the rear of Cofton Primary School. To the East the boundary is Longbridge Lane, followed by the A441 Birmingham Road. To the Southern boundary of the land parcel is the B4120 Bittell Road up to Barnt Green and then continuing to follow the settlement of Barnt Green, following the rear gardens of Bittell Road. The boundary to the West follows the railway line until it meets the employment area of the Cofton Centre.

The parcel is largely open fields and contains some of the Hopwood settlement, which is a settlement washed over by Green Belt. The parcel abuts Longbridge to the north and north west and Barnt Green to the south west. Upper Bittell Reservoir is located in the centre of parcel, Lower Bittell Reservoir located in the southern part of parcel. Waterside Orchard Mobile Home Park, the Worcester and Birmingham Canal and Cofton Common are also within the parcel.

The main road that runs through the land parcel is Bittell Farm Road, the other road that runs through the land parcel is Cofton Church Lane and this road only runs through a very small portion of the site

The parcel is at its lowest in the south around the Lower Bittell Reservoir at 130m. The general nature of the land rises up in a northerly direction to the border with Birmingham, with a high point of 207m near to Groveley Lane.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>The parcel is immediately adjacent to Longbridge which is part of the Birmingham Conurbation.</p> <p>The parcel is mostly free from development which could constitute sprawl. Development in this parcel is limited to the south eastern corner of the parcel some of which forms part of the Hopwood settlement, but also includes a Mobile Homes Park and a public house. There is a portion of ribbon development (The Drive) which is set back from the A441 Birmingham Road and has a tree lined buffer from the road. however as this development is not adjacent to Birmingham it is not considered sprawl. However, since the Green Belt was designated the parcel does not appear to have had any significant development.</p> <p>The boundary abutting Longbridge is formed of the rear gardens of the properties along Groveley Lane/ Nuthurst Road. The strength of this boundary is limited however; parts of this boundary appear show dense vegetation, hedgerows and woodland. Therefore although the boundary isn't strong for its entire length, significant stretches are and have demonstrated it functions in providing a clear degree of containment.</p>	Strong
2	To prevent neighbouring towns from merging	<p>This land parcel constitutes all of a gap between Birmingham (Longbridge) and Barnt Green. Loss of openness in this parcel would cause the physical merging of Birmingham and Barnt Green. There is currently very limited development in the land parcel and therefore it does not appear vulnerable to further development. There is not a direct road through the land parcel which currently connects the two areas; therefore there is no ribbon development between the two areas.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	<p>Land parcel has a very strong rural sense, is largely open and exhibits many countryside characteristics. The land parcel has extremely limited urbanising development. The development that does exist within the parcel are located in discrete areas and do not override the strong rural sense of the parcel.</p>	Strong

Strategic Parcel Ref	C5
Name of Parcel	East of Barnt Green, North of M42
Parcel size (ha)	125
BDC Parish/es	Barnt Green, Alvechurch
Other LPA Area	N/A

Description of Parcel

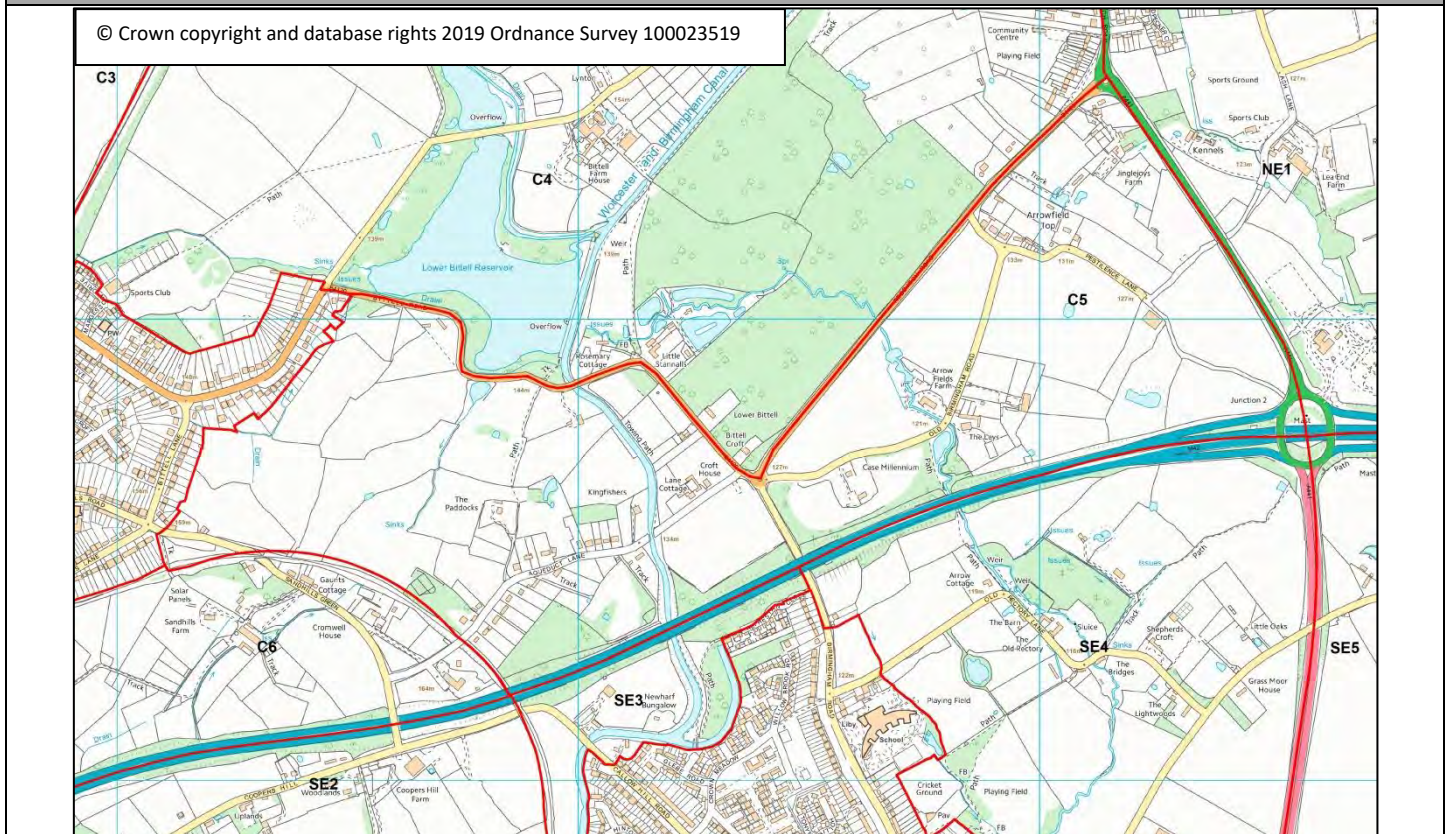
A relatively small parcel, with an irregular shape. This parcel lies towards the centre of the Bromsgrove district, to the north of Alvechurch and east of Barnt Green.

To the north, the parcel is bound by Bittell Road (B4120), continuing onto Redditch Road. The Parcel runs along the A441 to the east, the M42 to the south and then following the Barnt Green railway line north until it meets the built up area of Barnt Green. The parcel then follows the rear gardens of the properties along Bittell Lane and Bittell Road.

In the centre of the parcel, and at its narrowest point, the Birmingham Road runs under the motorway and connects the parcel to Alvechurch. Just to the west of this, the Worcester and Birmingham Canal dissects the site from north to south. There is some ribbon development along Aqueduct Lane. The parcel has a predominant land use of countryside; however there are regular clusters of historic development, mainly residential uses. The River Arrow also runs through the parcel in the eastern section of the land parcel.

This parcel north of the M42 has unvaried topography, with heights above sea level varying between 130-160m. The highest points are in the west of the parcel to the south of the Lower Bittell Reservoir.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to a large built-up urban area.	No contribution
2	To prevent neighbouring towns from merging	<p>The land parcel constitutes all of a gap between Barnt Green and Alvechurch. Loss of openness in this land parcel would not cause the physical merging of the settlements due to the M42 being directly located between them, which forms a strong boundary separating the two settlements. However, development up to the motorway on both sides would cause a visual merging of the two areas. There is also a connection of the two settlements via the Birmingham Road.</p> <p>There are a number of instances of ribbon development within the parcel, particularly along Aqueduct Lane and Pestilence Lane and a number of examples of sporadic, isolated development. However, it is not considered that these instances of development compromise the gap between the settlements.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	The parcel has a very strong rural sense, is largely open and exhibits many countryside characteristics. There is very little development within the parcel which is urban in character such as footpaths or street lights.	Strong

Strategic Parcel Ref:	C6
Name of Parcel	South of Barnt Green, North of M42

Strategic Parcel Ref	C6
Name of Parcel	South of Barnt Green, North of M42
Parcel size (ha)	54
BDC Parish/es	Barnt Green
Other LPA Area	N/A

Description of Parcel

This is a small parcel located immediately South of Barnt Green and to the North of the M42 towards the centre of the Bromsgrove District.

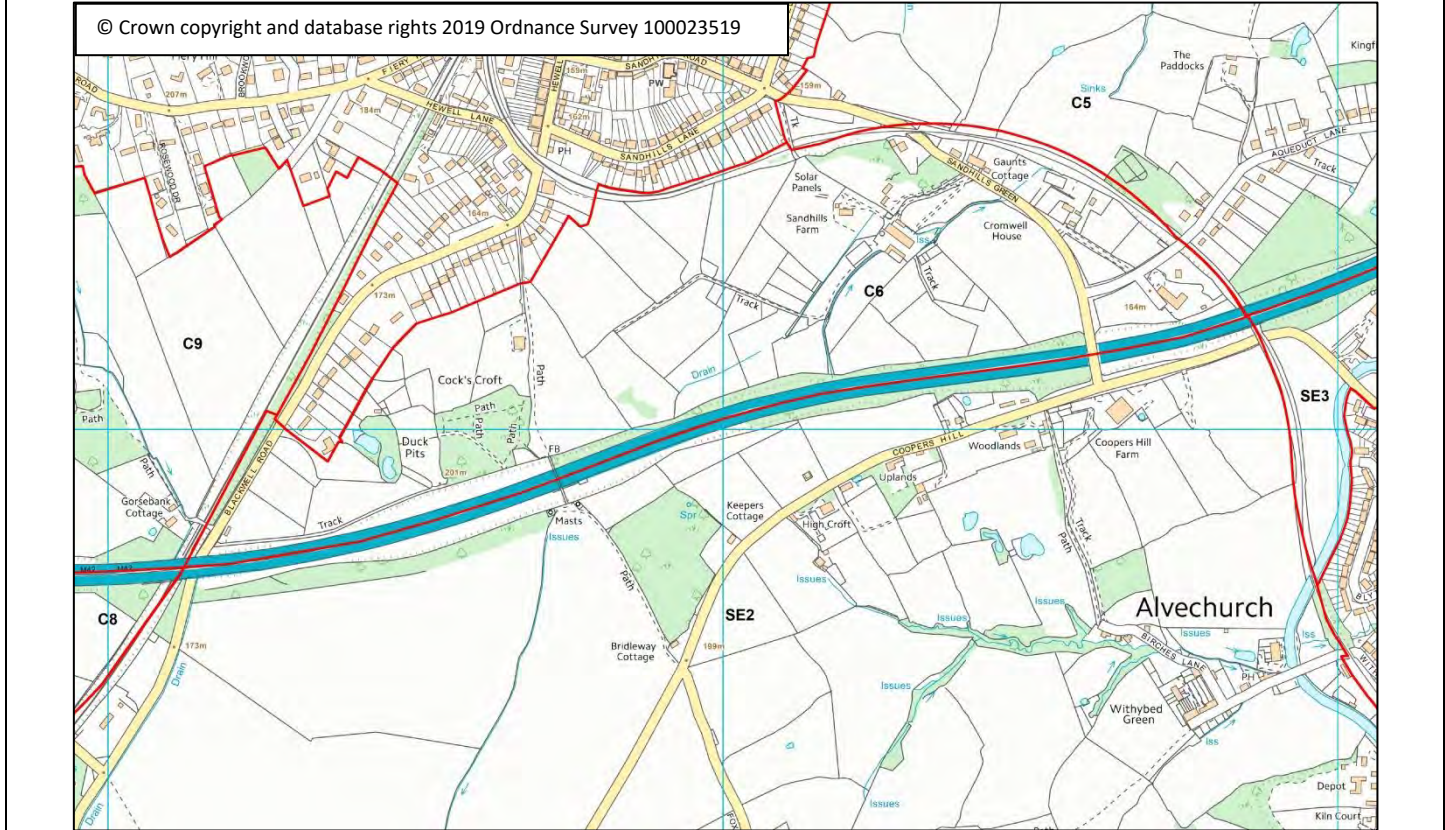
The parcel is bound by the railway line to the North and East. The M42 to the South and then follows the rear gardens of the properties along Blackwell Road until reaching the railway line.

The land parcels contains mostly green, open fields. There is a small amount of residential development located in the north east of the parcel at Sandhills Green. There is a Care Home located off Aqueduct Lane. The parcel also contains allotments, the Barnt Green Scout and Guide Centre and a solar panel farm at Sandhills Farm.

The only roads that run through the land parcel include Sandhills Green and Aqueduct Lane, both located to the East of the land parcel. The parcel along contains pedestrian access across the M42 via a footbridge.

This small parcel is at its highest close to the motorway in the west of the parcel, reaching a height of 201m above sea level.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to a large built-up urban area.	No contribution
2	To prevent neighbouring towns from merging	The land parcel constitutes that majority of a gap between Barnt Green and Alvechurch. If openness were lost in this parcel, in conjunction with parcels SE2 (and SE3) then Barnt Green and Alvechurch would be visually merged. The two areas would not be physically merged as the M42 provides a strong buffer between the two areas. There is limited development in the land parcel. The majority of the development is located to the East of the land parcel off Sandhills Green.	Strong
3	To assist in safeguarding the countryside from encroachment	The land parcel has a rural sense; and has very limited urban features affecting openness. The only urbanising features include a small amount of ribbon development along Sandhills Green; however this does not detract from the strong rural character of the parcel.	Strong

Strategic Parcel Ref	C7
Name of Parcel	East of Bromsgrove, North of A448
Parcel size (ha)	238
Parish/es	Non-parished
Other LPA Area	N/A

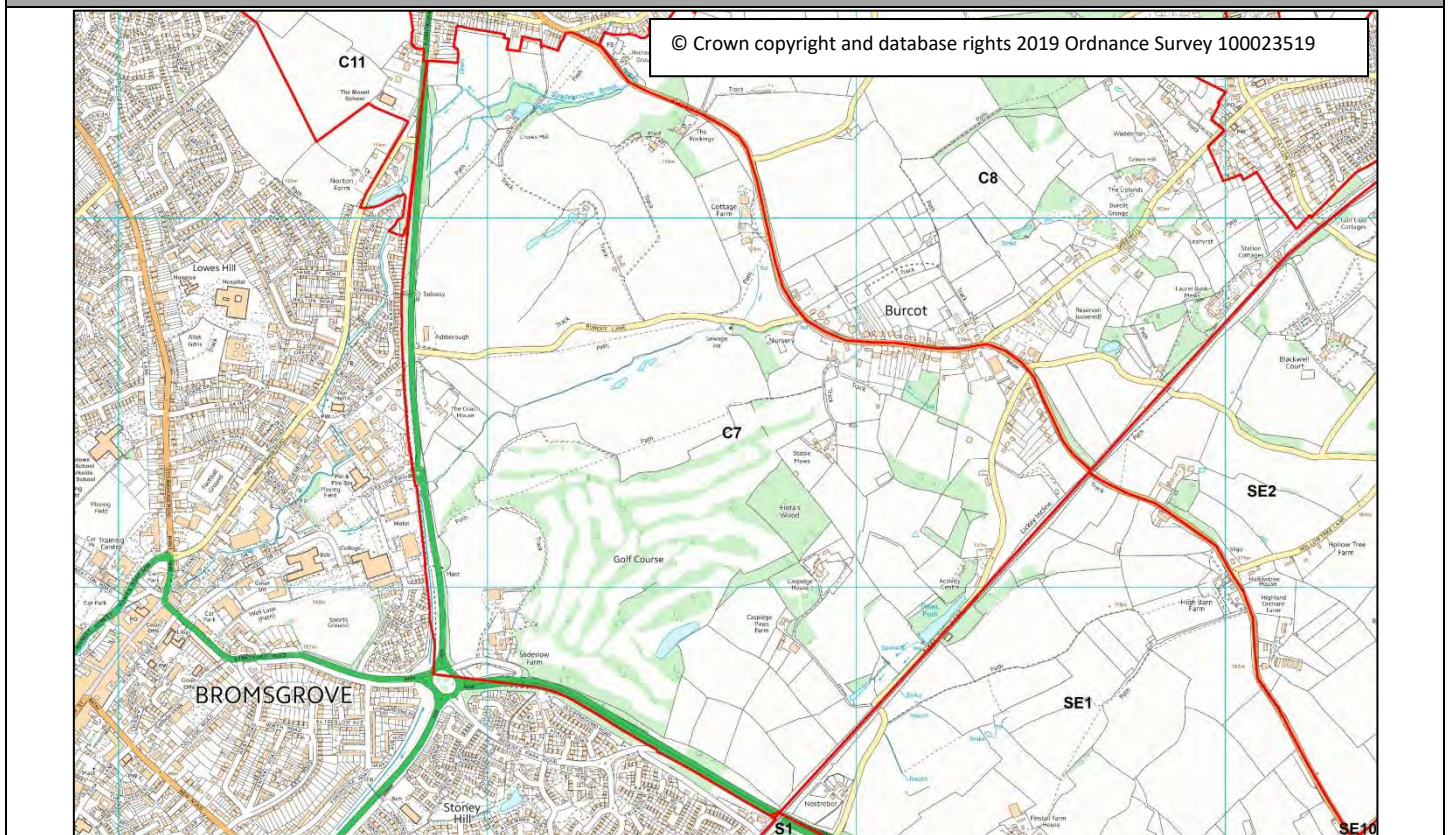
Description of Parcel

This parcel lies directly to the north east of Bromsgrove Town. The western boundary is approximately 30m to the west of the Birmingham Road (A38), due to the extent of Green Belt designation, which it could be argued would make an alternative stronger and more defensible boundary. The northern boundary runs along the rear property boundaries of School Lane, which marks the southern extent of the non-Green Belt Lickey End settlement. Where the property boundaries intersect with the Alcester Road (B4096), this forms the north eastern boundary to the intersection point with the railway line. The railway line forms the south eastern boundary of the parcel until it intersects with the Bromsgrove Highway (A448). The Bromsgrove Highway forms the southern boundary.

The parcel is bisected (east to west) by Old Burcot Lane, which connects the mid-point of the western boundary to the north eastern boundary. This can, at best, be described as a single track lane with passing points. There is very little development within the parcel, with a large proportion of the southern half of the parcel being dominated by a golf course and its facilities. There is some limited development running along the north eastern boundary at Alcester Road, which forms part of the Burcot Village settlement.

Land within the parcel to the south west of the Alcester Road undulates with spot heights of 156m (in the north of the parcel, near to ‘The Rockings’ off Alcester Road, Burcot) and 168m (to the north of Pikes Pool Lane to the east of the Golf Course). The land then slopes away in a south westerly direction to a low point of approximately 100m at the southern boundary and its intersection with the western boundary at Slideslow roundabout.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the built up area of Bromsgrove Town at both its western and southern boundaries, which have prevented sprawl of Bromsgrove Town into the parcel. The settlement of Lickey End lies to the north of this parcel. The parcel's western boundary has prevented Bromsgrove Town sprawling eastwards, which would have reduced the gap between Bromsgrove Town and Lickey End, thus affording a 'strong' assessment against this criterion.	Strong
2	To prevent neighbouring towns from merging	The settlements pertinent to this Purpose are Bromsgrove Town, Lickey End, Blackwell, Barnt Green/ Lickey and Redditch. This parcel represents the entire gap between Bromsgrove Town and Lickey End. This parcel also represents part of the gap between Bromsgrove Town and Blackwell, Bromsgrove Town and Barnt Green/ Lickey, and Bromsgrove Town and Redditch when taken into consideration with adjacent parcels.	Strong
3	To assist in safeguarding the countryside from encroachment	The parcel is largely free from development and has a strong rural sense. The northern half of the parcel is predominantly agricultural land, as is the south east of the parcel, with only minimal agricultural related development. There are some urbanising features around the parcel boundaries which affect openness. The south west of the parcel is dominated by Bromsgrove Golf Centre, which has clubhouse facilities and a floodlit driving range close to the parcel boundary. North of this, at the junction of the A38 and Old Burcot Lane there is a small light industrial complex. To the north east, lies Burcot village, where the built form of the village is bisected by the Alcester Road parcel boundary.	Strong

Strategic Parcel Ref:	C8
Name of Parcel	South of M42, btwn Lickey End and Blackwell

Strategic Parcel Ref	C8
Name of Parcel	South of M42, btwn Lickey End and Blackwell
Parcel size (ha)	257
Parish/es	Lickey and Blackwell
Other LPA Area	N/A

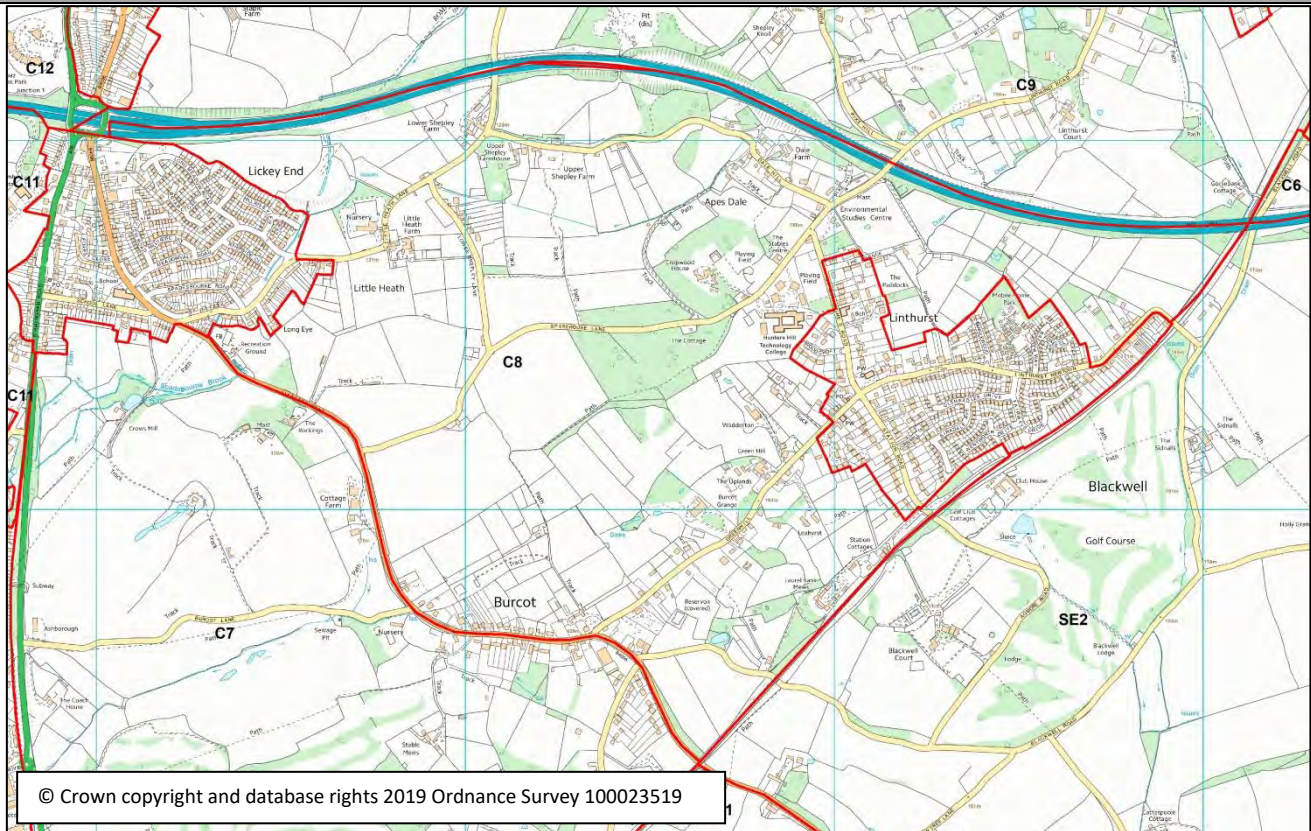
Description of Parcel

The parcel is located to the north east of Bromsgrove Town and lies between the settlements of Lickey End and Blackwell, south of the M42 Motorway. The northern parcel boundary follows the M42 Motorway. At its easternmost point, it intersects with the railway line and then travels in a southerly direction until it meets the settlement of Blackwell. The boundary follows the rear property boundaries of Blackwell Village and then continues south westerly along the railway line to its intersection with the Alcester Road (B4096). The Alcester Road bisects the settlement of Burcot Village and forms the parcel’s south western boundary until its intersection with the Lickey End settlement, where the boundary follows the rear property boundaries to its intersection with the M42.

There are several minor roads that criss-cross the parcel, including Little Heath Lane, Dale Hill, Spirehouse Lane, Lower Shepley Lane, Greenhill and Blackwell Road. Overall, the parcel is largely free from development but does contain some development along the majority of the roads identified above, including residential development, a residential care home, a technical college and a garden/ aquatic centre.

The land slopes steadily downwards in a south westerly direction from a height of about 190m to the north of Blackwell to around 120m west of Burcot. The land in this parcel rises steadily from west to east, with its lowest point at 130m and its highest at 190m.

Map of Parcel



Strategic Parcel Ref:	C8
Name of Parcel	South of M42, btwn Lickey End and Blackwell

Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to a large built-up area; therefore it does not play a role in preventing the sprawl of these areas.	No Contribution
2	To prevent neighbouring towns from merging	The settlements pertinent to this Purpose are Lickey End, Blackwell, Bromsgrove Town, Barnt Green/ Lickey, Catshill and Redditch. This parcel constitutes the whole of the gap between the settlements of Lickey End and Blackwell. Whilst there is some limited development within the parcel, it is quite sporadic and does not significantly compromise the openness of the parcel. This parcel is centrally located between several settlements and plays a role in preventing merging in conjunction with adjacent parcels.	Strong
3	To assist in safeguarding the countryside from encroachment	Whilst the built form within the parcel is considered to be limited and sporadic, it is predominantly close to the settlements of Lickey End, Blackwell and Burcot and could constitute sprawl beyond the settlement boundaries. There are some urbanising features such as footpaths, but these roads/ lanes are largely free from street lighting and have a rural feel.	Moderate

Strategic Parcel Ref	C9
Name of Parcel	North of M42, SW of Barnt Green
Parcel size (ha)	195
Parish/es	Lickey and Blackwell
Other LPA Area	N/A

Description of Parcel

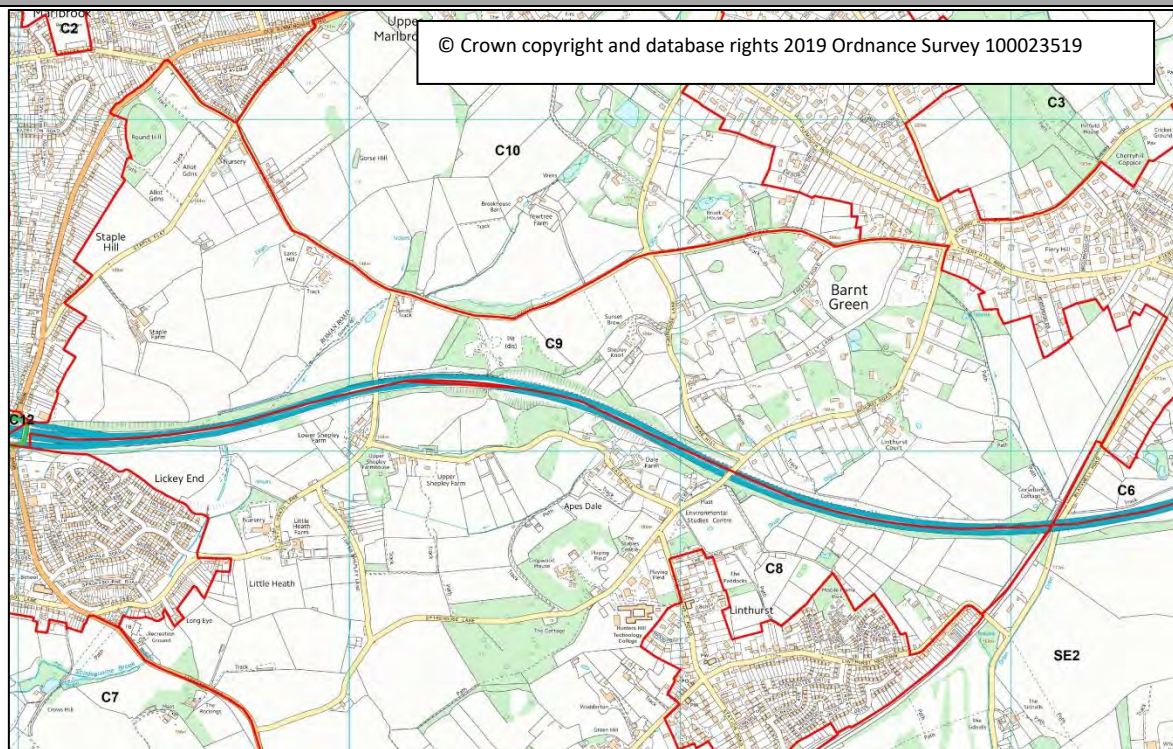
This parcel is located to the north of the M42 motorway, between Catshill and Barnt Green/ Lickey. The northern boundary follows Linehouse Lane/ Brookhouse Road to the intersection with Linthurst Road, and then follows the rear property boundaries along Fiery Hill Road to the intersection with the railway line. The boundary follows the railway line in a southerly direction to the intersection with the M42 motorway. The southern boundary follows the M42 to Lickey End. The boundary then travels north, following the rear property boundaries to the east of Old Birmingham Road and then follows a short section of Old Birmingham Road to the intersection with Linehouse Lane.

Staple Flat is a narrow lane that bisects the north western corner of the parcel. There is a large allotment garden at its northern extent to the west of the lane; opposite which, is a small cluster of residential/ commercial/ agricultural buildings. The western half of the parcel is predominantly agricultural and is crossed by the Spadesbourne Brook in a north/ south direction. The narrowest section, at the centre of the parcel, between Brookhouse Lane and the M42 is heavily wooded.

The eastern half of the parcel is crossed by several roads including: Linthurst Road, Billy Lane and Shepley Road, which are all dominated by large residential properties. Billy Lane is at best a single track road with limited passing points and has a more rural feel than Linthurst Road. Shepley Road is somewhat wider than Billy Lane and has a more rural feel than Linthurst Road. The extreme east of the parcel is bisected by a watercourse (north/ south direction) and is largely pasture land.

The western half of the parcel slopes southwards from a height of 179m at its north westernmost point around Marlbrook to around 140m along the southern boundary. The land falls away in the middle of the parcel around Little Heath Lane before rising up again. The eastern half of the parcel undulates along Pike Hill/ Pumphouse Lane between 170m and 190m and rises to a height of over 210m in the north eastern corner.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	This parcel is not adjacent to a large built-up area and does not play a role in preventing sprawl.	No Contribution
2	To prevent neighbouring towns from merging	This parcel constitutes all of the gap between the settlements of Catshill and Barnt Green/ Lickey. This parcel also plays a role in preventing the settlements of Barnt Green and Blackwell from merging in conjunction with parcel C8 to the south.	Strong
3	To assist in safeguarding the countryside from encroachment	The western half of this parcel makes a stronger contribution to safeguarding against countryside encroachment, which is compromised in the eastern half of the parcel by the number of large residential properties along Linthurst Road, Billy Lane and Shepley Road. Both Billy Lane and Shepley Road offer a more rural feel than Linthurst Road, which shows signs of urbanising features such as footpaths and street lighting.	Moderate

Strategic Parcel Ref:	C10
Name of Parcel	West of Barnt Green, East of Marlbrook

Strategic Parcel Ref	C10
Name of Parcel	West of Barnt Green, East of Marlbrook
Parcel size (ha)	144
BDC Parish/es	Lickey and Blackwell
Other LPA Area	N/A

Description of Parcel

The parcel is located and adjacent to Catshill and Lickey to the north of Bromsgrove town and to the south of the Birmingham conurbation.

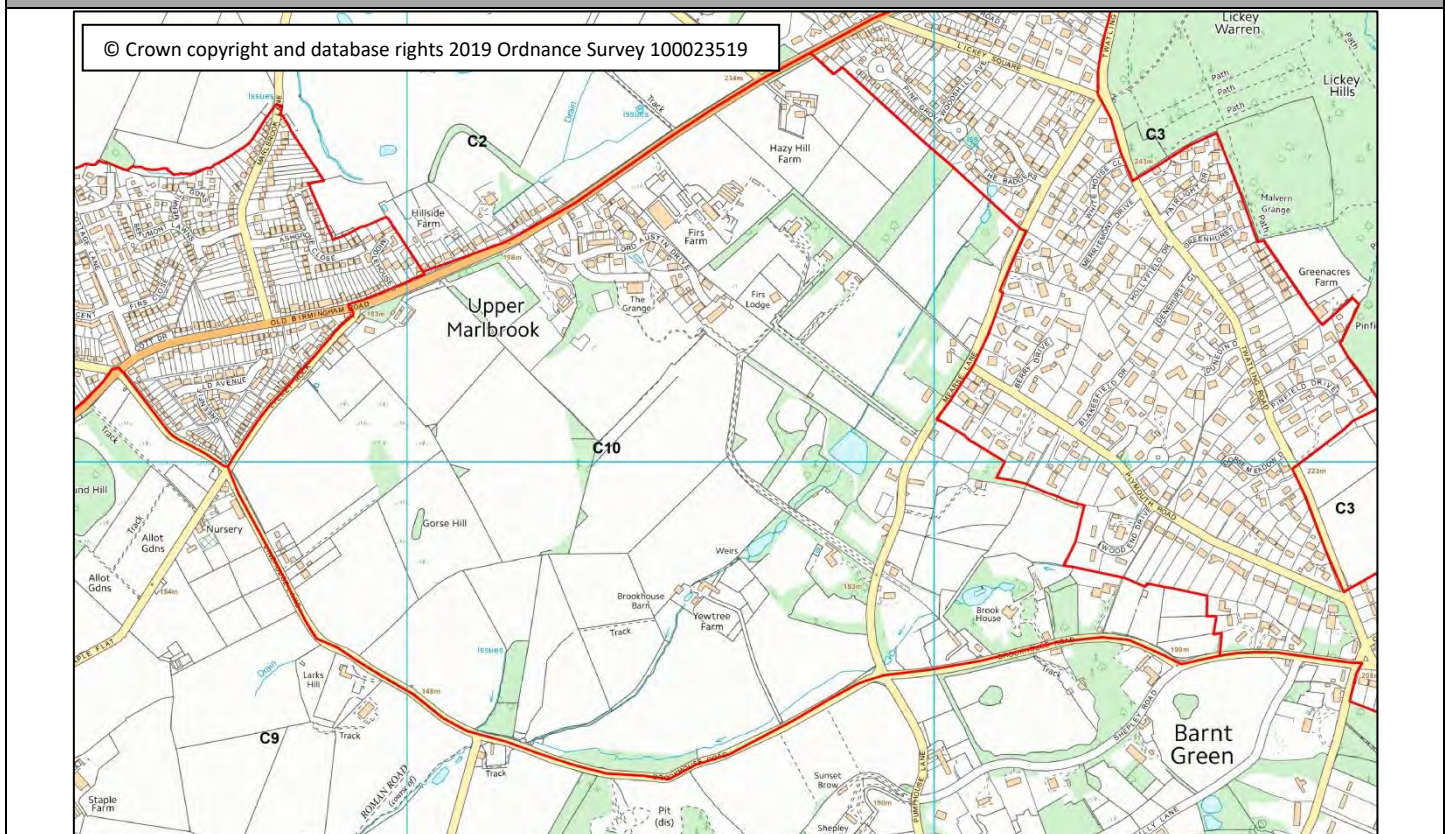
The parcel is bound by the Old Birmingham Road (B4096) to the North, the boundary then cuts along rear gardens of properties on Pine Grove and The Badgers and follows Mearse Lane South, where the boundary again follows rear gardens of properties along Plymouth Road. To the South the parcel is bound by Shepley Road followed by Brookhouse Road, turning into Linehouse Lane and Lickey Rock on the western boundary.

The parcel is mostly comprised of agricultural fields and farmsteads, with a number of large individual dwellings along Mearse Lane, clusters of dwelling houses in the north west and west of the parcel, the Lickey Grange housing estate and some ribbon development along Linehouse Lane. The Spadesbourne brook is within the land parcel.

The only road which runs through the land parcel is Mearse Lane. Other than this the only road is Lord Austin Drive which is a cul-de-sac.

The land in this parcel rises from the southwest (150m) to the northeast (230m).

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel does not abut any of the large built-up areas.	No Contribution
2	To prevent neighbouring towns from merging	The land parcel constitutes all of a gap the two settlements of Catshill and Lickey and therefore the loss of openness in this land parcel would cause the two areas to physically merge. There are sporadic examples within the land parcel of significant development, such as the Lickey Grange housing estate. There is a run of dwellings along Linehouse Lane and a number of large individual dwellings along Brookhouse Road and Mearse Lane which may mean that land is vulnerable and potentially at risk from merging.	Strong
3	To assist in safeguarding the countryside from encroachment	The parcel has a very strong rural sense and exhibits many countryside characteristics. There parcel contains very little urbanising development such as examples of residential properties and therefore the presence of street lights, however these features are minor in relation to the parcel and do not override the strong rural sense the land parcel has.	Strong

Strategic Parcel Ref:	C11
Name of Parcel	North of Bromsgrove, South of M42

Strategic Parcel Ref	C11
Name of Parcel	North of Bromsgrove, South of M42
Parcel size (ha)	94
BDC Parish/es	Non-parished
Other LPA Area	N/A

Description of Parcel

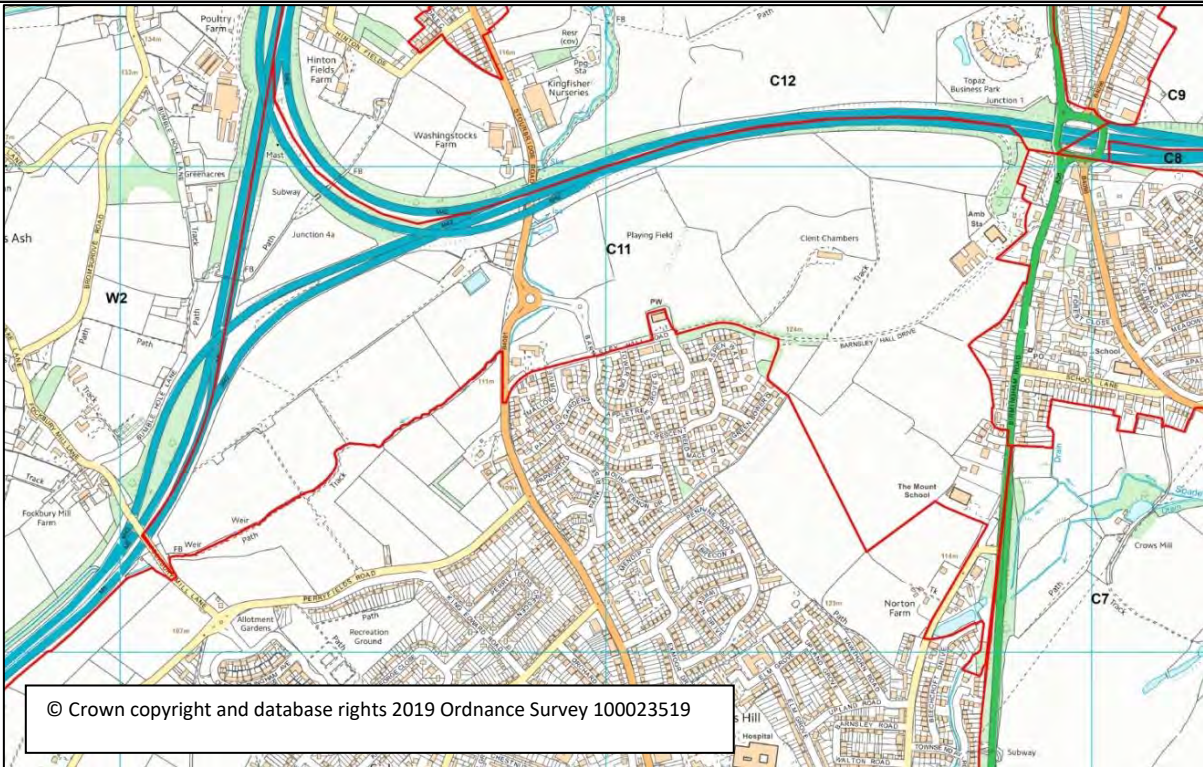
The parcel is located directly between the M42 to the north and Bromsgrove Town to the south.

The Parcel is bound to the north by the M42 Motorway and includes a triangle of land between the M42 and M5 Motorway junction 4A. The triangle of land only contains greenfield land and is used as part of a nearby farm. At Junction 1 (M42) the boundary diverts south to follow the rear gardens of the properties along the A38 Birmingham Road. The properties off Grosvenor Garden are included within the parcel as at this point the boundary becomes the A38. The parcel includes the wedge of land between the A38 and the Birmingham Road and continues East to follow the southern section of Beechcroft Drive. The boundary then follows Copse Wood Way, Barnsley Hall Drive, continuing to Mallow Drive and Keith Winter Close. The boundary goes North at this point along the B4091 (Stourbridge Road) until reaching the Battlefield Brook, where this becomes the parcel's southern boundary. To the west the parcel boundary follows Fockbury Mill Lane and continues to follow the M5, it then returns to follow the M42.

To the immediate South of the Battlefield Brook is the allocated Perryfields Road development site (BROM 2). This development site will fill the current open gap between the built form of Bromsgrove Town and the Green Belt boundary at the Battlefield Brook. For the purposes of this assessment, this site will be considered as developed in accordance with the adopted Bromsgrove District Plan (2017).

The parcel is rural in character with land uses being farmland and recreation with a small number of dwellings on the Stourbridge Road and to the East of the parcel. St. Johns Ambulance Hub, a Nursery School, a football club and the Battlefield Brook are all contained within the parcel. This parcel is generally flat and at a consistent height of 110-130m above sea level.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is immediately adjacent to Bromsgrove Town and is largely free from development that could constitute sprawl with a strong level of openness. The examples of sprawl include a small amount of infill development along Birmingham Road, a small development accessed from Keith Winter Close and the Football Club. There are strong permanent boundaries along the majority of the boundary with Bromsgrove Town, namely Battlefield Brook, Mallow Drive and Barnsley Hall Road, Norton Way, Copse Wood Way and the adjacent part of Birmingham Road. The remainder of the boundaries with Bromsgrove Town are defined by existing development, specifically the rear of some properties on Aspens Way, Green Bower Drive and Beechcroft Drive.	Moderate
2	To prevent neighbouring towns from merging	The land parcel constitutes all of a gap between Bromsgrove Town and Lickey End. Loss of openness in this parcel would result in the physical merging of Bromsgrove Town and Lickey End, this is because of the presence of ribbon development along the A38, which is adjacent to the built up area of Lickey End. The land parcel also forms the majority of a gap between Bromsgrove Town and Catshill. The land parcel is adjacent to land parcel C12, and although separated by the M42 if openness were to be lost in these two land parcels Bromsgrove Town and Catshill would be visually merged, as the M42 would still provide a physical barrier between the two areas preventing physical merging.	Strong
3	To assist in safeguarding the countryside from encroachment	The Parcel has a rural sense and exhibits countryside characteristics but there are some urbanising features, notably the ribbon development along Stourbridge road and the A38 Birmingham Road. The roundabouts of Stourbridge Road and Barnsley Hall Road are also urbanising in that they are lined with pavements. In addition, the presence of the football club and Ambulance Hub has a slight urbanising effect.	Moderate

Strategic Parcel Ref	C12
Name of Parcel	South of Catshill, North of M42
Parcel size (ha)	108
BDC Parish/es	Catshill and North Marlbrook
Other LPA Area	N/A

Description of Parcel

This parcel is located to the immediate south of Catshill, between Catshill and the M42. It is located to the north of Bromsgrove town.

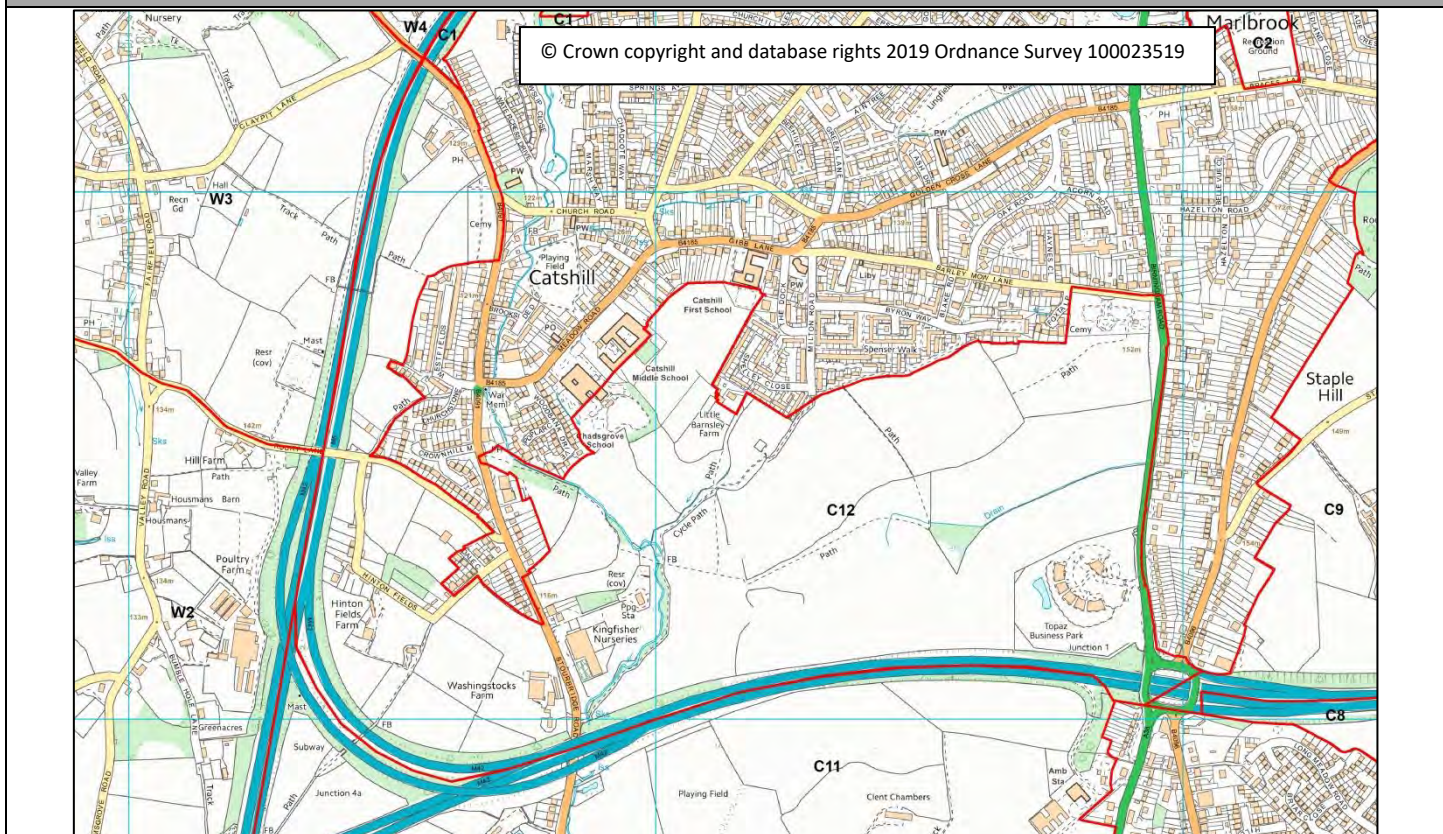
The land parcel is bound to the north by the B4091 Stourbridge Road and rear gardens of properties located in cul de sacs off the B4091 Stourbridge Road, Meadow Road, Gibb Lane and Barley Mow Lane. The eastern boundary constitutes the A38 until meeting the M42. The M42 is the southern boundary until it turns into the M5 going north.

The majority of the parcel is in agricultural use, with a few urbanising features, notably the Topaz Industrial Estate, Willowbrook Garden Centre and a number of dwellings along Hinton Fields. The land parcel also contains North Bromsgrove Cemetery and the Battlefield Brook also runs through the land parcel.

Only three roads run through the land parcel which include the B4091 Stourbridge Road, Hilton Fields and Rocky Lane, they are located to the South West of the land parcel.

The topography of the land in this parcel does not vary greatly, with a number of small mounds close to the M5 at Catshill. The land then rises up in an easterly direction towards the Birmingham Road.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to a large built up area and therefore plays no role in checking the unrestricted sprawl.	No Contribution
2	To prevent neighbouring towns from merging	The land parcel constitutes the majority of a gap between Catshill and Bromsgrove Town. In conjunction with land parcel C11 this constitutes the whole gap between Catshill and Bromsgrove. Loss of openness in this parcel would reduce the gap between these two areas and although would not cause a significant physical merging due to the M5 Motorway, the areas would appear visually merged. There are pockets of development within this land parcel including residential properties, Willowbrook Garden Centre and Topaz Business Park which means the land may be vulnerable.	Strong
3	To assist in safeguarding the countryside from encroachment	The parcel has a rural sense and exhibits countryside characteristics but there are some urbanising features, notably the Topaz Business Park on the A38 and the garden centre on Stourbridge Road, both of which include areas of hardstanding, street lighting and pavements.	Moderate

Strategic Parcel Ref:	N1
Name of Parcel	Frankley

Strategic Parcel Ref	N1
Name of Parcel	Frankley
Parcel size (ha)	428
Parish/es	Frankley
Other LPA Area	Birmingham City Council

Description of Parcel

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

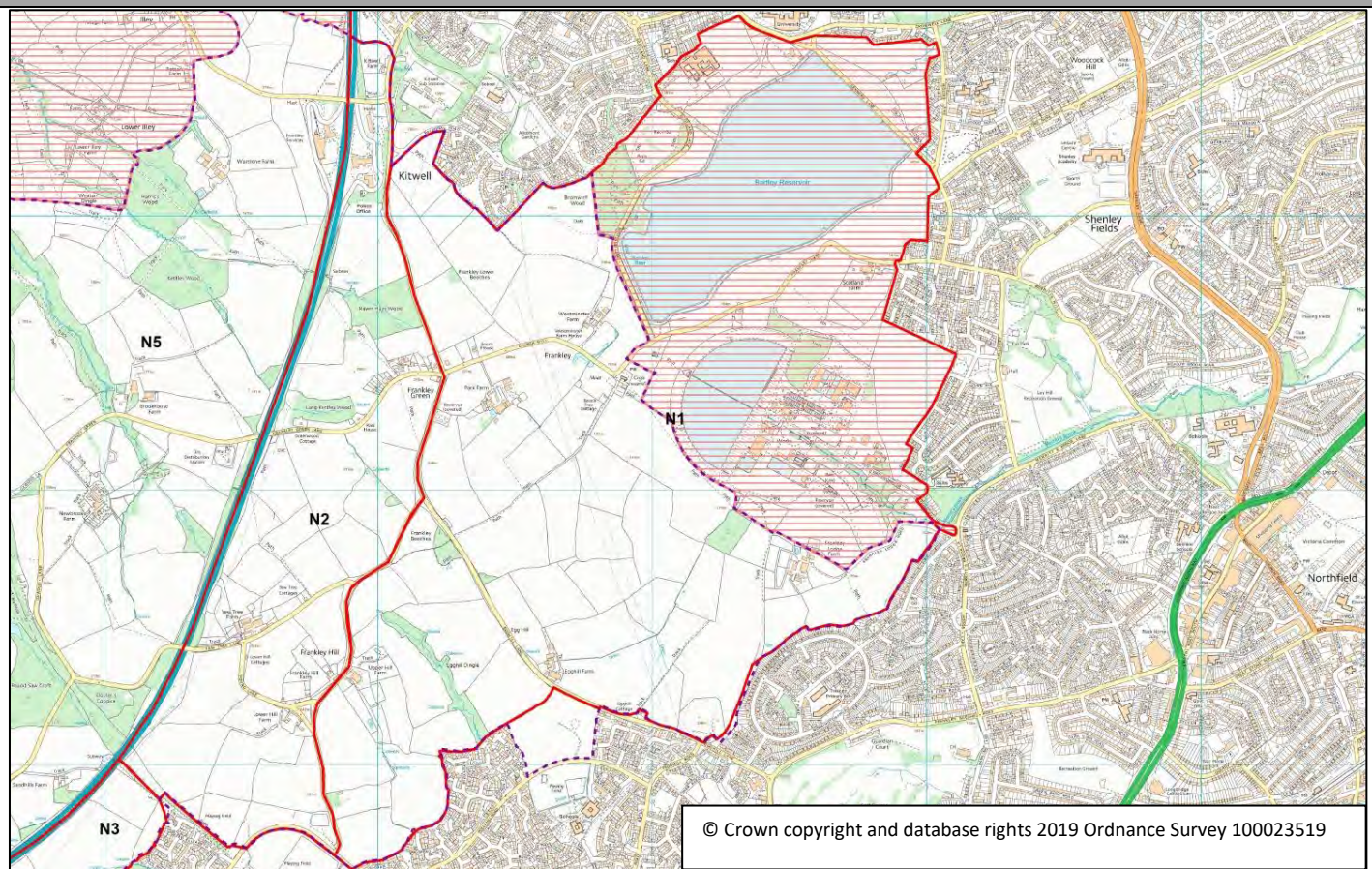
The parcel is intersected by Church Hill and Egghill Lane where there is some development associated with farmsteads/agriculture.

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

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

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

Map of Parcel



Purposes Assessment

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

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

Description of Parcel

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

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

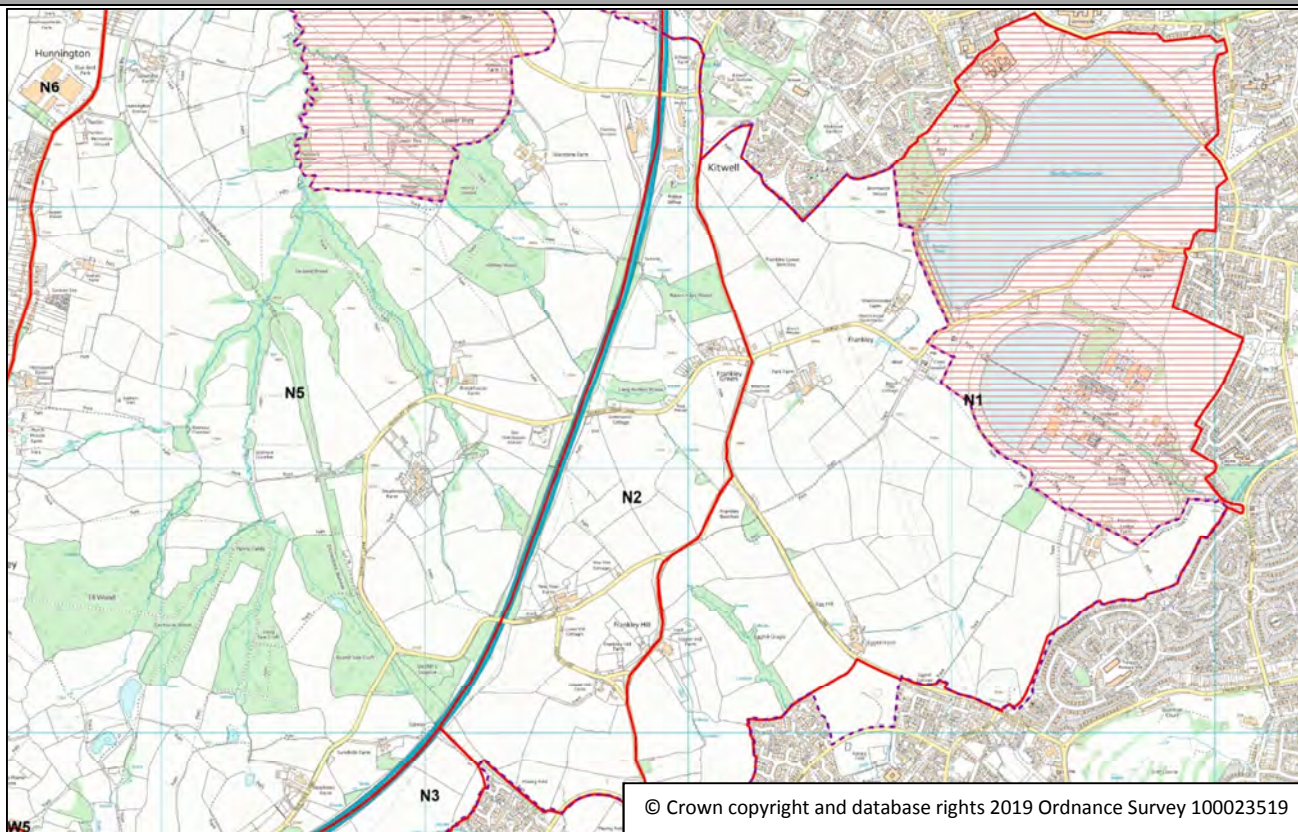
Frankley Southbound services is located to the far north, which has a significant urbanising impact on this part of the parcel as it includes a Travelodge and significant buildings/hardstanding areas.

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

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

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

Map of Parcel



Purposes Assessment

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

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

Description of Parcel

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

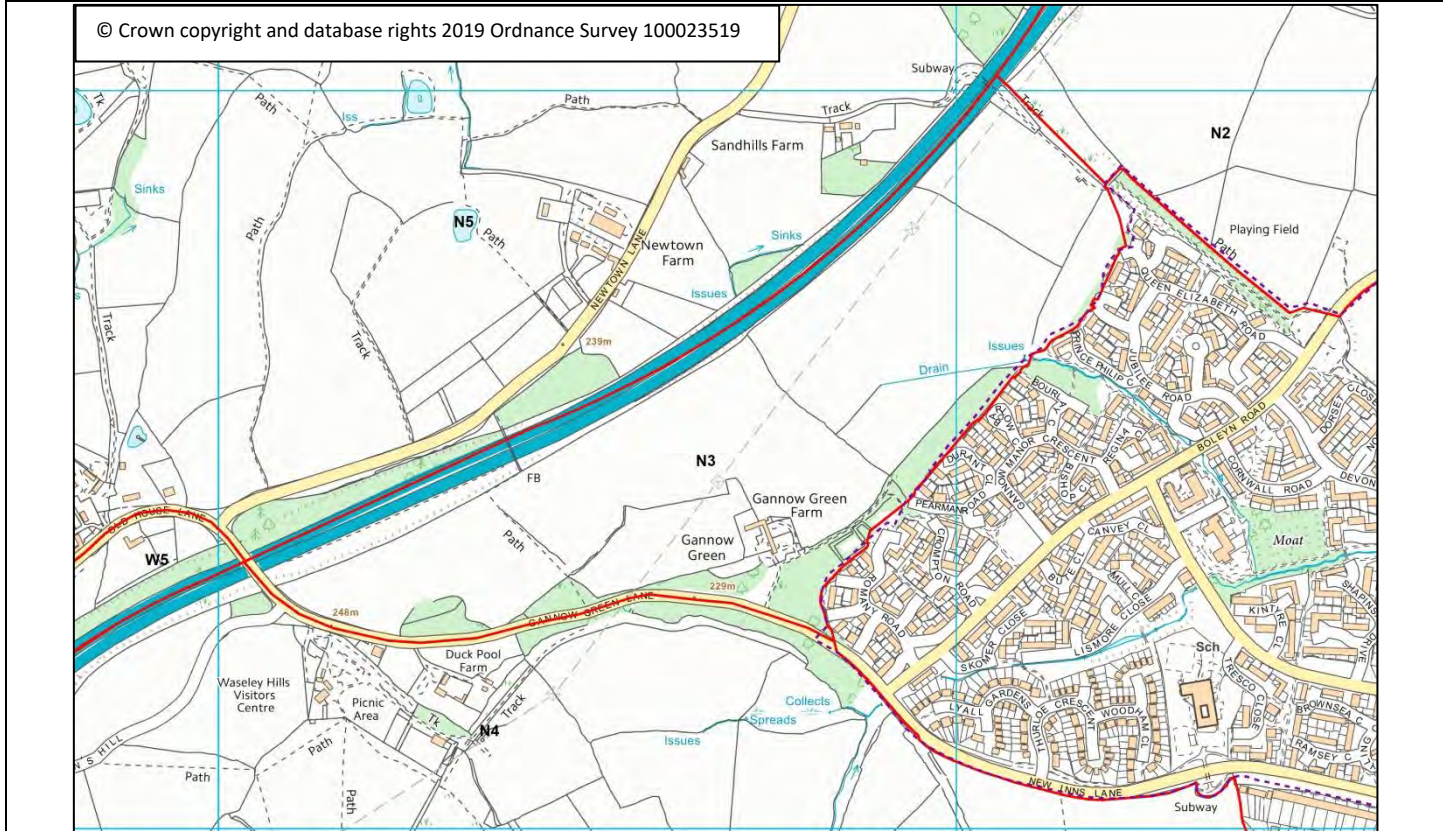
It is bounded by the M5 to the north west and Gannow Green Lane to the south. The eastern boundary follows the edge of the Rubery settlement boundary which screens the built up area. The north eastern boundary follows the tree belt at the edge of the field up to the M5 and can also be accessed from Newtown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

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

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

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

Map of Parcel



Purposes Assessment

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

Strategic Parcel Ref:	N4
Name of Parcel	Waseley Hills

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

Description of Parcel

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

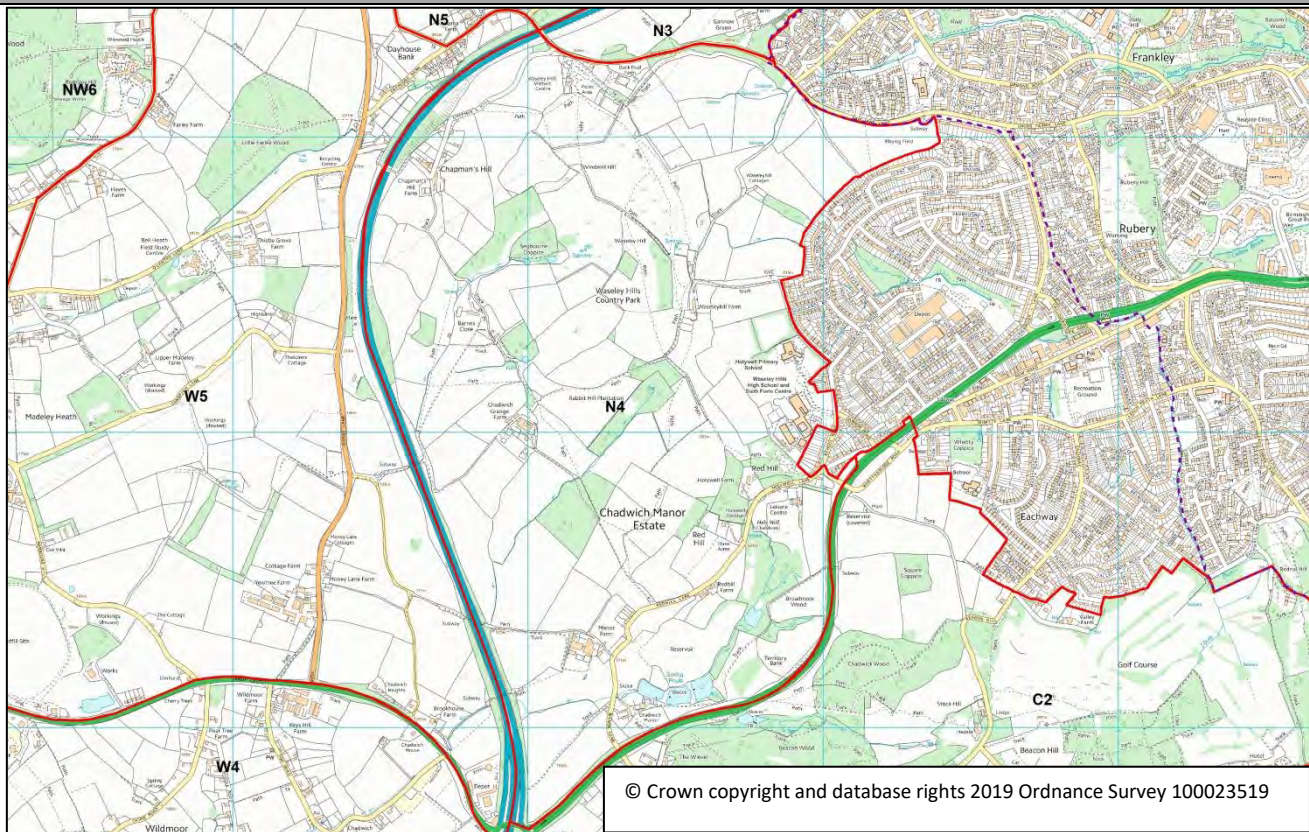
The northern boundary of this parcel follows Gannow Green Lane, which turns into New Inns Lane. The eastern side follows the settlement boundary of Rubery, which is formed of a mix of rear gardens and minor roads until at the southernmost point of the settlement, the boundary follows the Birmingham Road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

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

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

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

Map of Parcel



Purposes Assessment

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

Strategic Parcel Ref:	N5
Name of Parcel	West of the M5, East of B4551 at Romsley

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

Description of Parcel

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

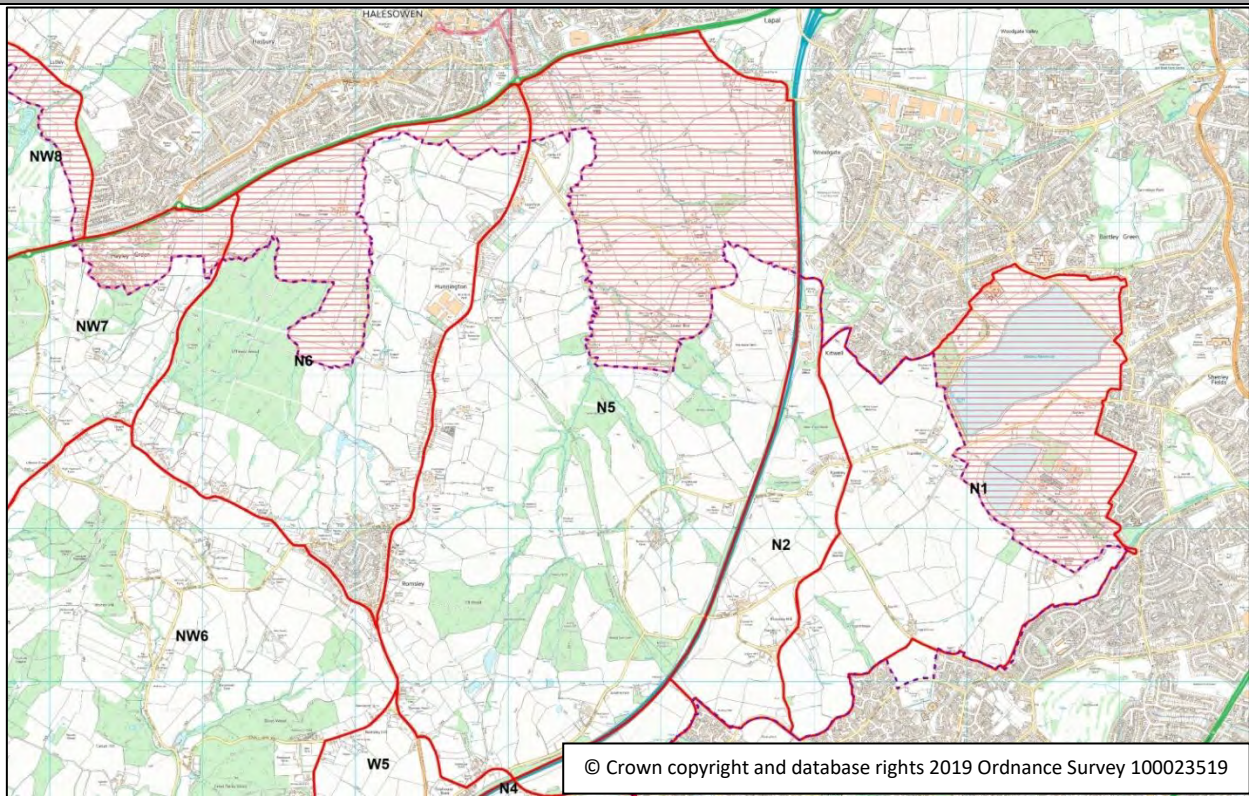
The parcel is open in character with little urbanising development present within it other than ribbon development associated with the B4551 Bromsgrove Road at Hunnington. The northern end of the parcel is intersected by Illey Lane where there is some ribbon development present mainly associated with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

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

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

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

Map of Parcel



Purposes Assessment

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

Strategic Parcel Ref:	N6
Name of Parcel	Romsley village and Hunnington

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

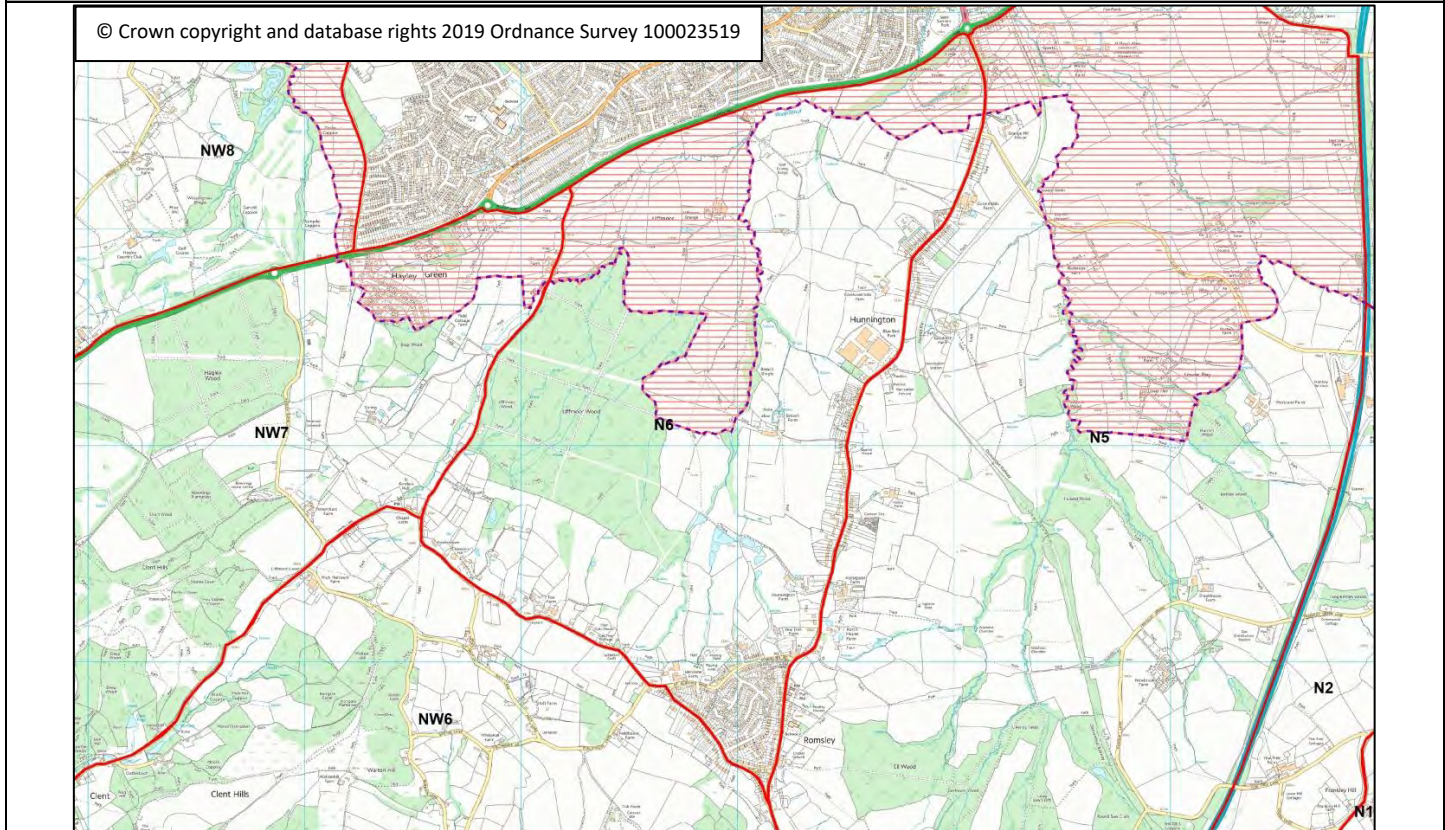
Description of Parcel

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

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

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

Map of Parcel



Strategic Parcel Ref:	N6
Name of Parcel	Romsley village and Hunnington

Purposes Assessment

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

Strategic Parcel Ref:	NE1
Name of Parcel	East of A441, North of M42 inc. Weatheroak Hill

Strategic Parcel Ref	NE1
Name of Parcel	East of A441, North of M42 inc. Weatheroak Hill
Parcel size (ha)	766
BDC Parish/es	Alvechurch
Other LPA Area	N/A

Description of Parcel

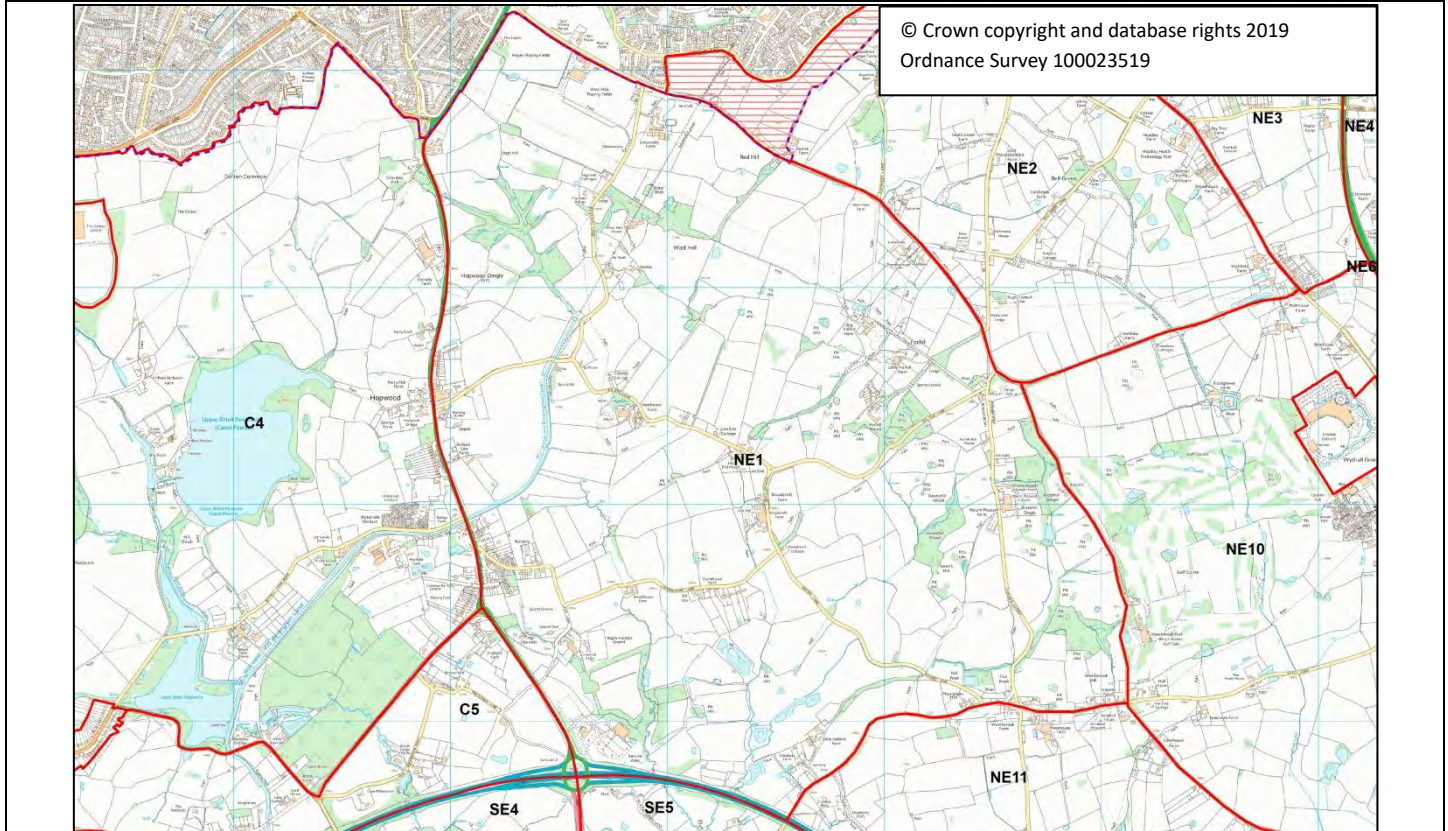
The land parcel is relatively large and is located immediately adjacent to the Birmingham conurbation, to the North East of Bromsgrove. To the North West the land parcel follows the A441 Birmingham Road until the road meets Redhill Road, which is followed until joining Brockhill Lane. The southern boundary follows Weatheroak Hill, which turns into Radford Road. The M42 forms the remaining southern boundary. At the M42 Junction 2 the boundary goes north at the A441 Birmingham Road.

The land parcel contains a range of different land uses, including residential properties, a hotel, football club, rugby club, cricket club, playing fields, public houses, a care home and motorway service station. The Worcester and Birmingham Canal (including the West Hill Tunnel) runs through the parcel. However as the land parcel is large its prevailing land use remains open green fields.

There are a number of roads that run through the parcel including Watery Lane running from Weatheroak Hill to Lea End. Lea End Lane which runs from the A441 (Westmead Hotel) across the centre of the parcel to Forhill. The parcel also includes the Roman Road - Icknield Street.

This parcel is dissected by a ridge line which runs from north west to south east through the parcel. North of the ridge line sees the highest points in the parcel, including High Hill (208m) and West Hill (206m). To the south of the ridge the land drops away to a plateau around Hopwood at heights of 120/130m.

Map of Parcel



Strategic Parcel Ref:	NE1
Name of Parcel	East of A441, North of M42 inc. Weatheroak Hill

Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The land parcel abuts the large built up area of Birmingham. The land parcel is mostly free from development; however there are clusters of development within the land parcel along the A441 Birmingham Road however as this development is not near the Birmingham conurbation, it does not constitute as sprawl. Development that does exist within the parcel in the vicinity of the Birmingham border was present in advance of the Green Belt designation in 1975. The boundary adjacent to Birmingham is strong, being the A441 in the north west portion and Redhill Road to the north east portion. Both of these roads appear to have contained Birmingham well as neither road has been breached.	Strong
2	To prevent neighbouring towns from merging	The land parcel constitutes almost half of the gap between Birmingham and Redditch. In conjunction with parcels SE5 and SE8, this parcel prevents the two settlements merging. Loss of openess in this parcel would substantially reduce the gap between these two areas. The land parcel (in conjunction with other parcels) also contributes to maintaining the gap between the settlements of Hollywood, Wythall, Barnt Green, Alvechurch, Cofton Hackett and Birmingham. Development is present along the main road which links Birmingham and Redditch and therefore this element of this purpose means the land parcel is vulnerable to encouraging sprawl between the two areas.	Moderate
3	To assist in safeguarding the countryside from encroachment	The land parcel has an overriding very strong rural sense; it is largely open and exhibits many countryside characteristics. There are a number of urban features that affect its openess, such as clusters of residential properties and other uses such as the football clubs and the motorway service station, however they are very discrete in relation to the size of the parcel and do not detract from the overall strong rural sense.	Strong

Strategic Parcel Ref:	NE2
Name of Parcel	South of Hawkesley, Headley Heath

Strategic Parcel Ref	NE2
Name of Parcel	South of Hawkesley, Headley Heath
Parcel size (ha)	318
Parish/es	Wythall
Other LPA Area	Birmingham City Council

Description of Parcel

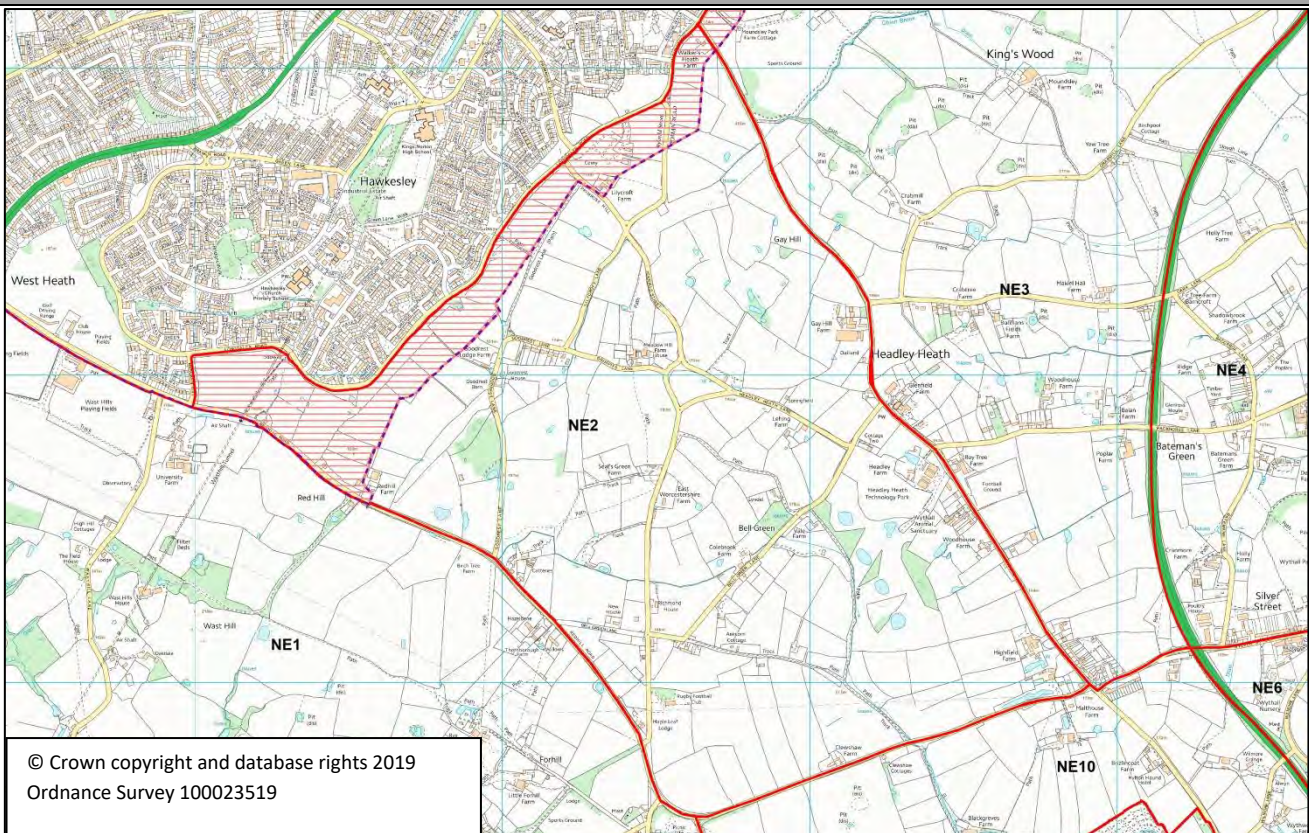
This parcel is located to the south of the Birmingham conurbation. The parcel is rural in nature, with the northern boundary directly adjacent to the Birmingham conurbation. It is a large parcel with multiple roads dissecting it.

The Birmingham conurbation to the North is bounded by Bracken Way, Longdales Road and Icknield Street, the parcel boundary then continues into Gay Hill Lane to the East which turns into Middle lane, Clewshaw Lane to the south, turning into Redhill Road to the West. The parcel is bound by strong defensible boundaries on all sides.

The small hamlet of Headley Heath lies along the eastern boundary, with a number of properties of the settlement dispersed along Middle Lane. The parcel is mainly rural with very little development, the most significant development being several houses located along Goodrest Lane. Other than this there are a few examples of sporadic, isolated forms of development mostly agricultural with related dwellings. There is an employment development located on Headley Technology Park Middle Lane and an animal rescue centre (Wythall Animal Rescue) on Middle Lane. Kings Norton Cemetery is also located within the parcel but is contained within its own constrained area bounded by roads to the north of the parcel. The Chinn Brook River is within the parcel.

The highest point in this parcel is on the eastern boundary at Gay Hill Farm (197m). From here, the land falls away slightly in a northwards direction towards edge of the conurbation, to a height of around 160m.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>The parcel is immediately adjacent to the built up area of Birmingham. The urban area of Birmingham has a strong defensible boundary of Longdales Road which currently contains the urban area well as development has not breached this road. The only development which is across the boundary is Lilycroft Farm and Kings Norton Cemetery. Lilycroft farm was present in advance of the Green Belt designation in 1975. Kings Norton Cemetery is deemed to be an appropriate use in the Green Belt.</p> <p>The land parcel is largely free from development, other than small examples of sporadic development. The most significant occurrence of development is several dwellings located along Goodrest Lane, which is not considered to be sprawl. Therefore the parcel does have a strong sense of openness.</p>	Strong
2	To prevent neighbouring towns from merging	<p>This parcel is adjacent to the large built-up area of Birmingham and is to the north of Redditch Town and to the west of Hollywood.</p> <p>The parcel in conjunction with other parcels constitutes the majority of a gap between Birmingham and Hollywood. A loss of openness in this parcel would substantially reduce the existing gap.</p>	Moderate
3	To assist in safeguarding the countryside from encroachment	<p>This parcel has a strong rural sense and many countryside features, it contains very few dwellings and is mainly comprised of farmland. There are sporadic urban features such as the Headley Technology park but these are isolated and forms of development and do not appear to demonstrate encroachment.</p>	Strong

Strategic Parcel Ref	NE3
Name of Parcel	South of Walker’s Heath, West of A435
Parcel size (ha)	266
Parish/es	Wythall
Other LPA Area	Birmingham City Council

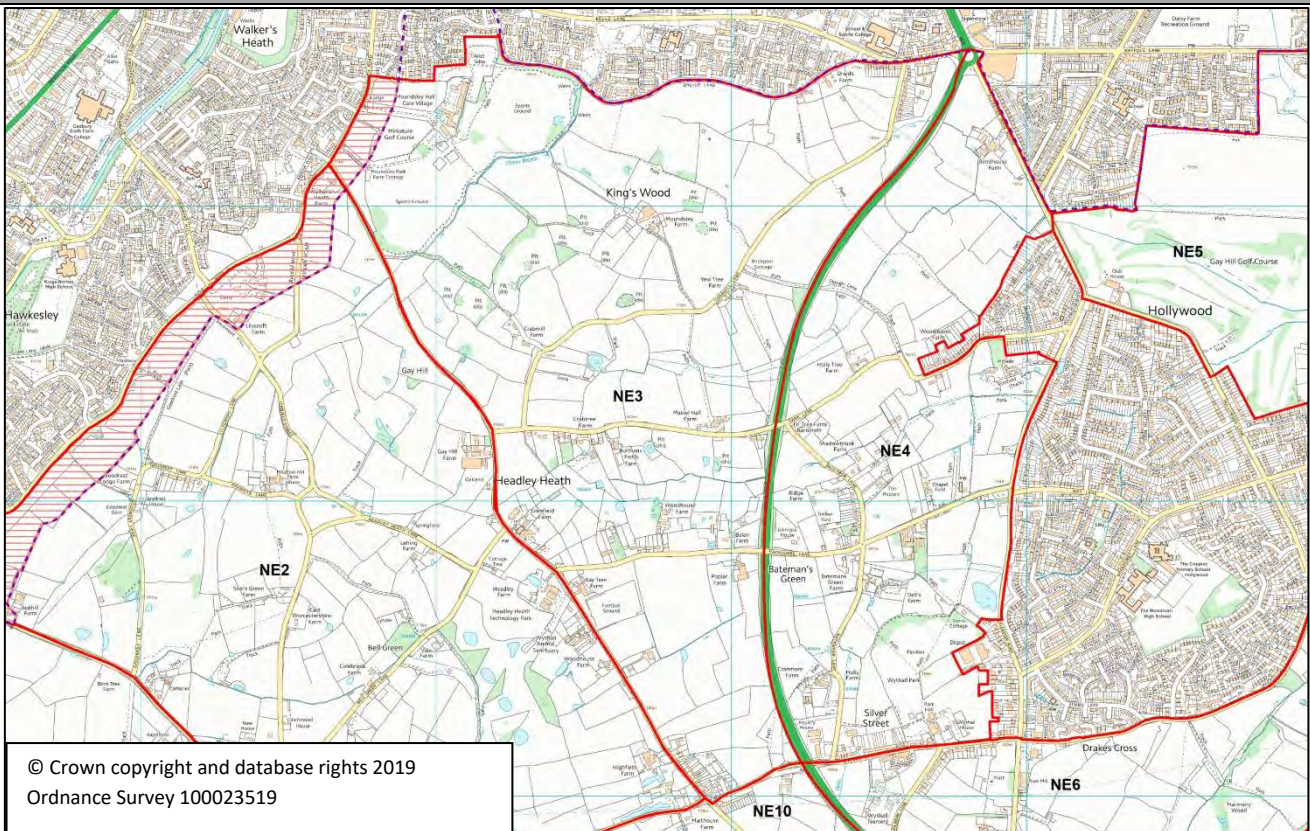
Description of Parcel

Parcel NE3 is located in the north-east of the district, adjacent to the southern edge of Birmingham’s urban area within the West Midlands conurbation. It is rural in nature, contains a number of lanes across the centre and the Chinn Brook crosses in the north-west of the parcel. The parcel is largely open with a small number of farm buildings located throughout. A care home (Moundsley Hall) and park (Walkers Heath) are located in the north-west corner of the parcel and some localised residential development is located in the southern half of the parcel, along Dark Lane, Packhorse Lane and Middle Lane/Silver Street.

The boundaries of the parcel are made up of Druids Lane to the north (with a small section made up of Walkers Heath Road and the rear or properties off Chelworth Road in the north-west corner), the A435 to the east, a small section of Silver Street to the south, and Middle Lane/Gay Hill Lane to the west. The northern half (north of Dark Lane) of the parcel rises fairly steeply from north (160m close to Druid’s Heath) to south with a large mound around Crabmill Farm (off Crabmill Lane) representing the highest point at over 190m. The southern half (south of Dark Lane) of the parcel has a predominantly flat topography.

A very small area of the parcel in the extreme north-west, off Walkers Heath Road, lies within Birmingham City’s administrative area with the remainder of the parcel being within Bromsgrove District.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>The parcel, along its northern boundary, is adjacent to the large built up area of Birmingham with the residential areas of Walkers Heath and Druids Heath to the north. The vast majority of the boundary between the parcel and the built up area is Druids Lane, with a small part of the boundary in the north-west corner of the parcel being made up of Walkers Heath Road and the rear of properties off Chelworth Road. Whilst this area is a less strong section of the boundary, in its entirety the boundary can be considered to be strong and has prevented development sprawling to the south.</p> <p>The area of the parcel adjacent to the large built up area is completely free from development that could constitute sprawl and exhibits a very strong level of openness, the only built development in the north of the parcel being the Moundsley Hall Care Home off Walkers Heath Road and farm buildings off Crabmill Lane.</p>	Strong
2	To prevent neighbouring towns from merging	<p>The parcel lies adjacent to the southern edge of Birmingham, with Hollywood and Wythall to the east of the parcel and Redditch much further to the south. In conjunction with Parcels NE4 and NE6, the parcel constitutes the entirety of the gap between Birmingham and Hollywood and Birmingham and Wythall respectively.</p> <p>Despite the location of the A435 between Parcel NE3 and the settlements to the east, a loss of openness in this parcel would have a negative impact on the existing gap in physical and/or visual terms.</p>	Moderate
3	To assist in safeguarding the countryside from encroachment	<p>The parcel is very open and has a strong rural sense exhibiting many countryside characteristics, in particular through it largely comprising agricultural land and other areas of natural and semi-natural greenspace.</p> <p>The parcel also has very little urbanising development. Whilst there is some localised residential development in the very southern tip of the parcel off Middle Lane/Silver Street and along Dark Lane and Packhorse Lane, these do not have a negative impact on the overall sense of openness across the parcel as a whole.</p>	Strong

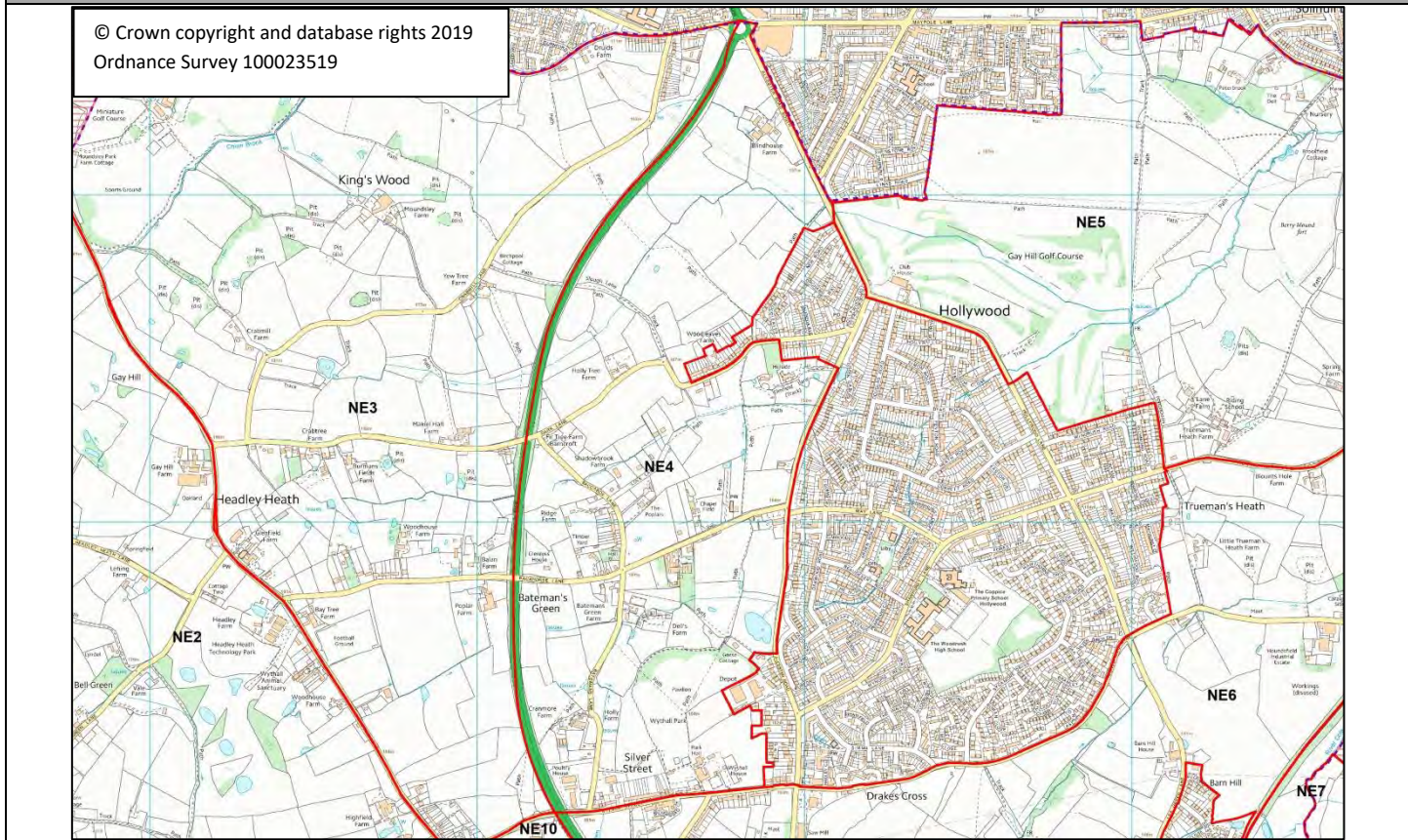
Strategic Parcel Ref	NE4
Name of Parcel	West of Hollywood, East of A435
Parcel size (ha)	154
Parish/es	Wythall
Other LPA Area	N/A

Description of Parcel

Parcel NE4 is located in the north-east of the district, between Maypole on the southern edge of Birmingham, the settlement of Hollywood and the A435. The parcel is relatively open in nature and predominantly made up of agricultural land, although there is a higher concentration of urbanising features in the south of the parcel along Silver Street, Batemans Lane and Packhorse Lane.

The boundaries of the parcel are made up of Alcester Road to the north and east (where the parcel lies adjacent to Hollywood), Silver Street to the south, and the A435 to the west. The parcel is relatively flat at heights of 170-180m above sea level. There are some undulations in the centre, with lower lying ground between Dark Lane and Packhorse Lane and Packhorse Lane and Silver Street.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>The parcel along its north-eastern boundary is adjacent to the large built up area of Birmingham, containing residential development to the south of Maypole Lane. The boundary between the large built up area and Parcel NE4 is made up of Alcester Road, which is considered to be a strong boundary along its entirety.</p> <p>The parcel is free from development that could constitute sprawl, with the only built development in the north of the parcel in close proximity to the large built up area being the farmhouse and agricultural buildings associated with Blind House Farm. The parcel therefore exhibits a very strong level of openness in this area.</p>	Strong
2	To prevent neighbouring towns from merging	<p>Parcel NE4 lies adjacent to the urban area of Birmingham to the north, and the settlement of Hollywood to the east. The parcel, particularly in its northern half, constitutes the entire gap between these settlements.</p> <p>A loss of openness in this parcel would cause both physical and visual merging and substantially reduce the existing gap between the two settlements.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	<p>The parcel has a rural sense, particularly once away from the northern and eastern boundaries which border the built up areas of Birmingham and Hollywood, with the majority of the land within the parcel being in agricultural use.</p> <p>There is however a range of urbanising development, particularly in the south of the parcel along Packhorse Lane and Silver Street. These features have an impact on openness and do detract from a very strong rural sense, however the parcel still exhibits some countryside characteristics and maintains an overall rural sense.</p>	Moderate

Strategic Parcel Ref:	NE5
Name of Parcel	North-east of Hollywood

Strategic Parcel Ref	NE5
Name of Parcel	North-east of Hollywood
Parcel size (ha)	204
BDC Parish/es	Wythall
Other LPA Area	N/A

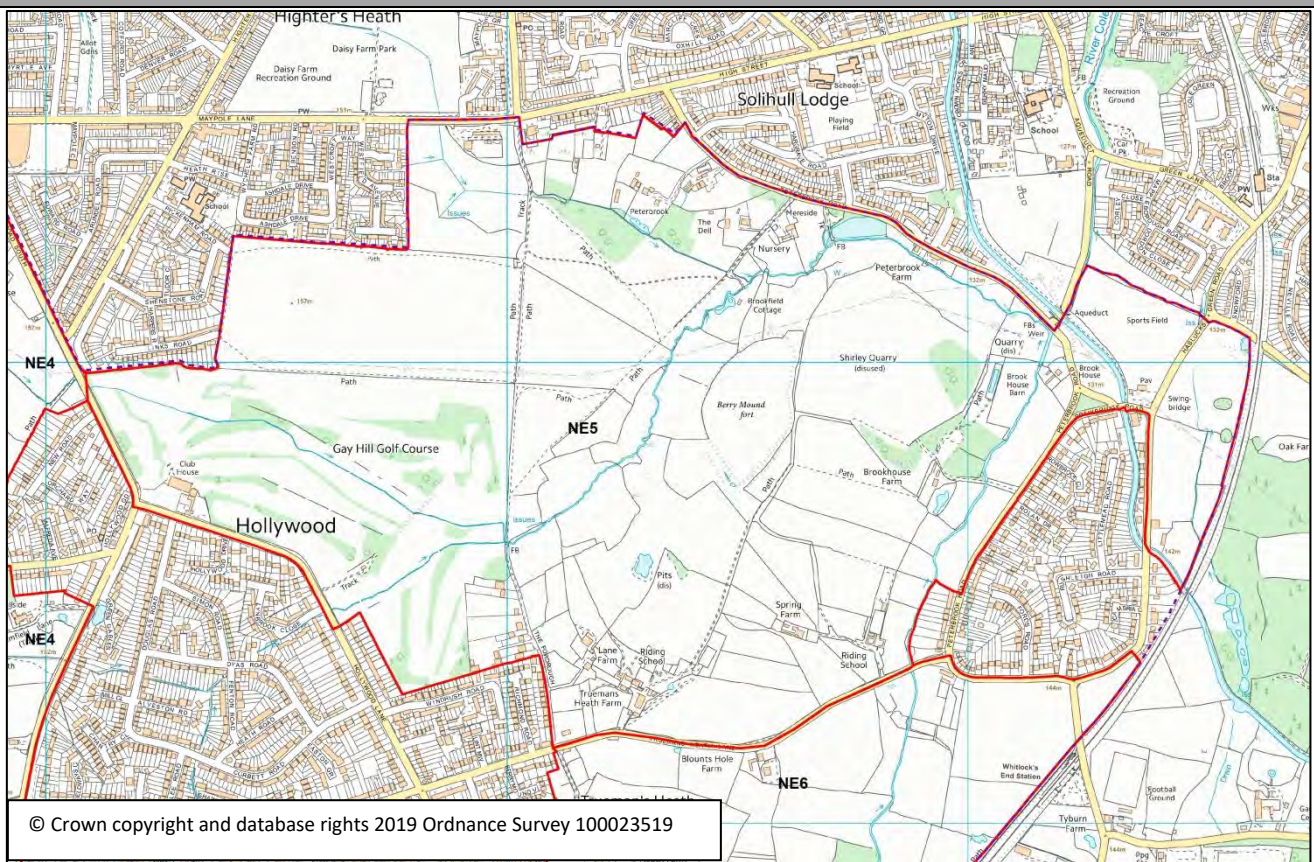
Description of Parcel

Parcel NE5 is located in the north-east of the district, between the southern edge of the conurbation comprising parts of Birmingham City and Solihull Borough, and the settlements of Hollywood and Majors Green in Bromsgrove District. Whilst the parcel is generally surrounded by built development, it is relatively open itself and predominantly made up of agricultural land and natural/semi-natural greenspace. There are some scattered farm buildings in the parcel, particularly to the south, off Trumans Heath Lane. Hollywood Golf Club is a prominent feature in the south-west of the parcel and sports pitches are present in the far north-eastern corner.

The boundaries of the parcel are made up of Maypole Lane (including the rear of residential properties to the south of Maypole Lane) to the north/north-west, Peterbrook Road to the north and east (including along the built up edge of Majors Green), Trumans Heath Lane and the edge of the built up area of Hollywood (including along Hollywood Lane) to the south/south-west, and a small section of Alcester Road to the west. The north-eastern most part of the parcel (to the north and east of Majors Green) extends in an irregular shape beyond Peterbrook Road to the east of the canal, where the railway line forms the eastern boundary in this location.

The parcel’s topography is relatively flat (at heights of 170-180m) although generally falls in a north-west to south-east direction.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>The parcel lies adjacent to the large built up area of the West Midlands conurbation to the north, with residential development within Birmingham to the north-west and within Solihull Borough to the north-east. The majority of the boundary to the north of the parcel is made up of Peterbrook Road and Maypole Lane/High Street, with a small section of the boundary in the north-west corner being made up of the rear of residential properties on Links Road, Shenstone Road and properties to the south of Maypole Lane. Despite the boundary being more partial in nature in the north-west corner of the parcel, overall the boundary between the large built up area and the parcel is considered to be strong.</p> <p>There is some sporadic development, off Peterbrook Road, in the north of the parcel however this development pre-dates the designation of the West Midlands Green Belt and cannot therefore be considered to be sprawl. The parcel is otherwise free from development that could constitute sprawl and therefore retains a strong level of openness.</p>	Strong
2	To prevent neighbouring towns from merging	<p>Parcel NE5 lies adjacent to and between a number of settlements in both Bromsgrove District and the neighbouring local authorities of Birmingham and Solihull. The western half of the parcel forms the entirety of the gap between the southern edge of Birmingham and the settlement of Hollywood, whilst the eastern half of the parcel forms the entirety of the gap between Solihull and Majors Green. The parcel also forms the entirety of the gap between Hollywood and Majors Green in an east-west direction.</p> <p>A loss of openness in the parcel would cause both physical and visual merging and significantly reduce the existing gap between settlements.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	<p>The parcel has a rural sense, particularly away from the boundaries of the parcel which are predominantly adjacent to surrounding built up areas, with the majority of the land within the parcel being open, agricultural land or natural/semi-natural greenspace. The golf course in the west of the parcel is a prominent feature and despite being an appropriate use in the Green Belt, it does have a slight impact on the sense of openness in the parcel.</p> <p>Despite there being a relative lack of urbanising development in the parcel, the land is considered to only exhibit some countryside characteristics, as opposed to many, and therefore is only deemed to exhibit a moderate rural sense rather than a very strong rural sense.</p>	Moderate

Strategic Parcel Ref:	NE6
Name of Parcel	South of Hollywood, North of Wythall

Strategic Parcel Ref	NE6
Name of Parcel	South of Hollywood, North of Wythall
Parcel size (ha)	202
BDC Parish/es	Wythall
Other LPA Area	N/A

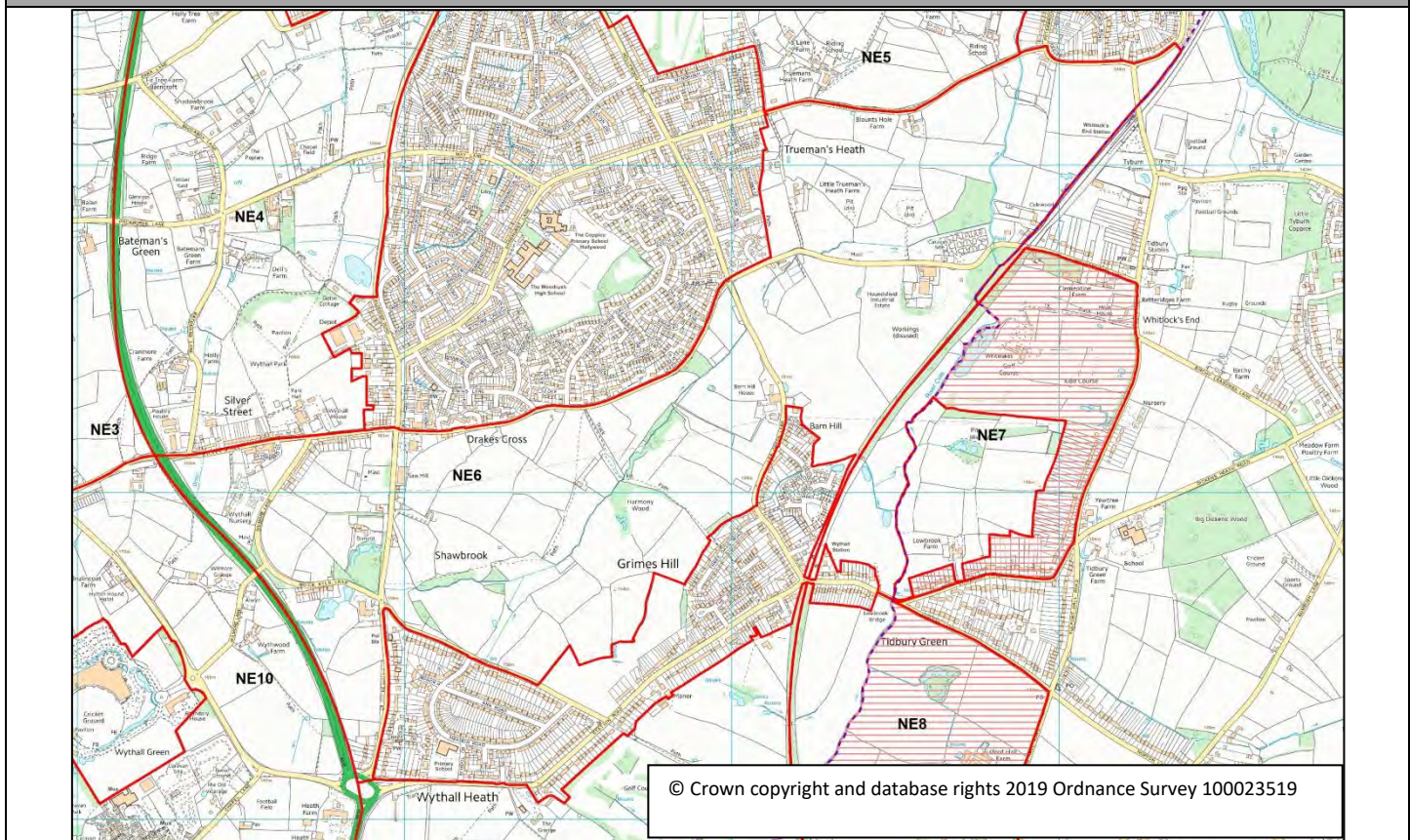
Description of Parcel

Parcel NE6 is located in the north-east of the district, lying predominantly between the settlements of Wythall and Hollywood but also stretching east to Majors Green. The parcel is relatively open and predominantly comprises agricultural land and natural/semi-natural greenspace. There are a number of farm buildings and isolated dwellings in the parcel, with a more defined collection of residential dwellings in the west of the parcel, off Silver Street. There are a range of other individual developments in the parcel, including a nursery/landscape centre, public house and commercial developments off Houndsfield Lane and Alcester Road.

The parcel is an irregular shape and the boundaries of the parcel are made up of Silver Street/Houndsfield Lane (along the built up edge of Hollywood) and Trumans Heath Lane to the north, the Birmingham-Stratford on Avon ('Shakespeare Line') railway line to the east, the built up edge of Wythall to the south and the A435 to the west.

The topography of the parcel rises and falls in a north-south direction along Alcester Road and Lea Green Lane, with lower lying land in the centre of the parcel where a brook/stream runs west to east and joins the River Cole in the east of the parcel. Land also falls from west to east in the north-east of the parcel towards the River Cole. The highest point of the parcel is 170m being at Wythall Nursery, off Wilmore Lane.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is not immediately adjacent to a large built up area and therefore plays no role in checking unrestricted sprawl.	No Contribution
2	To prevent neighbouring towns from merging	The western half of the parcel forms the entirety of the gap between Wythall and Hollywood, whilst the eastern/north-eastern half of the parcel forms the entire gap between Wythall and Majors Green, as well as the gap between Hollywood and Majors Green in conjunction with the adjacent Parcel NE5. A loss of openness in this parcel would cause both physical and visual merging and significantly reduce the existing gap between settlements.	Strong
3	To assist in safeguarding the countryside from encroachment	The parcel has a rural sense, with land predominantly in agricultural use or natural/semi-natural greenspace and the parcel is largely open. There is however a range of urbanising development that detracts from the sense of openness across the parcel, including a small rural industrial estate and permanent gypsy and traveller site off Houndsfield Lane, a timber yard and Drakes Court office development off Alcester Road, and some development off Silver Street/Wilmore Lane in the very west of the parcel. The parcel is considered to only exhibit some countryside characteristics, as opposed to many, and therefore is only deemed to exhibit a rural sense rather than a very strong rural sense.	Moderate

Strategic Parcel Ref:	NE7
Name of Parcel	North of Wythall, East of railway line

Strategic Parcel Ref	NE7
Name of Parcel	North of Wythall, East of railway line
Parcel size (ha)	44
BDC Parish/es	Wythall
Other LPA Area	Solihull Metropolitan Borough Council

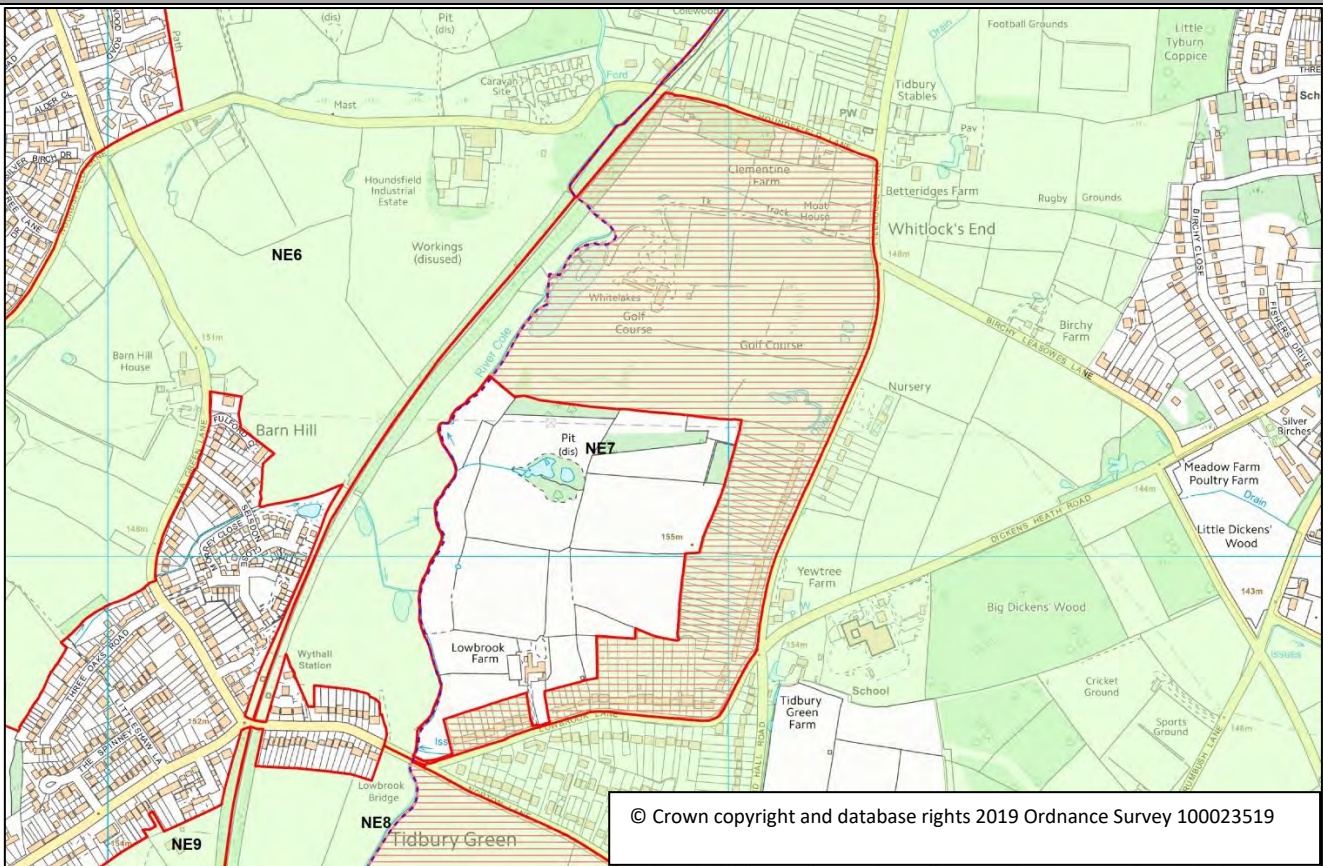
Description of Parcel

Parcel NE7 is located on the very north-eastern edge of Bromsgrove District, and is in fact predominantly within the neighbouring authority of Solihull. The parcel is predominantly open natural/semi-natural greenspace, particularly in the west of the parcel alongside the River Cole. The former White Lakes golf course previously occupied the north-east of the parcel, which retains openness in this part of the parcel. There are a large number of established trees and hedgerows which cross the parcel and the River Cole runs from south to north in the western half of the parcel and forms the administrative boundary between Bromsgrove District and Solihull Borough.

There are a number of large residential properties in the south-east of the parcel along Tilehouse Lane and Lowbrook Lane, in the settlement of Tidbury Green within Solihull Borough. A new residential development (currently under construction for 200 dwellings) off Lowbrook Lane in Solihull is excluded from the parcel due to its previous release from Green Belt designation.

The parcel is bounded by Houndsfield Lane to the north, Tilehouse Lane to the east, Lowbrook Lane and the rear of properties on Norton Lane to the south, and the Birmingham-Stratford on Avon ('Shakespeare Line') railway line to the west. Slightly higher ground exists in the north-east of the parcel with a gradual fall in a south-west direction, towards the River Cole. The land is generally at a height of 140m.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is not immediately adjacent to a large built up area and therefore plays no role in checking unrestricted sprawl.	No Contribution
2	To prevent neighbouring towns from merging	The parcel lies in between Wythall to the west and the settlement of Dickens Heath in Solihull to the east. In conjunction with Green Belt land to the east of Parcel NE7 within Solihull, the parcel forms the entirety of the gap. Despite a railway line running between Wythall and the parcel, a loss of openness would lead to physical and visual merging and substantially reduce the existing gap between the settlements. This is particularly relevant in the north of the parcel where any loss of openness within the Solihull Green Belt would result in the potential for the two settlements to physically join due to their close proximity.	Moderate
3	To assist in safeguarding the countryside from encroachment	Whilst the parcel is relatively open, residential development in the south-east of the parcel at Tidbury Green (Solihull) does have an impact on the rural sense. There is little in the way of urbanising development present within the parcel, especially as new (under construction at the time of writing) residential development off Lowbrook Lane is excluded from the parcel. However there are also few countryside characteristics exhibited and therefore the parcel is only considered to have a limited rural sense.	Weak

Strategic Parcel Ref:	NE8
Name of Parcel	South of Wythall, East of railway line

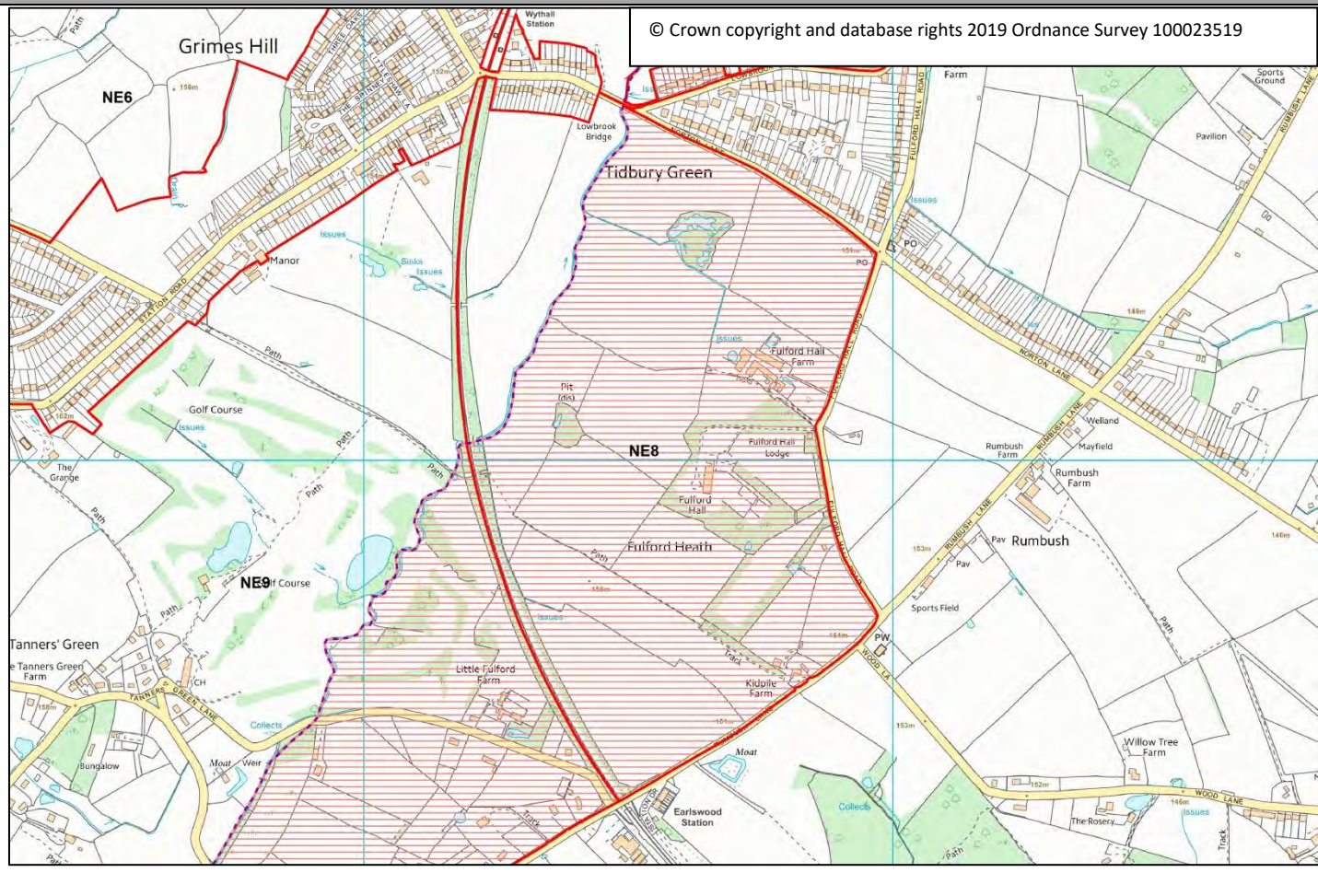
Strategic Parcel Ref	NE8
Name of Parcel	South of Wythall, East of railway line
Parcel size (ha)	77
BDC Parish/es	Wythall
Other LPA Area	Solihull Metropolitan Borough Council

Description of Parcel

Parcel NE8 is located on the very north-eastern edge of Bromsgrove District, and is in fact predominantly within the neighbouring authority of Solihull. The parcel is very open and comprises agricultural land with very little development, only a farm/agricultural buildings and a few isolated dwellings off Fulford Hall Road and Rumbush Lane. The River Cole crosses the parcel in the north-west corner and forms the administrative boundary between Bromsgrove District and Solihull Borough.

The parcel is bounded by Norton Lane (and the rear of several properties on Norton Lane) to the north, Fulford Hall Road to the east, Rumbush Lane to the south and the Birmingham-Stratford on Avon ('Shakespeare Line') railway line to the west. The topography of the parcel rises from the north-west corner of the parcel alongside the River Cole, however the remainder of the parcel is relatively flat and at a height of 150m.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is not immediately adjacent to a large built up area and therefore plays no role in checking unrestricted sprawl.	No Contribution
2	To prevent neighbouring towns from merging	The parcel, in its north-west corner, lies adjacent to the settlement of Wythall. In this respect it does lie between Wythall and Redditch some distance to the south/south-west of the parcel. However the parcel is not pivotal in providing a gap between these settlements and a loss of openness would not cause a physical or visual sense of merging.	Weak
3	To assist in safeguarding the countryside from encroachment	The parcel is very open with very little, if any, urbanising development within it. The only built development within the parcel is a farmhouse and agricultural buildings off Fulford Hall Road, with several further large, isolated residential dwellings along Fulford Hall Road and Rumbush Lane. Once away from the northern boundary of the parcel, where some residential properties stretch east along Norton Lane, the parcel exhibits many countryside characteristics and has a very strong rural sense.	Strong

Strategic Parcel Ref:	NE9
Name of Parcel	South of Wythall, East of A435

Strategic Parcel Ref	NE9
Name of Parcel	South of Wythall, East of A435
Parcel size (ha)	279
BDC Parish/es	Wythall
Other LPA Area	Solihull Metropolitan Borough Council and Stratford-on-Avon District Council

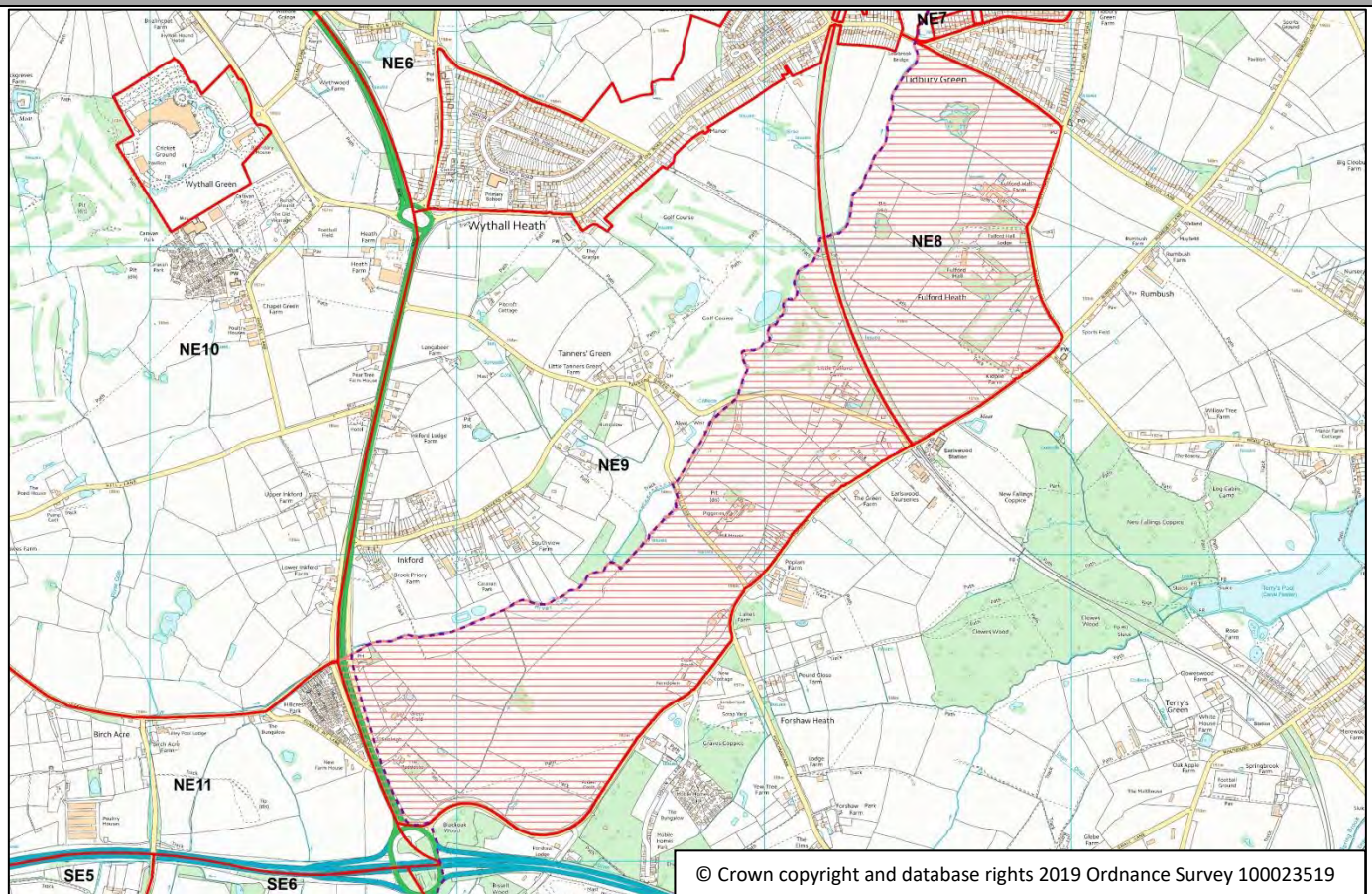
Description of Parcel

Parcel NE9 is located in the north-east of the district, between Wythall and the M42 motorway. The parcel is made up of land predominantly within Bromsgrove District and neighbouring Stratford on Avon District, with a small portion of land north of Tanners Green Lane within Solihull Borough.

The parcel is largely open agricultural land, with some development in the west of the parcel off the A435 and Barkers Lane, as well as several dwellings in the hamlet of Tanners Green in the centre of the parcel. Fulford Heath Golf Club occupies a large portion of land to the north-east of the parcel. The River Cole crosses the parcel from west to east and forms the administrative boundary between Bromsgrove and Stratford on Avon/Solihull.

The parcel is bounded by the built up edge of the settlement of Wythall to the north, the Birmingham-Stratford on Avon ('Shakespeare Line') railway line to the east, Forshaw Heath Road and Forshaw Heath Lane to the south and the A435 to the west. Lower lying land exists in the parcel alongside the River Cole, otherwise the topography of the parcel is relatively flat and at heights of 150-160m.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is not immediately adjacent to a large built up area and therefore plays no role in checking unrestricted sprawl.	No Contribution
2	To prevent neighbouring towns from merging	<p>The parcel, along its northern boundary, lies adjacent to the settlement of Wythall with Redditch lying further to the south of the parcel.</p> <p>In considering the gap between Wythall and Redditch, parcel NE9 in conjunction with parcel SE6 to the south, forms the majority of the gap between these neighbouring settlements.</p> <p>Whilst in visual terms the parcel would be unlikely to lead to merging between these settlements, a loss of openness in this parcel would have a negative impact on the existing gap, particularly in physical terms.</p>	Moderate
3	To assist in safeguarding the countryside from encroachment	<p>The parcel is predominantly made up of open, agricultural land and has a strong rural sense particularly from lanes crossing the centre of the parcel such as Tanners Green Lane and Mill Lane. Fulford Heath Golf Club in the north-east of the parcel is also a prominent feature however as an appropriate use in the Green Belt it does not particularly have an impact on the sense of openness in the parcel.</p> <p>The parcel does contain some urbanising development in the west, with a row of residential properties along Barkers Lane as well as several commercial uses accessed from the A435 / Barkers Lane, such as a car sales yard, caravan storage area and petrol station. However these urbanising features are not considered to impact on the openness of the parcel or the many countryside characteristics that are exhibited in the remainder of the parcel.</p>	Strong

Strategic Parcel Ref	NE10
Name of Parcel	Wythall Green, West of A435
Parcel size (ha)	381
BDC Parish/es	Wythall
Other LPA Area	N/A

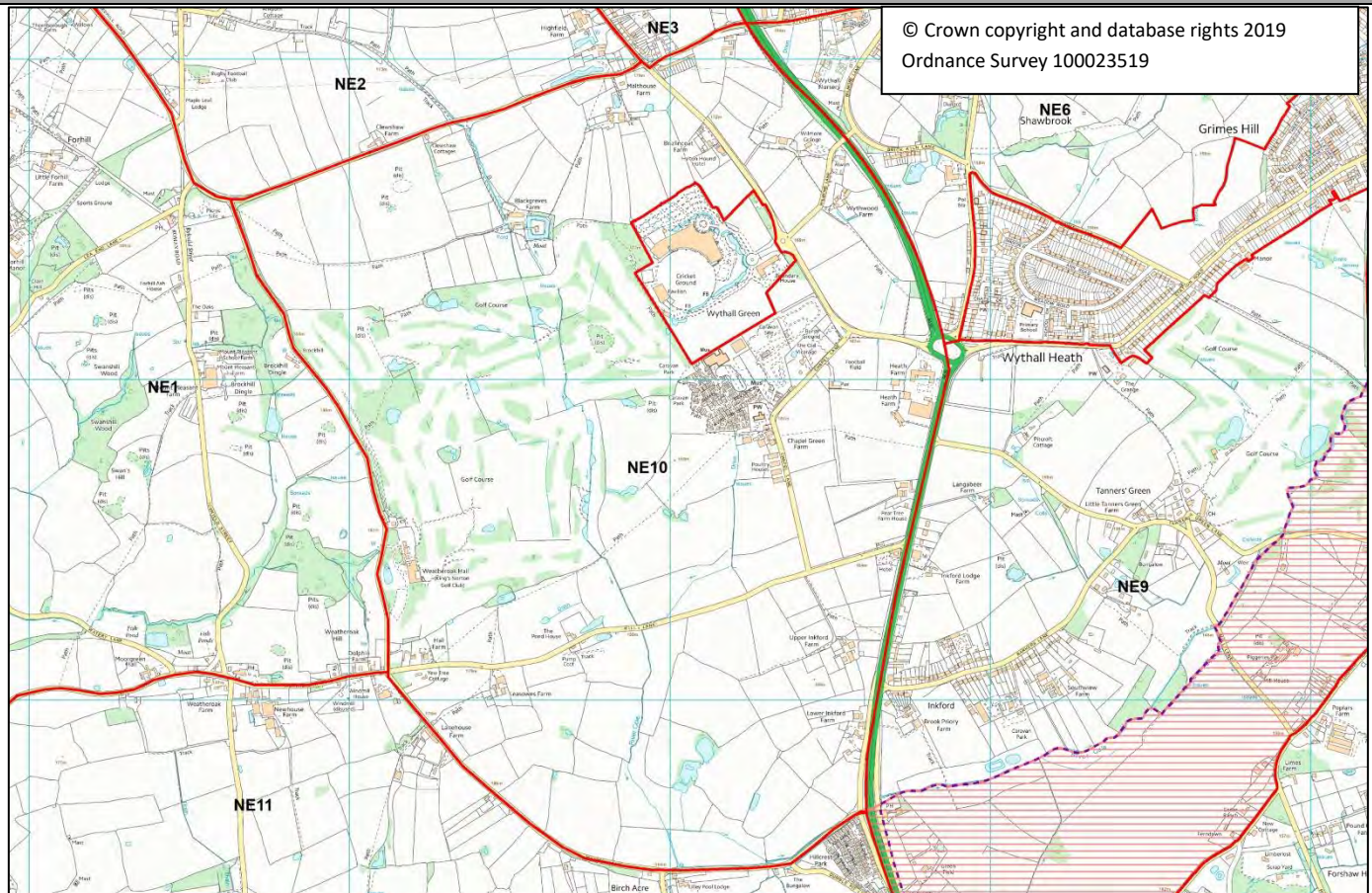
Description of Parcel

Parcel NE10 is located in the east of the district and surrounds the large development of Wythall Green Business Park, which is inset from the Green Belt and therefore excluded from the parcel. The parcel is very open and predominantly made up of agricultural land, although Kings Norton Golf Club occupies a large portion of land in the west of the parcel.

In addition to a small number of isolated rural dwellings and farm buildings across the parcel, some development is located in the east of the parcel in the form of the Becketts Farm commercial development off the A435 and the Wythall Transport Museum, a caravan and motorhome park and St Mary’s Park residential/retirement village located off Chapel Lane. The River Cole runs through the centre of the parcel from north to south.

The parcel is bounded by Clewshaw Lane and Silver Street to the north, the A435 to the east, Watery Lane to the south and Brockhill Lane to the west. Land within the parcel generally falls in a north-west to south-east direction, albeit in a relatively gradual manner to a low point of 160m. The highest point in the parcel is by Kings Norton Golf Course (190m) on the western boundary.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is not immediately adjacent to a large built up area and therefore plays no role in checking unrestricted sprawl.	No Contribution
2	To prevent neighbouring towns from merging	<p>Parcel NE10 is located to the west of Wythall and lies between Wythall and Alvechurch in an east – west direction. The parcel also lies between Birmingham and Redditch in a north-south direction, albeit some distance from the edge of both of these settlements.</p> <p>In considering the gap between Wythall and Alvechurch, parcel NE10 in conjunction with NE1 (in particular the southern section of the parcel) to the west, forms the majority of the gap between these neighbouring settlements.</p> <p>Whilst in visual terms the parcel would be unlikely to lead to merging between these settlements, a loss of openness in this parcel would have a negative impact on the existing gap, particularly in physical terms.</p>	Moderate
3	To assist in safeguarding the countryside from encroachment	<p>The parcel is predominantly made up of open, agricultural land and has a strong rural sense particularly on land around Clewshaw Lane, Hill Lane and Watery Lane. Kings Norton Golf Club in the west of the parcel is a prominent feature however as an appropriate use in the Green Belt it does not particularly have an impact on the sense of openness in the parcel.</p> <p>The parcel does contain some urbanising development in the east at Becketts Farm and off Chapel Lane, in the form of the Wythall Transport Museum and a retirement residential development. However these urbanising features are not considered to impact on the openness of the parcel or the many countryside characteristics that are exhibited.</p>	Strong

Strategic Parcel Ref:	NE11
Name of Parcel	South of Weatheroak Hill, North of M42

Strategic Parcel Ref	NE11
Name of Parcel	South of Weatheroak Hill, North of M42
Parcel size (ha)	237
Parish/es	Alvechurch, Beoley
Other LPA Area	N/A

Description of Parcel

The parcel is located between Birmingham and Redditch. The land parcel is located to the east of Bromsgrove District, to the north of the M42 motorway between Junctions 2 and 3.

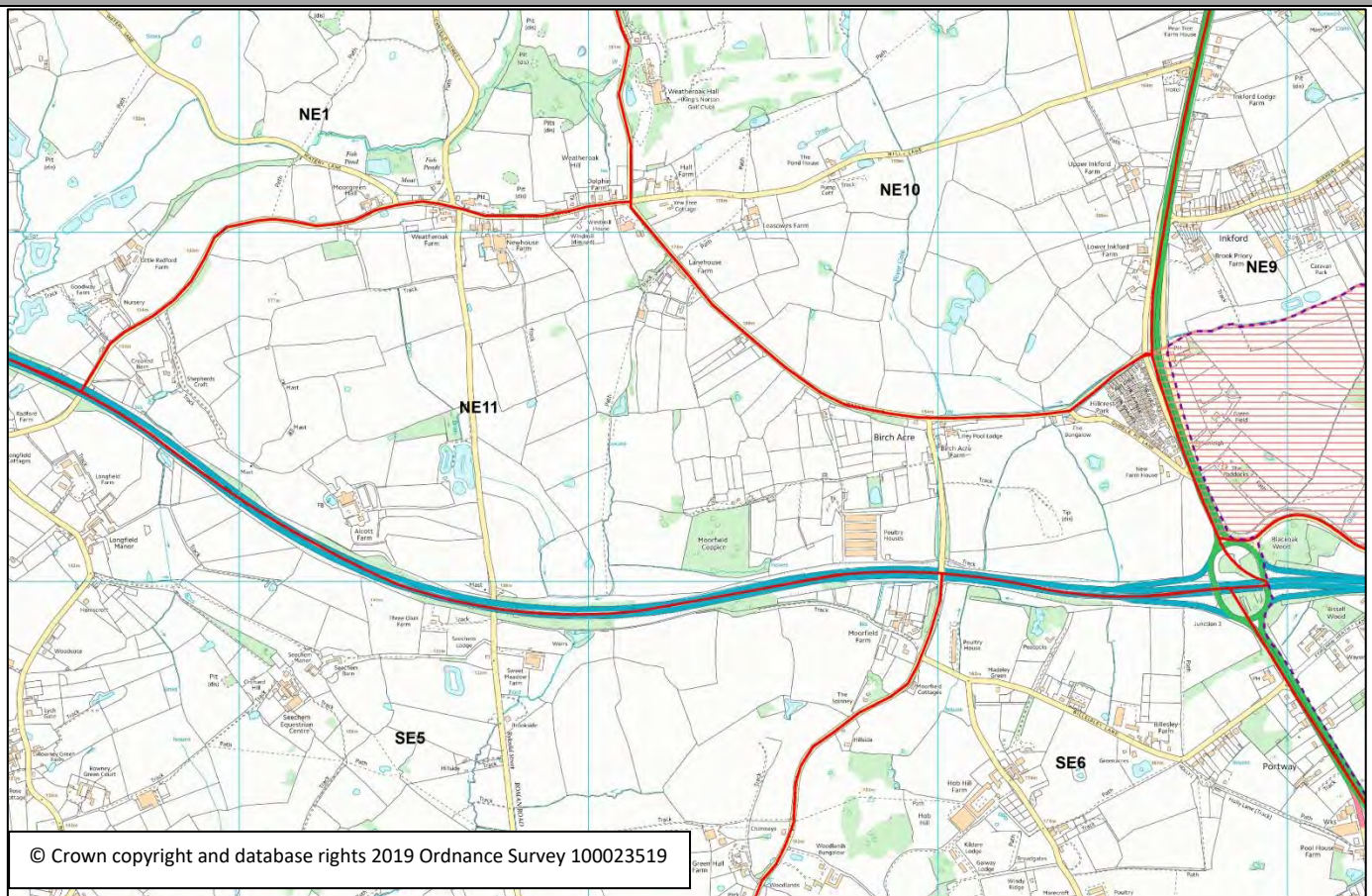
The land parcel is bound to the north by Radford Road, Weatheroak Hill and Watery Lane, and to the east by the A345 Alcester Road. The parcel is bounded to the south entirely by the M42 Motorway and continues until meeting Radford Road.

The parcel is mainly green fields, with a limited number of residential dwellings, including the small settlement of Weatheroak Hill which is partially within this parcel. A small number of employment uses and Hillcrest Static Caravan Park are located off the A435.

There are three key roads which run through the land parcel including Dumble Pit Lane, Liley Green Road and Icknield Street, which cross the parcel north to south.

This parcel is dominated by a high mound of 177m in the west, before the land drops down in the middle of the parcel. It rises up again in the north towards the crossroads at Weatheroak Hill and a height of 180m.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The land parcel is not adjacent to a large built up area and therefore plays no role in checking unrestricted sprawl.	No Contribution
2	To prevent neighbouring towns from merging	The parcel is located between Birmingham and Redditch and also between Wythall and Redditch. The parcel, in conjunction with other land parcels constitutes the majority of a gap between Birmingham and Redditch, Alvechurch and Wythall and Wythall and Redditch. There is a static caravan park within the parcel and part of a Weatheroak Hill within the parcel; however this urbanising development would not mean this land is vulnerable due to the high level of openness in the majority of the parcel.	Moderate
3	To assist in safeguarding the countryside from encroachment	The land parcel has a rural sense and exhibits countryside characteristics but there are some urbanising features along the A345 Alcester Road of the static caravan park and garage which include street lighting and hard standing. There are some urbanising features in the vicinity of Weatheroak Hill which is within the parcel.	Moderate

Strategic Parcel Ref:	NW1
Name of Parcel	West of Hagley

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

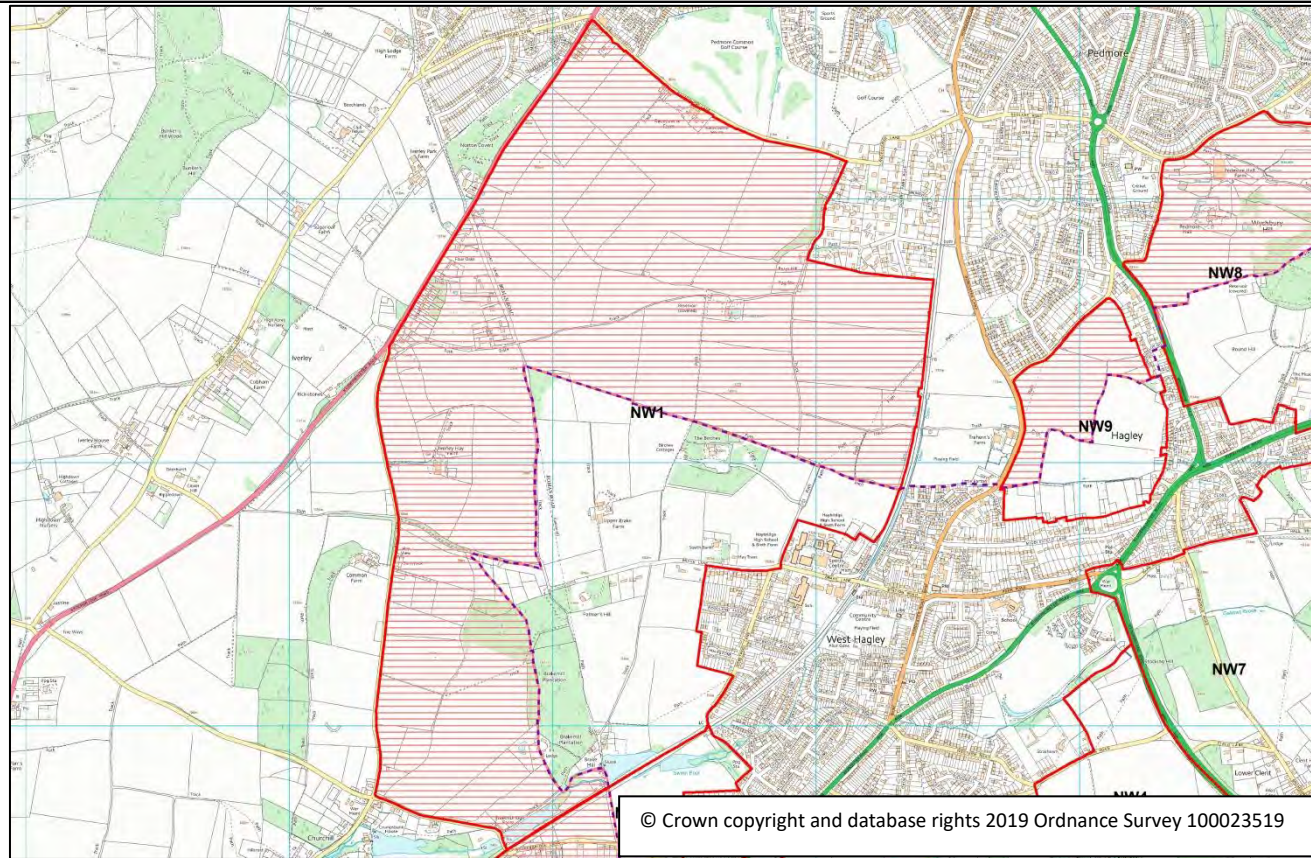
Description of Parcel

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

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

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

Map of Parcel



Purposes Assessment

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

Strategic Parcel Ref:	NW2
Name of Parcel	South West of Hagley

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

Description of Parcel

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

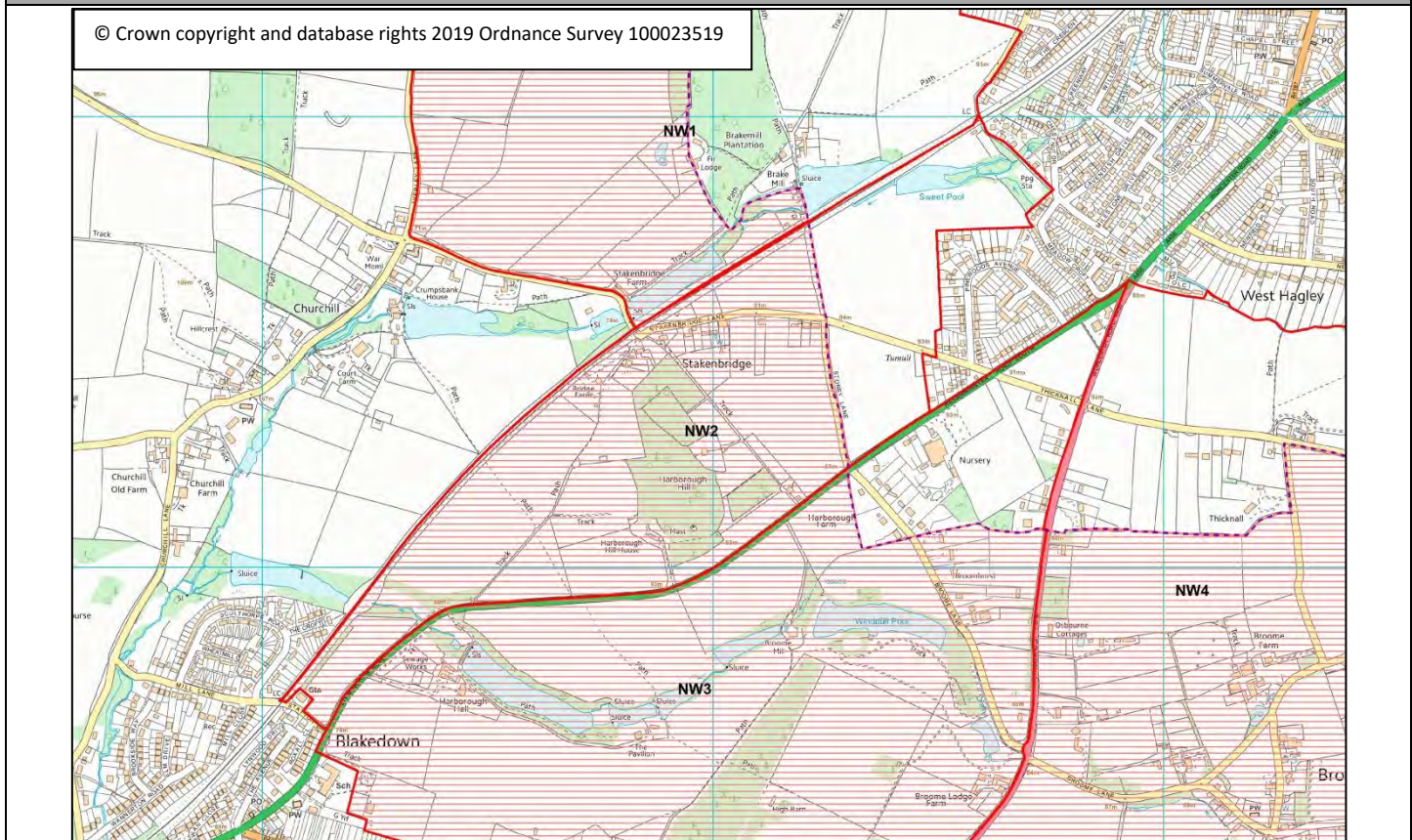
There is a small element of existing residential development close to Hagley in the East. There are also a number of larger properties along Stakenbridge Lane which runs through the middle of the parcel. There are some farmsteads and grazing land within the parcel. Hillborough House is a larger private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

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

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

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

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The land parcel is not adjacent to a large built up area and does not play a role in preventing the sprawl of these areas.	No Contribution
2	To prevent neighbouring towns from merging	The land parcel constitutes the entire gap between the settlements of Hagley and Blakedown. Loss of openness in this parcel would cause visual and physical merging between the settlements. There are some urbanising features to the north east of this parcel; however it is mostly limited to the edge of Hagley. There is some linear development along Stakenbridge Lane towards the railway bridge with a path on one side of the road but no street lighting.	Strong
3	To assist in safeguarding the countryside from encroachment	The land parcel has a very strong rural sense, is largely open and exhibits many countryside characteristics with little urbanising features when you move away from the edge of Hagley. The landscape is mostly semi natural or farmed. There are some urbanising features close to Hagley and there is linear development along Stakenbridge Lane towards the railway bridge with a path on one side of the road but no street lighting. Sweet pool nature reserve occupies the north east of the parcel.	Strong

Strategic Parcel Ref:	NW3
Name of Parcel	SSW of Hagley

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

Description of Parcel

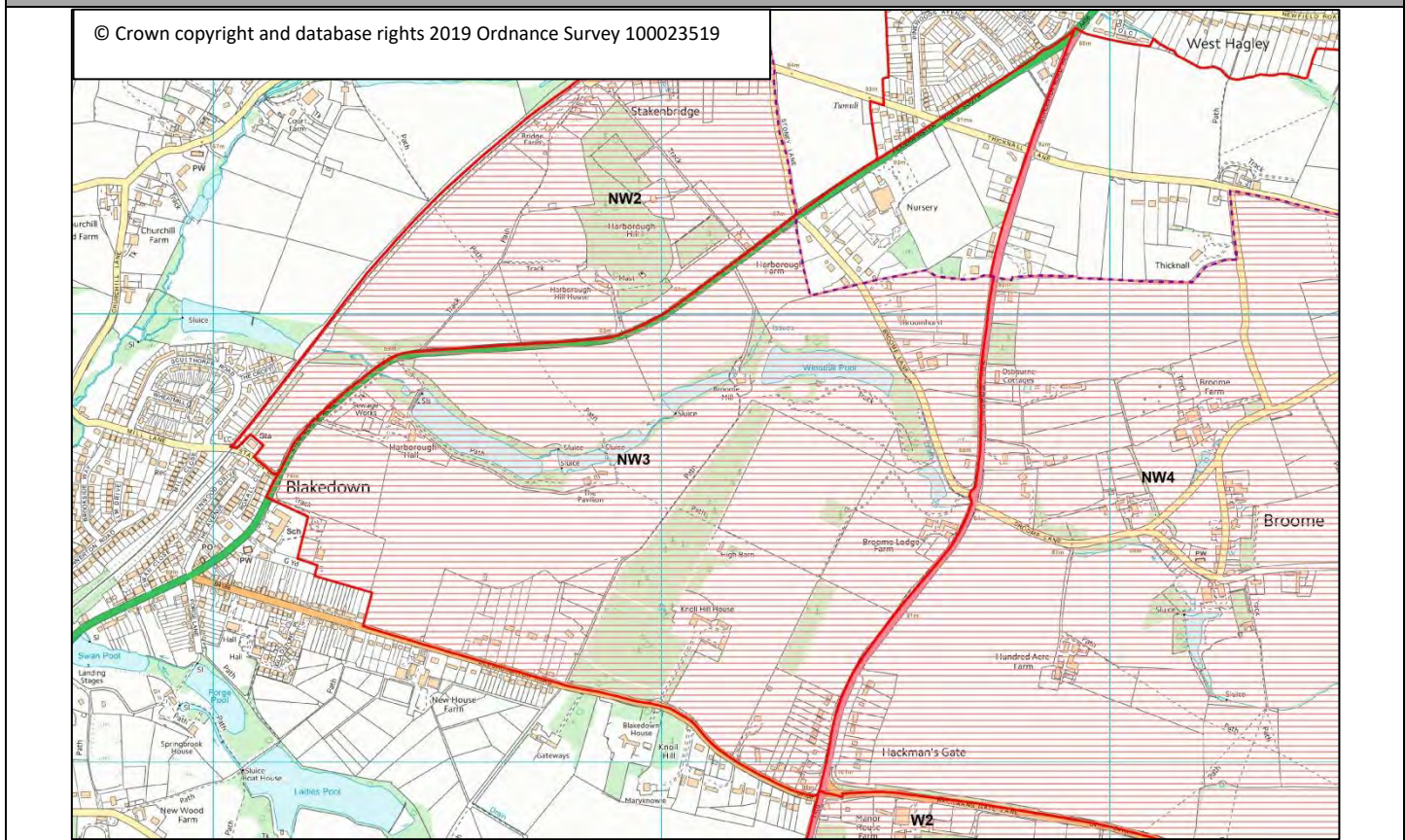
Parcel NW3 is a relatively small parcel, which is triangular in shape and sits between the settlements of Hagley and Blakedown. It is bounded to the north and west by the A456 Birmingham Road, to the south by the B4188 Belbroughton Road and to the east by the A450 Worcester Road. The administrative boundary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

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

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

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

Map of Parcel



Purposes Assessment

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

Strategic Parcel Ref:	NW4
Name of Parcel	South of Hagley including Holy Cross and Belbroughton

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

Description of Parcel

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

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

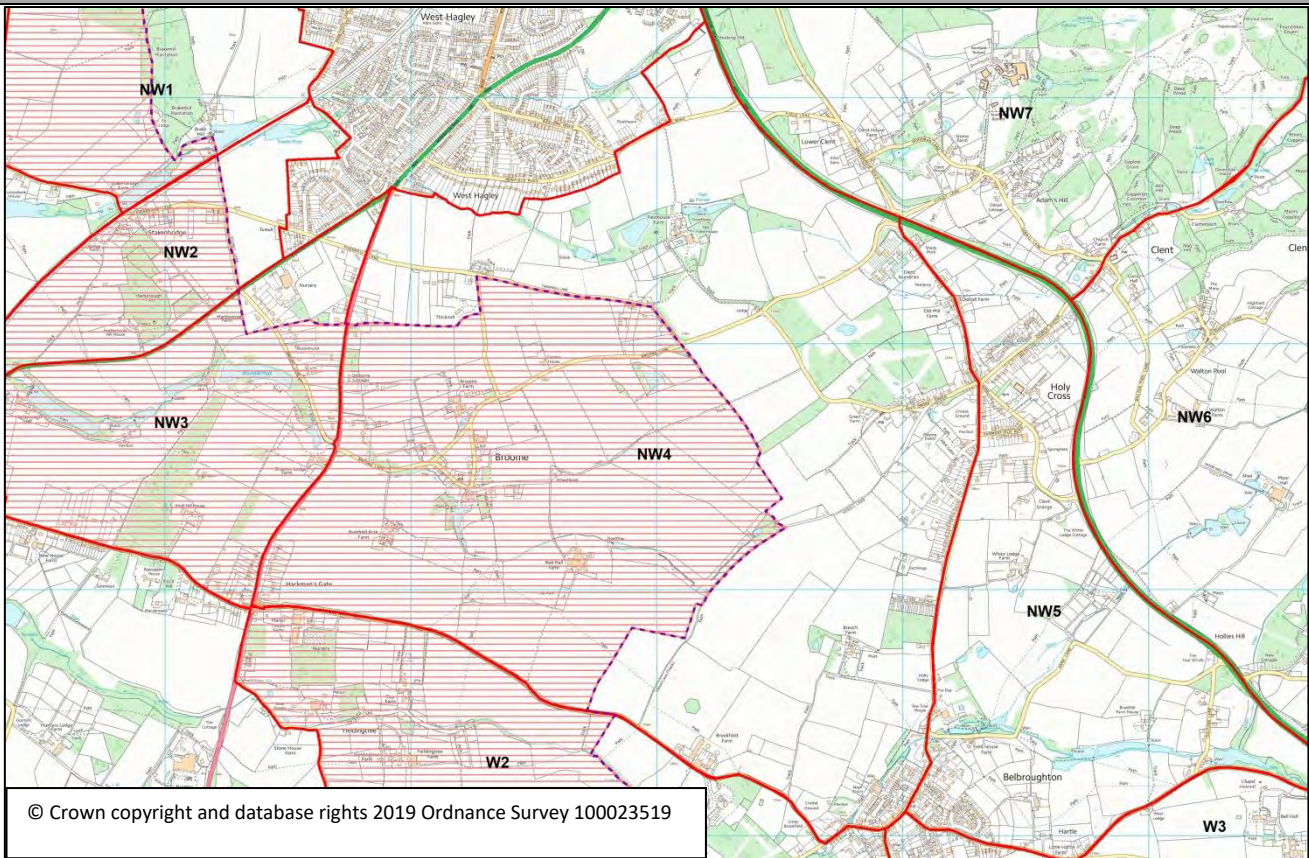
Strong boundaries are present to the eastern and western edges formed by the roads. However the Northern and southern boundaries around the West Hagley and Belbroughton settlement areas are less robust in terms of the potential for encroachment.

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

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

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

Map of Parcel



Strategic Parcel Ref:	NW4
Name of Parcel	South of Hagley including Holy Cross and Belbroughton

Purposes Assessment

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

Strategic Parcel Ref:	NW5
Name of Parcel	West of A491 inc Holy Cross and Belbroughton

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

Description of Parcel

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

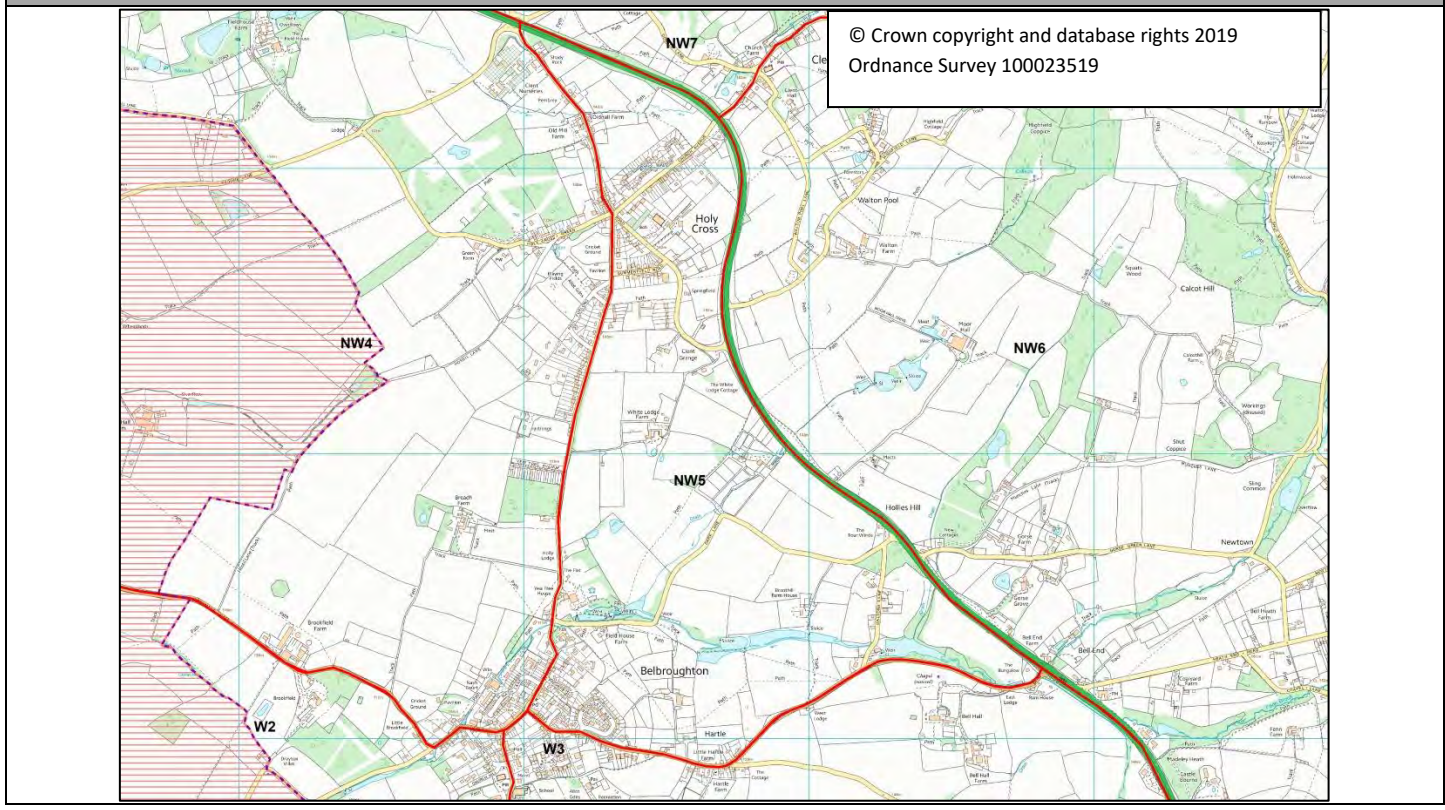
It is bounded by the A491 Stourbridge Road to the east, Bromsgrove Road/Belbroughton Road and Holy Cross Lane to the West and Hartle Lane, Belbroughton to the southern edge.

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

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

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

Map of Parcel



Strategic Parcel Ref:	NW5
Name of Parcel	West of A491 inc Holy Cross and Belbroughton

Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The land parcel is not adjacent to a large built up area and does not play a role in preventing the sprawl of these areas.	No contribution
2	To prevent neighbouring towns from merging	The land parcel constitutes the majority of the gap between Blakedown and Bromsgrove / Catshill in conjunction with parcels NW4, NW3 & W3. Loss of openness in the parcel would physically and visually have a negative impact on the existing gap between these settlements.	Moderate
3	To assist in safeguarding the countryside from encroachment	The northern half of the parcel does have urbanising development present. The southern half is more rural in character and is largely made up of open fields and scattered farmsteads until the edge of Belbroughton is reached. As such the parcel's openness, particularly to the north, is more compromised.	Moderate

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

Description of Parcel

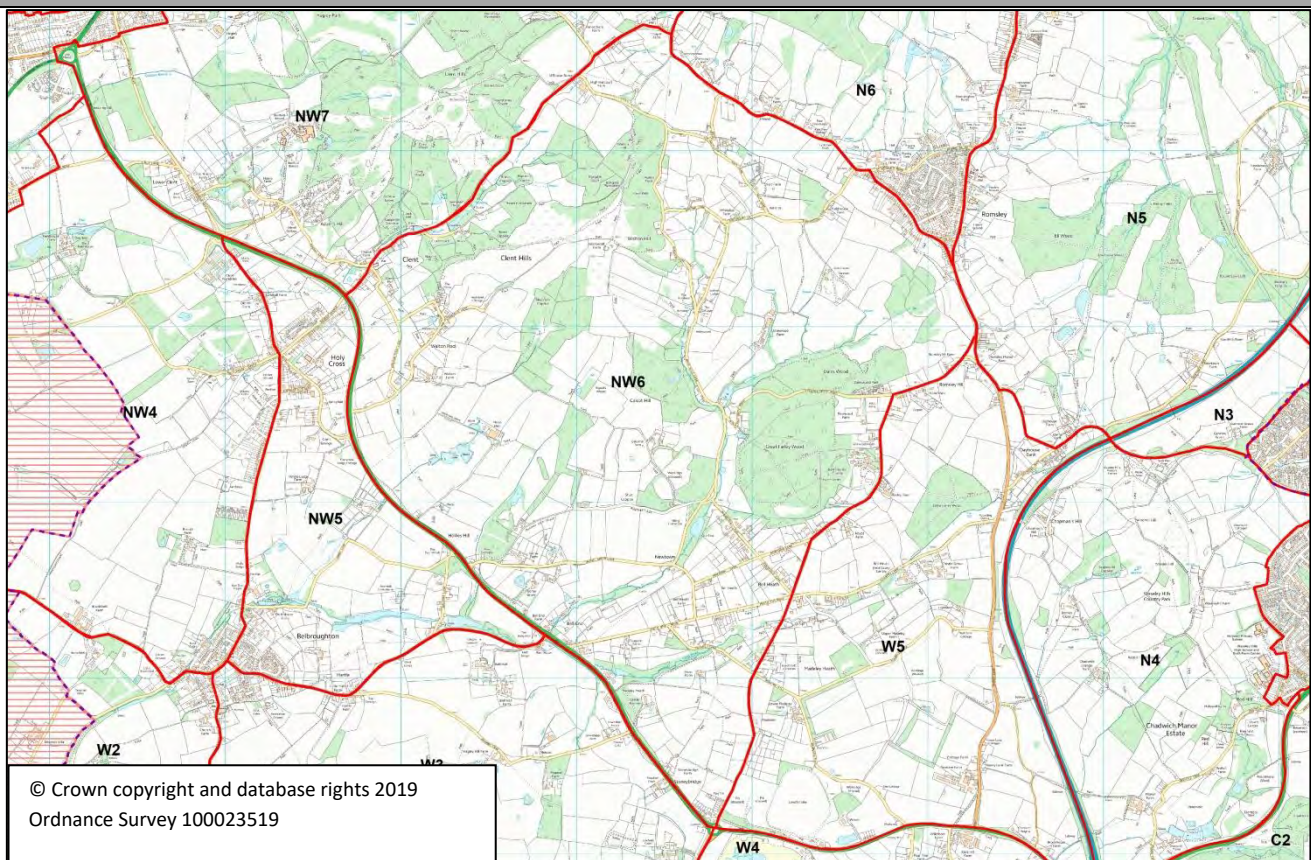
Parcel NW6 is a very large parcel in the north-west of the District. It is bounded to the north (north-east and north-west) by St Kenelm’s Pass / St Kenelm’s Road, to the east by the B451 Bromsgrove Road and Farley Lane, and to the south and west by the A491 Stourbridge Road. The small settlement of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

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

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

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

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	Land parcel is not adjacent to a large built-up area and does not play a role in preventing the sprawl of these areas.	No Contribution
2	To prevent neighbouring towns from merging	The parcel constitutes the majority of the gap between Hagley and Frankley/Rubery, in conjunction with parcels to both the east and west. It also forms much of the gap in a north-south direction between Catshill and Halesowen, in conjunction with other neighbouring parcels. A loss of openness would have a negative impact both physically and visually on the existing gap between these settlements, particularly considering the topography and the high ground in the centre of the parcel.	Moderate
3	To assist in safeguarding the countryside from encroachment	<p>The parcel contains a number of isolated rural dwellings and farm buildings, as well as two campsites and a car park serving visitors to the Clent Hills. A small garden nursery is also located to the south of the parcel. All of these features are deemed to be development commonly found in the countryside and are therefore not considered to be urbanising influences.</p> <p>The parcel has a very strong rural sense and exhibits many countryside characteristics which contribute to the rural/countryside setting. The parcel is very open in its character with little development present other than at its edges. It is largely characterised by scattered farmsteads and woodlands. It has a strong rural sense.</p>	Strong

Strategic Parcel Ref:	NW7
Name of Parcel	Lower Clent and Adam's Hill

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

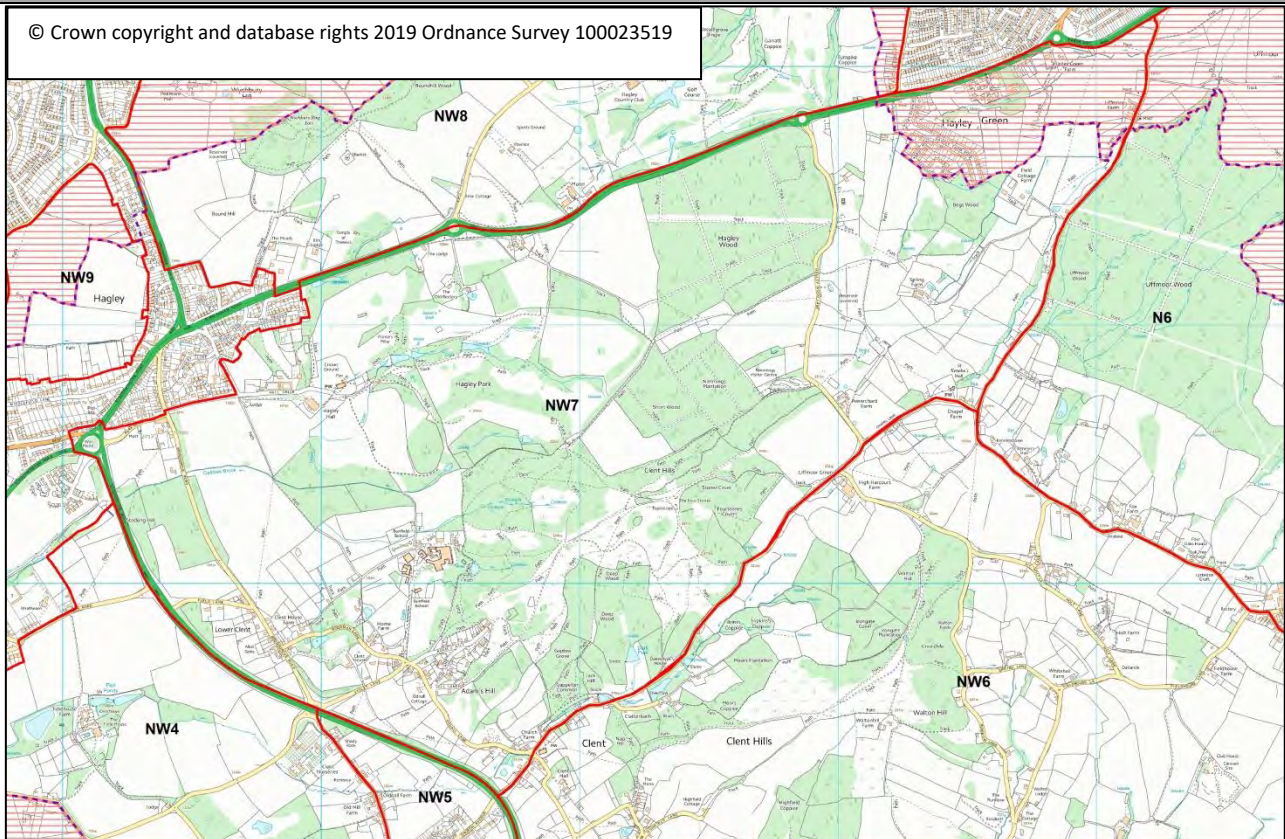
Description of Parcel

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

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

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

Map of Parcel



Purposes Assessment

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

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

Description of Parcel

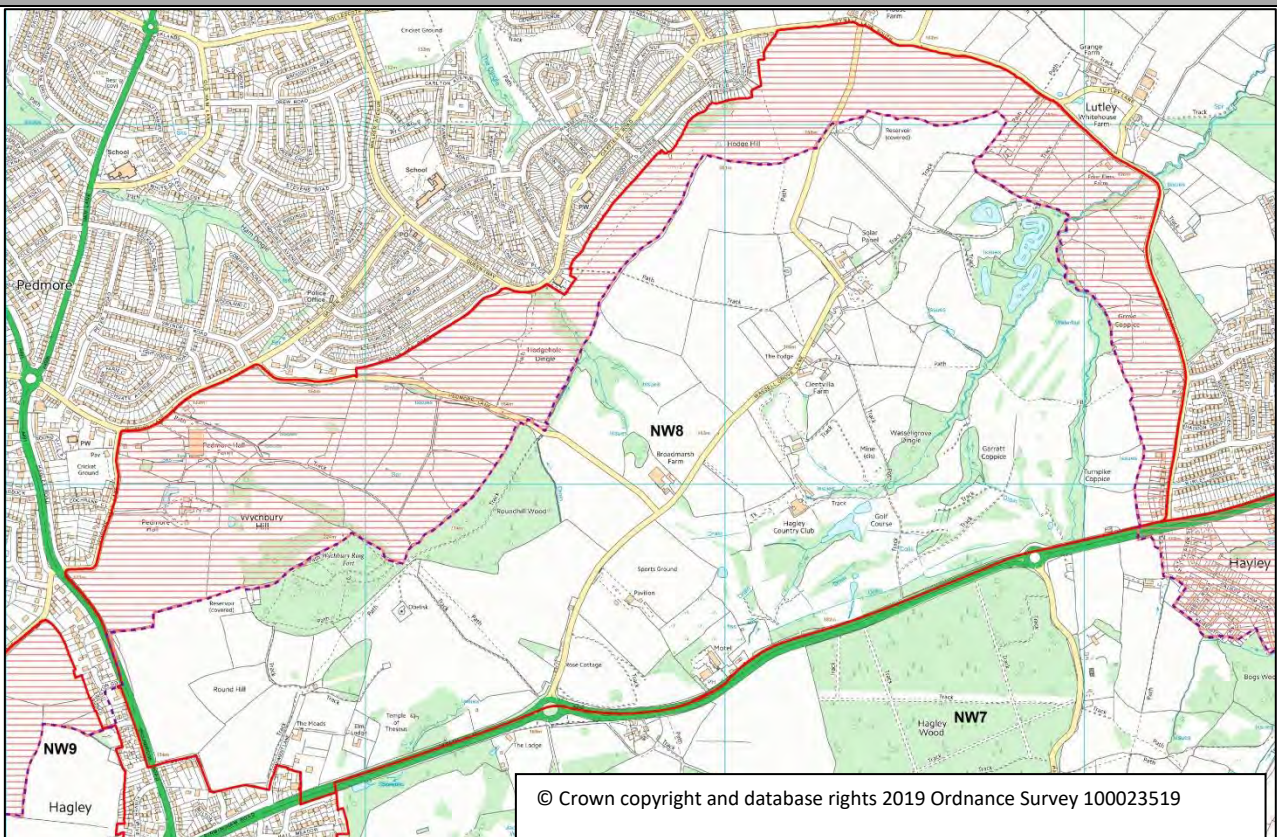
This parcel is located in the northern part of the District, to the north east of Hagley and abuts the West Midlands conurbation at Stourbridge (Pedmore) and Halesowen (Hayley Green). The southern boundary is formed by the A456 dual carriageway. As the boundary meets the settlement of Hagley in the west,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

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

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

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

Map of Parcel



Purposes Assessment

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

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

Description of Parcel

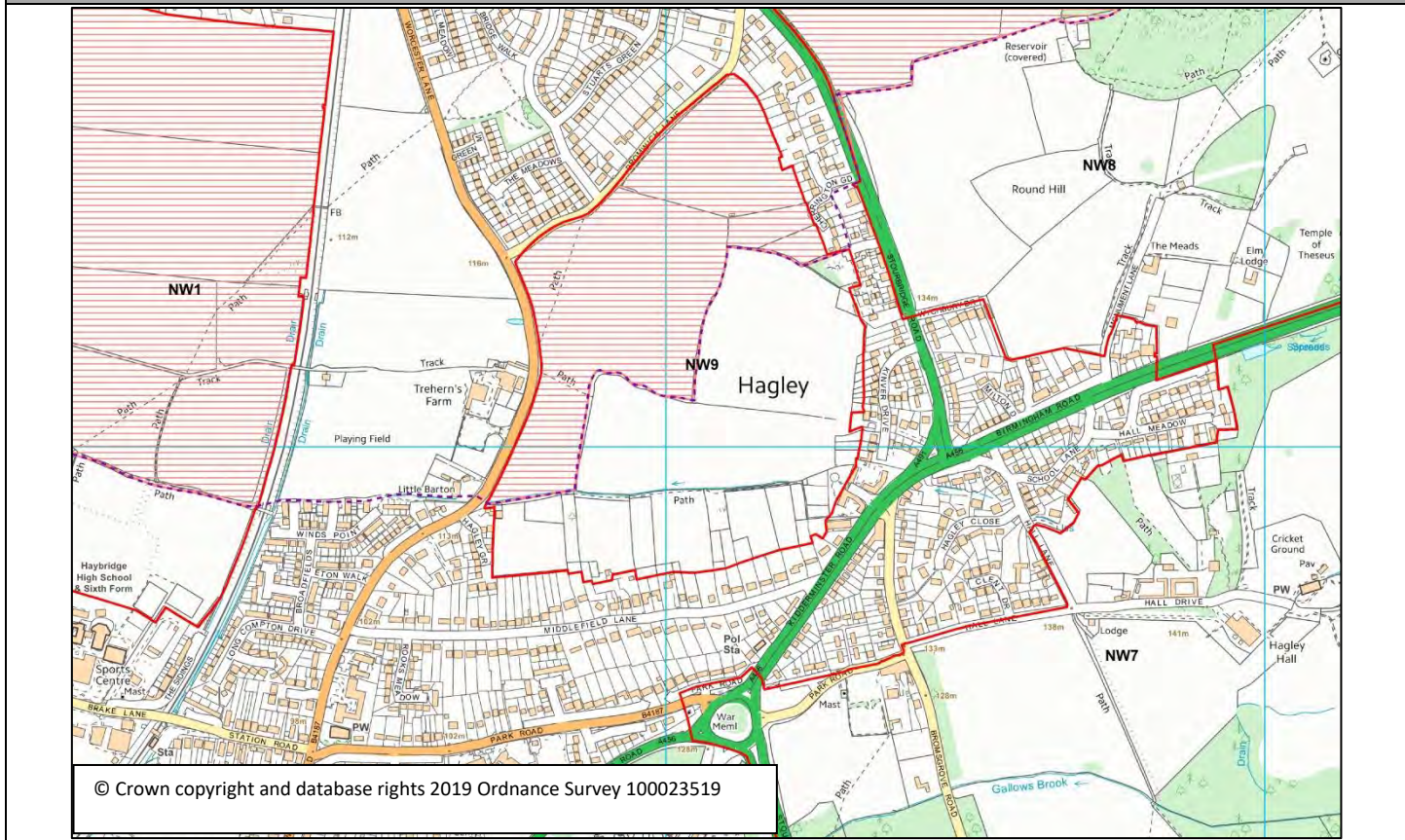
This is a small parcel located in the north west of the district, just north of Hagley. Approximately half of the parcel is outside of the District and is located in the neighbouring local authority area of Dudley.

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

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

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

Map of Parcel



Purposes Assessment

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

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

Description of Parcel

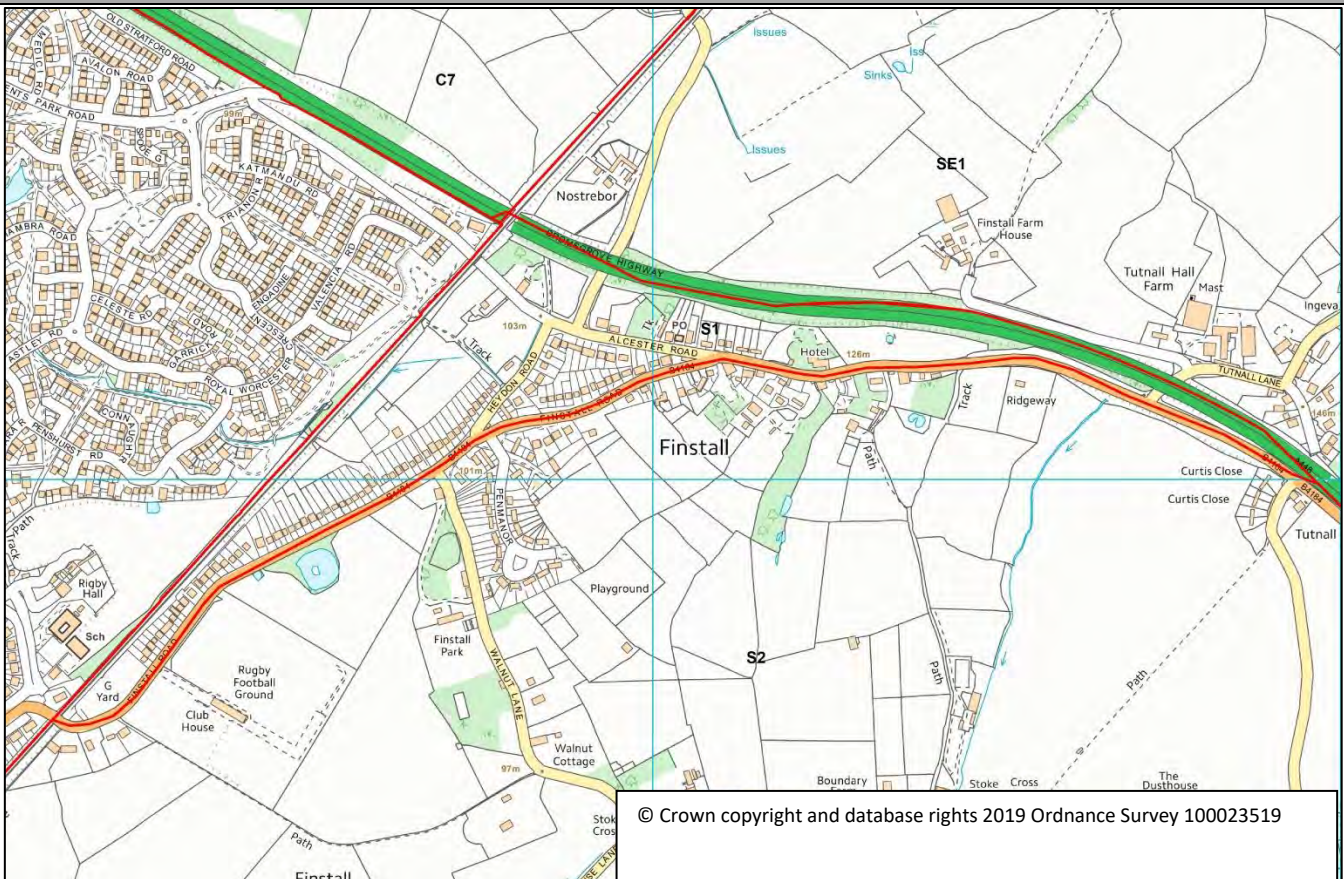
This parcel lies directly to the east of Bromsgrove Town, heading out towards Fininstall.

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

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

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

Map of Parcel



Purposes Assessment

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

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

Description of Parcel

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

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

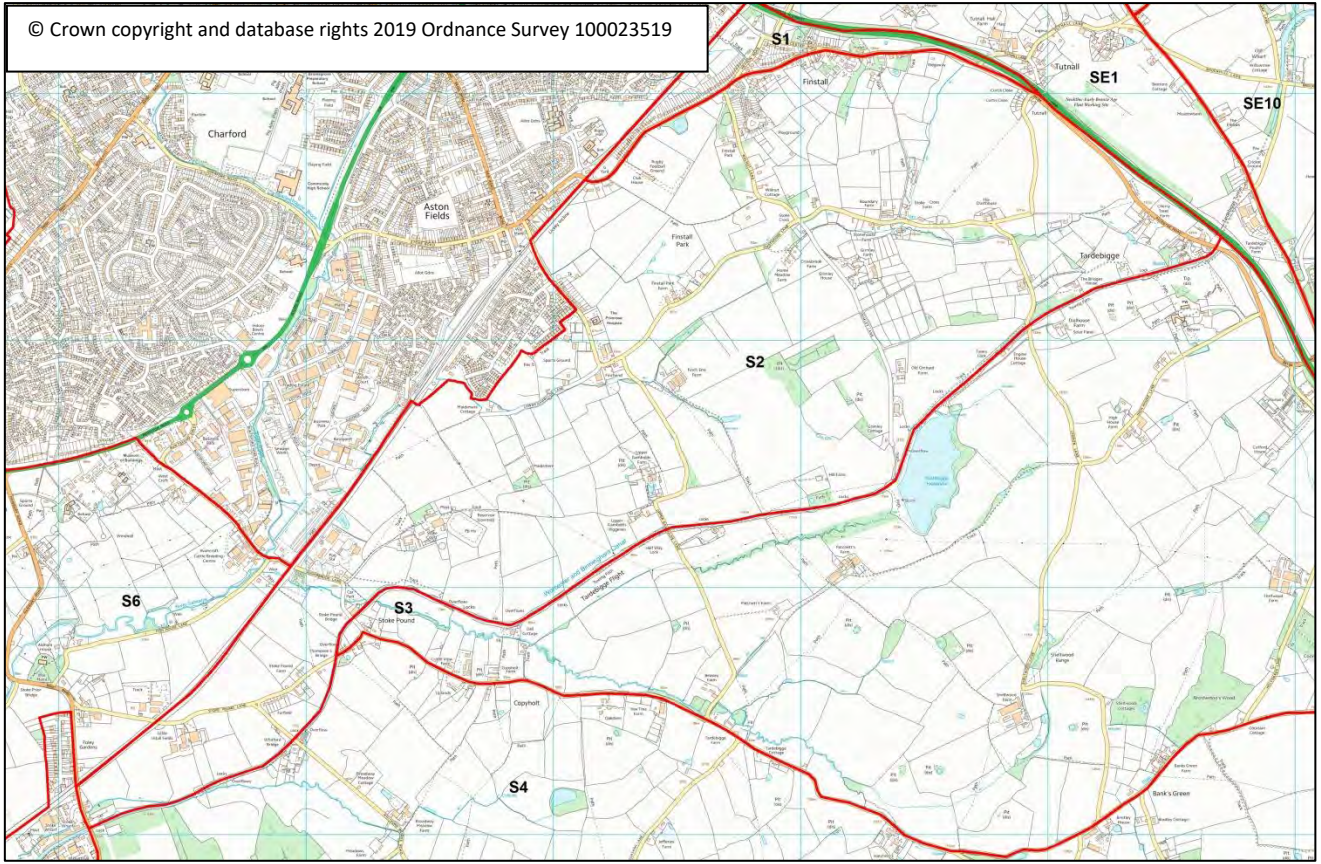
The parcel is crossed by several roads, all of which are predominantly rural in nature with very few urbanising features.

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

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

Map of Parcel

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Purposes Assessment

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

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

Description of Parcel

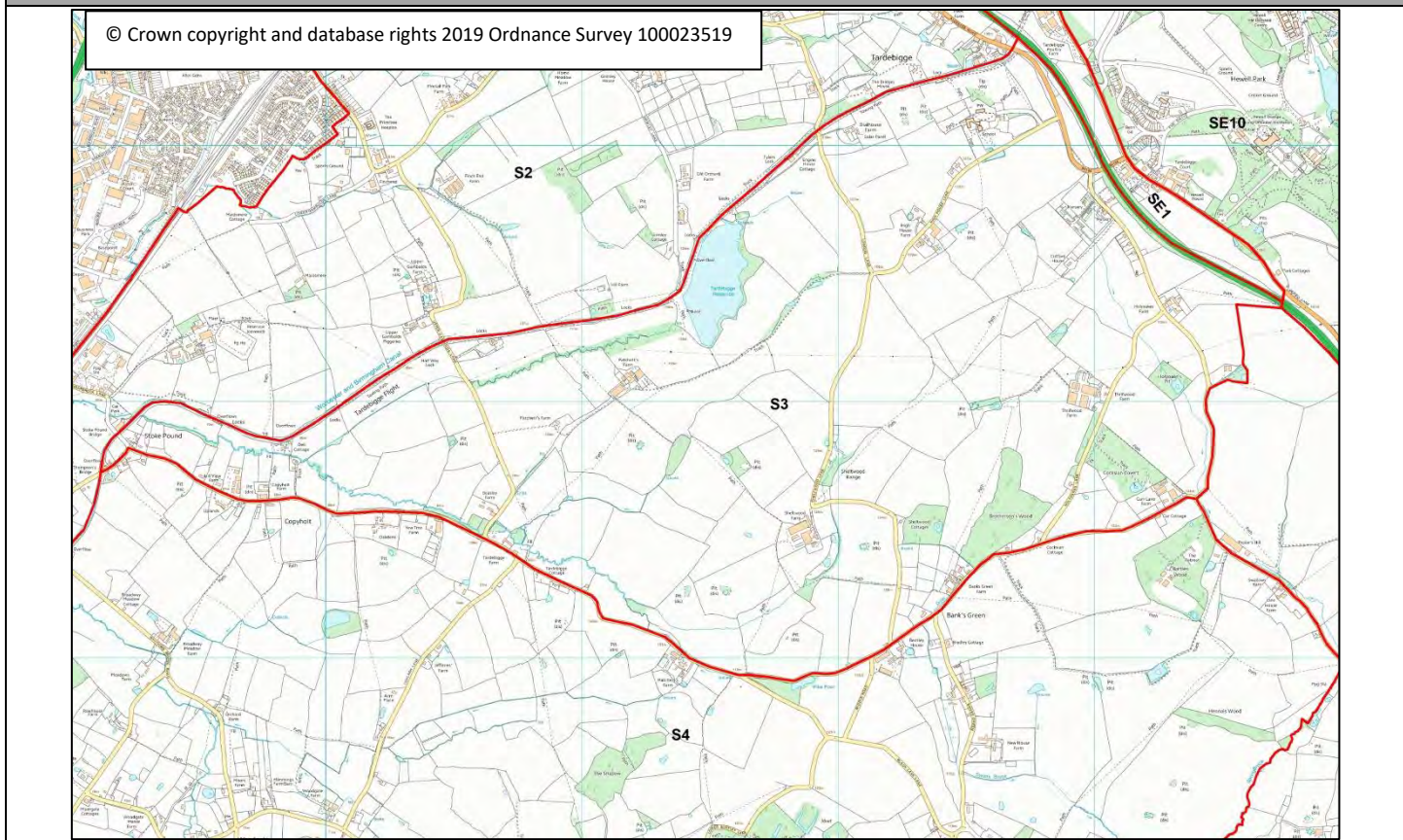
This parcel is located between Bromsgrove Town and Redditch and is adjacent to the westernmost boundary of Redditch’s built-up area.

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

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

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

Map of Parcel



Purposes Assessment

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

Strategic Parcel Ref:	S4
Name of Parcel	SE of Stoke Prior, Lower Bentley

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

Description of Parcel

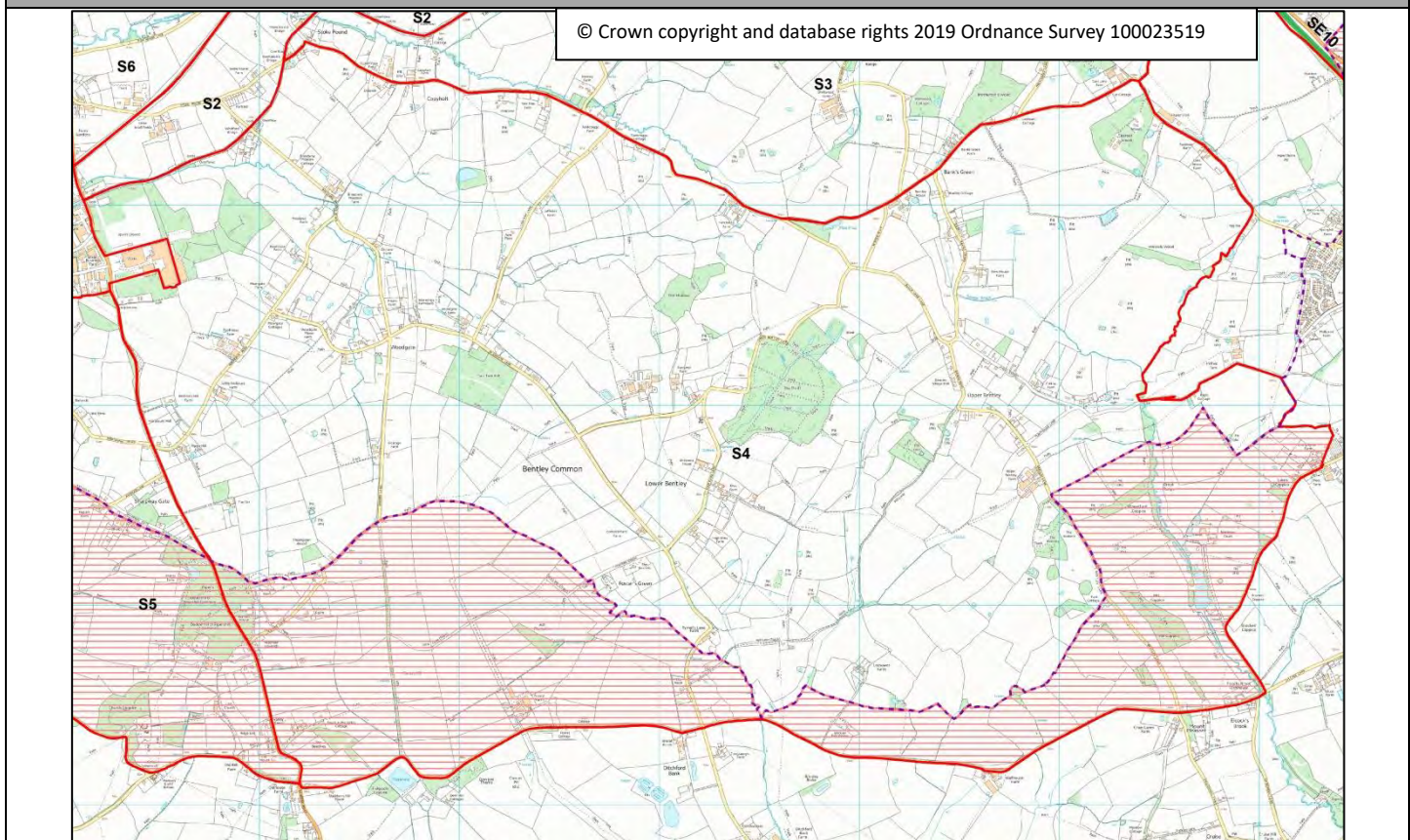
This parcel is located to the south of the District, and lies south of Bromsgrove Town between the settlements of Redditch and Stoke Prior. The parcel includes land in the neighbouring local authority areas of Redditch Borough and Wychavon District.

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

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

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

Map of Parcel



Purposes Assessment

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

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

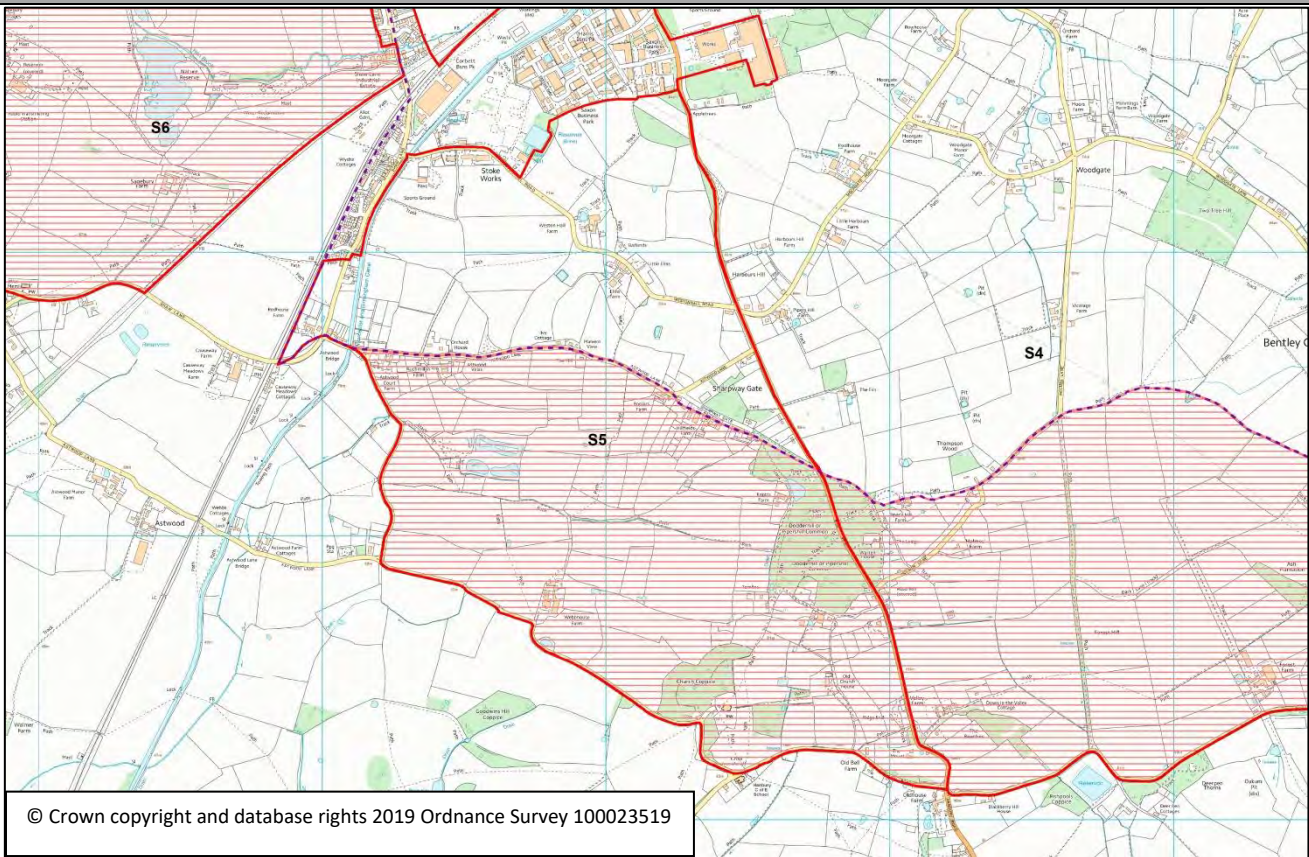
Description of Parcel

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

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

The land gently falls in a westerly direction from around 110m at Piper’s Hill (Wychavon District) in the east of the parcel, to around 60m in the west at Shaw Lane. The land is steep around Piper's Hill and particularly so in the south east corner of the parcel.

Map of Parcel



Purposes Assessment

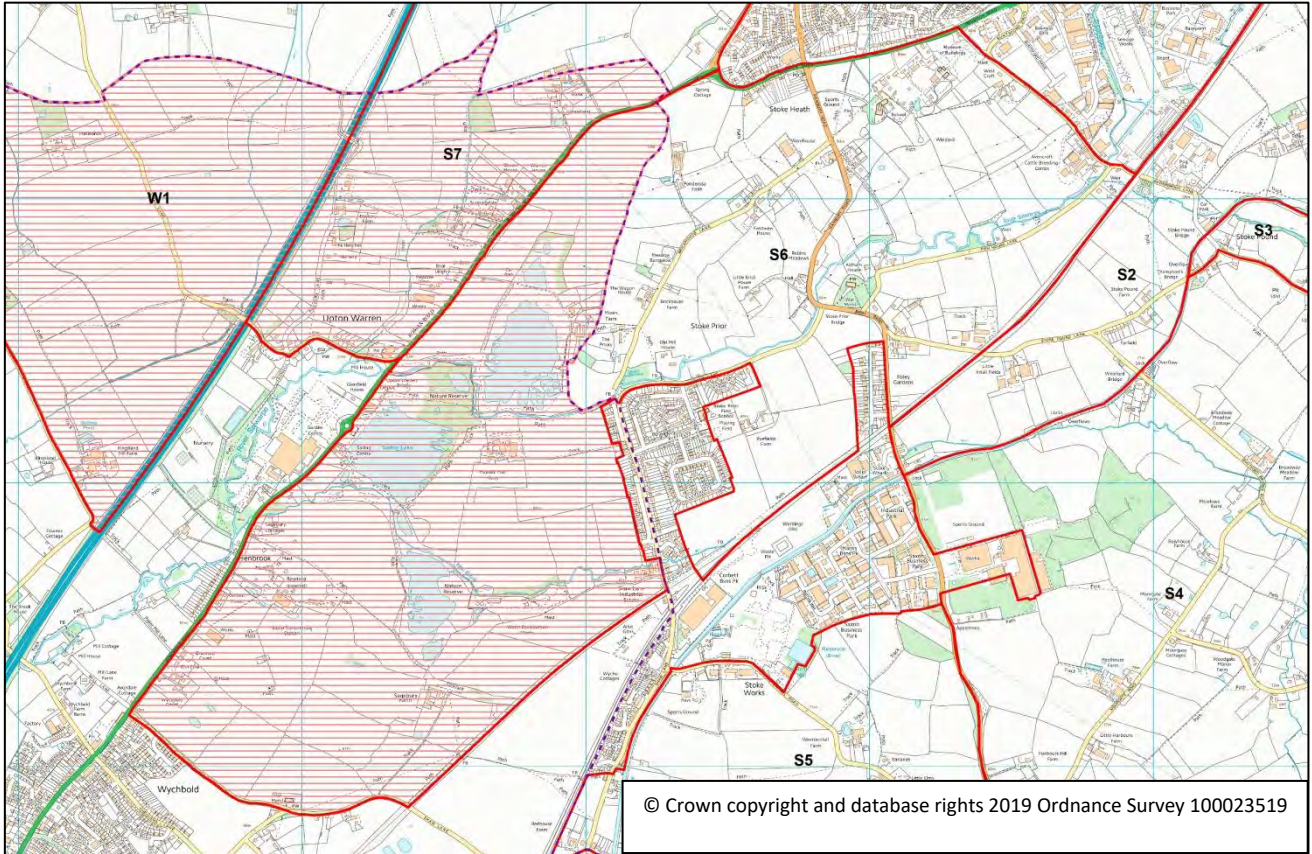
	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	Land parcel is not adjacent to a large built-up area and does not play a role in preventing the sprawl of these areas.	No Contribution
2	To prevent neighbouring towns from merging	The settlements pertinent to this Purpose are Stoke Prior and Droitwich. This parcel would prevent settlements from merging in conjunction with other parcels and land beyond the remit of this Assessment, however due to the location of two railway lines extending northwards from Droitwich and converging just to the north of this parcel at Stoke Prior, the strength of contribution is considered to be more pertinent to the adjoining parcel (S6). Therefore, this parcel is not pivotal in providing a gap between settlements.	Weak
3	To assist in safeguarding the countryside from encroachment	<p>The parcel has a strong rural sense of a mixture of uses, including farmland and woodland, but there are some urbanising features in the west at Shaw Lane, between the railway line and the Worcester and Birmingham Canal, such as street lighting and pavements. This ceases at the Canal and the feel along Astwood Lane is more rural. There is some commercial development within the Green Belt to the south of Westonhall Road at Stoke Works and an area of hardstanding at the Stoke Prior Sports and Country Club off of Westonhall Road, which could be classed as encroachment. There are also some areas of hardstanding at Redhouse Barn on Shaw Lane and Astwood Fishery off Astwood Lane.</p> <p>Beyond the extent of the business park at Stoke Works, the development present is more rural in nature and not considered to be inappropriate.</p>	Moderate

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

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

Description of Parcel
<p>This parcel is located immediately south of Bromsgrove Town and immediately to the north of Stoke Prior and extends into the neighbouring local authority area of Wychavon (approximately 50%). The northern boundary follows the route of Redditch Road (A38) eastwards to its intersection with Buntsford Hill, which travels in a south easterly direction to the intersection with the railway line. The boundary follows the railway line in a south westerly direction and then follows the line of the rear property boundaries at the intersection between the railway line and the Stoke Prior settlement. At Shaw Lane, the parcel boundary crosses into Wychavon and continues to follow rear property boundaries to the intersection with the railway line, where it continues in a south westerly direction to Shaw Lane. The southern boundary follows Shaw Lane and Church Lane, along the northern extent of the Wychbold settlement to the intersection with Worcester Road (A38), which forms the western boundary to its intersection with Redditch Road.</p> <p>The northern half of the parcel is crossed by a few roads, all of which are quite rural in nature with the exception of Hanbury Road (B4091), which exhibits urbanising features such as footpaths, street lighting and illuminated speed signage. The northern part of the parcel contains Avoncroft Museum of Historic Buildings, an Arts centre and a school. There is also some ribbon development along Brickhouse Lane and Hanbury Road and Redditch Road, adjacent Bromsgrove Town, with a new housing development on Meadow View Close, off of Buntsford Hill. There is also some commercial development, such as Shaw Lane Industrial Estate, the Countywide Superstore at Brickhouse Lane and farm diversification at Hobden Hall Farm. The remainder of the parcel is largely agricultural.</p> <p>The River Salwarpe crosses the parcel (east/ west), from the north eastern corner to the vicinity of Webbs Garden Centre in the west. In the Wychavon half of the parcel, there are three large expanses of water: Upton Warren sailing lake; which is also an Adventure and Aqua Park, Christopher Cadbury Wetland Reserve and Charles Cadbury Nature Reserve. Hen Brook also crosses the parcel (east/ west) in this location. There is also a lorry park off of Worcester Road in this vicinity.</p> <p>The land slopes downwards in a south westerly direction from a high point of 90m at the parcel’s northernmost point at Stoke Heath and Avoncroft to around 60m at the administrative boundary near Wychbold.</p>

Map of Parcel



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

Purposes Assessment

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

Strategic Parcel Ref:	S7
Name of Parcel	SW of Bromsgrove, East of M5

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

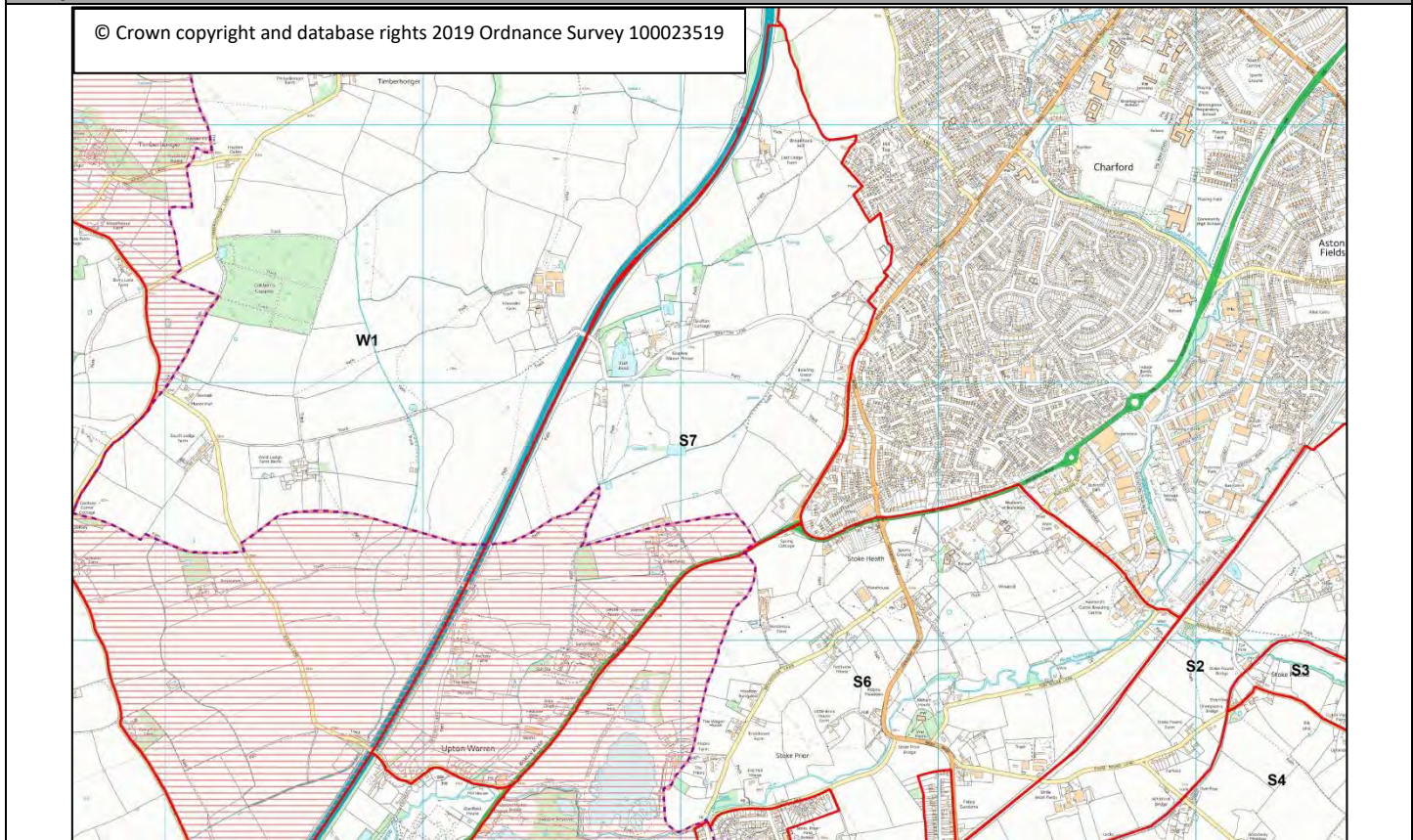
Description of Parcel

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

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

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

Map of Parcel



Purposes Assessment

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

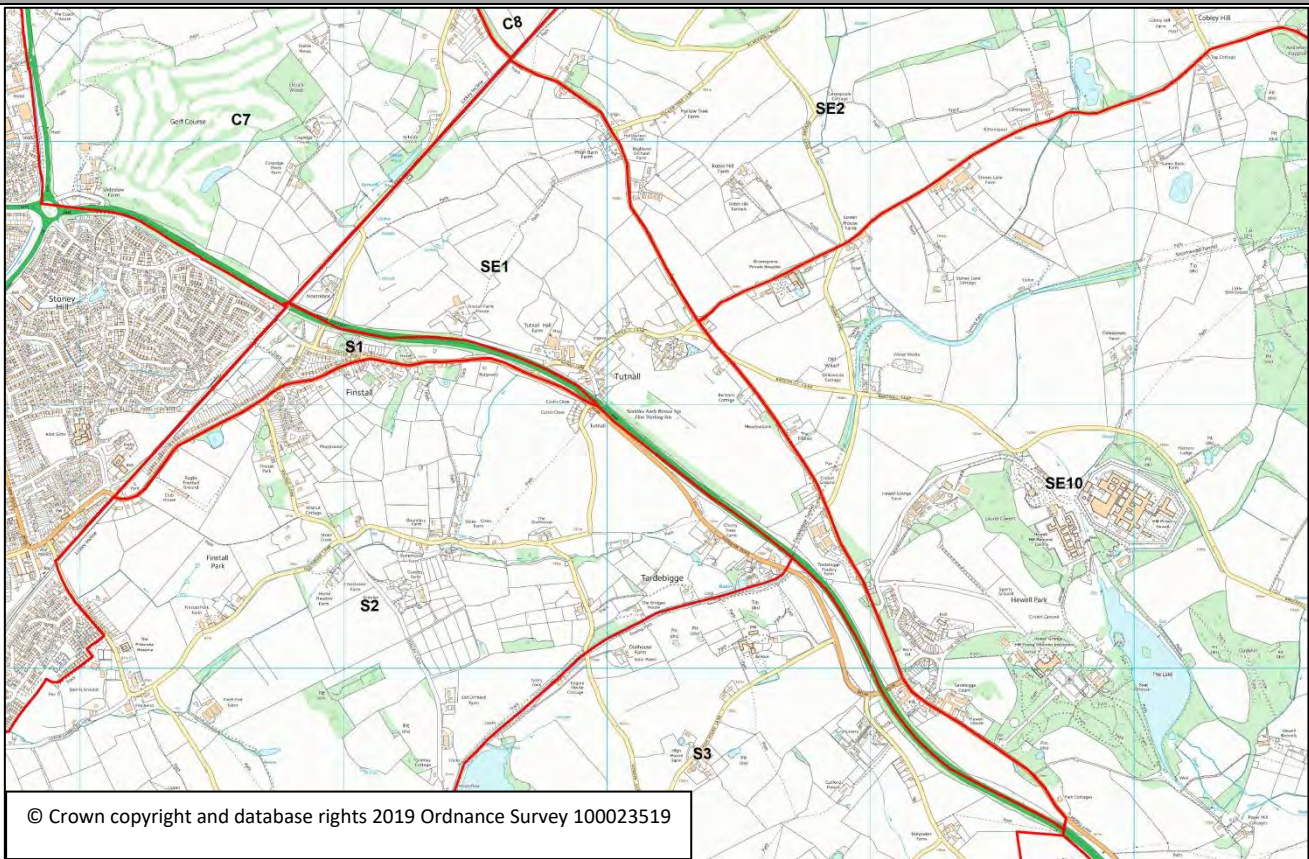
Strategic Parcel Ref	SE1
Name of Parcel	Tutnall
Parcel size (ha)	159
Parish/es	Tutnall & Cobley, Bentley Pauncefoot
Other LPA Area	N/A

Description of Parcel

Parcel SE1 is located centrally within the district, to the east of Bromsgrove urban area and is a small, irregular, triangular shape which is extremely narrow to the east/south-east. The parcel is very open and largely agricultural, with some farm buildings in the west of the parcel and a small collection of dwellings in the centre of the parcel in the hamlet of Tutnall around Tutnall Close and Tutnall Grange. There are also a small number of commercial storage buildings and a public house located off Hewell Lane, towards the south-east of the parcel.

Being triangular in shape there are in effect only three boundaries to the parcel, being the B4096 Hewell Lane to the north and east, the A448 Bromsgrove Highway to the south and the Birmingham-Worcester (via Bromsgrove) railway line to the west. The parcel is relatively flat with some higher ground (170m) to the north at High Barn Farm south of Hewell Lane and a steeper fall in the south-west corner of the parcel adjacent to the railway line boundary (lows of 110m).

Map of Parcel



Strategic Parcel Ref:	SE1
Name of Parcel	Tutnall

Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built up areas of Bromsgrove and Redditch and is largely free from development that might constitute sprawl. The boundaries adjacent to the large built up areas are considered to be strong, permanent boundaries comprising a railway line and a dual carriageway (A448).	Strong
2	To prevent neighbouring towns from merging	Parcel SE1 constitutes the entire gap between Bromsgrove and Redditch, albeit narrowing significantly to the south-east as the parcel gets closer to Redditch along the B4096 Hewell Lane. In this respect the parcel is adjacent to the settlement at a specific point rather than along an entire boundary. The western side of the parcel also forms part of the gap between Bromsgrove and Blackwell, in conjunction with parcels C7, C8 and SE2.	Strong
3	To assist in safeguarding the countryside from encroachment	The parcel has a strong rural sense and is almost entirely made up of agricultural land, with more undulating views in the west of the parcel. The parcel exhibits many countryside characteristics and is largely open and free from development. There are very few urbanising influences within the parcel. Residential development in the hamlet of Tutnall is mainly isolated and characteristic of the rural setting. The public house and small commercial site off the B4096 Hewell Lane are more akin to urbanising development however neither of these sites is significant enough to detract from the openness of the parcel or the overall strong rural sense.	Strong

Strategic Parcel Ref:	SE2
Name of Parcel	East of Blackwell, West of Alvechurch

Strategic Parcel Ref	SE2
Name of Parcel	East of Blackwell, West of Alvechurch
Parcel size (ha)	568
BDC Parish/es	Tutnall & Cobley, Alvechurch
Other LPA Area	N/A

Description of Parcel

Parcel SE2 is located centrally within the district, lying between and adjacent to the settlements of Alvechurch and Blackwell, with Barnt Green slightly further to the north (beyond the M42), Redditch some way further to the south and Bromsgrove town further to the west.

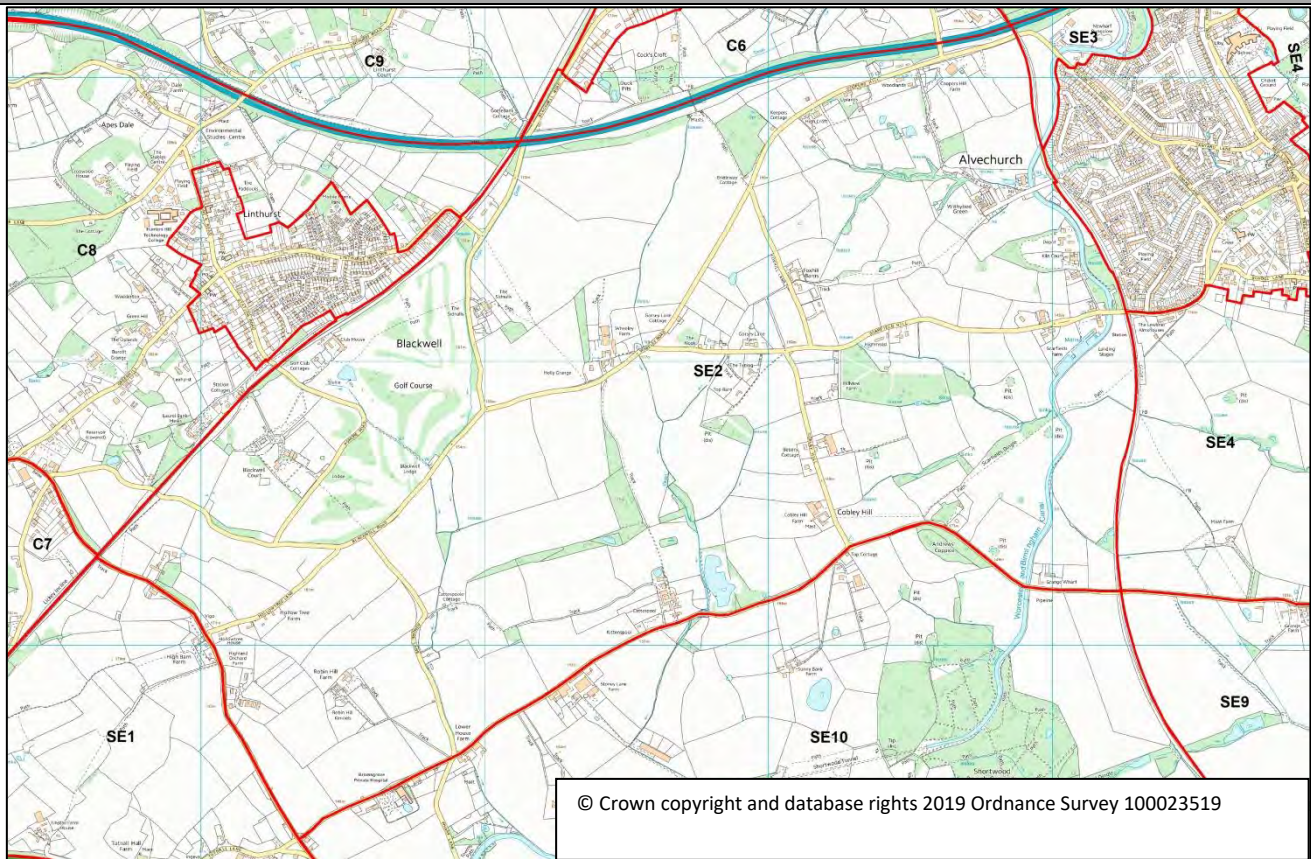
The parcel is very open and almost entirely made up of agricultural land, particularly on higher ground and the slopes around the Cobley Hill area. Blackwell Golf Club is also located in the west/north-west of the parcel. There are a large number of farmsteads scattered across the parcel and some isolated rural dwellings located along lanes crossing the parcel, including Stoney Lane, Cobley Hill, Scarfield Hill, Wheeley Road and Hollow Tree Lane.

The Worcester and Birmingham Canal runs in a north-south direction on the eastern side of the parcel, around the western side of the settlement of Alvechurch. In this location the parcel also contains Withybed Moorings, the Crown Inn Public House and a small collection of dwellings off Withybed Lane and the former Brick Works and Alvechurch Marina/the Weighbridge Public House either side of Scarfield Hill.

The parcel is bounded to the north by the M42, to the east by the Birmingham-Redditch ('Cross City') railway line, to the south by Grange Lane and Stoney Lane (including a small section of the B4096 Hewell Lane to the south-west), and to the west by the Birmingham-Worcester (via Bromsgrove) railway line.

Land within the parcel rises significantly from both the east (along Coopers Hill, Scarfield Hill and Grange Lane) and west (along Stoney Lane and Wheeley Road) to higher ground in the centre and north of the parcel around Cobley Hill and Withybed Green (200m). The land then slopes away more gradually towards Blackwell in the west of the parcel.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	Land parcel is not adjacent to a large built-up area and does not play a role in preventing the sprawl of these areas.	No Contribution
2	To prevent neighbouring towns from merging	<p>Being centrally located within the district, Parcel SE2 is surrounded by a number of settlements and therefore plays a role in preventing a number of these from merging.</p> <p>The parcel constitutes the entire gap in an east-west direction between Alvechurch and Blackwell. Due to the higher ground in the centre of the parcel, a loss of openness to the east or west of the parcel may not lead to visual merging between these settlements, however it would still cause physical merging and would substantially reduce the existing gap between these settlements.</p> <p>In conjunction with several other neighbouring Green Belt parcels, the parcel also plays a role in preventing the merging of Alvechurch with Bromsgrove and Redditch respectively, and Blackwell with these same two settlements.</p>	Strong
3	To assist in safeguarding the countryside from encroachment	<p>The parcel has a very strong rural sense and is predominantly made up of agricultural land. The parcel exhibits many countryside characteristics including a number of traditional farmsteads, and the presence of Blackwell Golf Club in the west of the parcel is an appropriate Green Belt land use and does not detract from the openness of the parcel.</p> <p>There is very little urbanising development in the parcel, with what little there is being located in the east of the parcel near to the western edge of Alvechurch. The canal moorings/marina and adjacent public houses can be considered to be appropriately sited in this location, whilst the former brick works site which is a larger brownfield influence is well screened and does not detract from the openness of the parcel.</p>	Strong

Strategic Parcel Ref	SE3
Name of Parcel	North of Alvechurch, South of M42
Parcel size (ha)	14
BDC Parish/es	Alvechurch
Other LPA Area	N/A

Description of Parcel

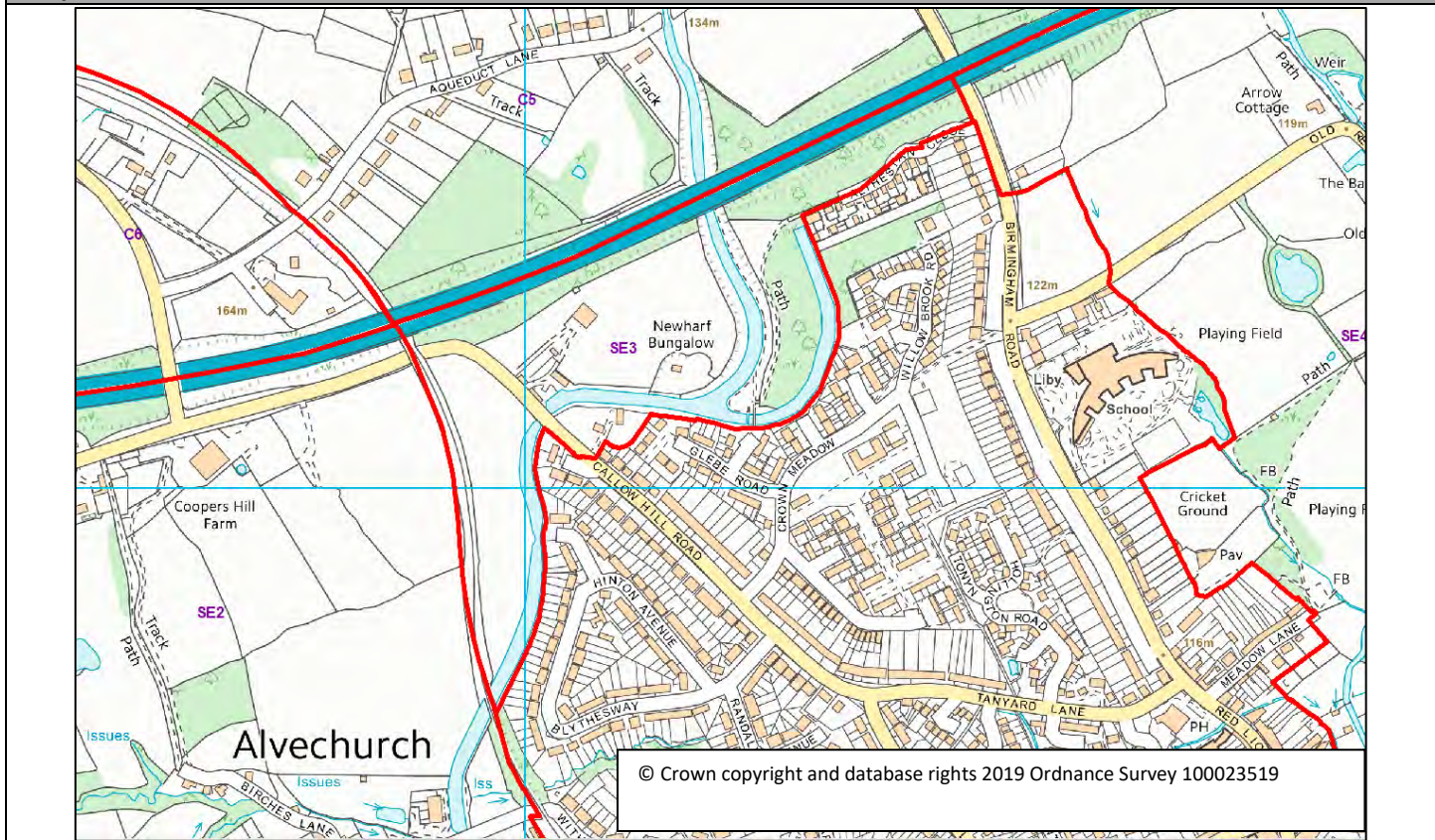
Parcel SE3 is a very small, triangular shaped parcel located centrally within the district, lying on the north-west edge of Alvechurch between the settlement edge and the M42. The parcel is generally open although due to its size has a feeling of being enclosed on all sides.

The parcel is split between a landscape/vegetation buffer separating Alvechurch and the M42 to the east, and pasture land to the west. The Worcester-Birmingham Canal crosses the centre of the parcel before forming the south-western boundary alongside the settlement edge of Alvechurch. Callow Hill Road also crosses the parcel in the west with a small number of rural cottage type dwellings accessed from this lane.

The parcel is bounded by the M42 to the north with a very short section of the Birmingham Road, between the M42 and Althestan Close, forming in effect the eastern boundary. The southern boundary of the parcel is formed by the settlement edge of Alvechurch, made up by Althestan Close and the Worcester-Birmingham Canal (including an overflow channel), with the rear of residential properties beyond. The western boundary is formed by the Birmingham-Redditch ('Cross City') railway line.

The parcel is relatively flat (at a fairly consistent height of 140m) and only gradually rises from east to west.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	Land parcel is not adjacent to a large built-up area and does not play a role in preventing the sprawl of these areas.	No Contribution
2	To prevent neighbouring towns from merging	The parcel lies between the settlements of Alvechurch and Barnt Green however it is not considered to be pivotal in providing a physical or visual gap between the two. In the context of both the size of the parcel and the boundary of the M42 to the north being on higher ground above the parcel, a loss of openness in this parcel would not cause a significant physical or visual sense of merging.	Weak
3	To assist in safeguarding the countryside from encroachment	Parcel SE3 has a limited rural sense and due to its location and scale being more akin to an urban-rural fringe location, exhibits few countryside characteristics. The land within the parcel is predominantly pasture land, vegetation/landscape buffer and the canal. However the size of the parcel and the proximity to both the settlement edge of Alvechurch and the M42 means there is a negative impact on the sense of openness and rurality of the parcel.	Weak

Strategic Parcel Ref	SE4
Name of Parcel	South and East of Alvechurch
Parcel size (ha)	243
Parish/es	Tutnall & Cobley, Alvechurch
Other LPA Area	NA

Description of Parcel

The parcel lies to the south and east of Alvechurch village. The northern boundary follows the central line of the M42 motorway. The eastern boundary then runs in a southerly direction along the centre of the A441 dual carriageway to the intersection at Bordesley with the Redditch Road. The boundary follows the Redditch Road in a northerly direction to its intersection with Grange Lane, and then follows Grange Lane in a westerly direction to its intersection with the railway line. The westernmost boundary follows the route of the railway line in a northerly direction until it intersects with the southern extent of Alvechurch village. The boundary follows the route of Station Road and then follows the rear property boundaries of School Lane. The boundary then follows the rear property boundaries of the easternmost extent of the built form in Alvechurch until its intersection with the M42 motorway.

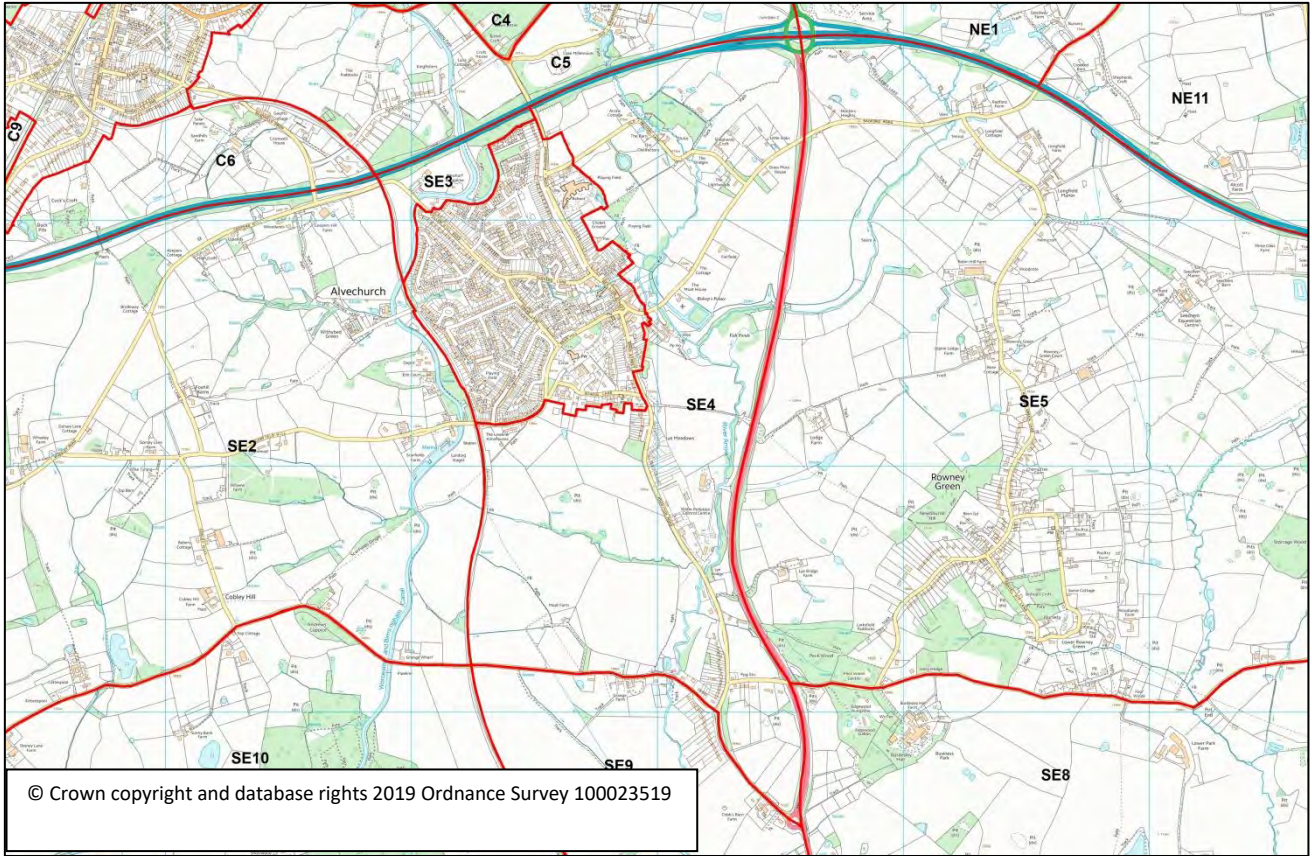
The Redditch Road bisects the site in a north/ south direction. The land between the Redditch Road and the western boundary of the railway line is predominantly rural in nature and largely free from development, but demonstrates signs of ribbon development both northwards from Bordesley and southwards from Alvechurch. To the east of the Redditch Road, there is evidence of significant ribbon development extending southwards from Alvechurch. There is also evidence of ribbon development around Redditch Road, Grange Lane and The Holloway.

The northern section of the parcel is crossed south west to north east by Radford Road, which demonstrates a semi-rural nature with isolated residential properties. Old Rectory Lane crosses this section of the parcel in an east to west direction. At best, this lane could be described as single track with passing points. It is semi-rural in nature and demonstrates signs of residential development and agricultural buildings.

The north eastern half of the parcel is crossed by several watercourses, including the River Arrow, which travels the length of the parcel in a north/ south direction.

The southern half of the parcel, west of Redditch Road, rises south east to north west from around 100m to a height of 141m on the southern Alvechurch boundary. Land to the east of Redditch Road contains gentler slopes rising from 100m up to 120m.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	Land parcel is not adjacent to a large built-up area and does not play a role in preventing the sprawl of these areas.	No contribution
2	To prevent neighbouring towns from merging	The neighbouring settlement pertinent to the assessment under this purpose is Redditch. The significant feature within this parcel is the Redditch Road, which runs north/ south between Redditch and Alvechurch. This road already displays significant ribbon development both to the south of Alvechurch and north of Bordesley. However, beyond the extent of the Redditch Road (the southern half of the parcel, westwards towards the railway line), the parcel plays a strong role in preventing Alvechurch merging with Redditch, alongside and in conjunction with Parcel SE9. Loss of openness would have a negative impact on the existing gap.	Moderate
3	To assist in safeguarding the countryside from encroachment	There is evidence of encroachment along the Redditch Road, both south of Alvechurch and north of Bordesley. Southwards from Alvechurch, urbanising features not only include residential development, but also some commercial development and hardstanding and the Alvechurch Town Football Club, which is floodlit. Moving focus away from the Redditch Road, the majority of the parcel has a rural feel. The land to the south of Alvechurch and west of the Redditch Road is predominantly agricultural land. The land to the east of Alvechurch contains more development in terms of isolated residential properties, roads and agricultural features, but maintains a rural feel.	Moderate

Strategic Parcel Ref:	SE5
Name of Parcel	Rowney Green

Strategic Parcel Ref	SE5
Name of Parcel	Rowney Green
Parcel size (ha)	654
Parish/es	Alvechurch, Beoley
Other LPA Area	NA

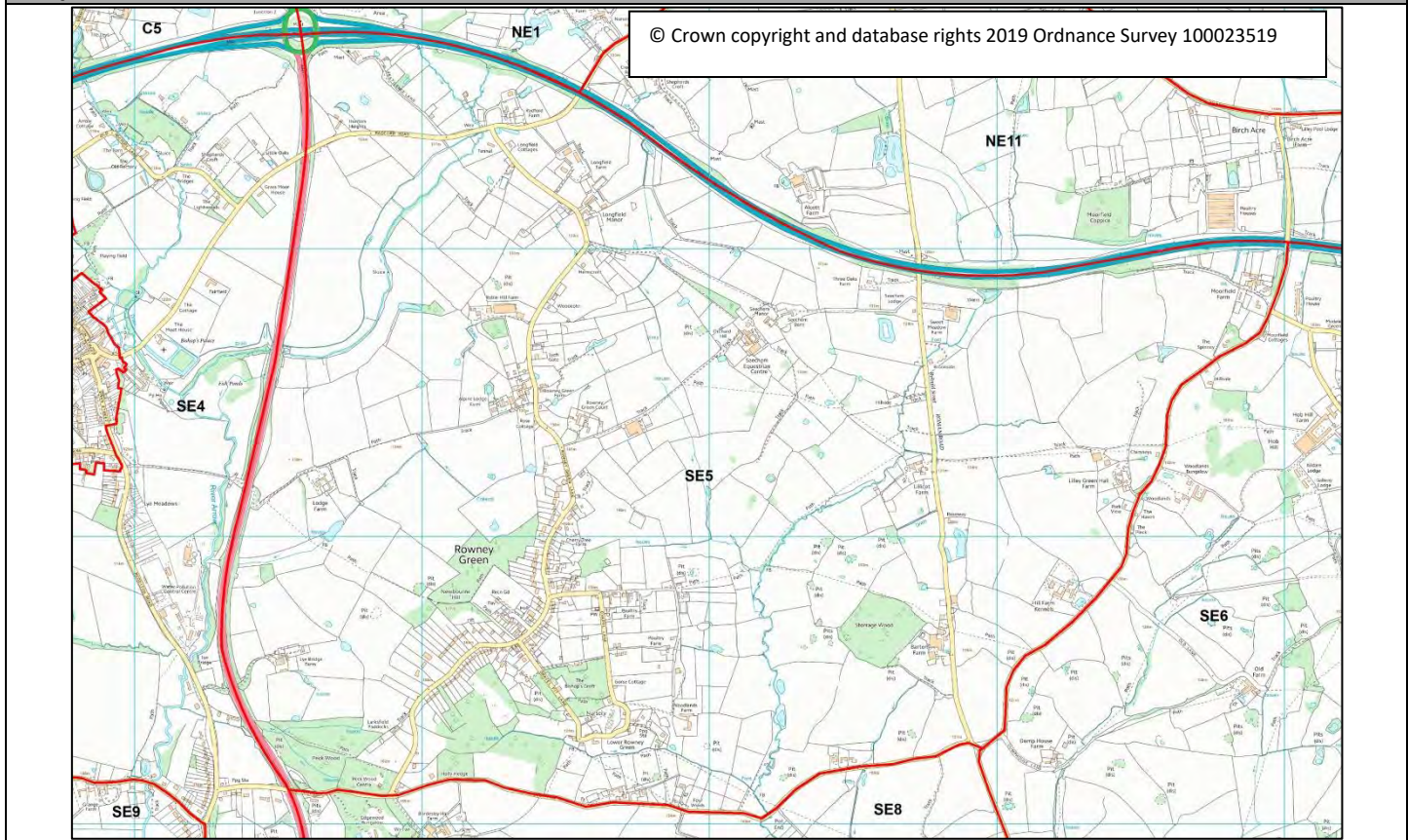
Description of Parcel

This parcel lies to the north of Redditch and east of Alvechurch. The northern boundary is formed by the M42 Motorway, which travels eastwards to an intersection with Lilley Green Road. Lilley Green Road forms the eastern boundary to its intersection with Storage Lane. Storage Lane/ The Holloway form the southern boundary to an intersection with the Alvechurch By-pass (A441), which forms the western boundary.

The eastern half of the parcel is crossed by Ickniel Street (Roman Road) and Dagnell Brook, (both in a north/ south direction), and scattered farmsteads. The western half of the parcel is crossed by Rowney Green Lane (north/ south) and Radford Road in the north west corner of the parcel. Whilst both of these roads are rural in their nature, with scattered farmsteads and isolated dwellings along their routes towards the north of the parcel, Rowney Green Lane does exhibit more urbanising features in the vicinity of the Rowney Green settlement in the south west of the parcel, although these urbanising features are quite minimal. There are several areas of woodland in the south west of the parcel, which screen the Rowney Green settlement. There are also some minor watercourses within the western half of the parcel.

The parcel undulates significantly with several spot heights in the 150m - 170m region and low points of around 110m on the western boundary of the parcel. Rowney Green settlement is located on top of Newbourne Hill at the highest and steepest point in the parcel (177m).

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	Land parcel is not adjacent to a large built-up area and does not play a role in preventing the sprawl of these areas.	No contribution
2	To prevent neighbouring towns from merging	The settlements pertinent to this Purpose are Redditch and Birmingham. This parcel constitutes some of the gap between these settlements in conjunction with Parcels NE1, NE11 and SE8 most significantly. Loss of openness would have a negative impact on the gap between these settlements. The parcel is largely free from development with the exception of the Rowney Green settlement; however Rowney Green does not form part of the qualifying criteria for this purpose.	Moderate
3	To assist in safeguarding the countryside from encroachment	The parcel is largely rural; however there are some urbanising features such as a caravan park with hardstanding at Lilley Green Lane, ménage facilities, some of which are floodlit. Rowney Green exhibits some urbanising features such as footpaths, extensive telegraph poles and a mix of features in the vicinity of the Memorial Hall (hardstanding, noticeboards, street furniture, street lighting).	Moderate

Strategic Parcel Ref:	SE6
Name of Parcel	Portway and Beoley

Strategic Parcel Ref	SE6
Name of Parcel	Portway and Beoley
Parcel size (ha)	702
BDC Parish/es	Beoley
Other LPA Area	N/A

Description of Parcel

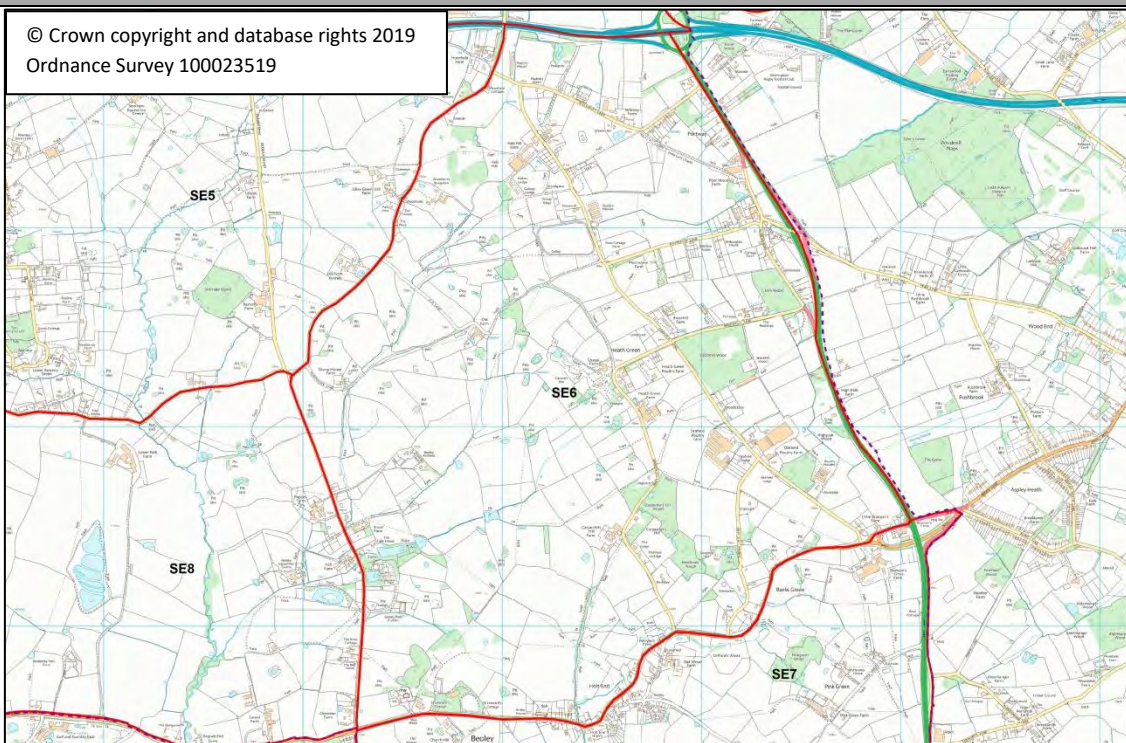
Parcel SE6 is a large parcel in the east of the district, lying to the north-east of Redditch. It is a very open parcel comprising agricultural land, with a number of rural lanes crossing the parcel including Carpenter’s Hill, Cherry Pit Lane, Seafield Lane and Billesley Lane.

The northern boundary follows the M42 motorway eastwards to its intersection with Alcester Road (A435) and travels in a south easterly direction to its intersection at Branson’s Cross. The south eastern boundary follows Beoley Lane (B4101), which bisects the Beoley settlement, where it turns into Church Hill and follows a westerly direction to its intersection with Icknield Street (Roman Road). Icknield Street forms the western boundary to its intersection with Lilley Green Road, which travels in a north easterly direction to its intersection with the M42.

There are various farmsteads and small numbers of rural dwellings scattered across the parcel, as well as other rural uses such as horse racing stables and agri-business commercial units located in particular in the eastern half of the parcel along Seafield Lane. In the Portway area, just to the west of the A435 running along the eastern boundary of the parcel, there are a number of urbanising features such as a car sales yard, highways depot and travelling showpeople site. In the south-west of the parcel, part of the village of Beoley is located within the parcel along the southern boundary including Beoley First School and St Leonard’s Church. A small collection of commercial units (Brook Business Centre), adjacent to Brook Farm, and Beoley Kennels are also located in this vicinity, off Icknield Street. A tributary to the Dagnell Brook, itself a tributary to the River Arrow, crosses the centre and western part of the parcel.

A ridge line runs in a north-west to south-east direction through the middle of the parcel, roughly parallel and to the west of Seafield Lane. Land to the east of this (in the east and north-east of the parcel around Portway and the A435) is flat, whilst land to the west of this ridge line falls to the south-west corner of the parcel. There are notable high points north of Church Hill (in the south west corner) at 142m and in the north of the parcel at Hob Hill (163m).

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built up area of Redditch and is largely free from development that might constitute sprawl. The boundary adjacent to the large built up area is considered to be a strong, permanent boundary comprising the intersection of Church Hill (B4101) and Icknield Street (Roman Road).	Strong
2	To prevent neighbouring towns from merging	Parcel SE6 lies close to the northern boundary of Redditch and is located in between the north-east of Redditch and the settlement of Wythall. The parcel also makes a contribution to the gap between Redditch and Birmingham, further to the north. In isolation, parcel SE6 forms a large part of the gap between Redditch and Wythall and in conjunction with neighbouring parcels to the north of the M42 it is considered to constitute the majority, if not all, of the gap. A loss of openness in this parcel would therefore have a negative impact on the existing gap, particularly in physical terms.	Moderate
3	To assist in safeguarding the countryside from encroachment	The parcel is predominantly made up of open and undulating agricultural land and exhibits many countryside characteristics. The lanes that cross the parcel are very narrow and rural in sense, with sporadic and scattered farmsteads and rural dwellings characterising any development along these lanes. The parcel is therefore considered to have a very strong rural sense. Whilst there are some larger urbanising features in the east of the parcel, in particular in the Portway area and the Oakland International site off Seafield Lane, these developments do not affect the overall openness or rurality of the parcel. Portway is located just off the A435 and the developments here are associated with the boundary itself rather than the land within the parcel. Seafield Lane is a single carriageway width road that is extremely rural in nature, and its rural sense is not detrimentally impacted by the commercial units accessed from the southern end of this road.	Strong

Strategic Parcel Ref	SE7
Name of Parcel	Beoley and North of Redditch
Parcel size (ha)	291
BDC Parish/es	Beoley
Other LPA Area	Stratford-on-Avon District Council

Description of Parcel

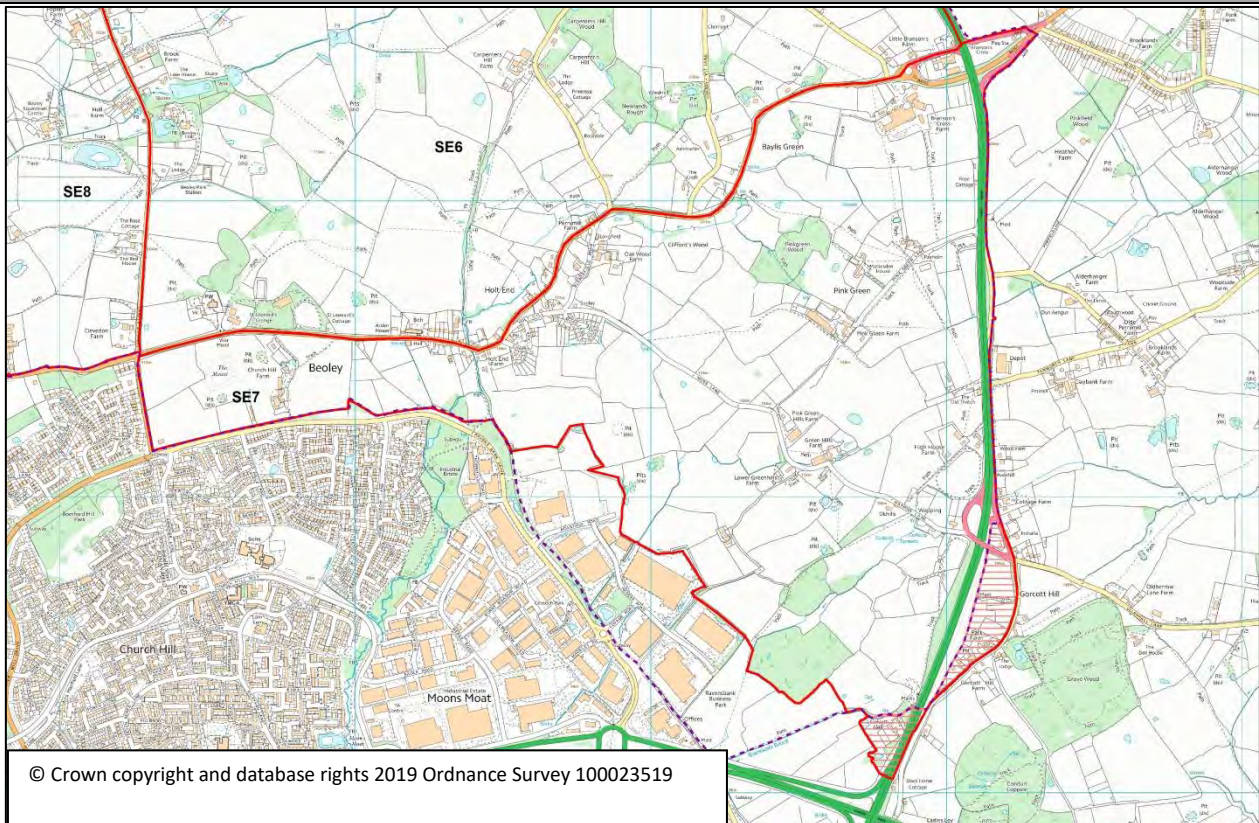
Parcel SE7 lies adjacent to the north-east of Redditch and is a predominantly open, agricultural parcel with a small number of farmsteads and agricultural buildings located within. A number of ‘no through road’ lanes enter the parcel, such as Pink Green Lane, Wapping Lane and Moss Lane, with the latter two joined by a narrow farm track which is not passable by standard road traffic.

The parcel contains Gorcott Hall in the very south-eastern corner of the parcel, a storage yard and recycling facility on the eastern edge of the parcel accessed off the A435 and some small scale built development (residential properties, a public house and Beoley Village Hall) in the village of Beoley, which is partly within the parcel along the northern boundary of Beoley Lane. The agricultural land in the parcel is crossed by established hedgerows and contains some small areas of woodland in the centre of the parcel.

The parcel is irregular in shape being very narrow in the west where it is directly to the north of Redditch, before opening out to a much larger expanse of parcel in the eastern half. It is bounded by the B4101 Church Hill / Beoley Lane to the north and the A435 to the east. A short section of the A4023 Coventry Highway begins the southern boundary before it follows the rear of large scale industrial units off Ravensbank Drive and then becomes Ravensbank Drive itself. A short section of the B4497 Icknield Street forms the western boundary.

Land along the eastern boundary of the parcel rises steeply from south to north along the A435, with land generally falling in a north-east to south-west direction within the parcel. However there is also a high point in the west of the parcel at the top of Church Hill (142m) just to the west of the village of Beoley. Another higher area of ground in the east rises up behind Beoley towards the edge of the district and the A435 (160m). The land around the border with Redditch is flatter before it rises up to these peaks.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	<p>The parcel, along its southern and western boundaries, lies adjacent to the large built up area of Redditch. The boundary is made up of roads in the form of Icknield Street and Ravensbank Drive (including an established, tree-lined landscape buffer), as well as a section to the rear of industrial units/warehouses to the east of Ravensbank Drive. In this respect whilst the boundary is varied it is still considered to be a strong defensible boundary.</p> <p>The parcel is completely free from development that could constitute sprawl, with development of industrial units off Ravensbank Drive being on land not within the West Midlands Green Belt and thus excluded from consideration in the assessment of this purpose. The parcel itself has a strong level of openness with minimal built development affecting this.</p>	Strong
2	To prevent neighbouring towns from merging	<p>Parcel SE7 lies between both Redditch and Wythall and Redditch and the southern edge of Birmingham, albeit some distance to the north of the parcel. In conjunction with parcel SE6 to the north, parcel SE7 forms the majority of the gap between Redditch and Wythall.</p> <p>Whilst in visual terms the parcel would be unlikely to lead to merging between these settlements, a loss of openness in this parcel would have a negative impact on the existing gap, particularly in physical terms.</p>	Moderate
3	To assist in safeguarding the countryside from encroachment	<p>The parcel predominantly comprises agricultural land and is very open, exhibiting many countryside characteristics. The lanes that enter the parcel are extremely rural in nature and are 'no through road' farm access tracks to the scattered farmsteads across the parcel.</p> <p>There are very few urbanising features within the parcel itself, the most notable being a storage yard and recycling facility on the eastern edge at Branson's Cross and the village of Beoley on the northern boundary of the parcel. Whilst a number of dwellings within the village are located inside the parcel, the village is rural in nature and not uncharacteristic of a strong rural sense. Urbanising development in the parcel does not therefore detract from the openness of the parcel or the strong rural sense.</p>	Strong

Strategic Parcel Ref:	SE8
Name of Parcel	East of Bordesley, North of Redditch

Strategic Parcel Ref	SE8
Name of Parcel	East of Bordesley, North of Redditch
Parcel size (ha)	401
Parish/es	Alvechurch, Beoley
Other LPA Area	NA

Description of Parcel

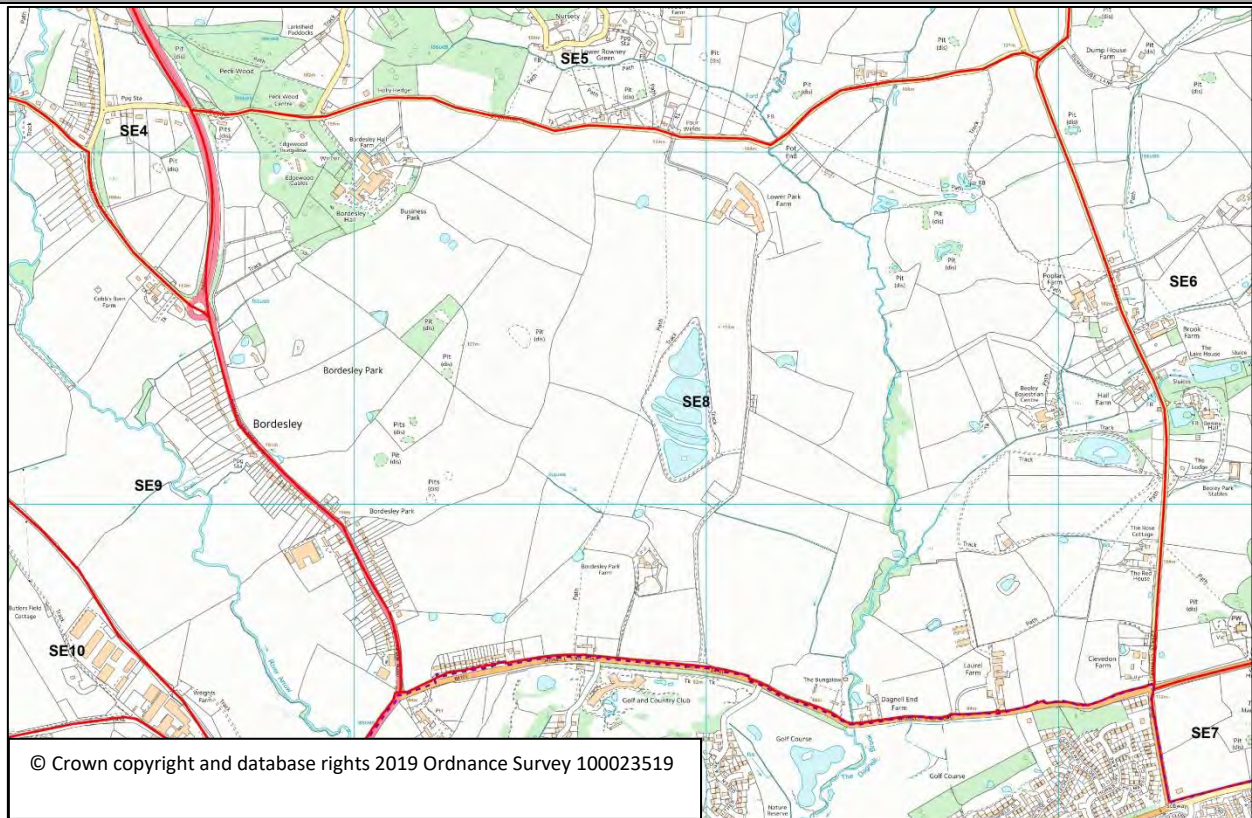
This parcel lies immediately north of Redditch. Its northern boundary follows The Holloway and Storage Lane in an easterly direction to its intersection with Icknield Street (Roman Road). The boundary follows Icknield Street in a southerly direction to its intersection with Dagnell End Road (B4101), which travels westerly to the intersection with Birmingham Road (A441). Birmingham Road feeds into the Alvechurch Bypass (A441) which forms the parcels western boundary.

The parcel is bisected at its mid-point in a north/ south direction by tracks which serve the Lower Park Farm business complex located towards the north of the parcel; however it is not classed as a through route. The western half of the parcel is largely free from development and agricultural in nature, but exhibits signs of ribbon development along the A441 at Bordesley and along Dagnell End Road, with urbanising features such as pavements and street lighting. To the north of the parcel, off Storage Lane is located Storage Lane Business Park, which exhibits areas of hardstanding for parking. However, the business park is well screened by woodland. Also within this half of the parcel is Lower Park Fishery and Bordesley Park Farm. Bordesley Park Farm has been transformed into a wedding venue and the permanently erected marquee structure could be considered inappropriate in this location.

The eastern half of the parcel contains scattered farmsteads and isolated dwellings. There is also a metal recycling business and an equestrian centre along Icknield Street. The parcel is crossed by several watercourses, including Dagnell Brook (north/ south) and is largely agricultural in nature.

The western half of the parcel undulates with its highest point in the north west (160+m), and slopes downwards in a south/ south easterly direction to low points of around 90m towards the south eastern corner of the parcel. The eastern half of the parcel is generally flatter than the more undulating western half.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is immediately adjacent to the large built-up area of Redditch and the strong boundary is formed by Dagnell End Road. The parcel is largely free from development; however there is evidence of a small amount of ribbon development along a short length of Dagnell End Road and Birmingham Road at Bordesley. Arrow Valley Park borders the Dagnell End Road in the south of the parcel which is a strong defensible boundary.	Strong
2	To prevent neighbouring towns from merging	The settlements pertinent to this Purpose are Redditch, Alvechurch and Birmingham. This parcel forms part of the gap between the settlements in conjunction with several other parcels.	Moderate
3	To assist in safeguarding the countryside from encroachment	The parcel has a strong rural sense, is agricultural in nature and largely open. There are scattered urbanising features such as the Storage Lane Business Park in the north west, the wedding venue marquee in the centre and the metal recycling business in the south east. However, these are quite small given the size of the parcel. There is some ribbon development on the Birmingham Road, along the south westerly edge of the parcel.	Strong

Strategic Parcel Ref:	SE9
Name of Parcel	Bordesley, South of Alvechurch, West of A441

Strategic Parcel Ref	SE9
Name of Parcel	Bordesley, South of Alvechurch, West of A441
Parcel size (ha)	161
Parish/es	Tutnall & Cobley, Alvechurch
Other LPA Area	N/A

Description of Parcel

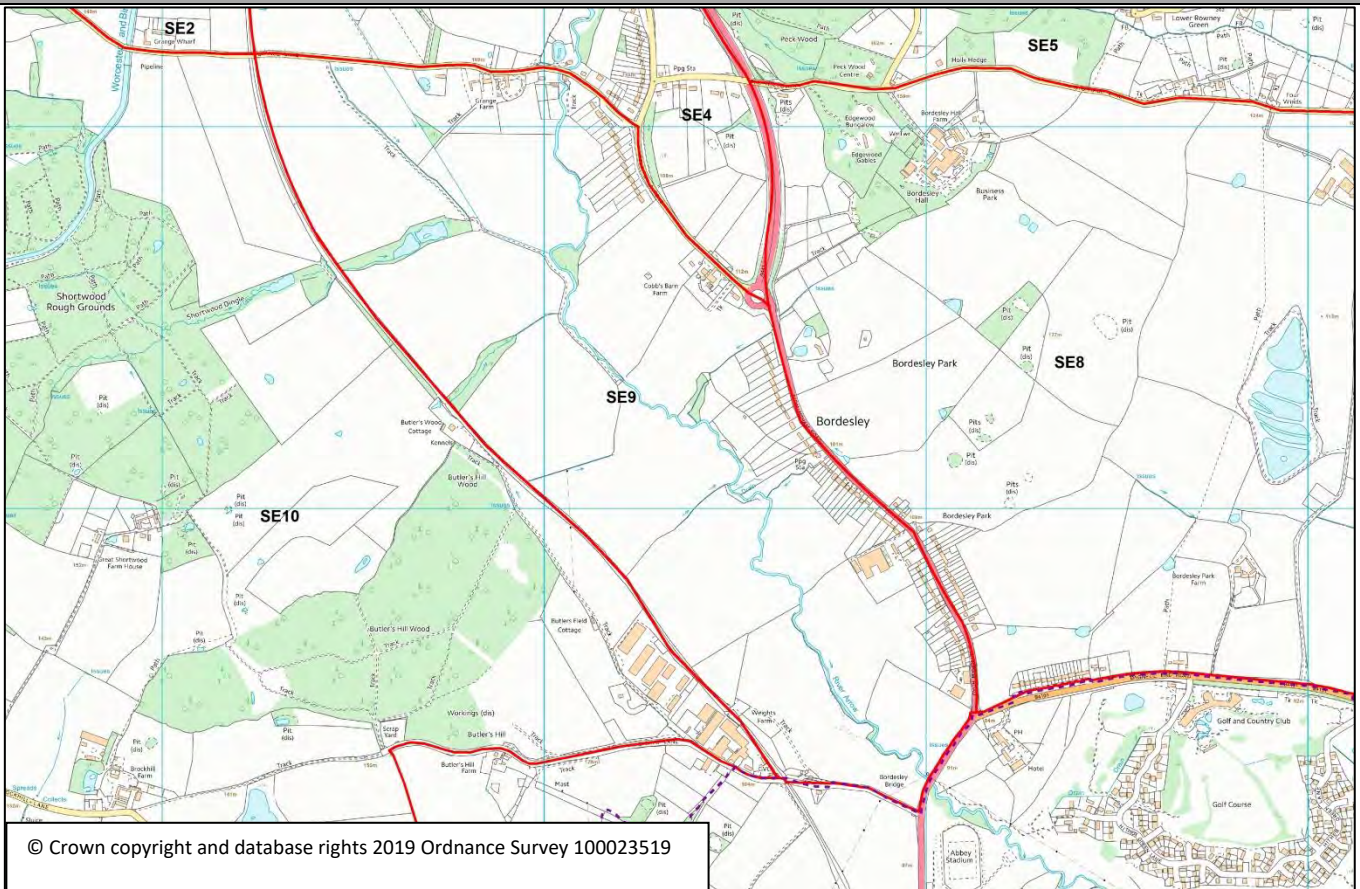
This parcel lies immediately north of Redditch. Its northern boundary follows Grange Lane in an easterly direction to the intersection with Redditch Road. The boundary travels in a south easterly direction along Redditch Road and Birmingham Road (A441) to the intersection with Weight’s Lane. Weight’s Lane forms the southern boundary and at the intersection with the railway line, the boundary continues in a north westerly direction to its intersection with Grange Lane.

The parcel exhibits signs of ribbon development along the length of Birmingham Road at Bordesley and along a short length of Redditch Road/ Grange Lane, showing signs of urbanising features such as pavements and street lighting. The residential gardens extend some way into this narrow parcel. There are other urbanising features at Bordesley Garage, which includes hardstanding for car sales and the petrol filling station, both of which are floodlit.

The remainder of the parcel is largely open and agricultural in nature. The River Arrow bisects the length of the parcel in a north/ south east direction and the length of the watercourse is tree-lined.

The land in this parcel dips gently towards the River Arrow which runs through the centre. Land heights drop by a total of 20m from eastern boundary to the river at its most southerly point in this parcel, before rising up a similar height on the western side.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is immediately adjacent to the large built-up area of Redditch, is largely free from development which could constitute sprawl and has a strong sense of openness. The boundary is strong and follows the line of Birmingham Road (A441) and Weight's Lane. There is evidence of residential development along Birmingham Road, which extends into the parcel; however this development pre-dates Green Belt policy.	Strong
2	To prevent neighbouring towns from merging	The settlements pertinent to this purpose are Redditch, Alvechurch and Birmingham. This parcel constitutes the majority of the gap between these settlements in conjunction with adjacent parcels.	Moderate
3	To assist in safeguarding the countryside from encroachment	The parcel exhibits urbanising influences along its north eastern boundary, along Birmingham Road, Redditch Road and Grange Lane. However, beyond the ribbon development along this north eastern boundary, the remainder of the parcel is free from development and agricultural in nature. The tree-lined watercourse limits the impact of the urbanising development across the parcel.	Moderate

Strategic Parcel Ref	SE10
Name of Parcel	Hewell Grange and Brockhill
Parcel size (ha)	842
Parish/es	Tutnall & Cobley
Other LPA Area	Redditch Borough Council

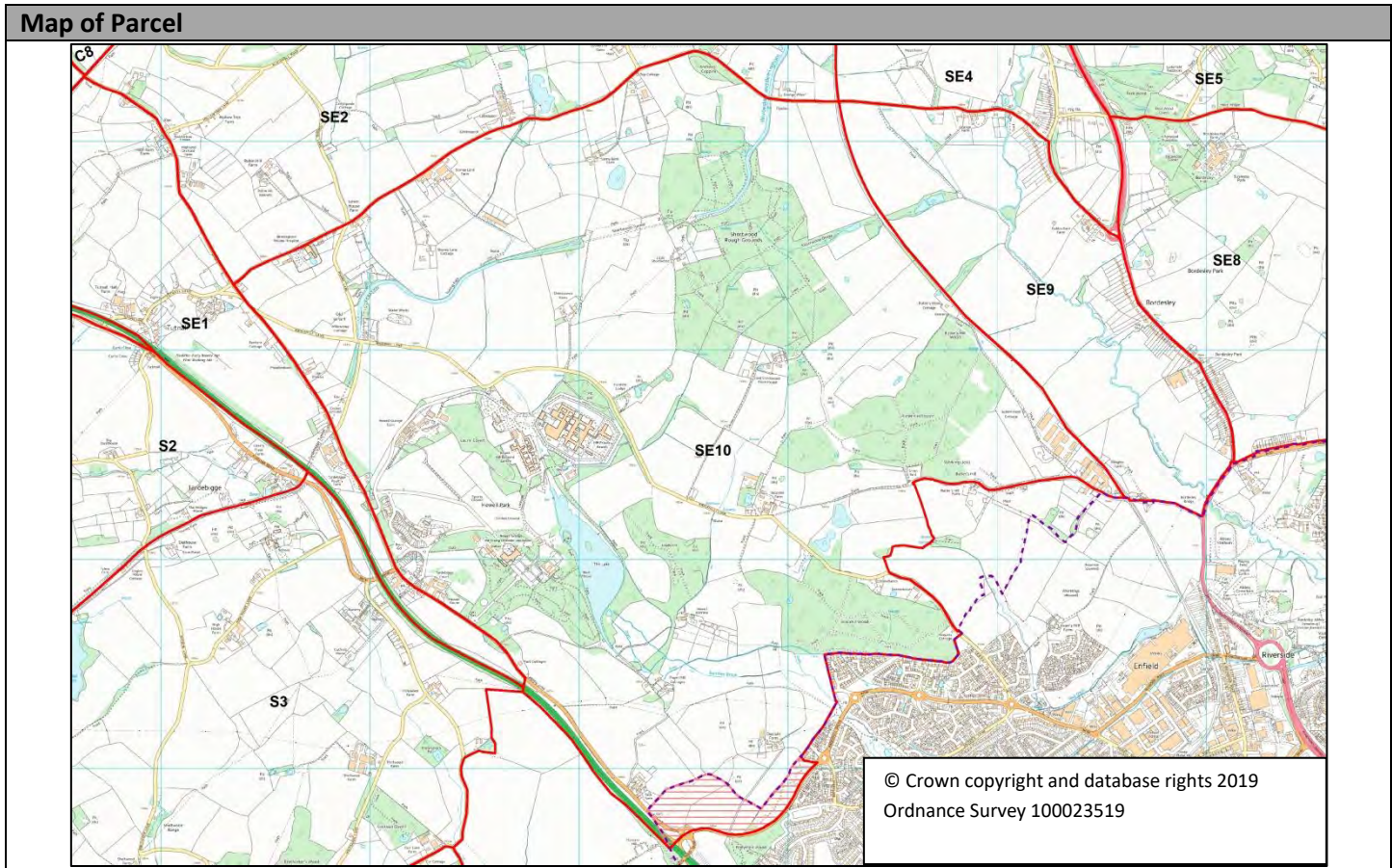
Description of Parcel

This parcel is located immediately north west of Redditch. The northern boundary follows Stoney Lane and Grange Lane in an easterly direction to the intersection with the railway line. The railway line forms the north eastern boundary to the intersection with Weights Lane. The southern boundary follows Weights Lane in a westerly direction to the intersection with the extent of the Brockhill allocation. The boundary follows the extent of the Brockhill allocation for a short distance, where it then picks up Brockhill Lane. The boundary follows Brockhill Lane in a south easterly direction and then follows the boundary of Brockhill Wood and the rear property boundaries of Brockhill in a westerly direction, and then follows the rear property boundaries of Brockhill to the intersection with Brockhill Drive (B4184). The boundary follows Brockhill Drive to its intersection with Hewell Lane (B4096) / Bromsgrove Highway (A448). The south western boundary follows a stretch of Bromsgrove Highway and then kinks to follow Hewell Lane to its intersection with Stoney Lane.

The parcel is criss-crossed by a few lanes, in the west of the parcel and Brockhill Lane which bisects the parcel (north west/ south east), all of which are rural in nature. There are scattered farmsteads and isolated dwellings within the parcel. Some of the farmsteads show signs of diversification such as a day nursery and other commercialisation. In the south east of the parcel at Weights Farm, Weights Lane, there is a business park and on the south western boundary at Tardebigge, there is a courtyard business complex with a mix of small business uses. There is a cluster of residential properties at Tardebigge, which were historically allocated to prison staff, but which are now sold on the open market.

Hewell Grange (historic park and garden) is located in the west of the parcel and also, more centrally in the parcel, HMP Hewell. This complex ranges from open prison to high security. The high security blocks are surrounded by high walls and compound fencing and are floodlit. The Worcester and Birmingham Canal crosses the northern section of the parcel and there are holiday moorings off Wharf Lane. There are several large areas of woodland within the parcel and the remainder of the open land is agricultural.

The parcel falls away quite steeply along the Hewell Lane boundary in the south west from a height of about 160m, with the prison and Hewell Lake being at the lowest point at around 130m. The north eastern half of the parcel is more undulating, rising up in an easterly direction, reaching 180m at its highest at Shortwood Farm and near Cobley Hill on the northern boundary.



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area of Redditch. The parcel is largely free from development. The prison complex in the centre of the parcel comprises significant built form, hardstanding and floodlighting. However, its location is completely screened from views in and around the parcel. It is not considered to be sprawl from Redditch’s urban area. The boundary adjacent to the large built-up area follows several different boundary features including roads, ancient woodland and rear property boundaries and is considered to provide a relatively strong defensible boundary with the built-up area.	Strong
2	To prevent neighbouring towns from merging	The settlements pertinent to this Purpose are Redditch, Bromsgrove, Lickey End, Blackwell Barnt Green/ Lickey and Alvechurch. This parcel constitutes the majority of the gap between these settlements in conjunction with several other parcels.	Moderate
3	To assist in safeguarding the countryside from encroachment	The parcel has a strong rural sense and is largely free from development. The prison complex comprises a significant area of built form in the centre of the parcel; however its location is completely screened from views within and across the parcel. Some business uses within the parcel are not considered to be appropriate for rural locations. However, these are considered to be minor when taking the overall size of the parcel into account.	Strong

Strategic Parcel Ref:	W1
Name of Parcel	South of A448 (South of Dodford)

Strategic Parcel Ref	W1
Name of Parcel	South of A448 (South of Dodford)
Parcel size (ha)	1027
BDC Parish/es	Dodford with Grafton
Other LPA Area	Wychavon District Council

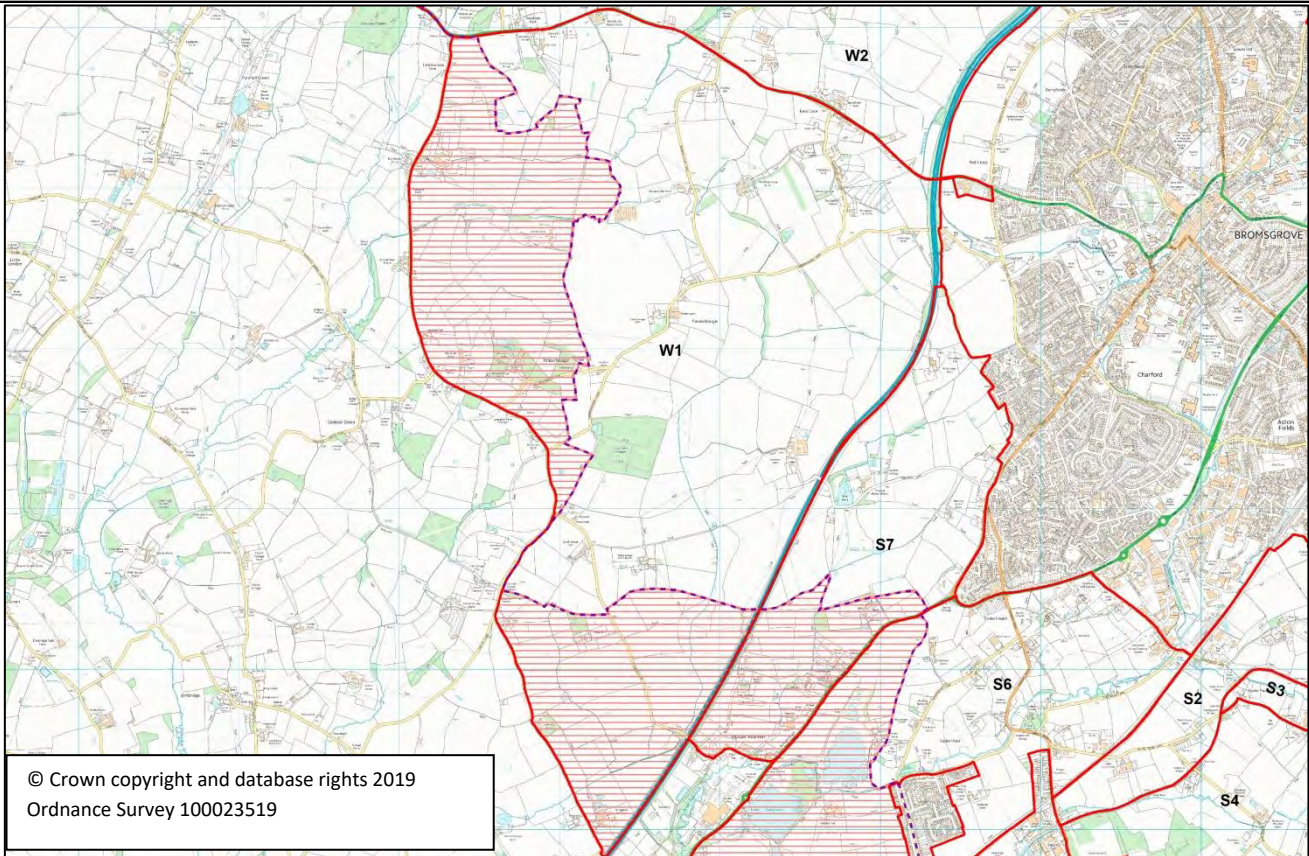
Description of Parcel

This is a large parcel, comprising large open fields and a number of small linear settlements and farmsteads, interspersed with country lanes. It is largely open farmland in character. The topography rises to the north east around the Park Gate area. It includes Cobblers Coppice to the south west of the parcel.

The M5 Motorway runs along the length of the parcel’s eastern boundary adjacent to the Bromsgrove urban area, The A448 Kidderminster Road runs along the parcel’s northern boundary. The western boundary is comprised of Berry Lane, which turns into Crutch Lane at the junction with Swan Lane. The south western boundary is that of Colley Pits Lane, which comes off Crutch Lane, and terminates at the 90 degree right handed bend next to the M5 Motorway.

The land in this parcel rises up from around 80m in height in the west and south to a high of 120m in the north east corner close to the motorway. There is a notable high point of 128m near Warridge House and Warridge Lodge Farm.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The Parcel is adjacent to Bromsgrove Town and is largely free from development and has no indication of sprawl. The Parcel has a strong defensible boundary with Bromsgrove Town in the form of the M5 Motorway.	Strong
2	To prevent neighbouring towns from merging	The parcel plays a role in maintaining the separation between Bromsgrove and Droitwich in conjunction with Parcels S7 and S6.	Moderate
3	To assist in safeguarding the countryside from encroachment	The parcel is very rural in its nature, comprising dispersed settlements and farmsteads and large open fields. It does not have urbanising features other than the M5 which runs adjacent to the open fields to the east.	Strong

Strategic Parcel Ref	W2
Name of Parcel	Dodford
Parcel size (ha)	1822
BDC Parish/es	Dodford with Grafton, Belbroughton, Bournheath
Other LPA Area	Wyre Forest District Council

Description of Parcel

The southern boundary of this parcel is the A448 Kidderminster Road and the south eastern boundary is the M5 Motorway. The eastern boundary comprises of Rockey Lane, where it crosses under the M5 Motorway, then leads into Doctors Hill and Dordale Road and into Brodford Lane and Church Road into the settlement of Belbroughton.

The Northern boundary continues from the junction of Church Road, High Street and Queens Hill along Queens Hill westward which turns into Drayton Road and then onto Hackmans Gate Lane off of Drayton Road northwards.

The western boundary follows the A450 Stourbridge Road south from the junction with Hackmans Gate Lane and Belbroughton Road with Stourbridge Road until Egg Lane which continues southwards until the junction with Drayton Road. The boundary then follow Drayton Road south and turns almost immediately onto an unnamed lane, until it concludes at a T junction just before the Chaddesley Woods National Nature Reserve, turning westward onto this lane, which then turns into Tanwood Lane, the boundary continues westward until Bluntington where at the junction with Drayton Road, Woodrow Lane and Briar Hill, the boundary follows Briar Hill southwards into Chaddesley Corbett and meets the A448 Kidderminster Road.

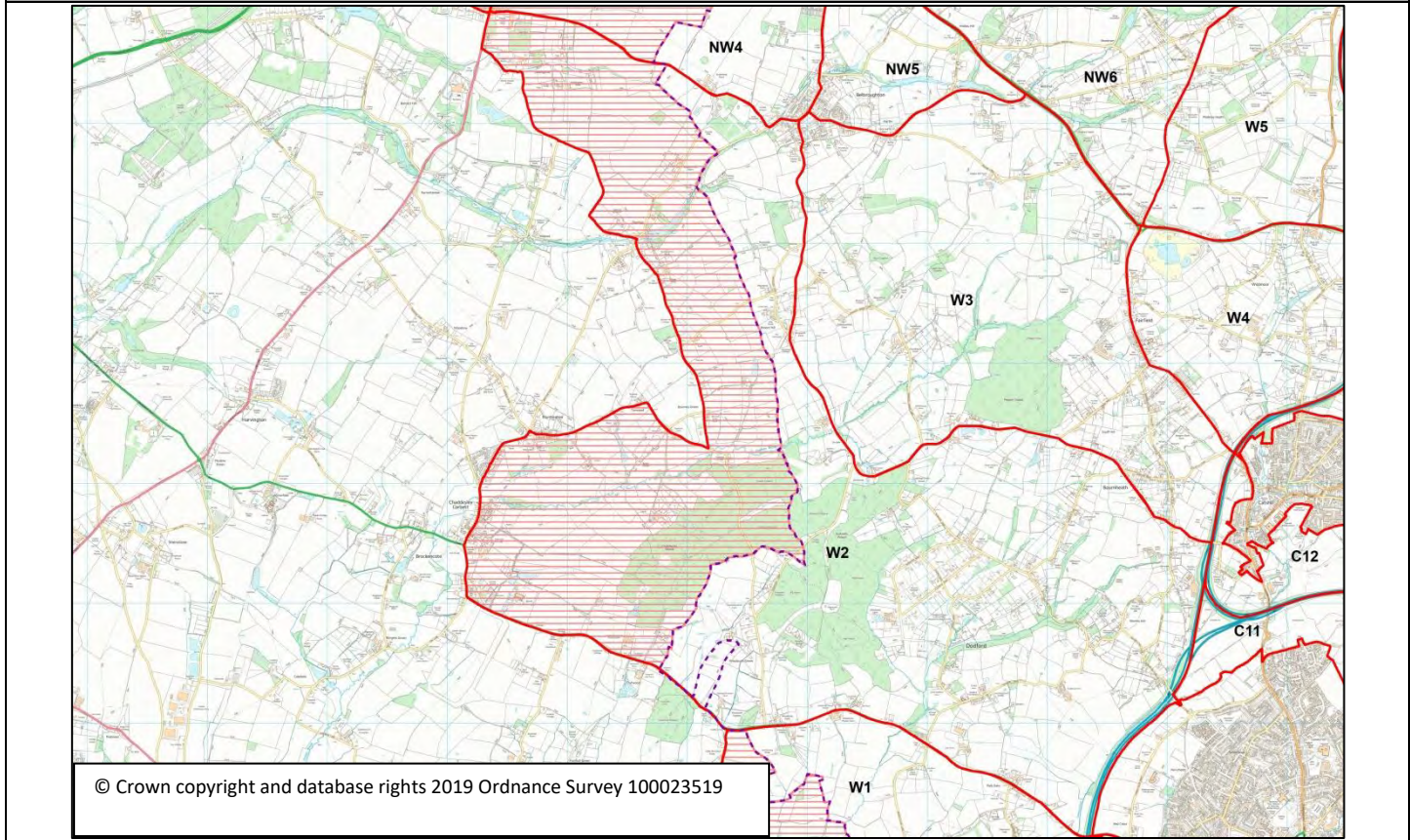
The parcel includes the settlement of Dodford, and parts of the settlements of Belbroughton, Drayton, Bluntington and Chaddesley Corbett, and runs directly adjacent to Bournheath. The parcel comprises mainly agricultural fields, farmsteads, individual properties and the settlements named above. There is a large area of woodland to the north west of the parcel which incorporates High Wood and Big Wood. The landscape is predominantly field patterns and farmsteads with a number of rural lanes intersecting it.

Dodford Conservation Area falls within the middle of the parcel. Its setting and topography influences extensive views across the parcel, including across to Bromsgrove Town and beyond and the field pattern/landscape character here is different and contains smaller plots.

This is an undulating parcel with a mixed topography. There are a number of high points in the east, around Worms Ash with notable high points at 152m, 149m and 131m. To the north of here, the land continues to rise up to Bournheath and heights of 160-170m. To the west the land drops down to a low of 80m near to Chaddesley Corbett where the land flattens out. There are some steeper areas around Dodford, including along the stream to the south of the settlements and in the adjoining woodland at Big Wood and Radan Wood.

Strategic Parcel Ref:	W2
Name of Parcel	Dodford

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	The Parcel is adjacent to Bromsgrove Town and contains a number of settlements that are washed over by Green Belt. The parcel has a fairly strong level of openness however there is some urbanising development along the A448 Kidderminster Road. There is a strong defensible boundary with the adjacent to the urban area in the form of the M5 Motorway.	Strong
2	To prevent neighbouring towns from merging	The land parcel on the eastern boundary is adjacent to Bromsgrove Town, which lies the other side of the M5 motorway. Although the built environment of the town does not reach the M5 motorway, there is an allocation for development up to the motorway and therefore the town boundary is up to this point and is assessed as such. The land parcel constitutes nearly half of the gap between Bromsgrove Town and Kidderminster Town and therefore constitutes the majority of the gap, and the loss of openness would have a negative impact on the existing gap.	Moderate
3	To assist in safeguarding the countryside from encroachment	The land parcel contains a number of urban features, including the settlement of Dodford and parts of the small settlements of Bournheath and Belbroughton as well as the parts of the small settlements of Bluntington and Chaddesley Corbett. The majority of the parcel, with the exception of the settlements above, has a rural sense with very few other urbanising features affecting openness.	Moderate

Strategic Parcel Ref	W3
Name of Parcel	South of Belbroughton & Fairfield
Parcel size (ha)	819
Parish/es	Belbroughton & Bournheath
Other LPA Area	N/A

Description of Parcel

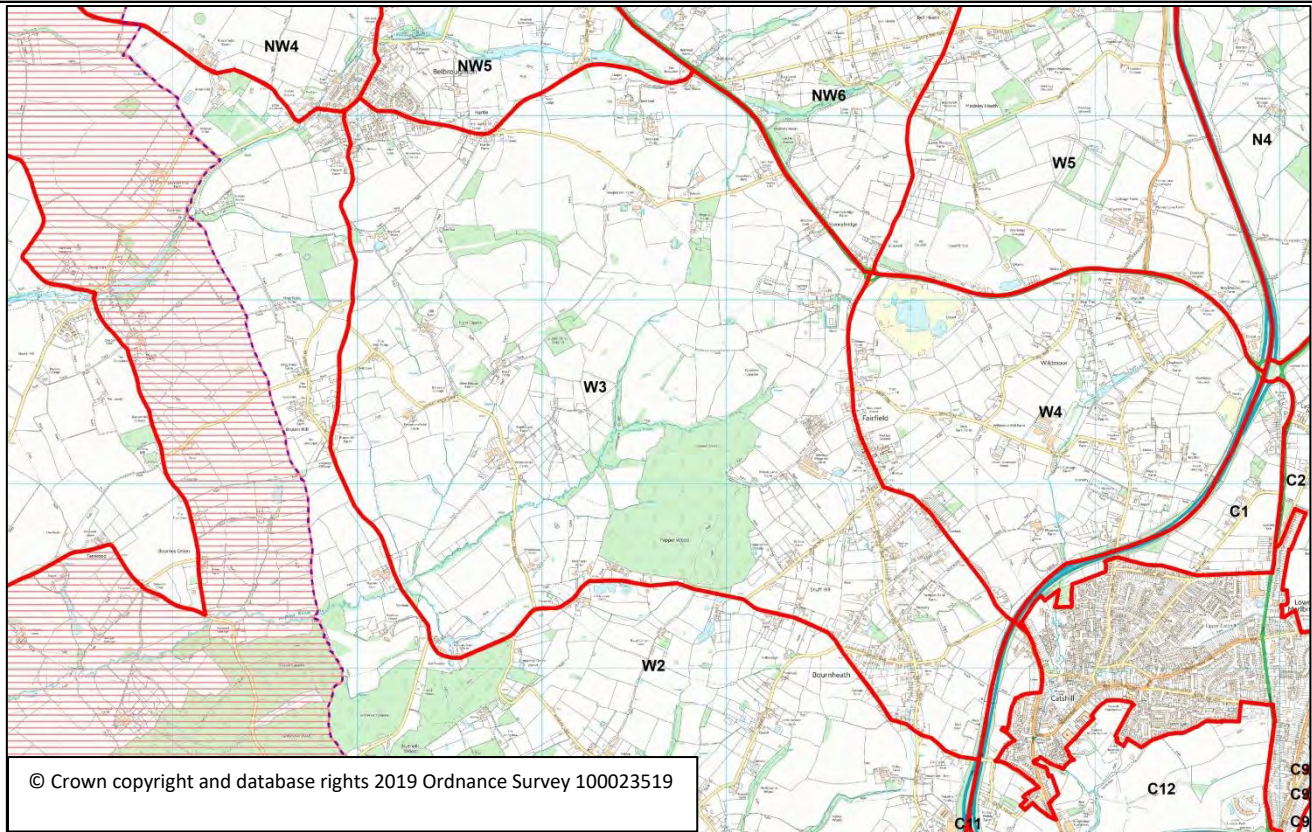
This is a large parcel, very open in nature with only scattered rural development/farmsteads.

There are strong boundaries on all sides formed by roads including Hartle Lane (Belbroughton) to the northern boundary; A491 Stourbridge Road to the eastern boundary; Dordale Road to the west and southern boundaries; M5 to the south-east boundary.

The south eastern corner of the parcel contains the majority of its development, predominantly the urban settlements of Bournheath and part of Fairfield. There is the large woodland area of Pepper Woods, which is located close to the southern boundary. The parcel contains a number of farms, as well as a recreation ground, allotments and a school in the Northern part of the parcel. There is also some ribbon development associated with Bournheath and Fairfield along the Stourbridge Road and Wood Lane to the south eastern part of the parcel, and to the north west associated with Belbroughton.

The topography in this parcel is varied, with many undulations. Notable high points are 188m (north of Fairfield on the parcel boundary) and 172m at Hurst Farm in the centre of the parcel. In the north west corner of the parcel, the land drops away to the village of Belbroughton at a height of 110-120m.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	Land parcel is not adjacent to a large built-up area and does not play a role in preventing the sprawl of these areas.	No contribution
2	To prevent neighbouring towns from merging	In conjunction with parcels NW4 and NW5, this land parcel constitutes the majority of a gap between Catshill and Hagley. Loss of openness would physically and visually have a negative impact on the existing gap. There is already a significant amount of development at either end of the parcel at Belbroughton and Bournheath. To the east of Pepper Woods, there is some development off Wood Lane, following the designation of the Green Belt in 1975 and this parcel could be vulnerable to further development.	Moderate
3	To assist in safeguarding the countryside from encroachment	This parcel is mostly very open in nature with only scattered rural development/farmsteads. Although to the south east of the parcel there is urbanising development associated with Bournheath and Fairfield. There is a small amount of urbanising development along the eastern boundary associated with Fairfield Football Club and the athletics track including hardstanding and floodlighting. However, in the more built up areas of the parcel, there is still a rural sense, with limited urbanising features. Bournheath is a rural settlement which exhibits many rural characteristics.	Strong

Strategic Parcel Ref:	W4
Name of Parcel	Wildmoor & Fairfield

Strategic Parcel Ref	W4
Name of Parcel	Wildmoor & Fairfield
Parcel size (ha)	290
Parish/es	Belbroughton, Bournheath
Other LPA Area	N/A

Description of Parcel

This relatively small parcel lies to the north of Bromsgrove Town, adjacent to the settlement of Catshill and next to Junction 4 of the M5.

The parcel is roughly heart shaped and is bounded by Sandy Lane (A491) to the north, Stourbridge Road (B4091) on its western edge and the M5 on its eastern edge.

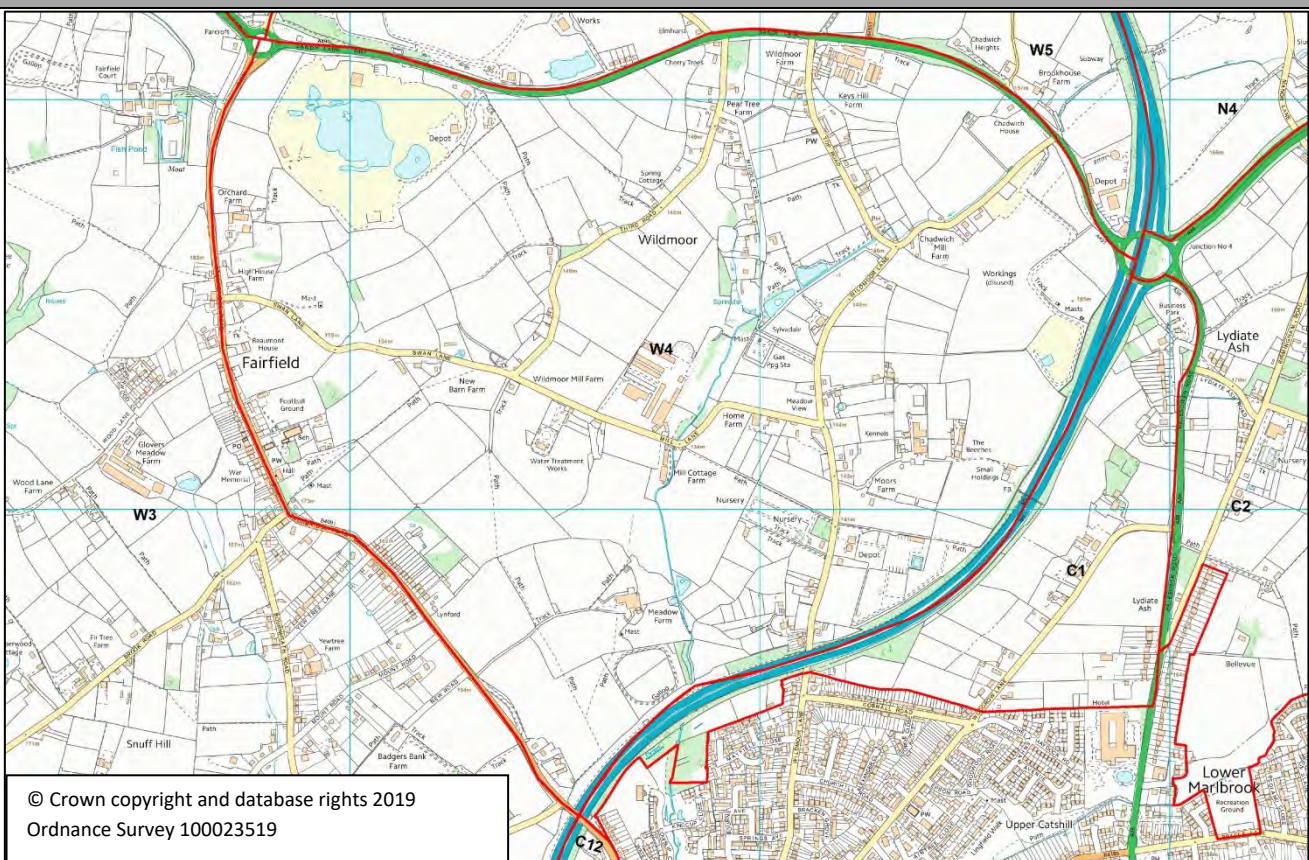
There are some significant elements of ribbon development present in Wildmoor along Top Road, Middle Road and Fairfield along the Stourbridge Road. Due to the proximity to the motorway junction there is development associated with haulage and agriculture which has impacted on the parcel’s openness. In addition Mill Lane Industrial Estate is also located within the centre of the parcel, where there are a number of light industrial units and associated hard standing and car parking. There is a quarry off Sandy Lane which has a visual impact on the openness of the parcel.

Wildmoor Lane, which runs through the parcel north to south connects the parcel to Catshill.

This parcel is connected to SE2 via Blackwell Road, which goes under the motorway, via a pedestrian over bridge and a road bridge.

This parcel has flatter, lower ground in the centre and steeper higher ground on the eastern and western boundaries. High points on the eastern side reach 186m (close to M5, junction 4) and 180m north of Swan Lane and south of Wildmoor Quarry in the north west.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	Land parcel is not adjacent to a large built-up area and does not play a role in preventing the sprawl of these areas.	No Contribution
2	To prevent neighbouring towns from merging	The parcel plays a role along with Parcels W5 and N4 in maintaining the gap between Catshill and Rubery.	Moderate
3	To assist in safeguarding the countryside from encroachment	Land parcel has a rural sense and exhibits countryside characteristics, but there are some urban features. The parcel's openness has been compromised by a number of urbanising development forms associated with light industrial/agricultural and haulage uses that have been facilitated by its proximity to the motorway junction. There is also ribbon development present at Fairfield and along some of the intersecting lanes.	Moderate

Strategic Parcel Ref:	W5
Name of Parcel	Madeley Heath and Dayhouse Bank

Strategic Parcel Ref	W5
Name of Parcel	Madeley Heath and Dayhouse Bank
Parcel size (ha)	360
Parish/es	Romsley, Belbroughton
Other LPA Area	N/A

Description of Parcel

This is a linear triangular shaped parcel adjacent to the M5 and incorporates Madeley Heath, Bell Heath and Dayhouse Bank.

It is bounded by roads on all sides so has strong, defensible boundaries. The M5/Bromsgrove Road runs along the eastern side of the parcel. The A491 Sandy Lane forms the southern boundary and Madeley Road/Farley Lane runs up its western edge.

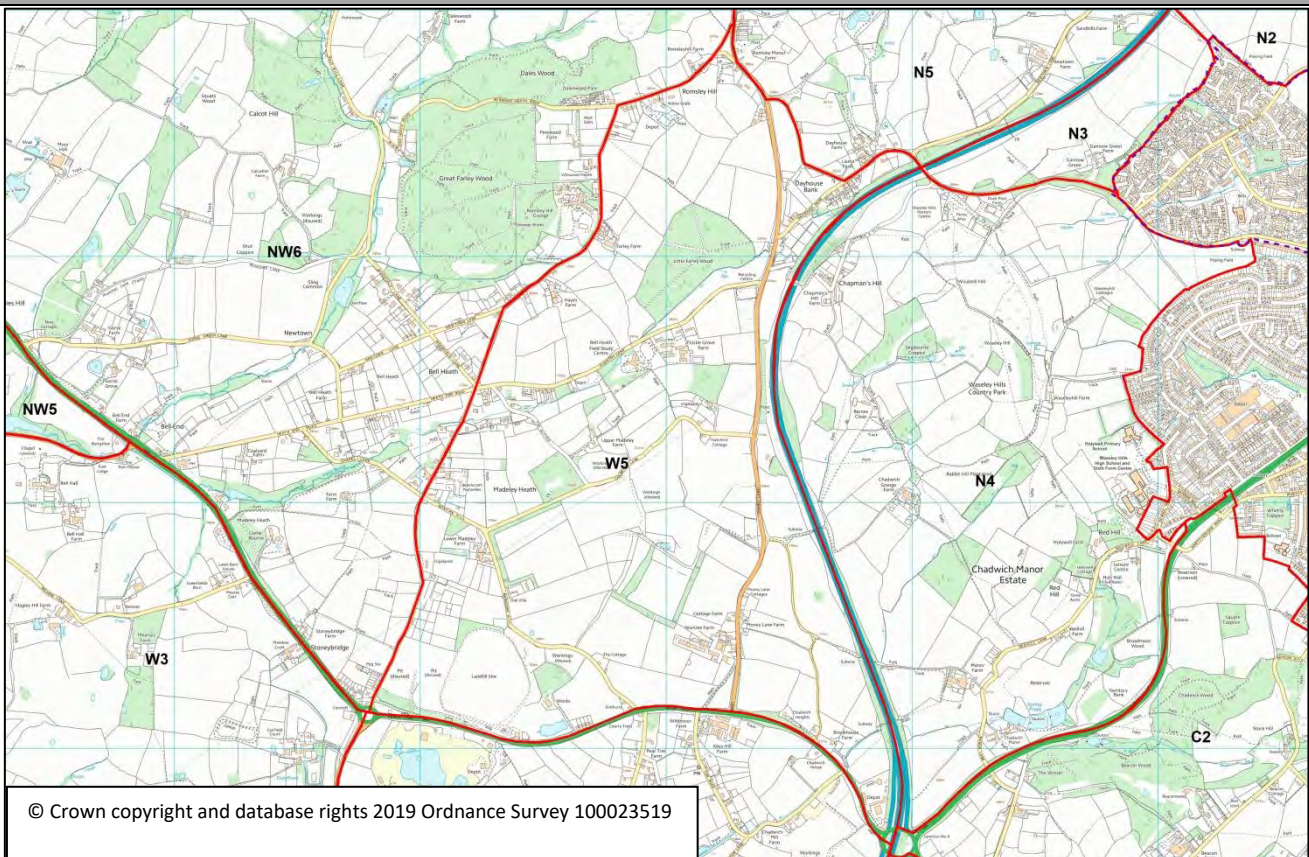
The parcel is rural in character and is characterised by open fields and scattered farmsteads. There are some urbanising features present, largely associated with employment uses and light industry. This is particularly the case for Quantry Lane – Brookfield Nurseries; WR Composites; Bromsgrove Household Waste & Recycling Site.

There is also a business park with light industrial units to the south east of the parcel off Money Lane and also hardstanding/workings and reclaimed land associated with the quarry at Sandy Lane. There is some ribbon development associated with Dayhouse Bank to the far north east of the parcel but this is well contained by the road.

A number of rural lanes intersect the parcel and have some associated ribbon development.

The topography in this parcel rises fairly steeply from south (180m close to the M5 Junction 4) to north (282m at Romsley Hill on the northern boundary). Disused quarry sites and pits give rise to smaller undulations in the south west and centre of the parcel.

Map of Parcel



Purposes Assessment

	Purpose	Comments	Strength of Contribution
1	To check the unrestricted sprawl of large built-up areas	Land parcel is not adjacent to a large built-up area and does not play a role in preventing the sprawl of these areas.	No Contribution
2	To prevent neighbouring towns from merging	The parcel makes some contribution in conjunction with N4 and W4 in preventing the merging of Rubery and Catshill.	Moderate
3	To assist in safeguarding the countryside from encroachment	Land parcel has a rural sense and exhibits many countryside characteristics there are a limited number of urban features affecting openness but they do not override the rural sense of the parcel.	Strong