

Lichfield District Council

**Local Plan Allocations Supplementary Green Belt Report -
Addendum**

July 2017



Prepared by Lichfield District Council

Introduction

Purpose of the Supplementary Green Belt Report Addendum

This addendum supplements the [Strategic Green Belt Review](#) carried out in 2012, the [Supplementary Report](#) to that document produced in 2013 and the [Local Plan Allocations Supplementary Green Belt Report](#) published in November 2016. This addendum should be read in conjunction with those documents which provide detail on the approach and methodology used.

Following consultation on the Local Plan Allocations document between March and May 2017 and consideration of the some 5000 representations which were received it was identified that the November 2016 assessment had omitted one site from its consideration in error. This addendum provides an assessment of the site using the methodology as outlined within the existing green belt evidence published by the District Council.

Parcel Assessment

The parcel is located to the north west of Burntwood and is directly adjacent to the towns built up area. The parcel is also defined by the administrative area of Lichfield District but forms part of a wider landscape beyond within Cannock Chase District. The land beyond the parcel within Cannock Chase District is within the Green Belt and has been assessed through their Green Belt Review.

For detail of the assessment methodology please refer to the [Local Plan Strategy Green Belt Review Supplementary Report](#) produced in December 2013.

The Parcel is illustrated on Figure 1 with the full parcel assessment at Appendix A. Table 1 (below) summarises the assessment of this parcel.

Table 1: Parcel Assessment

Land Parcel Reference	NPPF Role	NPPF Role	NPPF Role	NPPF Role	Local Role	Local Role	Most Significant Level Assessed
	Check the unrestricted sprawl of large built-up areas	Preventing neighbouring towns from merging	Assist safeguarding countryside from encroachment	Preserving special character and setting of historic towns	Maintaining local settlement pattern and hierarchy	Preserving the character and setting of villages	
Burntwood NW1 (BNW1)	Minor	Moderate	Important	Minor	Important	Minor	Important

Figure 1: Parcel Burntwood North West 1 (BNW1)



Appendix A: Parcel Assessments

Green Belt Review Assessment Form:

For each NPPF Purpose Assessed and Local Role answers to questions provide basis for assessment of a category. Categories of: Important – Moderate – Minor. Overall conclusion on category is the 'highest' level of role achieved across the purposes/roles assessed. Positive roles have a short narrative conclusion.

GB Land Parcel Reference	Burntwood North West (BNW1)		
Description of Parcel	Area approx. 17 hectares. This parcel is located directly to the north west of Burntwood and is defined by the edge of the administrative area of Lichfield District Council. It should be noted that land to the west of the parcel is within Cannock Chase District and is assessed through the Cannock Chase Green Belt Review (2016) under 'Broad Area 4'. The parcel consists of a number of agricultural fields and is defined to the east by Stables Way which forms the north eastern extent of Burntwood. The southern extent of the site is bounded by Cannock Road and a mature band of vegetation which also extends along much of the eastern boundary along Stables Way. The north and west of the parcel are defined by field boundaries and tracks. The land slopes downward from north to south by approximately 20m across the parcel.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	Does the parcel directly abut the outer edge of the West Midlands urban area, or is it very close to it? Is it part of a wider group of parcels that directly act to prevent an urban sprawl?	No. Burntwood urban area lies between parcel and the West Midlands urban area.	The Burntwood and urban area lies between parcel and the West Midlands edge. The parcel is close to the northern most part of Norton Canes.
	Does the Green Belt prevent another settlement being absorbed into the large built-up area?	No.	
	What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? I.e. is there a broad gap or is it narrow at this point?	Approx. 2.5km. from W Mids. edge.	
	What would be the remaining gap if the land is developed?	Not applicable. See comment.	

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	Would development represent an outward extension of the W. Midlands urban area, result in a physical connection between urban areas within and beyond the W. Midlands, or lead to the danger of a subsequent coalescence between such settlements?	No.	
	If released from Green Belt could enduring long-term boundaries be established?	Unsure. Potential boundary to south formed by road. Possibly to north by field boundaries and track. Although site forms part of a wider landscape with limited opportunities for boundaries.	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To prevent neighbouring towns merging into one another	Does the parcel lie directly between two towns and form all or part of a gap between them?	Yes. Development of the full parcel would see development beyond the western most extent of Burntwood towards Cannock.	The parcel extends marginally further west than the current western extent of Burntwood. Heath Hayes' western edge is approximately 1.8km from the built edge of Burntwood. The western edge of this parcel is approximately 200m closer to Heat Hayes than the current area of built development. If fully developed the gap would reduce to 1.6km – a reduction of approx. 11% of the gap.
	What distance is the gap between the towns?	The western edge of Burntwood is approx. 1.8 km. from eastern edge of Heath Hayes/Cannock.	
	Are their intervening settlements or other development on roads that would be affected by release from Green Belt?	No.	
	Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?	No, but see comment.	
Assessment category	+++ – important; ++ – moderate; + – minor ++ - moderate		

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To assist in safeguarding the countryside from encroachment	Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?	Yes. Agricultural land with a pattern of small and medium fields with contiguous similar landscape to the north.	
	Is the parcel partially enclosed by a town or village built up area?	No, the site is beyond the built area of Burntwood. A majority of the parcel is bounded by agricultural fields. The track which bounds the north and west of the parcel is little more than a track along a field boundary and is rural in character.	
Assessment category	+++ – important; ++ – moderate; + – minor +++ - important		
To preserve the setting and special character of historic towns	Does the parcel make a positive contribution to the setting of the historic town? Measured by :	No.	BHECZ 2 – South west of Gentleshaw Common (HECA 2d) BHECZ Overall Score 11. Not significant within the parcel. Mainly C19th landscape enclosure. Once part of Cannock Forest. Beaudestert Old Park lies 3.5km to the north.
	Can features of the historic town be seen from within the parcel?	No.	
	Is the parcel in the foreground of views towards the historic town from public places?	No.	
	Is there public access within the parcel?	Yes. Several tracks bound the parcel to the north and west. With a further route within the parcel.	
	Does the parcel form part of an historic landscape that is related to an historic town?	No.	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Local Role of Green Belt			

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Maintaining the local settlement hierarchy and pattern	Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?	Yes, Heath Hayes and Cannock to the west (approx. 1.8km- See NPPF role) and the village Norton Canes to the south – approx. 600m.	Measurement assumes development of all of parcel. Assessment conclusion based on distance and proximity of parcel to Heath Hayes which is closer than any current built development edge.
	Would the development of the parcel be a significant step leading towards coalescence of two settlements?	The current minimum gap to Heath Hayes is from Burntwood is approx. 1.8km. This would reduce to approx. 1.6km. with the complete development of the parcel. The gap between Burntwood and Norton Canes is approx. 600m and this would remain the same if the parcel was developed.	
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
Preserving the character and setting of villages	Does the local landform or landscape form part of the setting of a conservation area or village?	No.	But the historic landscape is not related to Conservation Areas.
	Does the parcel form part of an historic landscape?	Yes. Fields mostly early irregular enclosures, but some C20th reorganisation.	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use			
Opportunities for public access or to provide access	What is the degree of existing public access?	Several public routes (primarily rural tracks) bound the site	

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		with one such track within the parcel.	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	No existing facilities. Landform within the parcel may be suitable for some outdoor recreation although farmland use makes this unlikely without development within the parcel.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB?	Yes. Part of a landscape on the edge of Cannock Chase AONB with views towards it.	
	Does it form part of the setting of a conservation Area?	No.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel?	No.	
	Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No.	
Comments on existing and potential for positive role	<p>Existing: Positive role is helped by the public tracks across and bounding the parcel, however positive value relates mainly to the countryside character. Parcel lies close to the edge of the AONB and close to Gentleshaw Common.</p> <p>Potential: Probably limited potential for improving public access. Some parts would be suitable for more formal recreation.</p>		

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<p>Overall conclusion on Green Belt role of parcel</p>	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as ‘important’ relates principally to:</p> <p>NPPF Aim of Green Belt: its role in safeguarding open countryside to the north and west of Burntwood from encroachment. The parcel is part of a continuous area of farmland that stretches west towards Heath Hayes and remains open to the north and West.</p>
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