

**Lichfield District Council**

**Local Plan Allocations Supplementary Green Belt Report 2016**

**November 2016**



Prepared by Lichfield District Council

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## **1.0 Introduction**

### **1.1 Purpose of the Supplementary Green Belt Report**

The purpose of this supplementary Green Belt report is to provide further evidence to assist the preparation of the Local Plan Allocations document in relation to those settlements located within the Green Belt. This report supplements the [Strategic Green Belt Review](#) carried out in 2012 and the [Supplementary Report](#) to that document produced in 2013.

The purpose of the Lichfield District Green Belt Review (and supplementary report) was to assess areas of land to determine the extent to which they meet the purposes of Green Belt designation as set out within paragraph 80 of the National Planning Policy Framework (NPPF):

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into on another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict land and other urban land.

This supplementary report builds upon the existing evidence to assist the progression of the second part of the Local Plan – the Local Plan Allocations document. This report will draw from the existing evidence and present this in relation to the Local Plan Allocations document. The report specifically addresses those settlements where evidence within the Urban Capacity Assessment 2016 (see section 1.3) has demonstrated there is a requirement to consider sites for development beyond existing settlement boundaries. Additionally, this supplementary report considers a number of matters arising from the adopted Local Plan Strategy and 'made' neighbourhood plans. As such the report should be considered a technical supplement to existing evidence rather than a comprehensive Green Belt review. Any such comprehensive review will be undertaken as part of the evidence supporting any plan review.

### **1.2 Green Belt Review within Lichfield District**

In July 2012 Lichfield District Council published a [Strategic Green Belt Review](#) as evidence for the preparation of the Local Plan Strategy (LPS). The Strategic Review considers the Green belt within Lichfield District as a whole and made a number of recommendations for further Green Belt work. This included recommendation as to the settlements where it may be appropriate to consider minor amendments to the Green Belt and the potential need for safeguarded land for long term needs, particularly to serve Lichfield City. The review also identified a number of 'washed over' villages where 'infill' boundaries should be considered.

Following hearing sessions as part of the Independent Examination of the LPS further work was commissioned to further consider the Districts Green Belt. The [Lichfield District Local Plan Strategy Green Belt Review Supplementary Report](#) was published in December 2013. This document took account of the findings of the Strategic Green Belt Review and provided a more detailed assessment of specific parcels of land within the Green Belt rather than examining the Green Belt as a whole. This review considered individual parcels adjacent to all settlements within the Green Belt which had been identified as sustainable settlements within the LPS. This included the Districts two largest settlements: Lichfield City, Burntwood and the Key Rural Settlements identified within the plan as being the main

focuses of development (Armitage with Handsacre, Fazeley, Mile Oak & Bonehill, Shenstone and Whittington). The Supplementary Review assessed parcels against the five purposes of the Green Belt as set out within the NPPF and two 'Local Roles' which are explained and justified within the 2013 document. These Local Roles are:

- Maintaining the local settlement hierarchy and pattern; and
- Preserving the character and setting of villages.

The Strategic Green Belt Review (2012) and Supplementary Report (2013) have both been subject to Independent Examination and were used to assist in the justification of two major releases of Green Belt land in sustainable locations to accommodate 900 homes within the LPS.

The LPS was adopted in February 2015 following the completion of the Independent Examination. Core Policy 1 (The Spatial Strategy) makes it clear that changes to the Green Belt Boundary were made to accommodate strategic development needs to the south of Lichfield City. The LPS makes provision for further changes to Green Belt boundaries for all settlements within the Green Belt and for changes for longer terms needs (beyond 2029) which are to be considered through the Local Plan Allocations document. Further to this St Matthews is to be removed from the Green Belt and limited infill development will be allowed in Green Belt villages, with appropriate 'infill' boundaries being determined through the Local Plan Allocations document.

The existing Green Belt evidence provides sufficient and tested evidence for the purposes of the Local Plan Allocations which will form the second part of the Lichfield District Local Plan.

### **1.2.1 Future Green Belt Review**

The LPS acknowledges that, following discussions under the Duty to Cooperate (DtC), that evidence has emerged that indicates that Birmingham is not able to accommodate its housing requirement within its own administrative boundaries, and that a similar situation applied to Tamworth, albeit on a much lesser scale. The LPS makes reference to the ongoing work within the wider Greater Birmingham Housing Market Area (GBHMA) which is seeking to address these issues and states that *"In the event that the work identifies that further provision is needed in Lichfield District, an early review or partial review of the Lichfield District Local Plan will be brought forward to address this matter. Should the matter result in a small scale and more localised issue directly in relation to Tamworth then this will be dealt with through the Local Plan Allocations document"*.

In 2013 the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) and the Black Country Local Authorities commissioned a Joint Strategic Housing Needs Study. The Stage 3 report was published in August 2015 and made a number of recommendations. One of which was for those authorities within the GBHMA to develop a shared Green Belt evidence base. Following discussions under the DtC it was agreed that given the scale and complexity of undertaking a Green Belt review, along with the fact that a number of authorities had already made progress with Green Belt evidence (Lichfield District Council being one such authority) that it would be appropriate for authorities to continue to individually commission/undertake their own Green Belt Reviews but that common principles should be agreed to underpin the methodologies of any such review so that there is a consistent approach across the GBHMA.

There will be a requirement for Lichfield District Council to undertake a comprehensive Green Belt review in the future to support a subsequent review of the Lichfield District Local Plan.

### **1.3 Strategic and Policy Context**

The following section will provide the strategic and policy context within which this supplementary report has been prepared. The report builds upon the considerable Green Belt evidence which has been produced in support of Lichfield Districts Local Plan (both the Strategy and the Allocations document) and has been tested through the independent examination of the Local Plan Strategy.

#### **1.3.1 National Green Belt Policy**

The NPPF (the Framework) sets out the fundamental policy relating to Green Belts at section 9 (Protecting Green Belt land) of the Framework (paragraphs 79-92). Paragraph 79 states that "*The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence*".

The Framework goes on to state that the Green Belt serves five key purposes (paragraph 80). The five purposes are:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict land and other urban land.

Once Green Belts have been defined the NPPF requires local planning authorities to plan to positively enhance the beneficial use of the Green Belt, including providing opportunities for access, outdoor sport and recreation, retain and enhancement of landscapes, visual amenity, biodiversity and to improve damaged and derelict land (paragraph 81). Paragraph 82 of the Framework states that where authorities seek to establish new Green Belts this should only be established in exceptional circumstances.

Green Belt boundaries can only be changed through the preparation or review of an authority's Local Plan. Where changes are proposed these can only take place in exceptional circumstances. Paragraph 83 of the NPPF emphasises that local planning authorities with Green Belts within their administrative area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. The NPPF is clear that once Green Belt boundaries are established they should be capable of enduring beyond the plan period. As such local planning authorities making changes to the Green Belt should consider the boundaries having regard to their intended permanence in the long term.

Paragraph 85 of the NPPF states that when defining Green Belt boundaries local planning authorities should:

- Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;

- Not include land which it is unnecessary to keep permanently open;
- Where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt in order to meet longer-term development needs stretching well beyond the plan period;
- Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

Current guidance within the NPPF is clear that the Green Belt is a strategic planning tool which primarily seeks to prevent the spread of development into the countryside and the coalescence of urban areas. However, the Framework is clear that the Green Belt boundaries will need to be considered within local authority areas through the 'plan making' process.

### **1.3.2 Local Green Belt Policy**

Lichfield District Council is in the process of producing a new Local Plan (2008-2029) to replace the 1998 Lichfield District Local Plan. The new Local Plan will be progressed in two parts. The first being the Local Plan Strategy (LPS) which sets the strategic policy and direction of the Local Plan including making a number of Strategic Development Allocations (SDAs) and one Broad Development Locations (BDL). The LPS was adopted in February 2015 replacing the 1998 Local Plan, with the exception of a number of saved policies which will be replaced by the second part of the plan. The LPS will be followed by a Local Plan Allocations (LPA) document. The LPA will deliver the remaining requirements of the LPS through a series of specific site allocations and policies.

The LPS focuses development on the most sustainable settlements within the District. It is a town and key rural settlement focused strategy which makes a number of key allocations, or SDA's.

Core Policy 1 (The Spatial Strategy) made changes to the Green Belt boundary to the south of Lichfield City to accommodate sustainable urban extensions (or SDAs). Further to this CP1 acknowledges that further changes to the Green Belt which do not have a fundamental impact upon the overall strategy may be appropriate for all settlements within the Green Belt. With regard to the permanence of the Green Belt boundary beyond the plan period CP1 recognises that there may be a need to consider longer-term development needs (beyond 2029) which would be determined and defined through the LPA process.

Policy NR2 (Development in the Green Belt) provides support to national planning policy in relation to development within the Green Belt. CP1 and NR2 detail that appropriate 'infill' boundaries will be determined through the LPA document or community-led plans for Green Belt villages.

Further to the broad district wide policies there are a number of settlement specific policies within the adopted LPS which make reference to the Green Belt and the potential requirement for Green Belt boundaries to be considered through the Local Plan Allocations process. Table 1 sets out the policies within the LPS which make reference to the Green Belt.

**Table 1: Local Plan Strategy Green Belt policy references**

| LPS Policy   | Extract of Policy Text   | LPS relevant paragraphs            | Requirement(s) to be considered through LPA (Y/N)   |
|--|--|------------------------------------|---|
| <p><b>Core Policy 1: The Spatial Strategy</b></p>  | <p><i>...“The important role of the Green Belt will be recognised and protected, with the majority of new development being channelled towards the most sustainable urban areas of Lichfield and Burntwood, parts of which are bounded by the Green Belt.</i></p> <p><i>Changes to the Green Belt boundary will be made around the southern edge of Lichfield City urban area to meet strategic development needs. The Cricket Lane SDA and the built element of the Deans Slade Farm SDA will be removed from the Green Belt. The Deans Slade Farm SDA will include a country park to the south of the site where the contours of the land begin to rise, and the Green Belt will be realigned to reflect this new, clear and defensible boundary, retaining the open space within the Green Belt. Longer-term development needs beyond 2029 will be considered through the Local Plan Allocations document.</i></p> <p><i>Changes to Green Belt boundaries that do not have a fundamental impact on the overall strategy may be appropriate for all settlements within the Green Belt, with the precise boundaries of these changes being determined through the Local Plan Allocations document.</i></p> <p><i>Limited infill development will also be allowed in Green Belt villages, with appropriate ‘infill’ boundaries being determined through local community consultation in preparing the Local Plan Allocations document.</i></p> <p><i>Limited affordable housing for local community needs in the Green Belt will be supported on small rural exception sites where the development complies with Policy H2: Provision of Affordable Homes.</i></p> <p><i>Opportunities to enhance the beneficial use of the Green Belt will be supported in line with the National Planning Policy Framework and local Policy NR2: Development in the Green Belt.”</i></p> | <p>Paragraph 4.16</p>              | <p>Y – consideration of the following:</p> <ul style="list-style-type: none"> <li>• Consideration of safeguarded land to meet longer-term development needs to be done through Local Plan Allocations document (see section 2.0);</li> <li>• Potential consideration of changes to Green Belt boundaries which do not have a fundamental impact on the overall strategy for all settlements within Green Belt (see section 3.0); and</li> <li>• Appropriate ‘infill’ boundaries for Green Belt villages (see section 3.6).</li> </ul> |
| <p><b>Core Policy 2: Our Natural Resources</b></p> | <p><i>“The District Council will seek to deliver an enhanced relationship between the countryside and settlements by creating linkages and corridors that provide for the integration of people, fauna and flora in both rural and urban locations, especially where there are opportunities to reduce health</i></p>  | <p>Paragraphs 11.6 &amp; 11.13</p> | <p>N</p>  |

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|  |   |   |   |
|--|---|---|---|
|  | <i>inequalities. The role of the Green Belt will be important in meeting these needs/enhancing this relationship.”...</i>   |   |   |
| <b>Policy NR2: Development in the Green Belt</b> | <p><i>“Within the Lichfield District portion of the West Midlands Green Belt, as defined on the policies map, opportunities to enhance the beneficial use of the Green Belt will be supported. This may include opportunities to provide access, for outdoor sport and recreation, to retain and enhance landscapes, visual amenity and biodiversity, or to improve damaged and derelict land.</i></p> <p><i>All development within the Green Belt must retain its character and openness. Inappropriate development is, by definition, harmful to the Green Belt and will not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.</i></p> <p><i>The construction of new buildings is regarded as inappropriate in the Green Belt, unless it is for one of the exceptions listed in the National Planning Policy Framework.</i></p> <p><i>In addition, limited infilling within Green Belt villages will be allowed, with appropriate 'infill' boundaries being determined through the Local Plan Allocations document, which may, where appropriate, be informed by local community-led plans.</i></p> <p><i>Limited affordable housing for local community needs in the Green Belt will be supported on small rural exception sites where the development complies with Policy H2: Provision of Affordable Homes.”</i></p> | Paragraphs 11.15 to 11.16 & Rural Development SPD | Y – consideration of appropriate 'infill' boundaries for Green Belt villages (see section 3.6)  |
| <b>Policy Lichfield 1: Lichfield Environment</b> | <i>“Lichfield City will maintain and enhance its role as a separate, freestanding community, surrounded by Green Belt and open countryside, offering a high quality environment in which to live and work, and to visit, functioning as a strategic centre offering a range of services and facilities which serve both the City and its hinterland.”...</i>  | Paragraph 13.1                                    | N   |
| <b>Policy Burntwood 1: Burntwood Environment</b> | <i>“Burntwood will maintain and enhance its role as a separate and freestanding community, bounded by the Green Belt and functioning as a town which offers a range of services and facilities which serve residents, businesses and visitors...”</i>   | Paragraphs 14.2 to 14.4                           | Y – Requirement to remove St. Matthews’s estate from the Green Belt with precise boundaries to be determined through LPA (see section 3.2). |



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|  |   |                           |  |
|--|---|---------------------------|--|
|  | <i>The St. Matthews estate will be removed from the Green Belt, with boundaries to be determined via the Local Plan Allocations document."</i>  |                           |  |
| <b>Policy Arm 4: Armitage with Handsacre Housing</b> | <i>...“Infill development will be prioritised provided that this does not result in a loss of services and facilities which contribute to the function of the settlement as a Key Rural Centre. Some sites beyond the village boundary may need to be included, potentially including a small amount of Green Belt and these will be considered via the Local Plan: Allocations document. The determination of locations for housing will take into account current information gathered by, and in conjunction with the local community.”...</i> | Paragraphs 17.48 to 17.49 | Y – Potential requirement to consider Green Belt release to meet housing requirements of Policy Arm4.<br><br>NB - Urban Capacity Assessment 2016 demonstrated housing requirements have been met and therefore no requirement to consider Green Belt boundaries (see section 1.3.3). |
| <b>Policy Whit 4: Whittington Housing</b>            | <i>...“Infill development will be prioritised provided that this does not result in a loss of services and facilities which contribute to the function of the settlement as a Key Rural Centre. Some sites beyond the village boundary may need to be included, potentially including a small amount of Green Belt and these will be considered via the Local Plan Allocations document. The determination of locations for housing will take into account current information gathered by, and in conjunction with local communities.”...</i>    | Paragraphs 17.90 to 17.91 | Y – Potential requirement to consider Green Belt release to meet housing requirements of Policy Whit4.<br><br>NB - Urban Capacity Assessment 2016 demonstrated housing requirements have not been met and therefore requirement to consider Green Belt boundaries (see section 3.4). |

Table 1 summarises the requirements of the Local Plan Strategy in terms of the Green Belt. It is the purpose of this supplementary report to consider these requirements and provide further evidence to assist in the preparation of the Local Plan Allocations document.

### 1.3.3 Local Plan Allocations Evidence

A number of the policy requirements summarised at Table 1 acknowledge that there may be a requirement for changes to the Green Belt boundary to be considered to assist in meeting the strategic housing requirements set out within the adopted LPS. Core Policy 1 clearly acknowledges that there may be a need to consider boundaries for all settlements within the Green Belt.

In October 2016 a detailed Urban Capacity Assessment (UCA) was undertaken which assessed potential housing land supply<sup>1</sup> for each settlement against the housing requirements set out within the adopted LPS. The UCA provides a thorough assessment of known urban capacity sites and provides recommendations as to additional capacity which could be allocated within the urban areas and recommendations as to those settlements where growth beyond the existing urban areas/settlement boundaries would be required. Table 2 (below) is extracted from the UCA and highlights which of those settlements located within the Green Belt are recommended for consideration of growth beyond the settlement boundaries.

**Table 2: Extract of UCA Conclusions for Green Belt Settlements**

| Settlement in Hierarchy      | Total dwellings (including completions, committed supply, allocations and UCA capacity) | LPS requirement (including Upper end of LPS range) | Difference |
|------------------------------|---|--|------------|
| Lichfield City               | 3568  | 3912   | -344       |
| Burntwood                    | 1035  | 1350   | -315       |
| Armitage with Handsacre      | 288   | 220  | +68        |
| Fazeley, Mile Oak & Bonehill | 243   | 350  | -107       |
| Shenstone                    | 98  | 150  | -52        |
| Whittington                  | 38  | 110  | -72        |
| Other Rural                  | 551   | 500  | +51        |

The UCA concluded that all settlements should seek to meet the housing requirements set out within the LPS (including the upper end of the allocated 'range' for the key rural settlements). The UCA demonstrated that for both Armitage with Handsacre and the Other Rural Settlements/areas there is not a requirement to consider further sites to meet the LPS housing requirements. Therefore for the purposes of this supplementary report no further analysis of the Green Belt around Armitage with Handsacre or the other rural settlements inset within the Green Belt has been undertaken.

Of those settlements where the UCA recommended that was a need to consider sites beyond the urban area/settlement boundary only Lichfield City is not located entirely within the Green Belt. The overall conclusions from the UCA therefore suggest there is a need to consider the Green Belt boundaries for a number of settlements (as is outlined

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<sup>1</sup> This supply included dwellings completed since the start of the plan period (01/04/08 to 31/03/16) and committed supply of dwellings from planning permissions.

within Core Policy 1). It is within this context that this supplementary report has been produced.

#### **1.4 How will this supplementary report be used in plan making**

The Strategic Green Belt Review (2012) and second stage Supplementary Report (2013) provide detailed and tested evidence in support of the adopted LPS and the emerging Local Plan Allocations document. This report supplements this existing Green Belt evidence and explores the policy requirements as set out within the LPS (detailed above). Where additional parcels are to be assessed this report employs the same methodology to assess where further parcels have been identified for assessment to meet the requirements summarise in Table 1.

##### **1.4.1 Parcel identification & assessment**

The Green Belt Review Supplementary Report was published in December 2013 taking account of the general findings of the 2012 document but having a more specific scope in terms of policy considerations and to take account of specific areas of the Green Belt. The Supplementary report specifically considered settlements which were considered to have the potential to accommodate additional growth where this would not have a fundamental impact upon the spatial strategy which had been endorsed by the Local Plan Inspector.

The methodology identified specific parcels of the Green Belt around these settlements in order to provide a detailed assessment of how each parcel contributed to the purposes of the Green Belt as set out within the NPPF and two 'local roles'. The methodology for defining parcels is set out at paragraphs 2.6 to 2.8 of the Supplementary Report (2013) and can be briefly summarised as follows: Parcels were defined that firstly, could normally be separately defined on the ground and secondly contain within them some physical coherence in terms of their landform, landscape and relationship to the settlement. Whilst no specific size criteria is used in the identification of parcels, generally parcels were defined in terms of their size in respect of accommodating growth and the size of the settlement.

In terms of the NPPF purposes the methodology identifies an issue facing many Green Belt Reviews which is the fifth purpose "*to assist in urban regeneration, by encouraging the recycling of derelict and other urban land*". The report notes that few Green Belt Reviews seek to analyse this purpose in relation to individual parcels of Green Belt as it is commonly accepted that all Green Belt generally serves this purpose. The Supplementary Review considers therefore that assessment against this criteria is not undertaken with effectively all parcels considered to play an equal role in this purpose.

The report provides context and justification for the inclusion of the 'local roles' within the assessment. These roles clearly link to the five purposes of the Green Belt and are of particular relevance to Lichfield District. The local roles are:

- Maintaining the local settlement hierarchy and pattern; and
- Preserving the character and setting of villages.

The Supplementary Report 2013 notes that whilst the key policy aim of the Green Belt has been to prevent the sprawl of large urban areas, it is also to preserve openness outside of the larger built-up areas. The West Midlands Green Belt area includes a range of free standing settlements within the Green Belt, and its policy aim of preserving openness, plays a key role in preventing coalescence of such settlements. Further to this the maintenance of openness also helps to preserve the character and setting of villages, of

which there are a number within the District. The 2013 report suggested that the implication of having a Green Belt is therefore that this settlement pattern, and the setting of villages, should be protected.

Specific questions were drawn up under each of the NPPF purposes and Local Roles which were to assist in the overall objective assessment of each parcel. For each role a simple system of three defined categories was used for the assessment. Each parcel was assessed that either the parcel plays an **important**, **moderate** or **minor** role in relation to the specific Green Belt purpose. The overall assessment for each parcel was the highest level achieved for all of the roles assessed.

The Supplementary Report 2013 concluded that if a need were demonstrated for Green Belt release then a set of principles were needed to consider the appropriate areas to release. The suggested principles were:

- Firstly, to consider land within parcels that were assessed as performing a 'moderate' Green Belt role overall;
- If all identified needs are not met, then to consider land within parcels where the only important role assessed is 'assisting in the safeguarding of the countryside from encroachment';
- To consider if and how permanent Green Belt boundaries could be established;
- For Lichfield City, to consider if any potential impact of development within a land parcel on the setting of the historic city can be overcome or accommodated; and
- For Burntwood to consider the relevance of the Green Belt to the important issues of the outward sprawl of the large built-up area and the regeneration of the town.

The report noted that given the character of Lichfield District and settlement pattern that it was clear a majority of parcels would play an important role in safeguarding the countryside from encroachment.

The existing evidence prepared to support the LPS and LPA processes has been subject to independent examination and as such constitutes a robust assessment of the Green Belt within Lichfield both strategically and of the individual parcels identified within the supplementary report.

## 2.0 Safeguarded Land

As summarised in Table 1, Core Policy 1 of the adopted LPS acknowledged that there may be a need to consider 'safeguarded land' for growth beyond the current plan period. Both the Strategic Green Belt Review (2012) and its Supplementary Report (2013) considered the issue of the permanence of the Green Belt boundary and concluded that there may be need for consideration of longer term needs to serve Lichfield City. The report suggests that such an approach would be appropriate for Burntwood once the settlements has achieved greater sustainability to a point at which it could accommodate such growth.

Such an approach is consistent with the NPPF, as is summarised within section 1.3.1 which requires that once Green Belt boundaries are established they should be capable of enduring beyond the plan period.

As is detailed at section 1.2.1 Lichfield District Council is committed to working with partners under the Duty to Cooperate to deal with the unmet housing need arising from

the GBHMA. Evidence published by the GBSLEP has emphasised the need for authorities within the GBHMA to develop a comprehensive shared Green Belt evidence base which would assist authorities in future plan-making. As set out earlier within this report Lichfield District Council are committed to undertaking such further work in support of any future review of the Lichfield District Local Plan which may seek to assist in addressing unmet housing need from within the GBHMA.

It is the case for most authorities within the GBHMA that early partial or full reviews of Local Plans will be required to seek to address the GBHMA unmet housing need. Core Policy 1 states longer-term development needs beyond 2029 will be considered through the Local Plan Allocations document. Lichfield District is committed to a full or partial review of its Local Plan to assist in meeting these longer-term needs associated with the GBHMA shortfall. Where that is the case a pragmatic approach is to consider those longer-term needs as part of the review process.

In such circumstances, notwithstanding paragraph 83 of the NPPF, this report recommends that given the commitment to review the Lichfield District Local Plan, supported by a comprehensive Green Belt review (as part of a shared evidence base across the HMA) it would be more appropriate to consider the issue of safeguarded land through that plan review process.

### **3.0 Green Belt Settlements**

The following section of this report will consider individual settlements where there is need to consider issues pertaining to the Green Belt due to commitments made within the adopted LPS. Primarily these commitments relate to the need to consider Green Belt boundaries to accommodate the growth requirements as set out within the LPS and assessed through the UCA. Additionally, the LPS requires the removal of the St. Matthews estate from the Green Belt and also the consideration of 'infill' boundaries for several 'washed-over' settlements.

#### **3.1 Lichfield City**

Section 1.3.3 demonstrated that evidence suggests there are insufficient sites within the urban areas of Lichfield City to meet the housing requirements from the LPS. The UCS recommended that sites beyond the existing settlement boundary would need to be considered to assist in meeting the strategic housing requirement as set out within the LPS.

The Supplementary Report 2013 assessed eight land parcels adjacent to Lichfield, the results of which are illustrated at Table 2. The assessment concluded that all parcels adjacent to the settlement except one were considered to be 'important' with parcel Lichfield S1 (LS1) was assessed as 'Moderate'. Map B.1 illustrates the assessments included at Appendix B.

**Table 2: Lichfield parcel assessments (extract from 2013 report)**

| 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 |                                 |
| Lichfield N 1         | Minor   | Minor                                      | Important   | Moderate   | Important  | Minor  | Important                       |
| Lichfield N 2         | Minor   | Minor                                      | Important   | Moderate   | Important  | Important  | Important                       |
| Lichfield W 1         | Minor   | Moderate                                   | Important   | Important  | Moderate   | Minor  | Important                       |
| Lichfield W 2         | Minor   | Moderate                                   | Important   | Moderate   | Moderate   | Minor  | Important                       |
| Lichfield SW 1        | Minor   | Moderate                                   | Important   | Important  | Moderate   | Minor  | Important                       |
| Lichfield SW 2        | Minor   | Minor                                      | Important   | Moderate   | Moderate   | Minor  | Important                       |
| Lichfield SW 3        | Minor   | Minor                                      | Important   | Important  | Moderate   | Minor  | Important                       |
| Lichfield S 1         | Minor   | Minor                                      | Moderate  | Minor  | Minor  | Minor  | Moderate                        |

Through the Local Plan Strategy strategic changes were made to the Green Belt boundary to accommodate sites for 900 dwellings and 12 hectares of employment to the south of Lichfield City (as is set out within Core Policy 1). These strategic releases included the only site considered to be of moderate importance adjacent to the City. Unlike most of the settlements considered within the Green Belt review Lichfield is on the outer edge of the Green Belt, as such there are potential options identified within the SHLAA which are beyond the Green Belt boundary. Consideration of sites within the SHLAA and additional sites submitted through the Regulation 18 consultation has demonstrated that there are a number of options for growth for the City which may not require the further release of Green Belt at this stage.

For Lichfield City the report recommends:

- Consideration be given to information within the UCS, SHLAA and submitted through the Regulation 18 consultation;
- No further Green Belt releases are recommended for Lichfield City through the Local Plan Allocations document; and
- As set out within section 2.0 no safeguarded land is identified through the Local Plan Allocations document, safeguarded land should be considered through any early or partial review of the Local Plan.

### 3.2 Burntwood including St Matthews

#### ***Burntwood***

Section 1.3.3 demonstrated that emerging evidence suggests there are insufficient sites within the urban areas of Burntwood to meet the housing requirements from the LPS. The UCS recommended that sites beyond the existing settlement boundary would need to be considered to assist in meeting the strategic housing requirement as set out within the LPS. Given Burntwood's location inset within the Green Belt any such development would necessitate the release of land from the Green Belt.

The Supplementary Report 2013 assessed nine land parcels adjacent to Burntwood, the results of which are illustrated at Table 3. Save for one (Parcel Burntwood East 1 –BE1) all parcels adjacent to the village were considered to be 'important' whilst parcel BE1 was assessed as 'Moderate'. Map B.2 illustrates the assessments is included at Appendix B.

**Table 3: Burntwood parcel assessments (extract from 2013 report)**

| 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 N 1         | Minor   | Minor                                      | Important   | Minor  | Important  | Minor  | Important                       |
| Burntwood N 2         | Minor   | Minor                                      | Important   | Minor  | Important  | Minor  | Important                       |
| Burntwood N 3         | Minor   | Minor                                      | Important   | Minor  | Important  | Minor  | Important                       |
| Burntwood N 4         | Minor   | Minor                                      | Important   | Minor  | Moderate   | Minor  | Important                       |
| Burntwood E 1         | Minor   | Minor                                      | Moderate  | Minor  | Moderate   | Minor  | Moderate                        |
| Burntwood E 2         | Minor   | Moderate                                   | Important   | Minor  | Moderate   | Minor  | Important                       |
| Burntwood SE 1        | Moderate  | Minor                                      | Important   | Minor  | Important  | Important  | Important                       |
| Burntwood SE 2        | Important   | Important                                  | Important   | Minor  | Important  | Moderate   | Important                       |
| Burntwood S 1         | Important   | Important                                  | Moderate  | Minor  | Important  | Minor  | Important                       |

Only site Burntwood East 1 (BE1) had an overall assessment score of moderate. In line with the principles set out within the 2013 Supplementary Report sites achieving only a moderate score should be considered if there is a requirement to remove land from the Green Belt to meet strategic housing needs. The UCA suggests that Burntwood is approximately 315 dwellings short of the housing requirement set out within the LPS when deliverable urban sites are included within this supply. As such any growth beyond the settlement boundary requiring Green Belt release should only be sufficient to accommodate this level of growth, to minimise the required release from the Green Belt. Parcel BE1 is identified within the SHLAA and has been promoted previously through consultation on the Local Plan Allocations document. However, the SHLAA assessed the site as being able to accommodate 589<sup>2</sup> dwellings, significantly more than is required to meet the LPS housing requirements for Burntwood. Parcel BE1 consists primarily of a large agricultural field, as such there are limited features which could be considered to define a smaller parcel within this context. This report concludes that therefore other parcels (or parts of parcels where these may be more easily defined) should be considered, particularly where those parcels could deliver a level of housing consistent with the spatial strategy of the LPS.

In line with the principles set out within the 2013 Supplementary Report sites which only score as 'important' for the 'assisting safeguarding countryside from encroachment' should be next considered where it is demonstrated there is a need to consider Green Belt release. Such an approach would suggest that all other parcels should be considered in terms of any potential Green Belt release.

The assessments of parcels Burntwood North 1,2,3 and 4 (B1,B2,B3,B4) note that these are primarily in mixed-agricultural use and consist of a network of fields bounded by hedgerows proximity of the parcels to the Cannock Chase AONB. The parcels are assessed as being 'important' in terms of assisting safeguarding countryside from encroachment however, given the nature of the settlement this is an assessment that applies to all but one of the parcels assessed (parcel Burntwood South 1 - BS1). Parcel Burntwood E2 is assessed as being 'moderate' in terms of preventing the merging of neighbouring towns, although the development of this parcel would see the considerable extension of Burntwood to the east toward Lichfield. Parcels Burntwood South-East 1 and 2 (SE1 & SE2) are noted to be 'important' in maintaining separation of the urban edge of Burntwood and the setting of the village of Hammerwich which is close by. Parts of all of the parcels assessed are considered within the SHLAA and the development of whole parcels would provide far greater number of dwellings than is considered to be required. As such consideration should be given as to whether there are any smaller areas within parcels which can be clearly defined, while maintaining the wider integrity of the Green Belt and would be capable of providing a proportion of the required housing growth as identified within the UCS. A smaller part of parcel has been promoted for residential development through the SHLAA and representations made to the Local Plan process.

Whilst it is assessed as being 'important' both in terms of checking the unrestricted sprawl of large built up areas and preventing neighbouring towns merging the assessment of Parcel BS1 notes this only plays a moderate role in terms of safeguarding the countryside from encroachment. This is primarily due to the location of the M6 Toll which bounds the parcel to the south. The parcel itself is made up of a number of agricultural fields of a small to medium size. Part of the parcel has previously been promoted for residential development and is included within the SHLAA. This represents a much smaller part of the parcel which is directly adjacent to the southern edge of Burntwood to its north and north-

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<sup>2</sup> SHLAA site ID: 494 noted as having capacity of 440 dwellings and SHLAA site ID: 404 capacity of 149.



west. To the south the site is defined by the field boundary which extends only slightly further south than the existing built development along Paviers Road/Anglesey Close. Indeed, an assessment of this smaller area could result in a different outcome to that within the 2013 report. Proposals for the site could see the establishment of a defensible boundary which defines the Green Belt through the establishment of a new defensible boundary bounded by open space as a screen to the M6 Toll.

In terms of Burntwood this supplementary report recommends:

- Sites be considered to be removed from the Green Belt to assist in meeting the strategic housing requirements of the adopted LPS in line with the spatial strategy. Any such release(s) from the Green Belt is considered in terms of the principles set out within the Supplementary Report 2013 where possible;
- Part of parcels S1 should be considered to be released from the Green Belt. Exceptional circumstances to justify such release are the requirement to deliver the strategic housing growth set out within the LPS in the most sustainable manner in line with the spatial strategy for growth. The site is closely related to the settlement with access to facilities and would provide an additional quantum of development which could assist in the maintenance/improvement of services and facilities within the settlement; and
- Clear, defensible boundaries should be considered when defining Green Belt boundaries including roads, tracks/paths and field boundaries. The southern field boundary should be used as a defensible boundary, this boundary does not extend further south than the existing built form of the settlement.

### ***St Matthews (Former Hospital)***

The St Matthews area of Burntwood was formally a psychiatric hospital which was allocated for residential redevelopment through the 1998 Lichfield District Local Plan, having been identified as a 'Major Developed Site' in the Green Belt. The redevelopment of the site was completed in the late 1990's and the area now effectively forms a new suburb of Burntwood. The Strategic Green Belt Review (2012) recognised that the 'Major Developed Site' designation was not compliant with the then new NPPF and recommended that the St Matthews area be removed from the Green Belt through the plan making process.

Core Policy 1 and Policy Burntwood 1 of the LPS commit the authority to the removal of St Matthews from the Green Belt with the precise boundaries of this to be determined through the Local Plan Allocations document. Paragraph 14.4 of the LPS provides the justification for this policy requirement which is based upon the conclusions of the Strategic Green Belt Review.

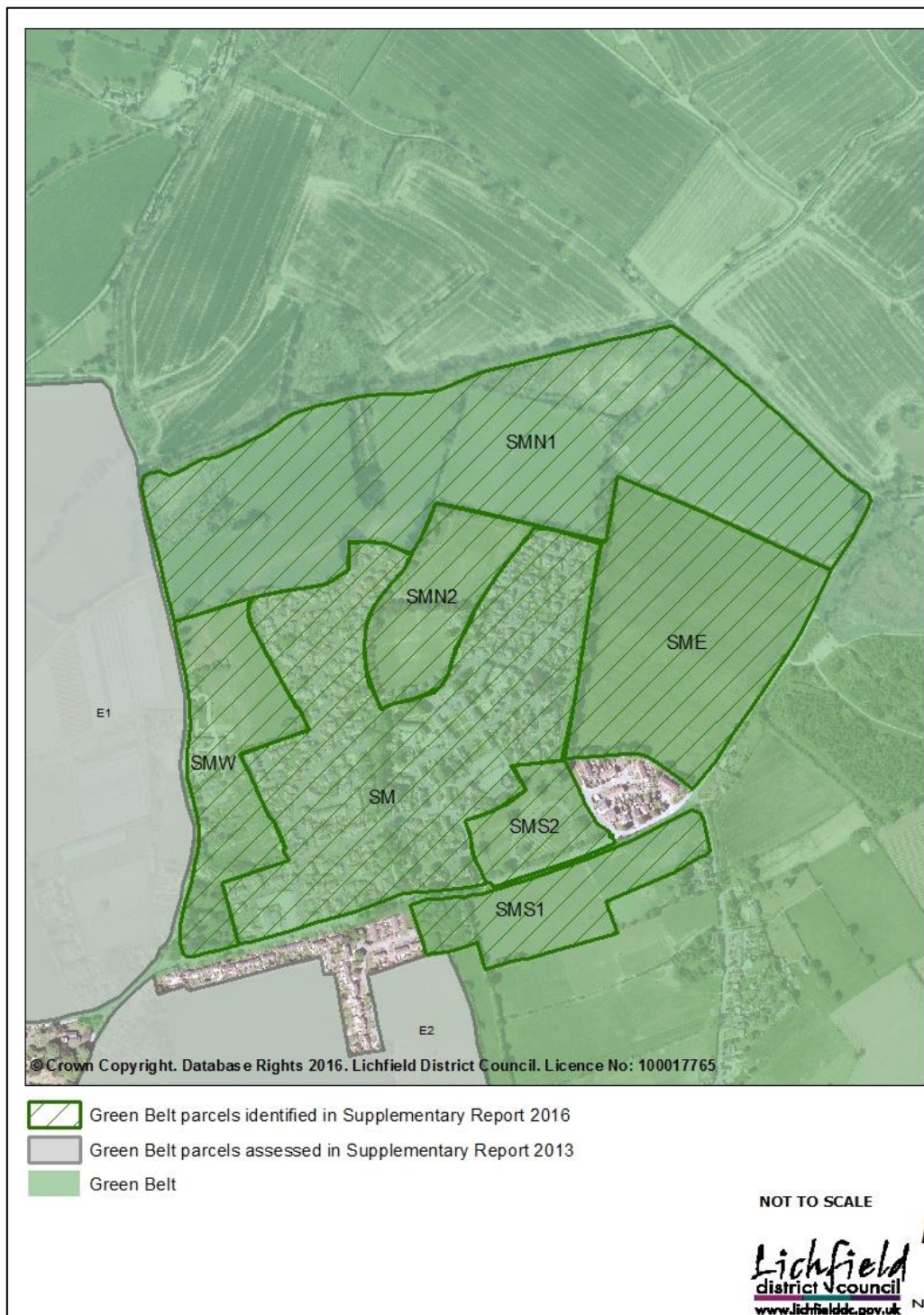
With this policy context there is a clear need to consider the precise boundary of this change. Paragraph 1.3 set out that this report supplements the existing Green Belt evidence within Lichfield District and as such employs the same approach to the assessment of individual Green Belt parcels as the 2013 Supplementary Report. The approach to parcel identification and assessment is included within the 2013 Supplementary Report and is outlined at section 1.4 of this report.

Map 1 (below) sets out the parcels identified for review adjacent to St Matthews, alongside those parcels already assessed within the 2013 Supplementary Report. The Parcels assessed are:

- SMN1 – St. Matthews North 1;
- SMN2 – St. Matthews North 2;
- SME – St. Matthews East;
- SMS1 – St. Matthew South 1;

- SMS2 – St. Matthews South 2;
- SMW – St. Matthews West; and
- SM – St. Matthews Estate.

**Map 1: St Matthews Green Belt parcels**



The detailed assessments for each parcel are included at Appendix A and summarised within Table 4. Parcel SM (St. Matthews) is the built area of the St. Matthews estate, whilst parcels St. Matthews North 1 (SMN1) and St. Matthews South 2 (SMS2) are both in open uses but are effectively enclosed by the built development of the estate. The remaining parcels identified for assessment are located adjacent to the built area of the estate.

**Table 4: St Matthews parcel assessments**

| 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 |                                 |
| St Matthews North 1 (SMN1) | Minor   | Moderate                                   | Important   | Minor  | Important  | Minor  | Important                       |
| St Matthews North 2 (SMN2) | Minor   | Minor                                      | Minor   | Minor  | Minor  | Minor  | Minor                           |
| St Matthews East (SME)     | Minor   | Moderate                                   | Important   | Minor  | Moderate   | Minor  | Important                       |
| St Matthews South 1 (SMS1) | Minor   | Minor                                      | Important   | Minor  | Important  | Moderate   | Important                       |
| St Matthews South 2 (SMS2) | Minor   | Minor                                      | Minor   | Minor  | Minor  | Minor  | Minor                           |
| St Matthews West (SMW)     | Minor   | Minor                                      | Moderate  | Minor  | Minor  | Minor  | Moderate                        |
| St Matthews estate (SM)    | Minor   | Minor                                      | Minor   | Minor  | Minor  | Minor  | Minor                           |

Of the seven parcels assessed, three are assessed as playing only a minor role overall (SM, SMN2 & SMS2). Parcels SMN2 and SMS2 are a publically accessible recreation/open spaces and cemeteries respectively and effectively form part the St. Matthews Estate.

Whilst the assessment concludes that these parcels play a minor role in terms of the function of the Green Belt, each is in a use which is considered appropriate within the Green Belt. Paragraph 89 of the NPPF notes that the provision of appropriate facilities for sports, outdoor recreation and cemeteries do not conflict with the purpose of including land within the Green Belt, as long as it preserves openness. The third parcel which is assessed as playing a minor role is the built area of the St. Matthews Estate itself. The Local Plan Strategy requires St. Matthews to be removed from the Green Belt, however it was considered important to assess the area as a parcel within its own right.

The remaining parcels identified for assessment are located directly adjacent to the built area of the St. Matthews estate. Parcels SMN1, SME and SMS1 are assessed as being important in terms of the roles of the Green Belt, primarily due to their important role in assisting in safeguarding the countryside from encroachment. Parcel SMW is assessed as moderate against this role, primarily due to the partial enclosure of the parcel to the east and south and the location of a number of agricultural and residential buildings within the parcel which are considered to reduce the sense of 'countryside' particularly within the south of the parcel. Given the assessment of SMW as moderate, the principles set out within the 2013 Supplementary Report suggest that if a requirement for Green Belt release is demonstrated then such parcels should be considered in the first instance. As has been set out above the UCA concluded that there was a need to look beyond the settlement boundaries of Burntwood to accommodate the housing growth set out within the LPS.

Parcel SMW is part of a larger site which has been promoted through representations to the Local Plan and is included within the SHLAA (SHLAA ID: 907)<sup>3</sup>. Parcel SMW is bounded to the east and west by residential development and to the west by Coulter Lane. The NPPF states that when defining Green Belt boundaries local planning authorities should '*define boundaries clearly, using physical features that are readily recognisable and likely to be permanent*'. The assessment of parcel SMW notes that Coulter Lane could form a clear and defensible Green Belt boundary. The establishment of a boundary in this location would assist in delivering the strategic housing requirements as set out within the adopted LPS, whilst providing a clear boundary to the western edge of the St. Matthews estate, (in terms of Green Belt boundary). Such a change is not considered to have a fundamental impact upon the role of the Green Belt in this location.

With regards to St. Matthews this report recommends:

- As is set out within the adopted Local Plan Strategy the built area of St. Matthews is removed from the Green Belt.
- With regards to precise boundaries of this change this report concludes that to the north, east and south the boundary of the Green Belt should be drawn tightly to the built edge of the St. Matthews estate to the north and east (excluding the recreation ground (SMN2) and field boundary to the north-west. To the south the Green Belt boundary should be defined by St Matthews Road and the built edge of the estate, excluding the cemetery (SMS2) which should remain within the Green Belt. To the west the Green Belt boundary should be defined by Coulter Lane which will provide a clear physical boundary to the Green Belt and will enable the delivery of dwellings to assist in meeting the strategic housing needs identified within the LPS.

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<sup>3</sup> The SHLAA 2016 contains a typographical error with regards to site SHLAA ID: 907. This states that the site is 1.4 hectares in size and capable of accommodating 31 dwellings. The SHLAA database provides the correct site size at 10.8 hectares with an estimate capacity of 100 dwellings. Subsequent representations made through the Local Plan process indicate a reduced site size of approximately 4.3 hectares to accommodate around 80 dwellings.

### 3.2 Fazeley, Mile Oak & Bonehill

The adopted LPS identifies Fazeley, Mile Oak & Bonehill as a 'key rural settlement' which is required to accommodate between 280 and 350 dwellings through Policy Faz4. Whilst Policy Faz4 does not make specific reference to a potential need to consider the Green Belt boundaries for such growth the explanatory text notes that the settlement has a number of vacant buildings and sites which have the potential to be re-used for residential development to assist in reducing the pressure for Green Belt sites.

The UCS demonstrated that there are insufficient sites within the urban area of Fazeley, Mile Oak & Bonehill to meet the requirements of the LPS and recommended that sites beyond the existing village settlement boundary be considered, and should such sites be proposed then the village settlement boundaries be extended to accommodate the sites.

The Supplementary Report 2013 assessed five land parcels adjacent to Whittington, the results of which are illustrated at Table 5. The assessment concluded that four parcels adjacent to the village were considered to be 'important' whilst parcel Fazeley 2 (F2) was assessed as 'Moderate'. Map B.3 illustrates the assessments is included at Appendix B.

**Table 5: Fazeley parcel assessments (extract from 2013 report)**

| 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 |                                 |
| Fazeley 1             | Minor   | Minor                                      | Important   | Minor  | Minor  | Moderate   | Important                       |
| Fazeley 2             | Minor   | Minor                                      | Minor   | Minor  | Moderate   | Minor  | Moderate                        |
| Fazeley 3             | Minor   | Moderate                                   | Important   | Minor  | Important  | Important  | Important                       |
| Fazeley 4             | Minor   | Minor                                      | Minor   | Minor  | Moderate   | Important  | Important                       |
| Fazeley 5             | Minor   | Minor                                      | Minor   | Minor  | Important  | Important  | Important                       |

Following the principles as set out in the 2013 Supplementary Report, Parcel F2 should be considered in the first instance for release from the Green Belt. The parcel is assessed as being of 'moderate' importance due to its local role in maintaining local settlement pattern and hierarchy and achieves 'minor' scores when assessed against the NPPF roles. The parcel assessed includes two areas to the north of Lichfield Street which are separated by the A452 and consist of agricultural fields with some elements of built development, including a number of houses and commercial properties. The parcel is bounded to the north by the A4 and to the south by Hints Road/Lichfield Road and to the east by the site of the Sir Robert Peel Hospital. The parcel assessment notes that these are strong and

defensible boundaries which clearly define the parcel. In particular the eastern part of the parcel (east of the A452) is clearly contained within the road network and the site of the hospital.

The UCA concludes that there is a requirement to identify sites beyond the village settlement boundary to accommodate approximately 107 dwellings. The eastern part of parcel F2 is identified within the SHLAA and has been previously promoted for residential development and is considered capable of accommodating approximately 102 dwellings. Following the principles established in the 2013 supplementary review it is recommended that the most appropriate change to the Green Belt would be the removal of part of parcel F2 from the Green Belt. This would assist in the delivery of the strategic housing requirements of the Local Plan within an established sustainable location in conformity with the adopted LPS.

In terms of a new defensible Green Belt boundary, the road network (A5, A452 and Lichfield Road) provide strong boundaries to the north, west and south respectively. Directly abutting the eastern boundary of the parcel is the site of the Sir Robert Peel Hospital. The Hospital represents a significantly built up site currently located within the Green Belt which does not assist in the achievement of any of the key purposes of the Green Belt as set out within the NPPF. This report therefore assesses the Robert Peel Hospital as a parcel in addition to those parcels identified at Table 5. The parcel is identified on Map 2 (below) with a summary of the parcel assessment included at Table 5.1 (the Full assessment is included at Appendix A.

**Map 2: Fazeley Green Belt parcel 6**



**Table 5.1: Fazeley 6 parcel assessment (extract from 2013 report)**

| 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 |                                 |
| Fazeley 6             | Minor   | Minor                                      | Minor   | Minor  | Minor  | Minor  | Minor                           |

Parcel Fazeley 6 (F6) is assessed as playing a minor role in terms of the purposes of the Green Belt. Paragraph 85 of the NPPF is clear that when defining Green Belt boundaries local planning authorities should define such boundaries clearly using easily recognisable physical features and not include land which it is unnecessary to keep permanently open. Clearly the existing use of the site is not an 'open' use in the sense of the Green Belt. As such it would be consistent with guidance in the NPPF to remove the site from the Green Belt (alongside parcel F2). The Robert Peel Hospital site is bounded by an access road to the east which could provide a new clear and defensible boundary.

For Fazeley, Mile Oak & Bonehill the recommendations of this supplementary report are as follows:

- Sites be considered to be removed from the Green Belt to assist in meeting the strategic housing requirements of the adopted LPS in line with the spatial strategy. Any such release(s) from the Green Belt is considered in terms of the principles set out within the supplementary report 2013;
- Part of Parcel F2 (to the east of A452) is considered for released from the Green Belt. Exceptional circumstances to justify such release are the requirement to deliver the strategic housing growth set out within the LPS in the most sustainable manner in line with the spatial strategy for growth;
- The site of the Sir Robert Peel Hospital should also be removed from the Green Belt as the site does not serve any of the five purposes of the Green Belt. The removal of the site from the Green Belt alongside parcel Fazeley 2 would also allow a defensible boundary to be drawn;
- Should changes be made to the Green Belt, village settlement boundaries should be considered in order to accommodate these changes.



### 3.3 Shenstone

Shenstone is identified as one of the 'key rural settlements' within the LPS and is required to accommodate between 50 and 150 dwellings through Policy Shen4. The UCS demonstrated that there are insufficient sites within the Shenstone settlement boundary to meet the requirements of the LPS and recommended that sites beyond the existing village settlement boundary be considered, and should such sites be proposed then the village settlement boundaries be extended to accommodate the sites. Core Policy 1 acknowledges that there may be a need to consider the Green Belt boundaries around all settlements where this does not fundamentally conflict with the Spatial Strategy. Clearly the Spatial Strategy identifies Shenstone as a key settlement for growth as such the consideration of changes to the Green belt boundary is consistent with the Spatial Strategy.

The Supplementary Report 2013 assessed five land parcels adjacent to Shenstone, the results of which are illustrated at Table 6. The assessment concluded that four parcels adjacent to the village were considered to be 'important' whilst parcel Shenstone 1 (S1) was assessed as 'Moderate'. Map B.4 illustrates the assessments as included at Appendix B.

**Table 6: Shenstone parcel assessments (extract from 2013 report)**

| 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 |                                 |
| Shenstone 1           | Minor   | Minor                                      | Moderate  | Minor  | Minor  | Moderate   | Moderate                        |
| Shenstone 2           | Minor   | Minor                                      | Important   | Minor  | Minor  | Minor  | Important                       |
| Shenstone 3           | Minor   | Minor                                      | Important   | Minor  | Minor  | Moderate   | Important                       |
| Shenstone 4           | Minor   | Minor                                      | Moderate  | Minor  | Minor  | Important  | Important                       |
| Shenstone 5           | Minor   | Minor                                      | Important   | Minor  | Minor  | Important  | Important                       |

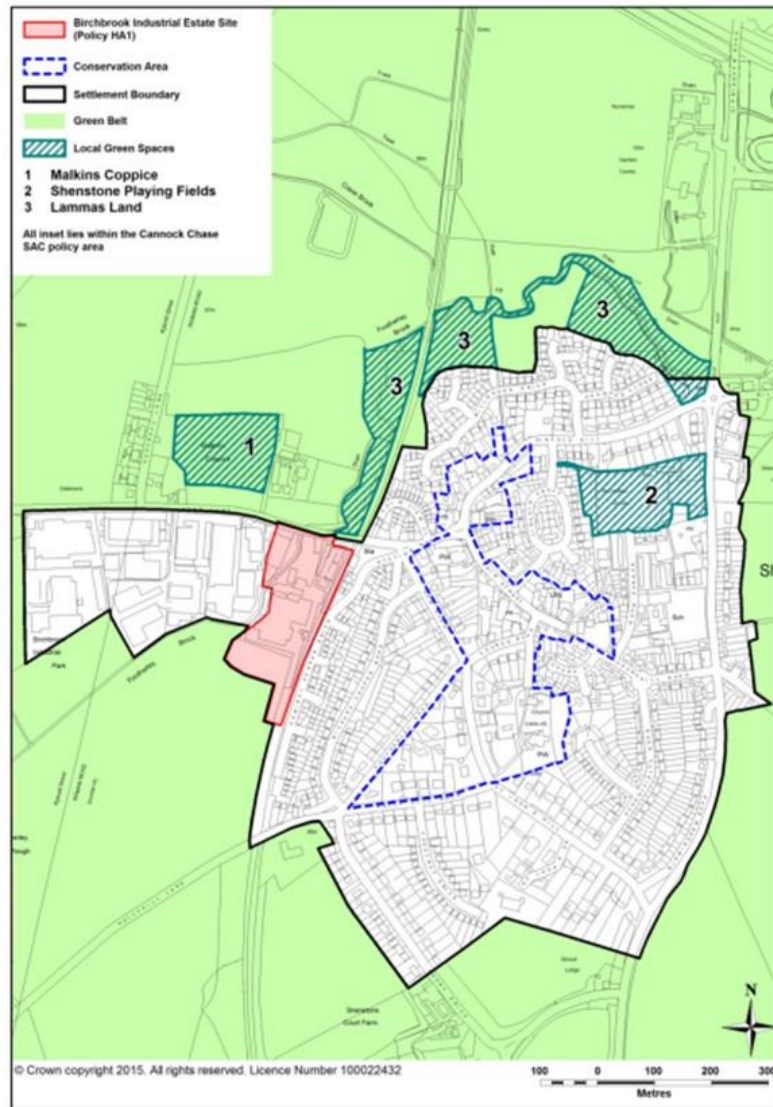
Given the potential capacity of Parcel S1 and the remaining requirement for Shenstone identified within the UCA it is clear that the larger parcels assessed could deliver significantly in excess of the remaining housing requirement for the village. The Shenstone Neighbourhood Plan (SNP) provides important policy context for the consideration of

growth for Shenstone<sup>4</sup>. The SNP allocates several areas of Local Green Space as illustrated on Map 3 (below). This includes Local Green Space 3, known locally as the 'Lammas Land'. The Local Green Space allocation is adjacent to the village settlement boundary but does not include a small agricultural field which is bounded by built development and the Local Green Space Designation. This supplementary report recommends that this area be assessed in line with the Green Belt Review methodology given the changing policy context adjacent to the site. Map 4 identifies parcel Shenstone 6 (S6) with the detailed assessment included at Appendix A.

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<sup>4</sup> The Shenstone Neighbourhood Plan was 'made' as part of the development plan for the area on the 13<sup>th</sup> December 2016 after the base date of this report but this paragraph has been updated to reflect the latest status of the SNP.

**Map 3: SNP Proposals Map (extract from Shenstone Neighbourhood Plan (Made 13 December 2016))**



**Map 4: Shenstone Green Belt parcel 6**



The assessment is summarised within Table 7 below. The full assessment is included at Appendix A.

**Table 7: Shenstone 6 parcel assessment (extract from 2013 report)**

| 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 |                                 |
| Shenstone 1           | Minor   | Minor                                      | Moderate  | Minor  | Minor  | Moderate   | Moderate                        |

The parcel is assessed as being of only moderate importance in terms of both the NPPF and local roles. This is primarily due to the size and location of the parcel and the limited effect it has upon the setting of the village, particularly within the context of the surrounding 'Lammas Land'. Given the assessment of this parcel consideration should be given to the release of this parcel to assist in meeting the requirements of the LPS. The parcel has been promoted previously and is assessed within the SHLAA and is considered to be capable of accommodating approximately 16 dwellings. As noted by the assessment the parcel is bounded on two sides by the residential development at Millmoor Drive, a defensible boundary could be considered which aligns to the northernmost extent of the village and does not cause the village to increase in size to the north.

For Shenstone the following recommendations are made:

- Sites be considered to be removed from the Green Belt to assist in meeting the strategic housing requirements of the adopted LPS in line with the spatial strategy. Any such release(s) from the Green Belt is considered in terms of the principles set out within the supplementary report 2013;
- Parts of parcels S1 and S6 are considered to be released from the Green Belt. Exceptional circumstances to justify such release are the requirement to deliver the strategic housing growth set out within the LPS in the most sustainable manner in line with the Spatial Strategy for growth. Both sites are located within close proximity to facilities within the settlement and defensible boundaries are able to be demonstrated;
- Clear defensible boundaries should be considered when defining Green Belt boundaries including roads, tracks/paths and field boundaries; and
- Should changes be made to the Green Belt then village settlement boundaries should be considered in order to accommodate these changes.

### 3.4 Whittington

Whittington is one of the 'key rural settlements' identified within the LPS which is required to accommodate between 35 and 110 dwellings through Policy Whit4. Policy Whit4 acknowledges that there may be a requirement for growth beyond the settlement boundary including the potential for Green Belt release. The explanatory text (paragraph

17.91) to the policy also notes there may be a need to consider Green Belt release due to the highly constrained nature of the settlement.

The UCS demonstrated that there are insufficient sites within the Whittington village settlement boundary to meet the requirements of the LPS and recommended that sites beyond the existing village settlement boundary be considered, and should such sites be proposed then the village settlement boundaries be extended to accommodate the sites. Given that the settlement is entirely inset within the Green Belt it is clear that any development beyond the settlement boundary would require the release of land from the Green Belt. Paragraph 83 of the NPPF recognises that authorities should '*ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development*' when defining Green Belt boundaries. Such changes around Whittington would be entirely consistent with the adopted Local Plan Strategy.

The Supplementary Report 2013 assessed four land parcels adjacent to Whittington, the results of which are illustrated at Table 8. The assessment concluded that all parcels adjacent to the village were considered to be 'important'. A map of the parcels and their assessments is included at Appendix B.

**Table 8: Whittington parcel assessments (extract from 2013 report)**

| 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 |                                 |
| Whittington 1         | Minor   | Minor                                      | Important   | Minor  | Minor  | Moderate   | Important                       |
| Whittington 2         | Minor   | Minor                                      | Important   | Minor  | Minor  | Important  | Important                       |
| Whittington 3         | Minor   | Minor                                      | Important   | Minor  | Minor  | Important  | Important                       |
| Whittington 4         | Minor   | Minor                                      | Important   | Minor  | Minor  | Moderate   | Important                       |

All sites scored 'important' against the criteria 'assist safeguarding countryside from encroachment'. Whilst parcels Whittington 1 (W1) and Whittington 4 (W4) scored as 'moderate' against the local role of 'preserving the character and setting of villages'. In line with the principles set out within the 2013 Supplementary Report where there are no sites scoring as 'moderate' overall then sites which only score as 'important' for the 'assisting safeguarding countryside from encroachment' should be considered. Such an approach would suggest that parcels (or parts of) W1 and W2 should be considered in terms of any potential Green Belt release.

The UCA suggests that Whittington is approximately 70 dwellings short of the housing requirement set out within the LPS. As such any growth beyond the settlement boundary requiring Green Belt release should only be sufficient to accommodate this level of growth.

The assessment of parcel W1 notes that there are several land uses within the parcel including playing fields and allotments on the northern half and a large agricultural field making up the southern half. The parcel benefits from strong defensible boundaries including residential development to the south-east, a road (Huddlesford Lane) to the south-west, with field boundaries to the north-west and to a canal. The southern half of the parcel (agricultural field) has been promoted for residential development and is included within the SHLAA with an approximate capacity of 60 dwellings. A development of this scale would assist in meeting a majority of the housing requirement for Whittington in a location consistent with the adopted Spatial Strategy. The southern part of the parcel benefits from strong defensible boundaries the northern most being the field boundary between the agricultural field and the allotments and public open space. Given that the open space and allotment uses are considered to be appropriate within the Green Belt any change to the boundary should not include this part of the parcel. The Supplementary Report notes that Parcel W1 is one of the least important parcels in terms of the setting of the village due to its lack of views into and from the conservation area. Given the above it is recommended that the southern part of parcel Whittington 1 is considered for removal from the Green Belt.

Following the principles established in the 2013 Supplementary Report, consideration should next be given to parcel W4. The assessment of the parcel identifies it as being important only in terms of assisting in safeguarding the countryside from encroachment. Both Parcels W3 and W4 are each made up of a number of agricultural fields (as is noted by the Supplementary Report 2013) as such there may be justification for the consideration of smaller parts of these parcels to assist in meeting the requirements of the LPS. A small part of W4 has been identified within the SHLAA, however any potential development of this parcel would considerably extend the built form of the village in a linear pattern further south and create a built up frontage along one side of Common Lane (including the school to the south of the parcel). Through the Local Plan Allocations Regulation 18 consultation a smaller part of parcel Whittington 3 was promoted for residential development to accommodate approximately 10 dwellings. The site represents a much smaller part of parcel W3 and only extends to the south as far as development (within the settlement boundary) on the opposite side of Common Lane. Indeed, an assessment of this smaller area could result in a different outcome to that within the 2013 report. Proposals for the site could see the establishment of a defensible boundary which follows adjacent field boundaries and the extent of the built up area of the village opposite.

In terms of Whittington this supplementary report recommends:

- Sites be considered to be removed from the Green Belt to assist in meeting the strategic housing requirements of the adopted LPS in line with the spatial strategy. Any such release(s) from the Green Belt is considered in terms of the principles set out within the supplementary report 2013;
- Parts of parcels W1 and W3 are considered to be released from the Green Belt. Exceptional circumstances to justify such release are the requirement to deliver the strategic housing growth set out within the LPS in the most sustainable manner in line with the spatial strategy for growth. Both sites are located within close proximity to facilities within the settlement and defensible boundaries are able to be demonstrated;
- Clear defensible boundaries should be considered when defining Green Belt boundaries including roads, tracks/paths and field boundaries; and

- Should changes be made to the Green Belt then village settlement boundaries should be considered in order to accommodate these changes.

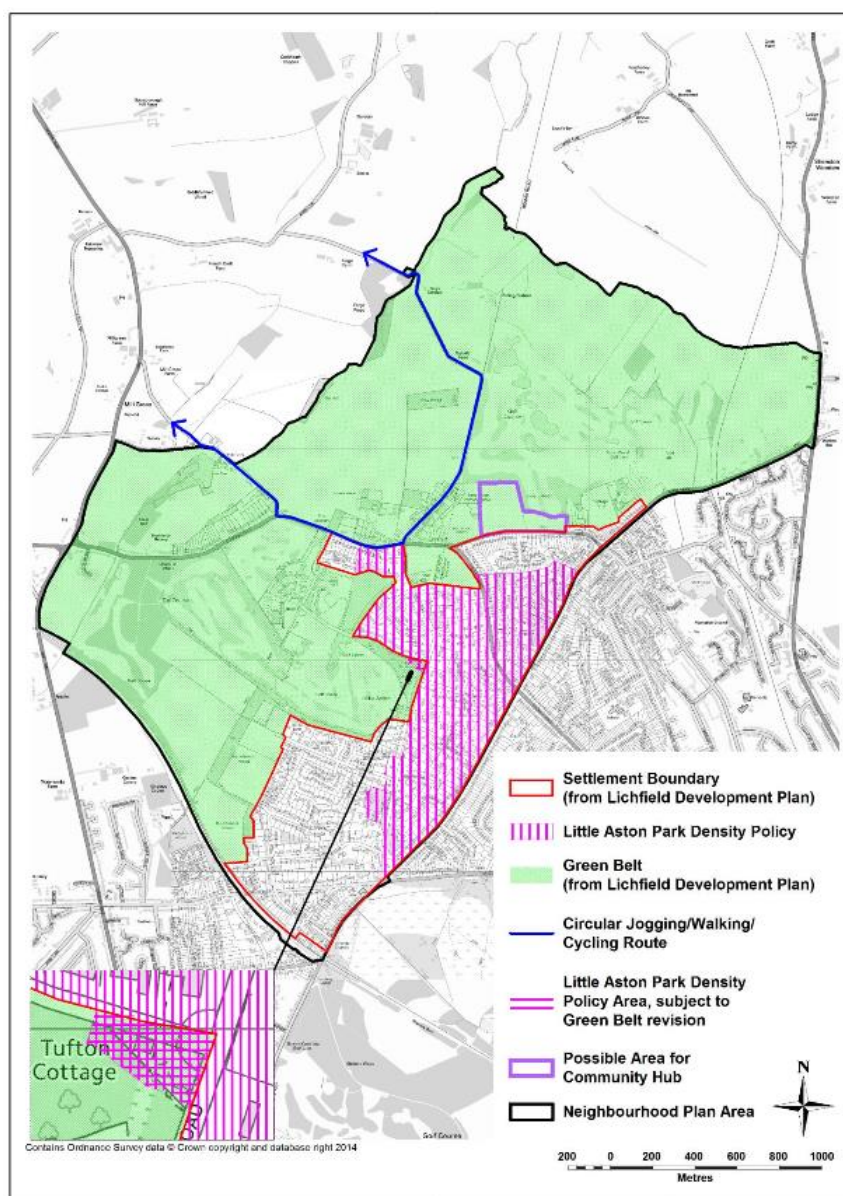
### 3.5 Other Settlements – Little Aston

The Little Aston Neighbourhood Plan (LANP) was made by resolution of Lichfield District Council on 19 April 2016 and became part of the statutory development plan for the area. The LANP was found to meet the basic conditions (subject to modifications) by an independent examiner and received a majority yes vote at referendum in February 2016.

The LANP includes Policy GB1: Green Belt Boundary which identifies a small a potential small change to the Green Belt boundary on the edge of the settlement as illustrated at Map 4, which it requires to be considered through the Local Plan Allocations document. LANP Policy GB1 is as follows:

*"In accordance with Core Policy 1 of the Lichfield District Local Plan, it is proposed that the green belt boundary should be amended to exclude Tufton Cottage, Roman Road. This should be undertaken through the Lichfield Local Plan Site Allocations process."*

**Map 4: LANP Proposals Map (extract from Little Aston Neighbourhood Plan).**



The independent examiner of the LANP concluded with her [Report of Examination](#) that this element of Policy GB1 was acceptable and met the basic conditions as it only required that the proposed change was considered through the Local Plan process by the District Council. She concluded that *"Policy GB1 in the LANP is proposing an alteration to the Green Belt boundary, but the policy only requires that the alteration is considered during the Local Planning Authority's review of the Green Belt. This complies with due process and does not attempt to alter strategic policy directly, it is therefore acceptable"*.

Therefore it is considered appropriate to consider the proposed changes within Policy GB1 through this report. The NPPF is clear that in order to amend the Green Belt boundary exceptional circumstances must exist. The LANP provides justification to Policy GB1 through paragraphs 4.8 to 4.12 of the plan. The LANP makes the case that Tufton Cottage and its curtilage are clearly part of the built up area of Little Aston and that the site is not required to be located within the Green Belt in order for the five purposes of the Green Belt to be maintained. The LANP makes the case that the removal of Tufton Cottage from the Green Belt would more clearly distinguish the suburban environment of Little Aston from the Green Belt and countryside beyond the settlement boundary.

Paragraph 4.11 of the LANP concludes that the community therefore considers the proposed change to the Green Belt to be appropriate and that subject to such a change Tufton Cottage (and its curtilage) should be brought into the settlement boundary. The LANP proposals map (see Map 4) suggests that subject to this change to the Green Belt the Little Aston Park Density Policy area (Policy LAP1) be extended to include Tufton Cottage.

Paragraph 83 of the NPPF is clear that such changes should only be made in exceptional circumstances through the preparation of a Local Plan. The Little Aston Neighbourhood Plan has provided some justification for the proposed change to the Green Belt boundary identified through Policy GB1. Given that the Neighbourhood Plan (and therefore Policy GB1) has undergone significant consultation with its community and other stakeholders and has been successfully examined and passed through a referendum with local people it is considered that this amounts to the exceptional circumstances which would be required to justify this minor alteration to the Green Belt boundary.

This report therefore recommends the following:

- Tufton Cottage and its curtilage is removed from the Green Belt with the boundary being drawn tightly to the extent of the properties curtilage; and
- Consideration be given to the Little Aston village settlement boundary to accommodate this change along with the extension to the Little Aston Park Density Policy (LANP Policy LAP1) to include Tufton Cottage within the settlement boundary and Little Aston Park Density Policy area.

### **3.6 Other settlements - Inset villages**

The Strategic Green Belt Review (2012) identified a number of 'washed over' villages located within the Green Belt where it was recommended that 'infill' boundaries be considered. The 2012 review recognised that such an approach may be appropriate for Chorley, Hints, Wall and Shenstone Wood End, all of which are currently located within and washed over by the Green Belt. This is enshrined within the Local Plan Strategy through Core Policy 1 and Policy NR2 which states that:



Core Policy 1: *"Limited infill development will also be allowed within Green Belt villages, with appropriate infill boundaries being determined through local community consultation in preparing the Local Plan Allocations document."*

Policy NR2: *"In addition, limited infilling within Green Belt villages will be allowed, with appropriate 'infill' boundaries being determined through the Local Plan Allocations document, which may, where appropriate, be informed by community-led plans."*

This approach is considered to be consistent with guidance at paragraph at 89 of the NPPF which includes an exception to inappropriate development for *the 'limited infilling in villages, and limited affordable housing for local needs under policies within the Local Plan'*. Consideration therefore must be given to whether it is appropriate to define any such 'infill' boundaries through the Local Plan Allocations process. As is made clear within the Strategic Green Belt Review such 'infill' boundaries would not be 'insets' within the Green Belt, but would represent an appropriate boundary where infill development in line with NPPF guidance could be considered to be appropriate.

Housing needs within these settlements are considered through Core Policies 1, 6 and Policies Rural 1 and 2 which states that the remaining rural areas will deliver approximately 500 dwellings. The UCS identified that the 'other rural' settlements had met the housing requirement within the adopted Local Plan Strategy. As such it is considered there is no requirement to identify inset boundaries to assist in meeting the housing requirements of the Local Plan.

Additionally, Policy NR2: Development in the Green Belt provides flexibility that such 'infill' boundaries could be informed by community-led plans. At the time of writing there are sixteen neighbourhood plans at varying stages of development within Lichfield District, including four 'made' plans. Of the villages the Strategic Green Belt Review concludes may be appropriate for 'infill' boundaries both Chorley and Hints are in areas where neighbourhood plans are not being progressed. This demonstrates there is little community interest in progressing a plan which could identify such boundaries to meet any identified local needs. A neighbourhood plan is in the very early stages of development within Wall, despite being designated as a neighbourhood area in April 2014. As such there is no indication that such an 'infill' boundary would or would not be supported through the neighbourhood plan. Shenstone Wood End is located within two neighbourhood areas where plans have been 'made', these being Little Aston and Shenstone. Neither neighbourhood plan has sought to identify an infill boundary for the settlement.

Given that evidence within the UCS suggests there is no requirement to identify further sites for housing within the 'other rural' settlements/areas and that those settlements considered potentially appropriate for such boundaries have shown little community interest in the designation of such. It is recommended that there is no need to determine 'infill' boundaries through the Local Plan Allocations process.

Core Policy 1 and Policy NR2 provide flexibility should a community wish to identify 'infill' boundaries through a new or review of an existing neighbourhood plan. It is recommended however, that any future Green Belt review within Lichfield District carried out under a different policy context should give consideration to the potential for 'infill' boundaries for washed over Green Belt settlements.

This report therefore recommends the following:

- No 'infill' boundaries are proposed through the Local Plan Allocations document;
- The principle and identification of any such 'infill' boundaries be considered through the future comprehensive Green Belt review; and

- Support be given to any communities seeking to identify appropriate 'infill' boundaries through community-led plans.

## **4.0 Conclusions & Recommendations**

This Green Belt Report supplements the considerable Green Belt evidence already collected within Lichfield District with the primary purpose of assisting the progression of the Local Plan Allocations document.

### **4.1 Safeguarded Land**

This supplementary report has recommended that there is no requirement to identify safeguarded land through the Local Plan Allocations process, primarily due to the likely requirement for the Local Plan to be reviewed (either in part or full) following the adoption of the Local Plan Allocations document. Such a review will be supported by a comprehensive Green Belt evidence base and this will be the process through which safeguarded land can be considered.

### **4.2 Burntwood & St Matthews**

This supplementary report recommends that changes to the Green Belt boundary are made adjacent to Burntwood and the St Matthews Estate, which will be removed from the Green Belt. These changes will assist in the delivery of the strategic housing requirement for Burntwood identified within the adopted LPS. This report concludes that these changes to the Green Belt boundary would not lead to a reduction in the importance or performance of the Green Belt in each location.

With regards to St. Matthews it is recommended that to comply with the adopted LPS the estate is removed from the Green Belt with new clearly defined boundaries to be defined through the Local Plan Allocations document. Such changes should be drawn tightly to the build form of the St. Matthews estate to the north, east and south with a new boundary to the west to be defined by Coulter Lane.

### **4.3 Key Rural Settlements (Fazeley, Mile Oak & Bonehill, Shenstone & Whittington)**

The Supplementary Review 2013 concluded that there may be only a limited role for the key rural settlements to contribute toward additional housing requirements during the plan period. However, there is a clear change in circumstances since the time that report was prepared. Further evidence gathering to support the Local Plan Allocations has identified that there are insufficient sites within existing village settlement boundaries to meet the strategic housing requirements as set out within the LPS. Where that is the case there is a clear and evidenced need to consider sites beyond settlement boundaries. As set out at paragraph 83 of the NPPF authorities should ensure consistency with the Local Plan strategy for meeting identified housing requirements.

Given the requirement to deliver growth in accordance with the adopted Local Plan and the evidence that sufficient sites are not available without the need to consider Green Belt boundaries adjacent to villages it is recommended that Green Belt boundary changes are made at Fazeley, Mile Oak & Bonehill, Shenstone and Whittington. The exceptional circumstances for such changes are allied to the requirement to deliver the strategic housing requirements in a sustainable location in conformity with the adopted Spatial Strategy. The adopted Spatial Strategy was found to be 'sound' and the most sustainable

approach to accommodating growth within the District. This report concludes that these changes to the Green Belt boundary would not lead to a reduction in the importance or performance of the Green Belt in each location.

#### **4.4 Other rural settlements and inset villages**

This report has considered the recommendations of the adopted Little Aston Neighbourhood Plan which seeks to make a minor amendment to the Green Belt boundary. It is considered that the approach advocated by the neighbourhood plan is consistent with strategic policy within the Local Plan and would not be contrary to Green Belt policy within the NPPF. It is therefore recommended that a minor amendment be made to the Green Belt boundary in this location, consistent with Policy GB1 of the Little Aston Neighbourhood Plan, through the preparation of the Local Plan Allocations document.

With regards to smaller settlements which are 'washed-over' by Green Belt this supplementary report has given consideration as to whether 'infill' boundaries should be defined. The report has concluded that no such boundaries should be defined through the progression of the Local Plan Allocations document.

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Appendices**

**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  | <b>St. Matthews North 1 (SMN1)</b>   |  |  |
| Description of Parcel   | Area approx. 20.2 hectares. This large parcel is located directly to the north of the St. Matthews estate which is located to the north-east of Burntwood. The parcel consists of a number of agricultural fields and is defined to the north by Camsey Lane, which is a well vegetated track which links Coulter Lane to The Roche. The East and West of the parcel are defined by the junction of The Roche and St Matthew's Road and Coulter Lane respectively. The southern boundary is defined by field boundaries and the built up area of St. Matthews including its sports field. It is predominantly in agricultural use with a mixture of small and medium sized fields, mostly bounded by tree'd hedgerows, there are two smaller fields which consist of more informal grassed areas. The land slopes downward from a central highpoint to both the east and west. |  |  |
| Criterion   | <b>Specific questions</b>  | <b>Assessment</b>  | <b>Comments</b>  |
| <b>Purposes of Green Belts</b>                                  |  |  |  |
| <b>To check the unrestricted sprawl of large built-up areas</b> | 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. It is not part of a wider group of parcels directly preventing sprawl. | The Burntwood and urban area and St. Matthews estate lies between parcel and the West Midlands edge. |
|   | 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. 3.5 km. 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?  | Yes. Along roads. Possibly to north by field boundaries and track.   |  |
| <b>Assessment category</b>                                    | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |  |  |
| <b>To prevent neighbouring towns merging into one another</b> | 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 eastern most extent of St. Matthews estate. | The parcel extends further east than the current eastern extent of the St. Matthews estate. Lichfield’s western edge is approximately 2.75km from the built edge of the St. Matthews Estate. The eastern edge of this parcel is approximately 400m closer to Lichfield than the current area of built development. If fully developed the gap would reduce to 2.35km – a reduction of approx.. 15% of the gap. |
|   | What distance is the gap between the towns?  | The eastern edge of St Matthews area is approx. 2.75 km. from Lichfield western edge.                            |  |
|   | 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.   |  |
| <b>Assessment category</b>                                    | +++ – important; ++ – moderate; + – minor<br><b>++ - moderate</b>  |  |  |

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|--|---|--|---|
| <b>To assist in safeguarding the countryside from encroachment</b>     | 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, parts of the south of the parcel are bounded by the northern edge of the St. Matthews Estate. A majority of the parcel is bounded by agricultural fields. The track which bounds the north of the parcel is little more than a track along a field boundary and is rural in character. |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+++ - important</b>   |  |   |
| <b>To preserve the setting and special character of historic towns</b> | Does the parcel make a positive contribution to the setting of the historic town? Measured by :             | No.  | BHECZ 8 – North east of Burntwood. Overall score 12. Fields mostly early irregular enclosures, but some C20th reorganisation. |
|  | 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 (including Camsey Lane) bound the parcel to the north and south. With a further route from north to south within the parcel from The Roche.  |   |
|  | Does the parcel form part of an historic landscape that is related to an historic town?                     | No.  |   |



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|--|--|---|---|
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |   |
| <b>Local Role of Green Belt</b>  |  |   |   |
| <b>Maintaining the local settlement hierarchy and pattern</b>  | Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements? | Yes, the village of Chorley and Shute Hill to the north – approx. 1 km. Also to Lichfield to the east (see NPPF role).  | Measurement assumes development of all of parcel. Assessment conclusion based on distance and proximity of parcel to Chorley 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 Chorley is from the St. Matthew's area, which is approx. 1.2km. This would reduce to approx. 1km. with the complete development of the parcel. |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ + + - important</b>  |   |   |
| <b>Preserving the character and setting of villages</b>  | 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.   |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |   |
| <b>Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use</b> |  |   |   |

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|---|--|---|--|
| <b>Opportunities for public access or to provide access</b> | What is the degree of existing public access?  | Several public routes (primarily rural tracks) bound the site with one such track within the eastern section of the parcel from the St. Matthews Estate to The Roche.           |  |
| <b>Opportunities for outdoor sport and recreation</b>       | 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. |  |
| <b>Enhancing landscapes and visual amenity</b>              | Does the parcel contribute to the setting of the AONB?   | No.   |  |
|   | Does it form part of the setting of a conservation Area?   | No  |  |
| <b>Enhancing biodiversity</b>                               | Are there any national or local biodiversity designations within the parcel?   | No. Principal features are the hedgerows and hedgerow trees.  |  |
| <b>Improving derelict and damaged land</b>                  | Is there any derelict land in the parcel?  | An area of derelict land within the parcel on the north western corner.   |  |
|   | Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No.   |  |

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|---|--|
| <p>Comments on existing and potential for positive role</p> | <p>Existing: Positive role is helped by the public tracks across and bounding the parcel, however positive value relates mainly to the countryside character.</p> <p>Potential: Probably limited potential for improving public access. Some parts would be suitable for more formal recreation. Maintaining the biodiversity value of the hedgerows and trees is a significant objective.</p>   |
| <p>Overall conclusion on Green Belt role of parcel</p>      | <p>Category: Important - Moderate – Minor:</p> <p><b>Important</b></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 east of the St. Matthews estate from encroachment. The parcel is part of a continuous area of farmland that stretches towards Lichfield to the east and remains open to the north and east. It is affected on its southern side by the existing urban edge and the St. Matthews area.</p> |

## 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  | St. Matthews North 2 (SMN2)   |                                    |   |
|---|---|------------------------------------|---|
| Description of Parcel   | Area approx. 3.4 hectares. This large parcel is the St. Matthews Estate sports ground which is located to the north of estate and includes an adult football pitch and cricket facilities including a small pavilion. The two sports pitches are separated by a row of mature trees which link to a wider band of trees which bound a majority of the site. The eastern, southern and western boundaries of the site are formed by the built development of the estate with tree'd field boundaries defining the north of the parcel. |                                    |   |
| Criterion   | Specific questions  | Assessment                         | Comments  |
| Purposes of Green Belts   |   |                                    |   |
| <b>To check the unrestricted sprawl of large built-up areas</b> | 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.                                | The Burntwood and urban area and St. Matthews estate lies between parcel and the West Midlands edge. The parcel is contained on three sides by the built area of the St. Matthews estate. |
|   | 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. 3.5 km. from W Mids. edge. |   |
|   | What would be the remaining gap if the land is developed?   | Not applicable. See comment        |   |
|   | 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   | No.                                |   |

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|  | lead to the danger of a subsequent coalescence between such settlements?   |   |  |
|  | If released from Green Belt could enduring long-term boundaries be established?  | Yes. Site is enclosed on three sides by residential development. Possibly by field boundary to the north. |  |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |  |
| <b>To prevent neighbouring towns merging into one another</b>      | Does the parcel lie directly between two towns and form all or part of a gap between them?                                 | No.   | The parcel is enclosed on three sides by the built area of the St. Matthews estate. Lichfield's western edge is approximately 2.75km from the built edge of the St. Matthews Estate. |
|  | What distance is the gap between the towns?  | The eastern edge of St Matthews area is approx. 2.75 km. from Lichfield western edge.                     |  |
|  | 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.   |  |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |  |
| <b>To assist in safeguarding the countryside from encroachment</b> | Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?                | No. The parcel consists of sports pitches as the recreation ground for the St. Matthews Estate.           | The parcel is tightly enclosed on three sides by the residential area of the St. Matthews development. The parcel itself is an open recreation ground and does                       |

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|  | Is the parcel partially enclosed by a town or village built up area?   | Yes. There is enclosure on three sides of the parcel. Its boundaries are fully developed on the east, west and south boundaries.   | not have a countryside chatcater.                       |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |  |   |
| <b>To preserve the setting and special character of historic towns</b> | Does the parcel make a positive contribution to the setting of the historic town?<br>Measured by :                           | No.  | BHECZ 8 – North east of Burntwood.<br>Overall score 12. |
|  | 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. Parcel is a public recreation ground including sports pitches.  |   |
|  | Does the parcel form part of an historic landscape that is related to an historic town?                                      | No.  |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |  |   |
| <b>Local Role of Green Belt</b>  |  |  |   |
| <b>Maintaining the local settlement hierarchy and pattern</b>          | Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements? | Yes, the village of Chorley and Shute Hill to the north – approx. 1 km. Development of the whole parcel would lead to a slight increase in the northern extent of the St. Matthews Estate which would lead to a marginal closure of the gap between the parcel and Chorley and Shute Hill. | Measurement assumes development of all of the parcel.   |

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|--|---|--|--|
|  | Would the development of the parcel be a significant step leading towards coalescence of two settlements?               | The current minimum gap to Chorley is from the St. Matthew's area, which is approx. 1.2km. This would reduce to approx. 1.1km with the complete development of the parcel. |  |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>   |  |  |
| <b>Preserving the character and setting of villages</b>  | Does the local landform or landscape form part of the setting of a conservation area or village?                        | No.  |  |
|  | Does the parcel form part of an historic landscape?   | No.  |  |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>   |  |  |
| <b>Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use</b> |   |  |  |
| <b>Opportunities for public access or to provide access</b>  | What is the degree of existing public access?   | Whole of parcel is publically accessible. The site is a public open space including sports pitches.  |  |
| <b>Opportunities for outdoor sport and recreation</b>  | Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel? | Football and cricket pitches within the parcel including a small pavilion/changing room building on the eastern boundary of the parcel.                                    | Provision of outdoor sport and recreation facilities is considered as an appropriate Green belt use (NPPF paragraph 89). |

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|--|--|--|--|
| <b>Enhancing landscapes and visual amenity</b>       | Does the parcel contribute to the setting of the AONB?   | No.  |  |
|  | Does it form part of the setting of a conservation Area?   | No.  |  |
| <b>Enhancing biodiversity</b>                        | Are there any national or local biodiversity designations within the parcel?   | No. Principal features are the hedgerows and hedgerow trees. |  |
| <b>Improving derelict and damaged land</b>           | 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: Significant positive role as parcel is publically accessible and provides facilities for outdoor sport and recreation including provision of sports pitches.</p> <p>Potential: See above. Maintaining the positive role of the parcel in terms of providing opportunities for outdoor sport and recreation. Maintaining biodiversity value of the hedgerows and trees is a significant objective.</p> |  |  |



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| <p>Overall conclusion on Green Belt role of parcel</p> | <p>Category: Important - Moderate – Minor:</p> <p><b>Minor</b></p> <p>Principal Reasons: Conclusion of parcels role as minor relates principally to:</p> <p>The parcel is assessed as playing a minor role in terms of both the NPPF and Local roles. However, it should be noted that the existing uses within the site are noted as being positive and appropriate in the Green Belt. There would be no requirement to consider the removal of the parcel from the Green Belt due to its current uses providing a positive role.</p> |
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## 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  | St. Matthews East (SME)  |  |  |
|---|--|--|--|
| Description of Parcel   | Area approx. 9.3 hectares. This parcel consists of one large agricultural field which is located directly to the East of the St. Matthews Estate. The Western and Southern boundaries of the parcel are formed by the built development of the Estate and defined by mature trees and hedges. The northern extent of the parcel is defined by a field boundary and track which runs contiguously to the field boundary. The eastern boundary of the parcel is St Matthews Road. The field rises upwards from St. Matthews Road toward the built edge of the St. Matthews estate. |  |  |
| Criterion   | Specific questions   | Assessment   | Comments   |
| Purposes of Green Belts   |  |  |  |
| <b>To check the unrestricted sprawl of large built-up areas</b> | 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. It is not part of a wider group of parcels directly preventing sprawl. | The Burntwood and urban area and St. Matthews estate lies between parcel and the West Midlands edge. |
|   | 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. 3.5 km. from West Mids. edge.                                      |  |
|   | What would be the remaining gap if the land is developed?  | Not applicable. See comment  |  |
|   | Would development represent an outward extension of the W. Midlands urban area, result in a physical connection between urban areas within and   | No   |  |

Local Plan Allocations Supplementary Green Belt Report

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|  | beyond the W. Midlands, or lead to the danger of a subsequent coalescence between such settlements?                        |  |   |
|  | If released from Green Belt could enduring long-term boundaries be established?  | Yes. Along roads. Possibly by field boundaries   |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |  |   |
| <b>To prevent neighbouring towns merging into one another</b>      | 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 eastern most extent of St. Matthews estate. | The parcel extends further east than the current Eastern extent of the St. Matthews estate. Lichfield's western edge is approximately 2.75km from the built edge of the St. Matthews Estate. The eastern edge of this parcel is approximately 400m closer to Lichfield than the current area of built development. If fully developed gap would reduce to 2.35km – a reduction of about 15% of the gap. |
|  | What distance is the gap between the towns?  | The eastern edge of St. Matthews area is approx. 2.75 km. from Lichfield western edge.                           |   |
|  | 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.  |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ + - moderate</b>   |  |   |
| <b>To assist in safeguarding the countryside from encroachment</b> | 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. |   |

Local Plan Allocations Supplementary Green Belt Report

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|  | Is the parcel partially enclosed by a town or village built up area?   | No. Parts of the south and west of the parcel are bounded by the eastern edge of the St. Matthews Estate. A majority of the parcel is bounded by agricultural fields. Directly to the west of the parcel, beyond St. Matthews Road is Pipe Hall Farm Wood, a Woodland Trust site. |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+++ - important</b>  |   |   |
| <b>To preserve the setting and special character of historic towns</b> | Does the parcel make a positive contribution to the setting of the historic town? Measured by :                              | No.   | BHECZ 8 – North east of Burntwood. Overall score 12. Fields mostly early irregular enclosures, but some C20th reorganisation. |
|  | 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?  | No. Although several tracks bound the parcel to the north and north east.   |   |
|  | Does the parcel form part of an historic landscape that is related to an historic town?                                      | No.   |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |   |
| <b>Local Role of Green Belt</b>  |  |   |   |
| <b>Maintaining the local settlement hierarchy and pattern</b>          | Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements? | No. The linear settlement of Woodhouses is located close to the south of the parcel, however the existing built area of St. Matthews is closer to the settlement than the southern extent of the parcel.  | Measurement assumes development of all of parcel. Assessment conclusion based on distance and                                 |

Local Plan Allocations Supplementary Green Belt Report

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|  | Would the development of the parcel be a significant step leading towards coalescence of two settlements?               | Yes, with Lichfield to the east (see NPPF role above).  | existing developed areas that are closer to Woodhouses.          |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br>+ + - moderate   |   |  |
| <b>Preserving the character and setting of villages</b>  | 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.   |  |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br>+ - minor  |   |  |
| <b>Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use</b> |   |   |  |
| <b>Opportunities for public access or to provide access</b>  | What is the degree of existing public access?   | Several public routes (primarily rural tracks) bound the parcel.  |  |
| <b>Opportunities for outdoor sport and recreation</b>  | 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. |  |
| <b>Enhancing landscapes and visual amenity</b>   | Does the parcel contribute to the setting of the AONB?  | No.   |  |

Local Plan Allocations Supplementary Green Belt Report

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|  | Does it form part of the setting of a conservation Area?  | No.  |  |
| <b>Enhancing biodiversity</b>                        | Are there any national or local biodiversity designations within the parcel?  | No. Principal features are the hedgerows and hedgerow trees. |  |
| <b>Improving derelict and damaged land</b>           | 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 footpath bounding the parcel, however positive value relates mainly to the countryside character.</p> <p>Potential: Probably limited potential for improving public access. Some parts would be suitable for some recreation uses. Maintaining the biodiversity value of the hedgerows and trees is a significant objective.</p>   |  |  |
| Overall conclusion on Green Belt role of parcel      | <p>Category: Important - Moderate – Minor:</p> <p><b>Important</b></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 east of the St. Matthews Estate from encroachment. The parcel is part of a continuous area of farmland that stretches towards Lichfield to the east and remains open to the north and east. It is affected on its eastern side by the existing urban edge and the St. Matthews area.</p> |  |  |

## 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  | St. Matthews South 1 (SMS1)   |  |  |
|---|---|--|--|
| Description of Parcel   | Area approx. 3.5 hectares. This small parcel to the south of St. Matthews Road consists of a number of small fields which are predominately in agricultural use. The western-most part of the parcel includes an area with mature vegetation and trees. The northern boundary of the parcel is St. Matthews Road, whilst the eastern boundary is formed by Woodhouses Road with some of the residential development of Woodhouses forming a boundary to the parcel. The southern extent of the parcel is defined by field boundaries. |  |  |
| Criterion   | Specific questions  | Assessment   | Comments   |
| Purposes of Green Belts   |   |  |  |
| <b>To check the unrestricted sprawl of large built-up areas</b> | 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. It is not part of a wider group of parcels directly preventing sprawl. | The Burntwood and urban area lies between parcel and the West Midlands edge. |
|   | 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. 3.5 km. from W Mids. edge.   |  |
|   | What would be the remaining gap if the land is developed?   | Not applicable. See comment  |  |
|   | Would development represent an outward extension of the W. Midlands urban area, result in a physical connection between urban areas within and  | No.  |  |

Local Plan Allocations Supplementary Green Belt Report

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|  | beyond the W. Midlands, or lead to the danger of a subsequent coalescence between such settlements?                        |   |   |
|  | If released from Green Belt could enduring long-term boundaries be established?  | Yes. Along roads and adjacent residential development. Possibly by field boundaries.  |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |   |
| <b>To prevent neighbouring towns merging into one another</b>      | Does the parcel lie directly between two towns and form all or part of a gap between them?                                 | No. The eastern extent of the parcel is only marginally further east (approx. 10m) than the existing residential area of the St. Matthews Estate (St. Matthews Avenue). | The parcel extends marginally further east than the current eastern edge of the St. Matthews estate (by approx.10m). Lichfield's western edge is approximately 2.75km from the built edge of the St. Matthews Estate. |
|  | What distance is the gap between the towns?  | The eastern edge of St Matthews area is approx. 2.75 km. from Lichfield western edge.   |   |
|  | Are their intervening settlements or other development on roads that would be affected by release from Green Belt?         | Yes. The linear settlement of Woodhouses is located directly to the south of the parcel (see Local role).   |   |
|  | Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically? | No. See comment   |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |   |
| <b>To assist in safeguarding the countryside from encroachment</b> | 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 south.  |   |



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|  | Is the parcel partially enclosed by a town or village built up area?   | Yes, partially. There is enclosure on two sides of the parcel. Its boundaries are partially developed on the north and west. |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+++ - important</b>  |  |   |
| <b>To preserve the setting and special character of historic towns</b> | Does the parcel make a positive contribution to the setting of the historic town?<br>Measured by :                           | No.  | BHECZ 8 – North east of Burntwood. Overall score 12. Fields mostly early irregular enclosures, but some C20th reorganisation. |
|  | 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?  | No.  |   |
|  | Does the parcel form part of an historic landscape that is related to an historic town?                                      | No.  |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |  |   |
| <b>Local Role of Green Belt</b>  |  |  |   |
| <b>Maintaining the local settlement hierarchy and pattern</b>          | Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements? | Yes, the linear settlement of Woodhouses is directly to the south of the parcel – approx. 50m.                               | Measurement assumes development of all of parcel. Assessment conclusion based on proximity of the                             |

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|  | Would the development of the parcel be a significant step leading towards coalescence of two settlements?               | The current minimum gap to Woodhouses is from the St. Matthew's area, which is approx. 130m. This would reduce to approx. 50m with the complete development of the parcel.                              | parcel to Woodhouses.  |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+++ - important</b>   |   |  |
| <b>Preserving the character and setting of villages</b>  | Does the local landform or landscape form part of the setting of a conservation area or village?                        | No.   | 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. Grade II listed building (The Old Beer House, 122 Woodhouses Road) is located close to the southern extent of the parcel. |  |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>++ - moderate</b>   |   |  |
| <b>Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use</b> |   |   |  |
| <b>Opportunities for public access or to provide access</b>  | What is the degree of existing public access?   | No.   |  |
| <b>Opportunities for outdoor sport and recreation</b>  | Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel? | No. Landform suitable for some formal recreation but opportunities likely to be limited because of current agricultural land use.   |  |
| <b>Enhancing landscapes and visual amenity</b>   | Does the parcel contribute to the setting of the AONB?  | No.   |  |

Local Plan Allocations Supplementary Green Belt Report

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|  | Does it form part of the setting of a conservation Area?   | No.  |  |
| <b>Enhancing biodiversity</b>                        | Are there any national or local biodiversity designations within the parcel?   | No. Principal features are the hedgerows and hedgerow trees. |  |
| <b>Improving derelict and damaged land</b>           | 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 value relates mainly to the countryside character.</p> <p>Potential: Probably limited potential for improving public access. Some parts would be suitable for recreation uses. Maintaining the biodiversity value of the hedgerows and trees is a significant objective.</p> |  |  |

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| <p>Overall conclusion on Green Belt role of parcel</p> | <p>Category: Important - Moderate – Minor:</p> <p><b>Important</b></p> <p>Principal Reasons: Conclusion of parcels role as <b>moderate</b> relates principally to:</p> <p>NPPF Aim of Green belt: its role in safeguarding open countryside to the south of the St. Matthews Estate from encroachment. The parcel is part of a continuous area of farmland that stretches towards Lichfield to the east and remains open to the north and east. It is affected on its southern side by the existing urban edge and the St. Matthews area.</p> <p>Local role of Green Belt: Important role in maintaining settlement pattern and hierarchy, particularly in relation to the linear settlement of Woodhouses which is located close to the southern extent of the parcel.</p> |
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## 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  | St. Matthews South 2 (SMS2)  |                                    |   |
|---|--|------------------------------------|---|
| Description of Parcel   | Area approx. 2 hectares. This parcel contains St. Matthews Cemetery which is relatively flat and open with no buildings or other built development. The parcel is contained on three sides by residential development and the former hospital chapel. Directly to the east of the parcel is an area of older residential development (on St. Matthews Avenue) which is not within the Green Belt. The parcel is bounded to the south by St. Matthews Road which separates the parcel from the agricultural landscape to the south. |                                    |   |
| Criterion   | Specific questions   | Assessment                         | Comments  |
| Purposes of Green Belts   |  |                                    |   |
| <b>To check the unrestricted sprawl of large built-up areas</b> | 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.                                | The Burntwood and urban area lies between parcel and the West Midlands edge. The parcel is contained on three sides by the built area of the St. Matthews estate. |
|   | 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. 3.5 km. from W Mids. edge. |   |
|   | What would be the remaining gap if the land is developed?  | Not applicable. See comment.       |   |
|   | Would development represent an outward extension of the W. Midlands urban area, result in a physical connection between urban areas within and   | No.                                |   |

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|  | beyond the W. Midlands, or lead to the danger of a subsequent coalescence between such settlements?                        |  |  |
|  | If released from Green Belt could enduring long-term boundaries be established?  | Yes. Site is enclosed on three sides by residential development and along roads.       |  |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |  |  |
| <b>To prevent neighbouring towns merging into one another</b>      | Does the parcel lie directly between two towns and form all or part of a gap between them?                                 | No.  | The parcel is enclosed on three sides by the built area of the St. Matthews estate. Lichfield's western edge is approximately 2.75km from the built edge of the St. Matthews Estate. |
|  | What distance is the gap between the towns?  | The eastern edge of St. Matthews area is approx. 2.75 km. from Lichfield western edge. |  |
|  | 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.  |  |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |  |  |
| <b>To assist in safeguarding the countryside from encroachment</b> | Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?                | No. The entire parcel is a cemetery.   | The parcel is tightly enclosed on three sides by the residential area of the St. Matthews development. The parcel itself does not have a   |

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|  | Is the parcel partially enclosed by a town or village built up area?   | Yes. There is enclosure on three sides of the parcel. Its boundaries are fully developed on the north, east and west boundaries. | countryside character.                                  |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |  |   |
| <b>To preserve the setting and special character of historic towns</b> | Does the parcel make a positive contribution to the setting of the historic town?<br>Measured by :                           | No.  | BHECZ 8 – North east of Burntwood.<br>Overall score 12. |
|  | 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. Parcel is a burial ground which is open to the public at certainduring the day.   |   |
|  | Does the parcel form part of an historic landscape that is related to an historic town?                                      | No.  |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |  |   |
| <b>Local Role of Green Belt</b>  |  |  |   |
| <b>Maintaining the local settlement hierarchy and pattern</b>          | Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements? | No.  | Measurement assumes development of all of the parcel.   |

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|  | Would the development of the parcel be a significant step leading towards coalescence of two settlements?               | No.   |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>   |   |   |
| <b>Preserving the character and setting of villages</b>  | Does the local landform or landscape form part of the setting of a conservation area or village?                        | No.   |   |
|  | Does the parcel form part of an historic landscape?   | No.   |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>   |   |   |
| <b>Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use</b> |   |   |   |
| <b>Opportunities for public access or to provide access</b>  | What is the degree of existing public access?   | Public access to parcel at certain times within the day due to parcels use as cemetery. |   |
| <b>Opportunities for outdoor sport and recreation</b>  | Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel? | No. See comment.  | Parcel is a cemetery which is listed as an appropriate use within the Green Belt, alongside sports and recreation facilities. |



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| <b>Enhancing landscapes and visual amenity</b>       | Does the parcel contribute to the setting of the AONB?  | No.  |  |
|  | Does it form part of the setting of a conservation Area?  | No.  |  |
| <b>Enhancing biodiversity</b>                        | Are there any national or local biodiversity designations within the parcel?  | No. Principal features are the hedgerows and hedgerow trees. |  |
| <b>Improving derelict and damaged land</b>           | 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: Significant positive role as parcel is publically accessible cemetery which is considered to be an appropriate use within the Green Belt.</p> <p>Potential: See above. Maintaining the positive role of the parcel in terms of providing opportunities for outdoor sport and recreation. Maintaining biodiversity value of the hedgerows and trees is a significant objective.</p> |  |  |

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| <p>Overall conclusion on Green Belt role of parcel</p> | <p>Category: Important - Moderate – Minor:</p> <p><b>Minor</b></p> <p>Principal Reasons: Conclusion of parcels role as minor relates principally to:</p> <p>The parcel is assessed as playing a minor role in terms of both the NPPF and Local roles. However, it should be noted that the existing uses within the site are noted as being positive and appropriate in the Green Belt. There would be no requirement to consider the removal of the parcel from the Green Belt due to its current uses providing a positive role.</p> |
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## 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  | St. Matthews West (SMW)   |   |  |
|---|---|---|--|
| Description of Parcel   | Area approx. 4.8 hectares. This small parcel lies between Coulter Lane and the built edge of the St. Matthews Estate. The south of the parcel includes a small walled burial ground located at the junction of Coulter Lane and St Matthews Road. The north of the parcel is defined by a tree boundary including mature vegetation. Within the site are a number of residential and agricultural buildings which mostly front onto Coulter Lane. The site rises from the road to the east where it adjoins the built form of the Estate. |   |  |
| Criterion   | Specific questions  | Assessment  | Comments   |
| Purposes of Green Belts   |   |   |  |
| <b>To check the unrestricted sprawl of large built-up areas</b> | 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.   | The Burntwood urban area lies between parcel and the West Midlands edge. |
|   | Does the Green Belt prevent another settlement being absorbed into the large built-up area?   | No. The parcel itself is built up and is located adjacent to the urban area of Burntwood. |  |
|   | 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. 3 km. from W Mids. edge.  |  |
|   | What would be the remaining gap if the land is developed?   | Not applicable. See comment   |  |
|   | Would development represent an outward extension of the W. Midlands urban area, result in a physical connection between urban areas within and  | No.   |  |

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|  | beyond the W. Midlands, or lead to the danger of a subsequent coalescence between such settlements?                        |  |   |
|  | If released from Green Belt could enduring long-term boundaries be established?  | Yes. Along roads.  |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |  |   |
| <b>To prevent neighbouring towns merging into one another</b>      | Does the parcel lie directly between two towns and form all or part of a gap between them?                                 | No. Parcel is to the west of the St. Matthews Estate. The Estate lies between Burntwood and Lichfield.   | The St. Matthews housing area is already built up and lies to the eastern edge of Burntwood with the urban area of Lichfield almost 3km to the east.                      |
|  | What distance is the gap between the towns?  | The eastern edge of St Matthews's area is approx. 2.75 km. from Lichfield western edge.  |   |
|  | 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.  |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |  |   |
| <b>To assist in safeguarding the countryside from encroachment</b> | Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?                | Yes in parts. A majority of the parcel is agricultural land with a pattern of small fields with a number of agricultural buildings and residential buildings directly adjacent to the road. There is a burial ground in the south-west corner of the parcel. | Although primarily agricultural land the partial enclosure to the east and south and the number of buildings within the parcel reduces the sense of open countryside to a |

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|  | Is the parcel partially enclosed by a town or village built up area?   | Yes. There is enclosure on two sides of the parcel. Its boundaries are fully developed on the east by St. Matthews estate and on the small southern boundary which is abuts St. Matthews Road and the residential development located on the other side of the road. | degree in the southern part of the parcel. The St. Matthews housing development can be seen from Coulter Lane and all parts of the parcel.                      |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ + - moderate</b>   |  |   |
| <b>To preserve the setting and special character of historic towns</b> | Does the parcel make a positive contribution to the setting of the historic town?<br>Measured by :                           | No.  | BHECZ 8 – North east of Burntwood.<br>Overall score 12.   |
|  | 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?  | No.  |   |
|  | Does the parcel form part of an historic landscape that is related to an historic town?                                      | No.  |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |  |   |
| <b>Local Role of Green Belt</b>  |  |  |   |
| <b>Maintaining the local settlement hierarchy and pattern</b>          | Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements? | No. The parcel lies between the St. Matthews development and the outer edge of Burntwood. The St. Matthews development is not a settlement in its own right and effectively forms a suburb of Burntwood.   | The parcel is located adjacent to the St. Matthews estate between the estate and Burntwood. The Local Plan Strategy requires St Matthews to be removed from the |

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|  | Would the development of the parcel be a significant step leading towards coalescence of two settlements?               | No. The parcel would reduce the gap between the eastern edge of Burntwood and the St. Matthews estate. The St. Matthews development is not a settlement in its own right and effectively forms a suburb of Burntwood. | Green Belt to enable St. Matthews to function as part of the urban area. |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>   |   |  |
| <b>Preserving the character and setting of villages</b>  | Does the local landform or landscape form part of the setting of a conservation area or village?                        | No.   |  |
|  | Does the parcel form part of an historic landscape?   | Yes. Fields mostly early irregular enclosures, but some C20th reorganisation.   |  |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>   |   |  |
| <b>Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use</b> |   |   |  |
| <b>Opportunities for public access or to provide access</b>  | What is the degree of existing public access?   | No public access through a majority of the site. The burial ground located at the southern extent is publically accessible.   |  |
| <b>Opportunities for outdoor sport and recreation</b>  | Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel? | Landform suitable for some formal recreation but opportunities likely to be limited because of land use.  |  |

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| <b>Enhancing landscapes and visual amenity</b>       | Does the parcel contribute to the setting of the AONB?  | No.   |  |
|  | Does it form part of the setting of a conservation Area?  | No.   |  |
| <b>Enhancing biodiversity</b>                        | Are there any national or local biodiversity designations within the parcel?  | No. Principal features are the hedgerows and hedgerow trees. Mature vegetation located across site, particularly within burial ground to the south. |  |
| <b>Improving derelict and damaged land</b>           | Is there any derelict land in the parcel?   | No. Some areas of land no longer in agricultural use.   |  |
|  | 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 value relates mainly to the countryside character and the land and also the burial ground to the south of the parcel which benefits from public access.</p> <p>Potential: Probably limited potential for improving public access or providing opportunities to provide outdoor sport and/or recreation due to current use. Maintaining the biodiversity value of the hedgerows and trees is an objective.</p> |   |  |

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| <p>Overall conclusion on Green Belt role of parcel</p> | <p>Category: Important - Moderate – Minor:</p> <p><b>Moderate</b></p> <p>Principal Reasons: Conclusion of parcels role as moderate relates principally to:</p> <p>NPPF Aim of Green Belt: Whilst the parcel has a role in safeguarding open countryside to the north from encroachment, the significantly enclosed relationship with the immediate urban area compromises the role because it is affected on three sides by the existing urban edge and the St. Matthews area.</p> |
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## 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  | St. Matthews Estate(SM)  |   |  |
|---|--|---|--|
| Description of Parcel   | Area approx. 16.3 hectares. This large parcel comprises the built area of the St. Matthews Estate which was allocated through the 1998 Lichfield District Local Plan and build during the late 1990s and early 2000s. The parcel no includes the modern housing estate and now converted former hospital buildings, within the parcel are some small areas of incidental open space and pedestrian links through the development. The parcel is bounded on its northern, eastern and western sides by the other parcels assessed within this report, the boundaries of which are primarily field boundaries and residential curtilages. To the south the parcel is bounded by St. Matthews Road. |   |  |
| Criterion   | Specific questions   | Assessment  | Comments   |
| Purposes of Green Belts   |  |   |  |
| <b>To check the unrestricted sprawl of large built-up areas</b> | 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.   | The Burntwood urban area lies between parcel and the West Midlands edge. |
|   | Does the Green Belt prevent another settlement being absorbed into the large built-up area?  | No. The parcel itself is built up and is located adjacent to the urban area of Burntwood. |  |
|   | 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. 3 km. from W Mids. edge.  |  |
|   | What would be the remaining gap if the land is developed?  | Not applicable. See comment   |  |
|   | Would development represent an outward extension of the W. Midlands urban area, result in a  | No.   |  |

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|  | physical connection between urban areas within and beyond the W. Midlands, or lead to the danger of a subsequent coalescence between such settlements? |   |  |
|  | If released from Green Belt could enduring long-term boundaries be established?  | Yes. Along roads. Possibly by field boundaries  |  |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |  |
| <b>To prevent neighbouring towns merging into one another</b>      | Does the parcel lie directly between two towns and form all or part of a gap between them?   | No.   | The St. Matthews housing area is already built up and lies to the eastern edge of Burntwood with the urban area of Lichfield almost 3km to the east. |
|  | What distance is the gap between the towns?  | The eastern edge of St Matthews area is approx. 2.75 km. from Lichfield western edge.   |  |
|  | 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.   |  |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |  |
| <b>To assist in safeguarding the countryside from encroachment</b> | Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?  | No. The parcel is the built area of the St. Matthews housing estate which was developed following allocation through the previous local plan. | The parcel has been fully developed and is a modern housing estate. It is primarily bounded by agricultural fields and is located                    |

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|  | Is the parcel partially enclosed by a town or village built up area?   | Partially. There is to the south sides of the parcel from a small strip of development which is not within the Green Belt along St. Matthews Road. The remaining edges of the parcel are not enclosed by development, although some residential and agricultural development is adjacent to the parcel on its western edge. | close to the urban edge of Burntwood.   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |   |
| <b>To preserve the setting and special character of historic towns</b> | Does the parcel make a positive contribution to the setting of the historic town? Measured by :                              | No.   | BHECZ 8 – North east of Burntwood. Overall score 12. Fields mostly early irregular enclosures, but some C20th reorganisation. |
|  | 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. Public footpaths within the housing estate.  |   |
|  | Does the parcel form part of an historic landscape that is related to an historic town?                                      | No.   |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |   |
| <b>Local Role of Green Belt</b>  |  |   |   |
| <b>Maintaining the local settlement hierarchy and pattern</b>          | Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements? | No. The parcel is already developed and in effect forms a suburb of Burntwood.  | The parcel is already developed having been allocated for residential development through the previous Local Plan             |

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|  |   |   | and in effect forms a suburb of Burntwood. |
|  | Would the development of the parcel be a significant step leading towards coalescence of two settlements?               | Not applicable. Parcel is already developed.                                |  |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>   |   |  |
| <b>Preserving the character and setting of villages</b>  | Does the local landform or landscape form part of the setting of a conservation area or village?                        | No.   |  |
|  | Does the parcel form part of an historic landscape?   | No.   |  |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>   |   |  |
| <b>Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use</b> |   |   |  |
| <b>Opportunities for public access or to provide access</b>  | What is the degree of existing public access?   | Public footpaths and footways within the parcel throughout the development. |  |
| <b>Opportunities for outdoor sport and recreation</b>  | Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel? | Small incidental open spaces within the development.                        |  |

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| <b>Enhancing landscapes and visual amenity</b>       | Does the parcel contribute to the setting of the AONB?   | No.  |  |
|  | Does it form part of the setting of a conservation Area?   | No.  |  |
| <b>Enhancing biodiversity</b>                        | Are there any national or local biodiversity designations within the parcel?   | Yes. Records of BAP species within parcel. |  |
| <b>Improving derelict and damaged land</b>           | 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: Site does not play a positive role in terms of the Green Belt. The site does include public footpaths and footways which link throughout the development.</p> <p>Potential: Not applicable – see comment above.</p>   |  |  |
| Overall conclusion on Green Belt role of parcel      | <p>Category: Important - Moderate – Minor:</p> <p><b>Minor</b></p> <p>Principal Reasons: Conclusion of parcels role as minor relates principally to:</p> <p>NPPF Aim of Green belt &amp; Local roles: The parcel has been developed for a modern residential development through an allocation from the previous Local Plan. The parcel does not meet the functions of the Green Belt.</p> |  |  |



## 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  | Fazeley 6 (F6)   |  |  |
|---|--|--|--|
| Description of Parcel   | Area approx. 5.8 hectares. This parcel comprises the built area of the Sir Robert Peel Hospital. The parcel is bounded on its northern and western and sides by agricultural fields assessed within the 2013 Supplementary Report. The western boundary of the parcel is the hospital access road which also forms the boundary of a parcel assessed within the 2013 Supplementary Report. To the south the parcel is bounded by Lichfield Street. Just to the north of the parcel is the A5 trunk road. |  |  |
| Criterion   | <b>Specific questions</b>  | <b>Assessment</b>  | Comments   |
| Purposes of Green Belts   |  |  |  |
| <b>To check the unrestricted sprawl of large built-up areas</b> | 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. It lies near the outer edge of the Green Belt. It is not part of a wider group of parcels that directly act to prevent sprawl.                                 | There is little relationship between this parcel and the outer edge of the West Midlands built-up area. This is mainly because of the location towards the outer edge of the Green Belt and the enclosed nature of the parcel within the settlements of Fazeley/Mile Oak and Bonehill. |
|   | 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?   | It is some 5.5 km. from Mile Oak crossroads to the nearest built development on the eastern edge of Sutton Coldfield.  |  |
|   | What would be the remaining gap if the land is developed?  | The nearest point of Fazeley/Mile Oak to Sutton Coldfield is approx. 4.8 km. on Sutton Road. Development of the parcel would have no effect upon the existing gap. |  |

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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?  | Mostly, using roads, and the edges of existing development and possibly field boundaries. |  |
| <b>Assessment category</b>                                    | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |  |
| <b>To prevent neighbouring towns merging into one another</b> | Does the parcel lie directly between two towns and form all or part of a gap between them?   | No.   | Because of the significantly enclosed location of the parcel between Fazeley, Bonehill, and the A5, there would be little impact on the merging of towns in terms of the definitions used in the assessment. Local impact is covered under local role below. |
|   | What distance is the gap between the towns?  | Not relevant.   |  |
|   | Are their intervening settlements or other development on roads that would be affected by release from Green Belt?   | Not relevant in relation to merging of towns, but see local role.                         |  |
|   | Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?   | No.   |  |
| <b>Assessment category</b>                                    | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |  |



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| <b>To assist in safeguarding the countryside from encroachment</b>     | Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel? | No. The parcel is the built area of the hospital.  |   |
|  | Is the parcel partially enclosed by a town or village built up area?  | Partially, to the south.   |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>   |  |   |
| <b>To preserve the setting and special character of historic towns</b> | Does the parcel make a positive contribution to the setting of the historic town? Measured by :             | No. Although Tamworth is an historic town, the parcel has no impact upon its setting. There are no long distance views towards Tamworth from the parcel. | Note the context of historic town for the NPPF – this is taken as Tamworth. Whilst Fazeley has Conservation Areas, the parcel has no relationship to Tamworth as a historic town in terms of its setting. THECZ 18. West of Fazeley. Overall score 9. Area comprised of post 1880's reorganised fields. See Local role. |
|  | 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?   | No.  |   |
|  | Does the parcel form part of an historic landscape that is related to an historic town?                     | No. Impacted by C20th century developments.  |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>   |  |   |

**Local Role of Green Belt**

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| <b>Maintaining the local settlement hierarchy and pattern</b>  | Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements? | No. The parcel is already developed and in effect part of the built area of the settlement. | The parcel is already developed and in effect forms part of the developed area of the settlement. |
|  | Would the development of the parcel be a significant step leading towards coalescence of two settlements?                    | Not applicable. Parcel is already developed.  |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |   |
| <b>Preserving the character and setting of villages</b>  | Does the local landform or landscape form part of the setting of a conservation area or village?                             | No.   |   |
|  | Does the parcel form part of an historic landscape?  | No.   |   |
| <b>Assessment category</b>   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |   |
| <b>Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use</b> |  |   |   |
| <b>Opportunities for public access or to provide access</b>  | What is the degree of existing public access?  | Not applicable.   |   |

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| <b>Opportunities for outdoor sport and recreation</b> | Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?  | Small incidental open spaces within the hospital development. |  |
| <b>Enhancing landscapes and visual amenity</b>        | Does the parcel contribute to the setting of the AONB?   | No.   |  |
|   | Does it form part of the setting of a conservation Area?   | No.   |  |
| <b>Enhancing biodiversity</b>                         | Are there any national or local biodiversity designations within the parcel?   | No..  |  |
| <b>Improving derelict and damaged land</b>            | 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  | Existing: Site does not play a positive role in terms of the Green Belt.<br><br>Potential: Not applicable.               |   |  |

Local Plan Allocations Supplementary Green Belt Report

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| <p>Overall conclusion on Green Belt role of parcel</p> | <p>Category: Important - Moderate – Minor:</p> <p><b>Minor</b></p> <p>Principal Reasons: Conclusion of parcels role as minor relates principally to:</p> <p>NPPF Aim of Green belt &amp; Local roles: The parcel is in effect completely developed and forms part of the built area of the village. The parcel does not meet the functions of the Green Belt.</p> |
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## 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                                 | Shenstone 6: (S6)  |  |   |
|--|--|--|---|
| Description of Parcel                                    | Area approx. 1.4 hectares. This is a small parcel which lies directly adjacent to the norther edge of Shenstone village between the residential area and the 'Lammas Land' which is an area designated as a Local Green Space. The site is bounded to the north by the Crane Brook, residential development to the south and field boundaries adjacent to the "Lammas Land" to the east and west. The land is relatively flat and is predominantly in agricultural use and is formed of one small field bounded by fences and the brook. |  |   |
| 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. It is not part of a wider group of parcels directly preventing sprawl  | Shenstone is located along a principal road route between Lichfield and Sutton Coldfield and on the cross city rail route, with the settlement largely lying between the two routes. It is approximately 3 km from Lichfield, so that it is an 'intervening' settlement between the two. This parcel lies to the north of the settlement and would represent a northerly direction of growth which would extend the settlement slight northwards towards Lichfield. |
|  | 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. 3 km. from the southern edge of Shenstone to the edge of W Midlands at Sutton Coldfield (at Blake Street). |   |
|  | What would be the remaining gap if the land is developed?  | No change (see comment).   |   |
|  | Would development represent an outward extension of the W. Midlands urban area, result in a physical connection between  | No   |   |

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|   | urban areas within and beyond the W. Midlands, or lead to the danger of a subsequent coalescence between such settlements? |   |  |
|   | If released from GB could enduring long-term boundaries be established?  | Yes. Along brook possibly by field boundaries.  |  |
| Assessment category   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |  |
| 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, between Lichfield and Sutton Coldfield, but there is already development south of the parcel towards Sutton Coldfield.   | There would be little impact upon the separation of Lichfield and Sutton Coldfield arising from development and although there would be some consolidation of development in this area, the size of the parcel is small and would therefore only extend Shenstone nearer to Lichfield by approximately 0.1km beyond the existing northern extent of the village. |
|   | What distance is the gap between the towns?  | Approximately 7km.  |  |
|   | Are their intervening settlements or other development on roads that would be affected by release from Green belt?         | Shenstone is itself an intervening settlement. There is development at Chesterfield and Wall between the parcel and Lichfield.  |  |
|   | Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically? | No.   |  |
| Assessment category   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |  |
| 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?                | To an extent yes, because of the clear edge to the existing village development. The parcel is surrounded on three sides by the Lammas Land which is a semi-informal area of natural open space which is of a very different character to the parcel. | Although primarily agricultural there are a number of features around the edges of the parcel that limit its character as open countryside. The parcel is distinctly   |

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|   | Is the parcel partially enclosed by a town or village built up area?   | Yes. The parcel is partially enclosed by development along Mill Brook Drive to the south and south-east. The remainder of the parcel is enclosed by the “Lammas Land” which has a different character to the parcel.  | different in character to the Lammas land which directly abuts the site on three sides. Although the overall impression given is a clear edge to the village.  |
| Assessment category   | +++ – important; ++ – moderate; + – minor<br><b>+ + - moderate</b>   |   |  |
| To preserve the setting and special character of historic towns | Does the parcel make a positive contribution to the setting of the historic town?<br>Measured by :-                          | No.   | Shenstone is some 3km south of Lichfield and does not form part of the setting of the city. LHECZ 13 – Land around Shenstone, Overall score 16. See local role |
|   | Can features of the historic town be seen from within the parcel?  | There are no views of the City from the parcel.   |  |
|   | Is the parcel in the foreground of views towards the historic town from public places?                                       | No.   |  |
|   | Is there public access within the parcel?  | No. Although the parcel is defined to the west and north by a public footpath.  |  |
|   | Does the parcel form part of an historic landscape that is related to an historic town?                                      | Not related to a historic town.   |  |
| Assessment category   | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>  |   |  |
| Local Role of Green Belt  |  |   |  |
| 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, to an extent towards the hamlet of Chesterfield to the north-west and Lichfield to the north. However because of the small size of the parcel this would result in a very small decrease in the size of any gap. | The closure of the current gap between settlements that would result from the development of the whole parcel is considered                                    |

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|  |   |   | marginal and the parcel itself is therefore considered to have only a minor role on terms of local settlement hierarchy.   |
|  | Would the development of the parcel be a significant step leading towards coalescence of two settlements? | No. This is because of the small size of the parcel, which if fully developed would only extend the built extent of the settlement marginally.  |  |
| Assessment category                              | +++ – important; ++ – moderate; + – minor<br><b>+ - minor</b>   |   |  |
| Preserving the character and setting of villages | Does the local landform or landscape form part of the setting of a conservation area or village?          | <p>The parcel is on the main approach to the village from the north, seen principally by road, although much of the parcel is screened by mature vegetation from this view point. The parcel is more visible when approaching the settlement from the north by train. The site is not within and has limited views either into or from the Conservation Area. However, the site does directly abuts the “Lammas Land” which is located to the north of the village and forms part of the setting of the village in this location.</p> <p>There is some ribbon development and larger scale commercial development en-route to Lichfield to the north.</p> | <p>Although there is some contribution to the setting of the village from this parcel, this is impacted on by modern residential development.</p> <p>LHECZ 13 – Land around Shenstone. Overall score 16. Line of Ryknild Street Roman Road is not within the parcel.</p> |



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|   | Does the parcel form part of an historic landscape?   | Yes. This is an area of ancient settlement with archaeological potential related to the Roman period and the prehistoric period. However, there is no specific evidence in relation to the parcel and it forms an agricultural field as part of the wider area of post 1880's reorganised fields. |  |
| Assessment category   | +++ – important; ++ – moderate; + – minor<br><b>++ moderate</b>   |   |  |
| 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?   | One public footpath forms the boundary of the parcel from edge of urban area to open countryside and “Lammas Land”. Unlikely to have additional potential because of land use and size/shape of 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. Although some land is physically suitable for recreation use. Parcel is surrounded by “Lammas Land” which is used locally for open space and recreation.  |  |
| Enhancing landscapes and visual amenity   | Does the parcel contribute to the setting of the AONB?  | No.   |  |
|   | Does it form part of the setting of a conservation Area?  | To a limited degree – see above under local role.   |  |
| Enhancing biodiversity  | Are there any national or local biodiversity designations within the parcel?  | No. Principal features are the hedgerows and hedgerow trees.  |  |

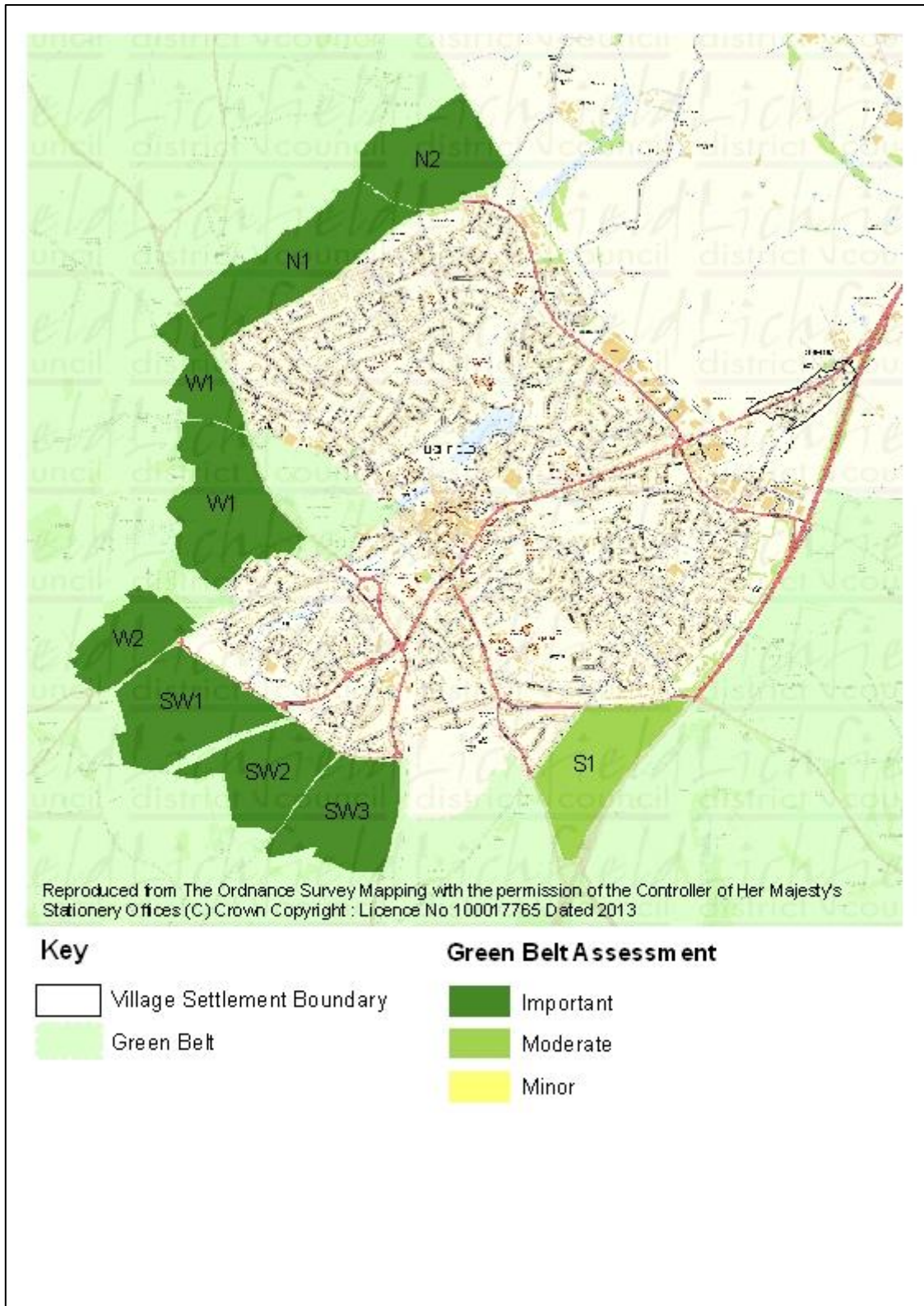
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|  |  |     |  |
|--|--|-----|--|
| Improving derelict and damaged land                  | Is there any derelict land in the parcel?  | No. |  |
|  | Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?   | No. |  |
| Comments on existing and potential for positive role | <p>Existing: Positive role is helped by the public footpath access across the boundary of the parcel, however positive value relates mainly to the countryside character within adjacent "Lammas Land".</p> <p>Potential: Probably limited potential for improving public access. Maintaining access to adjacent "Lammas Land" is key.</p>   |     |  |
| Overall conclusion on Green Belt role of parcel      | <p>Category: Important - Moderate – Minor:</p> <p><b>Moderate</b></p> <p>Principal Reasons: Conclusion of parcels role as 'moderate' relates principally to:</p> <p>NPPF Aim of Green Belt: Whilst the parcel has a role in safeguarding open countryside to the north from encroachment. A number of factors limit the role of the parcel to moderate.</p> <p>Local Role: The parcel is also assessed as having a moderate role in preserving the character and setting of the village. Although it is part of the historic landscape, the contribution to the setting of the village and the Conservation Area is affected by the adjacent residential development and Lammas land around the edges of the parcel. There is a lack of visibility of the parcel from the entrances to the village or from within the Conservation Area.</p> |     |  |

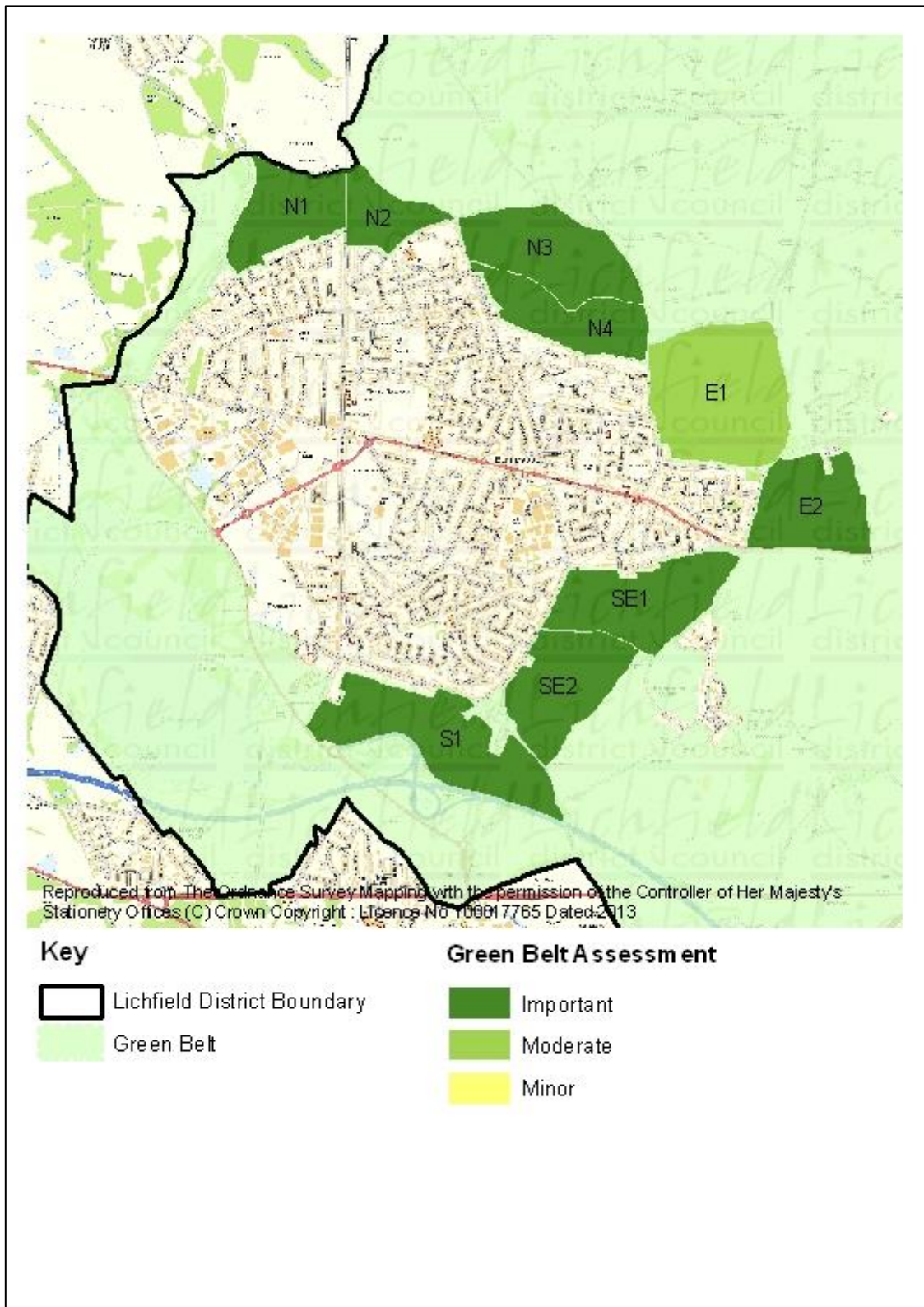
## Appendix B: Green Belt Review Supplementary Report 2013 parcel assessment maps

The following maps are extracted directly from the Green Belt Review Supplementary Report published December 2013.

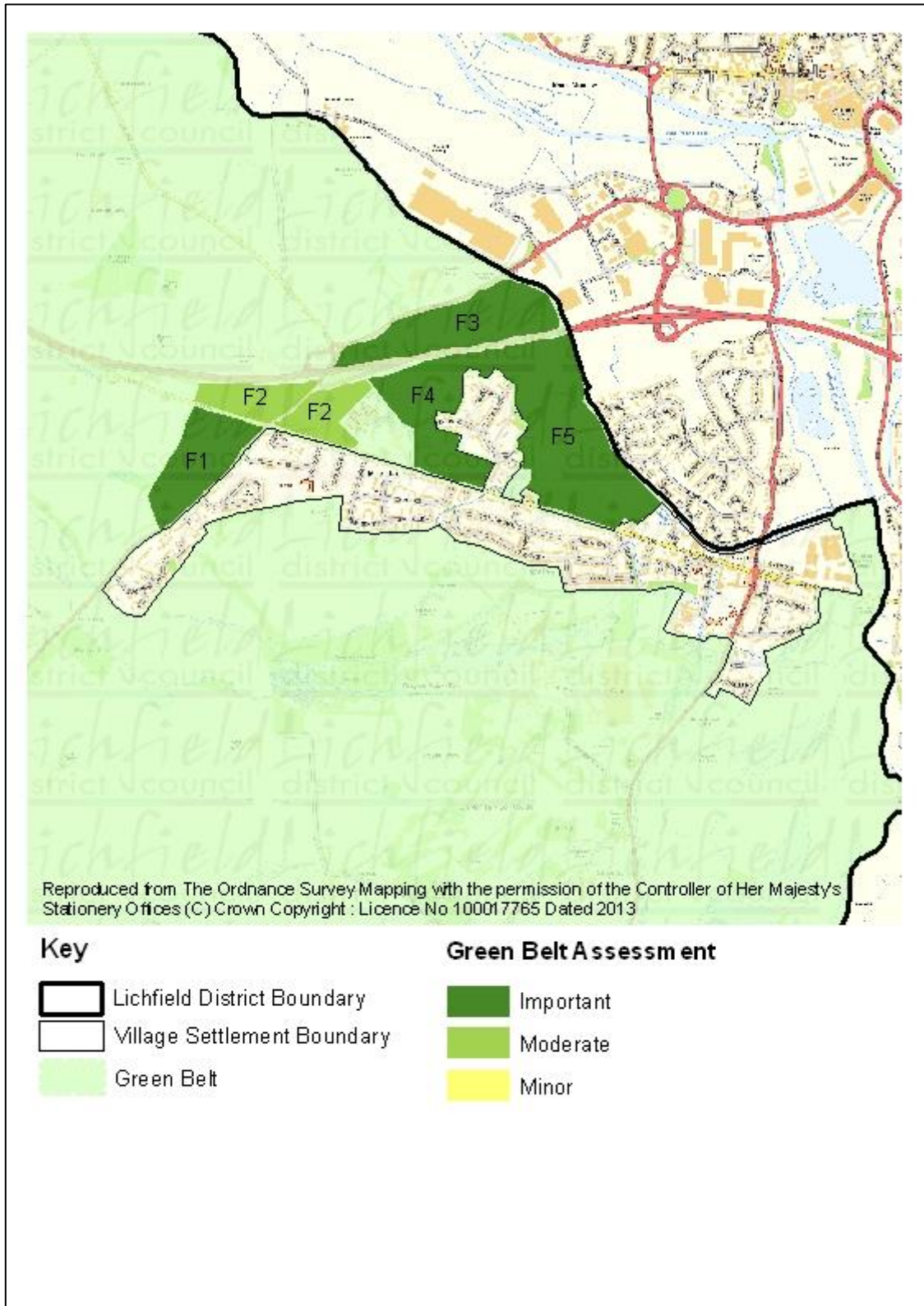
### Map B.1: Lichfield City



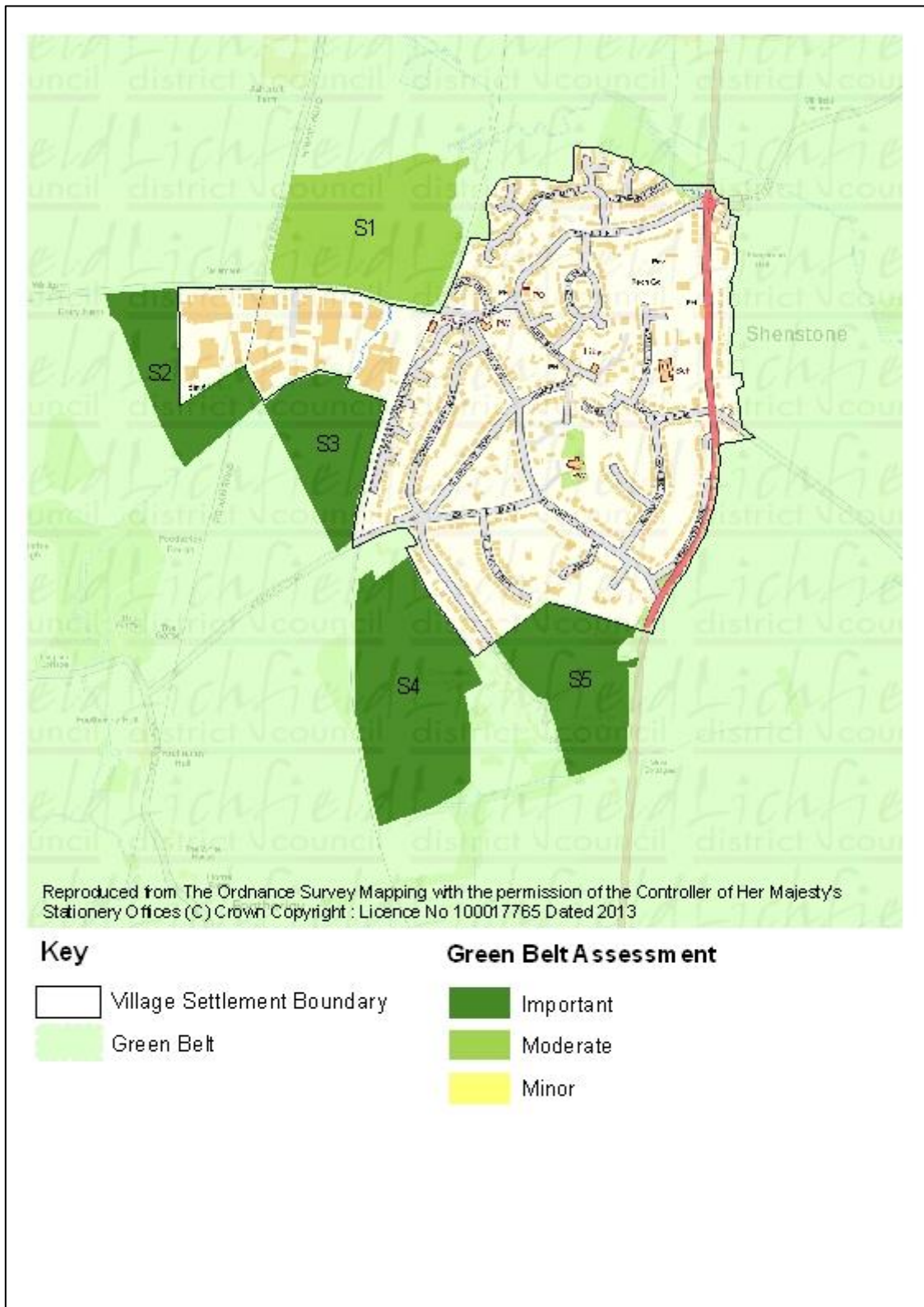
**Map B.2: Burntwood**



**Map B.3: Fazeley, Mile Oak & Bonehill**



**Map B.4: Shenstone**



**Map B.5: Whittington**

