

Lichfield District Local Plan Strategy Green Belt Review

Supplementary Report

December 2013

1. Introduction: The Purpose and Scope of the Supplementary Report

Purpose:

1.1 In July 2012 Lichfield District Council published a Strategic Green Belt Review as evidence for the preparation of the Lichfield District Local Plan Strategy. Following the Submission of the Local Plan Strategy in March 2013, the Plan was the subject of an independent Examination by a Planning Inspector, with hearing sessions held during June and July 2013. Following the hearing sessions, the Planning Inspector wrote to the District Council in September 2013 with his Initial Findings prior to completion of his full report. This was essentially because he considered that additional work was needed on the Plan. He indicated in particular that additional housing provision should be made to ensure that the Local Plan was sound and met the policies of the National Planning Policy Framework (NPPF).

1.2 During the hearing sessions the Inspector had considered carefully the issue of future housing requirements within Lichfield District, both in terms of the overall number of new houses required in the plan period up to 2028, and in terms of the District Council's strategy for distributing new housing growth within the District. In this context he considered representations that sought both an increase and a decrease in the number of new dwellings proposed by the District Council and many representations that sought changes to adopt a different distribution of housing growth, both relating to specific settlements and to the development of new settlements as a means of meeting the requirements.

1.3 In his Initial Findings the Inspector set out his conclusions that whilst he generally endorsed the Council's spatial strategy for the distribution of housing growth, which is based upon apportioning most new growth to the most sustainable settlements within the existing settlement hierarchy of the District, he considered that the Local Plan Strategy had provided for insufficient housing growth overall. He indicated that his conclusions were that the District Council needed to identify how it would provide for an additional 900 dwellings in the period up to 2028. This should be in addition to the 8,700 dwellings already provided for by the Local Plan Strategy through Strategic Development Allocations (SDAs), a Broad Development Location (BDL) and allocations of smaller sites to be made through the Local Plan Allocations document. He considered that this scale of additional growth was a strategic matter that ought to be dealt with in the Local Plan Strategy rather than being left to a Land Allocations document.

1.4 The Inspector recognised that in order to meet these requirements the District Council would need to carry out further preparation work on the Local Plan Strategy. He indicated that taking account of the additional work necessary on housing and in order to meet the NPPF policy for Local Plans to have a 15-year time frame from adoption, the Council should consider extending the Plan period by one year to 2029. He sought an assurance from the Council that the additional work and consultation could be carried out within a period of around 6 months and the District Council in response, indicated that additional work had been commissioned and should be completed within this timescale.

- 1.5 The District Council has carried out initial work on options for meeting the additional housing requirement indicated by the Inspector, also taking account of the potential for additional housing requirements being brought about by extending the Plan period by one year. It considers that the scale of these housing requirements has the potential to impact upon the Green Belt within the District.
- 1.6 As a result it is considered that separate evidence is needed on the extent to which specific parts of the Green Belt meet the objectives set out for Green Belt by national policy and how the Green Belt contributes to local strategies for protection of the countryside and sustainable futures for settlements that are set within it. This is therefore the purpose of this Supplementary Report to the Strategic Green Belt review published in 2012. It is intended to be used alongside Sustainability Appraisal of potential development options as a further, but separate, consideration to inform the decisions of the District Council when it considers those options for locating the additional housing growth.
- 1.7 It is relevant to note therefore that the conclusions of the Green Belt Review of 2012 included identifying settlements where minor changes to the Green Belt might be needed and other settlements where changes were not needed. A potential need for minor Green Belt change was identified at Armitage with Handsacre and at Whittington, whilst the Review indicated that no change was needed at Shenstone or at Fazeley. The Review also concluded that there was no identified need to identify safeguarded land around Burntwood although it should be identified around Lichfield through the Land Allocations part of the Local Plan. In the light of the Inspector's Initial Findings on housing requirements those conclusions may no longer

able to be sustained. Decisions on these issues are not a matter for this Supplementary Report, but it will be an input into such decisions if Green Belt change is proven to be necessary. In particular there is further consideration of the issue of the permanence of the Green Belt around Burntwood.

Scope:

- 1.8 The Supplementary Report takes account of the general findings of the Strategic Green Belt Review of 2012, but has a more specific scope both in terms of the policy considerations to take into account and the specific areas of the Green Belt that it considers.
- 1.9 In terms of the policy considerations, the NPPF sets out the purposes that Green Belts serve nationally. These are related to its fundamental aim "to prevent urban sprawl by keeping land permanently open". The NPPF also identifies that Planning authorities should plan positively to enhance the beneficial use of Green Belts. These aspects of Green Belt policy are principal policy considerations that are the focus of the Supplementary Report and have been used to prepare a methodology to be applied to specific areas of Green Belt. The methodology is set out in detail in the following section of the Report.
- 1.10 In addition it is considered that Green Belts also perform more local role that is not specifically set out in the five aims of Green Belts included within the NPPF, but is nevertheless fundamental to the policy. A local element has therefore been incorporated into the methodology. While the essential purpose of establishing Green Belts was to prevent the outward spread of major built up areas, the implication of establishing a Green Belt, generally of some 7km. to 10 km. wide, as in the West Midlands, was to preserve the openness

outside the large built-up area. The Green Belt area includes a range of freestanding existing settlements and preventing them from merging either with each other or with the large built-up area is essentially what maintains countryside as a setting for both the large built-up area and the towns and villages situated within the Green Belt. Maintaining openness is now considered a key issue in determining planning decisions where Green Belt land is involved.

- 1.11 The implication of having a Green Belt therefore is that the local settlement pattern should not be lost. This role of the Green Belt is considered by this report as a 'local role', and interpreted within this assessment as contributing to maintaining existing settlement patterns and hierarchies. These frequently help to support local development strategies. The maintenance of openness also helps to preserve the character and setting of villages. This is also an aim not specifically stated in national policy, but is related at a local level to the prevention of urban sprawl and preventing neighbouring towns from merging, since villages have frequently been affected by both of those things.
- 1.12 The needs of the Supplementary Report are specifically related to the search for ways in which the District Council can accommodate the level of additional housing growth that the Planning Inspector has identified. In his Initial Findings the Inspector has supported the approach to the distribution of future housing taken by the Council in the Local Plan Strategy, which is to locate development within and around the most sustainable existing settlements, apportioning growth to a significant degree in relation to evidence of the varying sustainability of the settlements.

- 1.13 The Supplementary Report specifically relates to settlements located within the Green Belt that are considered to have the potential to accommodate additional growth that might be significant at the strategic scale within the District, and where the levels of additional growth would not have a fundamental impact upon the spatial strategy already generally endorsed by the Inspector. Essentially this means considering those settlements that may have the potential to accommodate additional growth on sites of a similar scale to the Strategic Development Locations already identified in the Local Plan Strategy. These are in the scale of around 300 dwellings or above in the Local Plan Strategy and are related only to the settlements of Lichfield and Burntwood in terms of meeting Lichfield District's housing needs.
- 1.14 In addition to Lichfield and Burntwood the Local Plan Strategy identifies a number of Key Rural settlements which may have their own housing needs, but because they have a range of facilities services and often local employment, also have the potential to contribute to the overall housing needs of the District, albeit at a reduced scale to Lichfield or Burntwood. These key settlements are identified as Alrewas, Armitage with Handsacre, Fazeley/Mile Oak, Shenstone and Whittington. Of these, all settlements except for Alrewas lie in the Green Belt. The supplementary Report therefore considers the other four Green Belt villages.
- 1.15 A significant level of local involvement in future planning has already occurred within these settlements through the Rural Masterplanning Project and this helped to identify local views on housing growth for these settlements. One of the significant aspects resulting from this Project was a general view that an 'organic' approach should be taken to the growth of villages and that this has implications in terms of the rate of growth and

scale of development sites. Such an approach was taken in the spatial strategy and has been applied also to the consideration of Green Belt in the Supplementary Report, reflected by the scale of areas considered in villages. It should be noted that some of these villages (Armitage with Handsacre and Shenstone) are in the process of developing Neighbourhood Plans, and Whittington has just published a new Parish Plan.

- 1.16 The approach taken is to identify specific parts of the Green Belt around the settlements of Lichfield, Burntwood, Armitage with Handsacre, Fazeley/Mile Oak, Shenstone and Whittington. The Green Belt on the edges of these settlements has been divided into areas identified as Green Belt land parcels. Although of varying sizes, the parcels are generally larger around Lichfield and Burntwood than the villages, in order to take account of the spatial development strategy discussed above.
- 1.17 Essentially therefore the scope of the Supplementary Report is to examine specific parts of the Green Belt within Lichfield District rather than to examine the Green Belt as a whole. The settlements and land parcels considered are those which are relevant to difficult decisions that may need to be taken by the District Council in order to meet the scale of future housing needs identified up to 2029.
- 1.18 The National Planning Policy Framework also requires planning authorities to consider the long-term permanence of the Green Belt, that is, beyond the period for which they are planning. This matter was considered in the Strategic Green Belt Review of July 2012, but is considered again in this Report in terms of the potential implications of the Inspector's Initial Findings.

2. Methodology

2.1 A specific methodology has been prepared for the analysis of Green Belt within the Supplementary Report and it is described below. The methodology has been designed in the light of the specific purposes for the preparation of the Report and in the light both of the role of the Green Belt within the District and the existing settlement pattern. A scoping analysis of other Green Belt Reviews has been undertaken in order to help determine a methodology.

Methodologies of other Green Belt Reviews:

2.2 Many local planning authorities in England have completed or commenced reviews of Green Belt in their areas as part of the preparation of a Local Plan or Core Strategy. Many of these have considered all of the Green Belt within the Authority's area and sought to define the general 'value' of individual parts as a consideration in the preparation of development and protection strategies for the Authority's area. The principal driving force common to existing Green Belt reviews has been the need to accommodate development needs in the most sustainable manner. Essentially the reviews are asking the questions, which are the most important parts of the Green Belt to continue to protect, and which parts of the Green Belt would it be best to release from green Belt if such release is required.

2.3 Most reviews take a similar approach, examining individual portions of Green Belts against the five main aims of green belt policy in order to place some value of specific areas against the aims and to determine an overall value. In detail, methodologies vary, for example some Green Belt Reviews adopt larger or smaller divisions of Green Belts, so they have a resulting broader or finer 'grain' of analysis. Some Reviews adopt a

'scoring' approach to individual parts of the Green Belt and some consider more local issues in addition to the National Planning Policy Framework identified aims.

2.4 It appears common to all Reviews that an overall approach that examines the Green Belt against National Planning Policy Framework has been adapted to local circumstances. Both the positive roles of Green Belt and 'local' roles in supporting settlement policy are variously considered. In detail, some reviews are specific in defining what is meant by individual terms, such as 'neighbouring towns' or 'historic towns' and this approach is adopted by this Report. In addition several Reviews identify specific questions to help in determining the answers to the overall assessment against a particular criteria, and this is also considered a useful approach. Common specific questions have therefore been identified to aid the assessments of individual areas, although there are frequently other considerations that are identified in addition.

The Assessment Methodology:

2.5 The key aspect of the Green Belt Assessment is that it seeks to address the contribution made to the Green Belt applied to specific parcels of land. It does not seek to identify the development potential of any land parcel. Whilst the driver of the Assessment is to contribute to decisions over the future of areas in terms of development pressure, analysis of suitability for development is a complex issue that is addressed through the Sustainability Appraisal process and consideration of development options. This is being carried out separately by the District Council to enable subsequent policy decisions to be made. The Green Belt Assessment is simply another consideration to help the decision making process.

Definition of land parcels:

2.6 As indicated the methodology adopted has been to define specific land parcels around individual settlements where housing growth may need to be considered at a scale where it would make a contribution, or impact on the overall development strategy for the District. No specific size level has been adopted, but land parcels have generally been used that could at least accommodate housing growth of a similar size to those already included within the Local Plan Strategy proposals for the two urban areas of Lichfield and Burntwood. For the four key rural settlements, the land parcel definition takes account of the smaller size of the settlements and the overall lesser role that the settlements play in the Local Plan Strategy in terms of housing growth.

2.7 Within this general approach individual land parcels have been defined that, firstly, can 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. In total 36 individual land parcels have been defined, varying in number between settlements. The parcels defined are shown on the Plan included at **Appendix A** to the Report.

2.8 Within the approach considered above, it was determined that it would not be appropriate to include Sites of Special Scientific Interest (SSSI) or the Area of Outstanding Natural Beauty (AONB) within any land parcel, since the background consideration is potential development at a strategic scale. In practice these considerations only apply to Burntwood, since the only other relevant SSSI is located in the centre of Lichfield. Overall therefore the defined parcels are the result of the identification of some relevant principles and are the result of

judgements made in the context set out above, rather than there being a 'scientifically' determined formula.

The NPPF Five Purposes of Green Belts:

2.9 The National Planning Policy Framework identifies the fundamental aim of Green Belt policy as preventing urban sprawl by keeping land permanently open and states that the essential characteristics of Green Belts are their openness and their permanence. The Lichfield District Green Belt Review 2012 describes the history and context of the West Midlands Green Belt. A key point is that the Green Belt within the District began to be defined by Staffordshire County Council in the 1960's, and has been used in making planning decisions keeping area open since then, even though detailed definition of boundaries for some areas took until the 1990's to complete.

2.10 The NPPF goes on to say that Green Belt serves five purposes and defines these as:

- 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 and other urban land

2.11 One of the issues in determining a methodology for assessing separate land parcels within the Green Belt is the fifth purpose, that of the role in assisting regeneration. Although it would be useful to be able to define where parts of the Green Belt make a significant contribution to this purpose, information on

investment decisions that might contribute to regeneration are not available. It is difficult to say whether the presence of Green Belt in one particular area has resulted in redevelopment within the adjacent urban area, or for example a potential investment has gone elsewhere within the region.

2.12 Few other Green Belt Reviews have attempted to analyse the impact on regeneration of individual parts of the Green Belt. In the light of the general considerations of investment decisions, but in particular on the relatively small land parcels defined for this assessment, it is not considered valid to include this purpose within the land parcel assessment. The land parcel assessment therefore relates to the other four of the identified N.P.P.F. purposes.

2.13 It is recognised however that the Green Belt overall is likely to be playing a significant role in this respect since it guides development largely into existing urban areas. There are some differences that can be identified between settlements within the District however, and these are described in the conclusions to the overall analysis at the end of the Report.

2.14 Various terms are used within the NPPF to describe the purposes of the Green Belt. It is important to interpret these specifically in relation to the land parcel Assessment, since the analysis uses specific meanings to assess each parcel against individual criteria. The terms used within the NPPF purposes are used to have the following interpretation within the Assessment, as set out in the Table below.

NPPF Term from purposes	Definition of terms to be applied in the Assessment
'to check the unrestricted sprawl of large built-up areas'.	<p>Sprawl: To spread out over a large area in an untidy irregular way. (Oxford Dictionary Online). Specific consideration is that the large built-up area could become physically joined to other areas by an outward spread, with no open separation between settlements.</p> <p>Large built-up areas: The cities and towns comprising the West Midlands conurbation around which the inner boundary of the Green Belt is drawn. These include Birmingham (including Sutton Coldfield); Walsall (including Aldridge and Brownhills), with which Lichfield District has boundaries.</p>
'to prevent neighbouring towns merging into one another'	<p>Neighbouring towns: any town located adjacent to a town within Lichfield District that has no other town intervening between them.</p> <p>Towns within Lichfield District are defined as: Lichfield; Burntwood.</p> <p>Towns in adjacent Districts are defined as: Tamworth; Cannock; Rugeley; Brownhills; Sutton Coldfield</p> <p>Merging: joining or combining with, either through general sprawl or ribbon development.</p>
'to assist in the safeguarding of the countryside from encroachment'	<p>The countryside: generally open land with little built development and mainly rural land uses including agriculture and forestry</p> <p>Encroachment: a gradual advance beyond certain limits – determined as the edge of existing built development within a settlement</p>

<p>'to preserve the setting and special character of historic towns'</p>	<p>Setting: the surroundings of the town that are associated with the history of its development and show a relationship between town and country e.g. through views</p> <p>Special character: the unique combination of features that together make up the reason for identification as an historic town e.g. individual or groups of buildings, street layout, roofs, spires, landform, trees</p> <p>Historic town: settlement with historic features determined by local policy or national designations (e.g. conservation Areas, Historic Parks and Gardens).</p> <p>Historic towns for the purposes of the Assessment are defined as: Lichfield and Tamworth</p>
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'Local' Roles of Green Belt:

2.15 To assess the 'local role' of the Green Belt, two related considerations have been identified. These are:

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

2.16 Lichfield District is broadly an area of towns and villages separated by broad tracts of productive agricultural land. The towns and villages are predominantly nucleated in form and although there are many hamlets of varying form, there are few linear settlements or long ribbons of development along roads. Villages vary in size and their range of functions and facilities, factors that were taken into account in determining the development strategy for the Local Plan. Largely maintaining the existing pattern of towns and villages and their individual level of functions (or position in the hierarchy) forms part of the planning strategy for the District.

2.17 Many of the villages within the District are historic in origin, Shenstone for example is mentioned in the Domesday Book, but there is a long and continuous history of settlement from pre-history through Roman settlement, to medieval villages through to the present. Mostly they have developed within agricultural landscapes, although at Fazeley, early industrialisation through textile mills was important. The four

key rural settlements in the Green Belt have some important historic features and/or are related in some way to their wider surroundings, mostly through agriculture. Green Belt policy has been instrumental in protecting villages for many years, in terms of their general size, and their relationship to the surrounding landscape. This has therefore been included within the Assessment as an issue separate from the overall settlement hierarchy and pattern. It is defined as 'preserving the character and setting of villages'.

2.18 As for the four NPPF purposes, specific questions have been defined to assist with the assessment of the extent to which the green Belt supports both local roles. Again also, the assessment takes account of any other factors relevant to the overall judgement, which apply to the parcel.

The Assessment:

2.19 For each land parcel, the methodology generally seeks to identify the answer to the question '**what is the importance of the land parcel in achieving this Green Belt purpose**', both for the defined NPPF purpose and for the identified 'local' roles. To assist in the Assessment, specific questions have been identified to enable a clearer appraisal of the role and these are shown in the Table below. The Table is the complete

assessment form against which each land parcel has been considered.

2.20 For each role assessed the methodology concludes with a single overall category. This is a judgement of the level of importance of the parcel in achieving each role, based upon both the answers to the specific questions and any other relevant factors. A simple system of defining three categories has been used. The defined categories are either that the parcel plays an **Important**, **Moderate**, or **Minor** role in relation to the specific Green Belt purpose. Within the consideration of the results of the assessment these have been tabulated in a colour coded form for each settlement and for the Assessment as a whole.

2.21 An overall Assessment category is defined for each land parcel. This is the highest level of importance achieved out of

all of the roles assessed. The reason for this is that any parcel may play an important role when assessed against one specific role, but that this may be vital in one particular area, even though other roles may be relatively less important. For example, for settlements near the outer edge of the Green Belt, such as Lichfield or Armitage with Handsacre, the direct effect of a parcel on limiting outward sprawl is likely to be relatively less important than other aspects of Green Belt policy. Because a single aspect of Green Belt may be important, the Assessment is not a cumulative one.

2.22 There is an individual Assessment Form completed for each land parcel and these are included as **Appendix B** to the Report. The individual assessments form the basis of the general conclusions and specific settlement conclusions presented below as the results of the Assessment.

GB Land Parcel Reference			
Description of Parcel			
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts in N.P.P.F.			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>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?</p>		

	<p>What would be the remaining gap if the land is developed?</p> <p>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?</p> <p>If released from GB could enduring long-term boundaries be established?</p>		
Assessment category			
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>		
Assessment category			
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>		
Assessment category			
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>		
Assessment category			

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? Would the development of the parcel be a significant step leading towards coalescence of two settlements?		
Assessment category			
Preserving the character and setting of villages	Does the local landform or landscape form part of the setting of a conservation area or village? Does the parcel form part of an historic landscape?		
Assessment category			
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?		
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the parcel?		
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?		
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?		
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?		

Comments on existing and potential for positive role	Existing: Potential:
Overall conclusion on Green Belt role of parcel	Category: Important - Moderate – Minor: Principal Reasons:

2.23 If the answers to the identified questions generally point towards an important role, then the overall assessment for that role is likely to be that the specific parcel is important in supporting that role. However other factors identified within the comments column may be relevant and could modify the overall conclusion for the specific purpose, either to increase or reduce its importance.

Positive Uses of Green Belts:

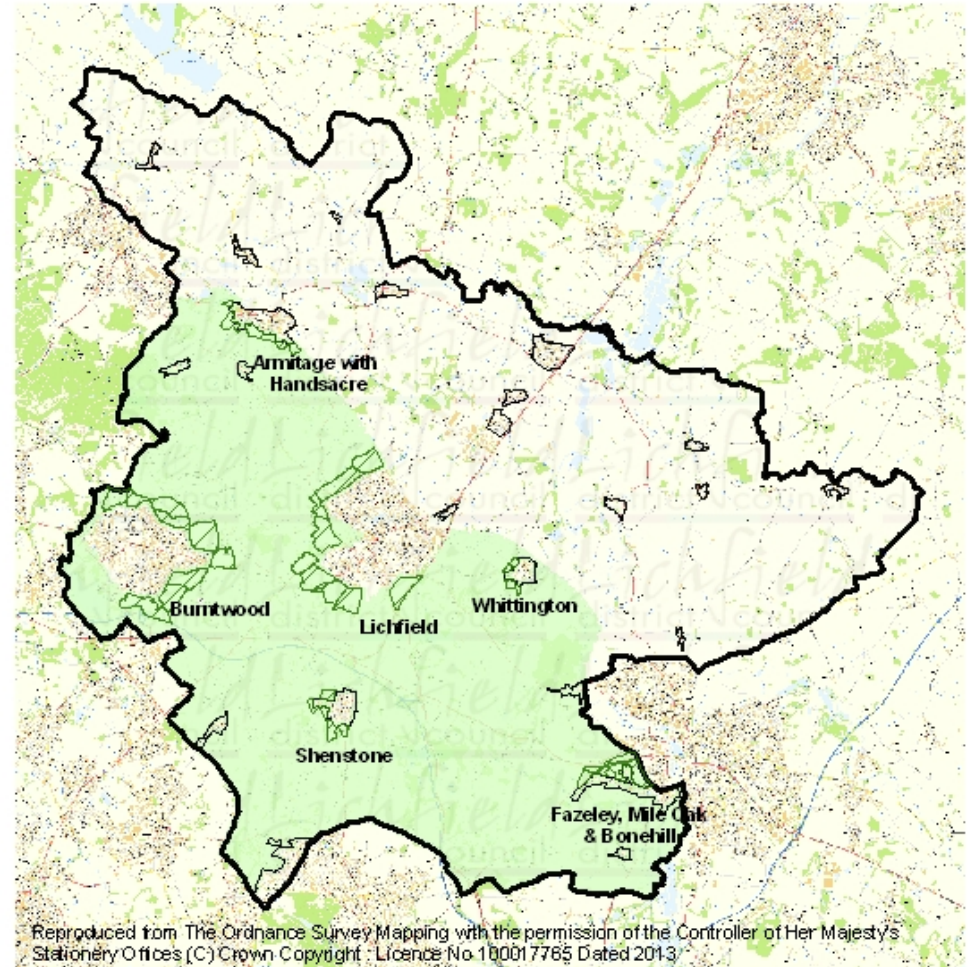
2.24 The National Planning Policy Framework says that once Green Belts have been defined local planning authorities should plan positively to enhance beneficial uses of Green Belt. It identifies a number of potential positive uses for Green Belt, although it does not suggest that the list is exhaustive. The identified positive uses are essentially concerned with uses that keep land open, but are used by communities for access, sport or other outdoor recreation, or provide opportunities for landscape or biodiversity enhancement or improving derelict or damaged land. As shown in the Assessment Form above, these potential positive uses have been included in the assessment to the extent that readily available information and on-site appraisal allows. A number of specific questions are

again identified, but for this part of the assessment each parcel is not categorised. It is considered a useful addition to the overall appraisal however to have some indication of the level of existing positive use achieved and of the potential that may be available to be exploited in the future.

2.25 For each land parcel the Assessment concludes with the identification of the most significant role for that parcel, either as important, moderate or minor. A brief summary is included of the main reasons for the conclusion, and of any other significant conclusions for the parcel. A Plan showing the outcome of the land parcel assessments mapped for the District, is included as **Appendix C**.

3. Assessment Results

3.1 The following sections discuss the results of the land parcel assessments for each settlement considered. This is in order to identify specific characteristics that are relevant to the settlement, including the particular value of Green belt roles, and the differences identified between the land parcels considered, particularly including any factors that may be relevant to the consideration of potential development.



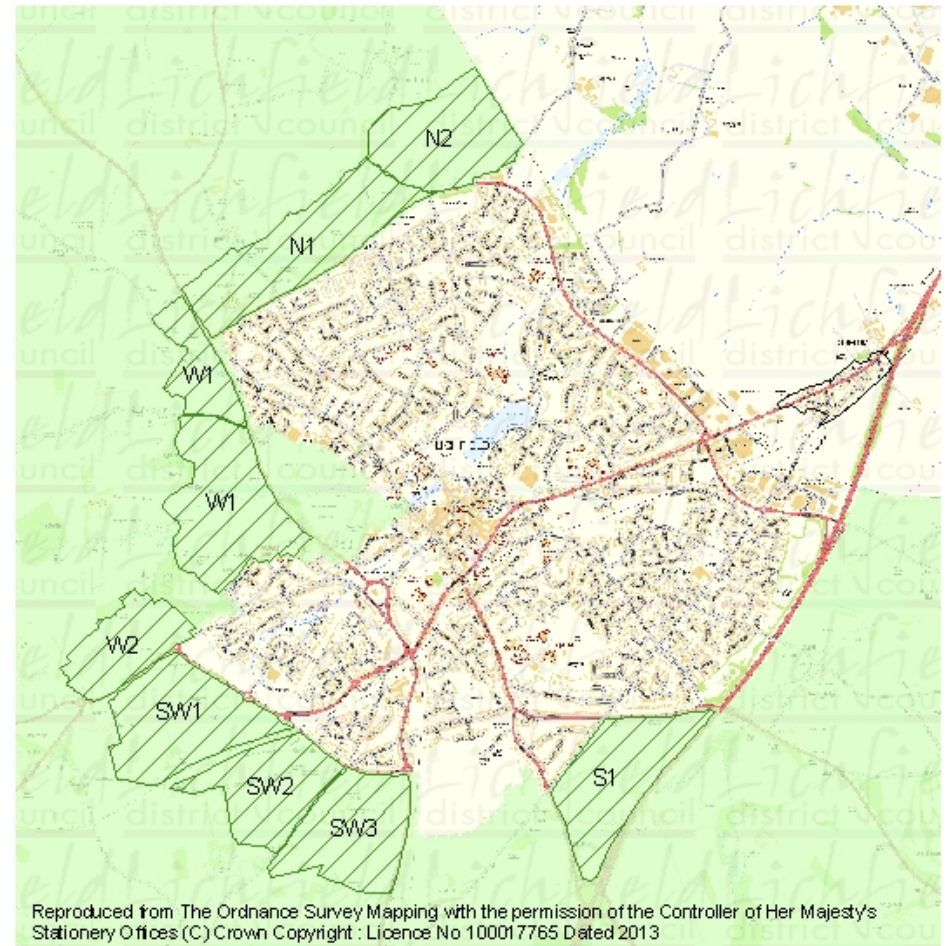
Key

-  Lichfield District Boundary
-  Lichfield District Boundary
-  Green Belt
-  Green Belt Parcel




Lichfield:

3.2 Lichfield is located at the outer edge of the West Midlands Green Belt and the southern edge of the city is some 7 km. from its northern edge, at Sutton Coldfield. The outer boundary in this area is the West Coast Mainline railway. Immediately to the north of the city, the countryside is protected by Local Plan policies for the open countryside rather than national policy. Because of its outer position, the direct relationship to the outward sprawl of the West Midlands large built-up area is limited. It would take substantial levels of development over a long period of time for Lichfield to be amalgamated into the conurbation through sprawl. Nevertheless significant built developments within the gap between the city and Sutton Coldfield could have a long-term impact, certainly on the level of open countryside between the conurbation and the city.

3.3 Whilst checking unrestricted sprawl may not be a major function of the Green Belt around Lichfield, the city is the only settlement within the District that falls within the category of 'historic town' and is therefore a significant consideration for land parcels around the edge of the city. Other aspects likely to be of relevance in considering land parcels around the city are that Lichfield is one of a ring of freestanding towns situated outside the West Midlands conurbation. The neighbouring towns in relation to Lichfield are Burntwood, Rugeley, Tamworth and Sutton Coldfield, although there are some villages or hamlets that are located between the towns. Burntwood is the nearest town to Lichfield and lies only some 3 – 4 km. to the west, This is therefore a particular consideration for land parcels on the west side of the city.



Key

-  Village Settlement Boundary
-  Green Belt
-  Green Belt Parcel

3.3 There are some villages close to Lichfield, in particular the small villages of Elmhurst to the north and Wall to the south. Whittington is slightly further away, some 2.5 km. to the east. The relevance of these within the assessment is particularly in maintaining the local settlement pattern.

3.4 The land parcels identified for Lichfield do not include any land to the east of the A38 trunk road. This is because parcels have been identified generally in the context of the additional housing requirements and the barrier effect created by the road would

result in considerable difficulty of integrating any developed land with the city. For Lichfield parcels therefore, separation from Whittington is not considered to be an issue. Eight separate land parcels were considered for Lichfield, situated in a ring from the north of the city around the west side through to the south. The parcels vary in size from 35 hectares to 70 hectares. A table showing the results of the assessments for Lichfield is included below.

Colour Key for Land Parcel Assessments of Green Belt Role Summary Table								
	Important		Moderate		Minor			

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								
Lichfield N 2								
Lichfield W 1								
Lichfield W 2								
Lichfield SW 1								
Lichfield SW 2								
Lichfield SW 3								
Lichfield S 1								

- 3.5 For the seven of the eight land parcels assessed, the most significant role was assessed as 'important' against at least one of the NPPF or local purposes. The exception to this was the Lichfield South land parcel located between Cricket Lane, London Rd, the A38 and Tamworth Road. The most significant level assessed for this parcel was a 'moderate' role in assisting in safeguarding the countryside from encroachment. In the other roles assessed this land parcel was assessed as having a minor role. This is particularly because it is located where there is less of a relationship with any nearby towns, villages or hamlets and the parcel has no clear relationship with the setting of the historic city, either from nearby or more distant viewpoints.
- 3.6 In terms of the individual roles assessed, all parcels were considered to have a minor role in relation to checking the unrestricted sprawl of the large built-up area, where distance was considered to be the prime factor. Parcels to the west side of the city, referenced as Lichfield West 1, Lichfield West 2 and Lichfield South-west 1, were considered to have a more significant role than others in terms of the potential for the closure of the gap between, and possibility of eventual merger with, Burntwood. There would be an even more significant potential effect for this NPPF role if there were a release from Green Belt of both parcels on the west side of the city and the east side of Burntwood. However because of the remaining distances and no inter-visibility, these parcels have been assessed as having a moderate role in terms of preventing towns from merging, compared to minor for the remaining parcels.
- 3.7 'Assisting in safeguarding the countryside from encroachment' is assessed as an important role for all green belt parcels except for Lichfield South 1 at Cricket Lane. There are clear boundaries to the city between the built up areas and the countryside, and this applies to all land parcels. For the most part the edge of the city is the start of relatively wide tracts of countryside that are unbroken by major barriers and contain largely farmland, woodland and villages. The clear edges are perhaps a result of the long-term application of Green Belt policies. Even in the north of the city, in land parcel Lichfield North 1 where there is a school, other built development, and open recreation uses, there remains a relatively clear distinction between the city and countryside with no areas of land partially enclosed by development. This is perhaps an effect of the construction of Eastern Avenue.
- 3.8 Nearly all land parcels are considered to have some role in preserving the special character and setting of the historic city. Much is made of the importance of the setting of Lichfield within a shallow bowl in the landscape and this is considered in the assessment of Lichfield parcels. The general approach to considering development in Lichfield has been to minimise the extent to which development is allowed to rise upwards in the landscape towards the edge of the ridges that create the 'bowl'. This was considered extensively in arguments about the principle of developing at Darwin Park.
- 3.9 In the north of the city development already reaches to Eastern Avenue, which is one of the highest parts of the city, but most concern has been to the south-west, where historic 'prospects' of Lichfield show the central core of the city viewed from high viewpoints near Pipehill and Aldershaw. These high viewpoints

still exist from footpaths or roads and these have been noted in the assessments. There are differences in the conclusions of the assessments of individual parcels in relation to this factor, depending for example on the closeness of the parcel to the viewpoint, the directness of the view to the historic core and whether there is other open land in front of the parcel from the viewpoint.

3.10 In the light of the significant amount of newer development in this part of the city outside of the historic core, the fact that there simply may be a viewpoint across the parcel to the city centre has not been taken by itself as meaning that the role is important for this aim, but rather of moderate importance. Also taken into account is the degree of survival of the historic landscape itself and the degree to which the parcel rises up the slope. As a result three parcels on the west and south-west sides of the city, Lichfield West 1, South-west 1 and South-west 3 are assessed as having an important role in preserving the setting of the historic city.

3.11 In terms of the local Green Belt roles assessed, maintaining the local settlement pattern and hierarchy was considered relatively more important for Lichfield parcels than preserving the setting and character of villages. The parcels considered to have an important role in this respect were in the north of the city, because the small village of Elmhurst is close to the city boundary and development of the parcels would significantly reduce the gap. Land parcels West 1 and West 2 have both a role in preserving the gap to Burntwood, but also to the hamlet of Woodhouses, which lies between the two. Although there is a significant amount of countryside between the parcel and settlement to the west the role is assessed as moderate because of the relative closeness. Similarly, the south-west parcels protect the gap between the edge of Lichfield and Wall, but in addition to the remaining distance, there is also the ridge-line that lies between the two settlements which has been taken into account in assessing the role as moderate.

3.12 Parcel Lichfield North 2 is the only parcel considered to have an important role in terms of the setting and character of a village, in this case Elmhurst, because the northern part of the parcel almost reaches to the edge of the village. All other parcels are considered to play only minor roles in relation to the character and setting of neighbouring villages.

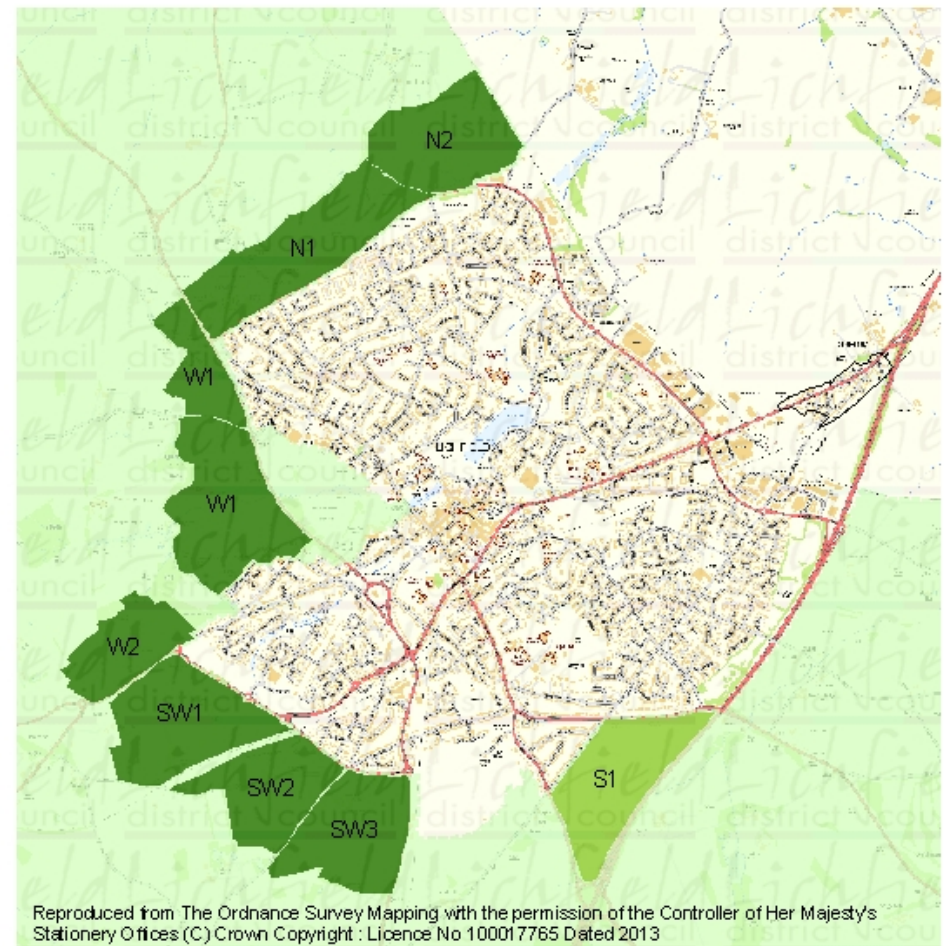
3.13 In terms of positive uses of the Green Belt it is clear that there is significant variation in the current use of the parcels. This is essentially because of variations in the public footpath network and the degree of agricultural use. Some parcels however, particularly Lichfield North 1 and West 1, have a considerable element of use for sport. Several other parcels would be physically capable of accommodating some outdoor sport uses if there was a demand, in particular Lichfield South 1. However an additional factor, particularly in the west, is the need to protect valuable biodiversity. A notable feature of parcels in the south-west is that they contain parts of the restoration route of the Lichfield Canal, which could be of positive use for both recreation and biodiversity.

Boundaries of potential Strategic Development Allocations:



3.14 In most cases for the assessment land parcels have been able to be defined easily on the ground through existing features. In Lichfield strategic scale housing proposals have been put forward where the outer edge of proposed development does not follow any line visible on the ground, but seeks to follow the principle of limiting the spread of the city up its slopes towards the top of the ridges that create the 'bowl' that the city is set within. The precedent for this is the land at South Lichfield on 'safeguarded' land not in the Green Belt and defined in the adopted Local Plan. The safeguarded land was defined to generally follow contours of the land, although in part this follows the route of a track. Any proposals in the

south-west of the city would similarly need to address this issue and the parcel definition and assessment has shown that there is no obvious solution, because for parcels South-west 1, 2 and 3 there are no easily defined boundaries at a lower level.

3.15 The issue of an appropriate and firm long term Green Belt boundary is most acute in relation to the suitability and continuity of the boundary to the south of the city including the safeguarded land and land in parcel south-west 3, where firm development proposals have been put forward for both areas. It is considered that the principles that should apply are that appropriate on-the-ground boundaries should be used where possible; if this is not possible then a contour related boundary should be used; a chosen boundary needs to be seen to have some meaning in relation to its purpose of limiting the upward spread of development; where development follows a contour defined boundary, the land beyond it needs to be permanently secured in an appropriate Green Belt use, preferably within public control, rather than remaining in agriculture in private control.



Key

-  Village Settlement Boundary
-  Green Belt

Green Belt Assessment

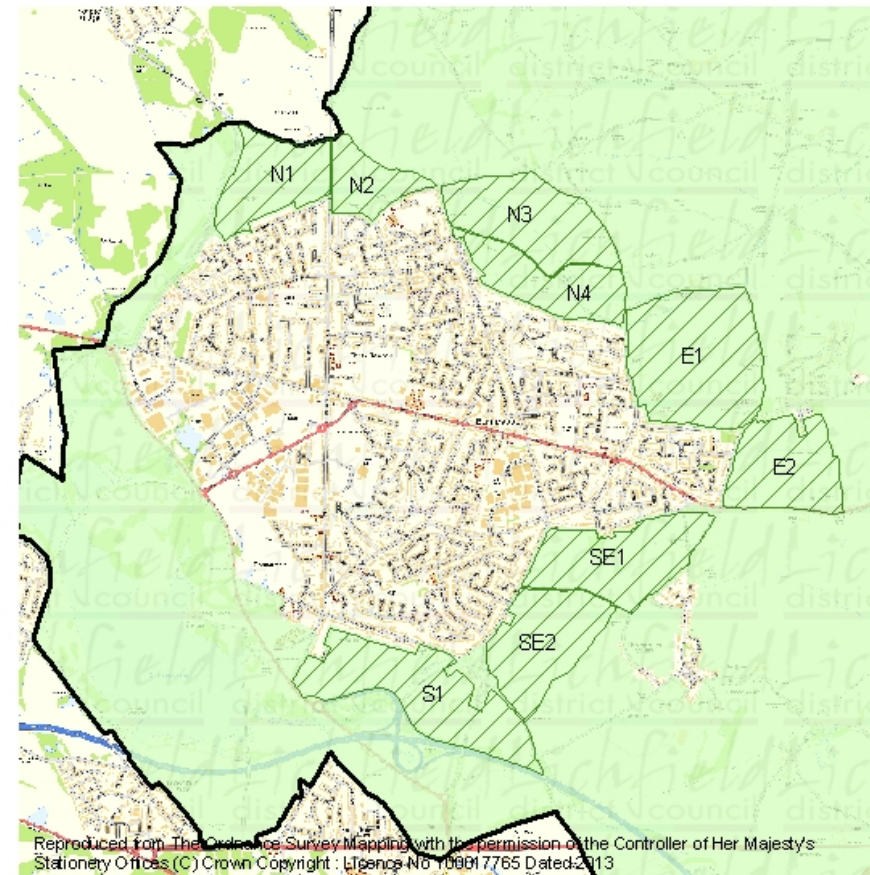
-  Important
-  Moderate
-  Minor

Burntwood:

3.17 Burntwood, in contrast to Lichfield, is located near the inner edge of the West Midlands Green Belt. The town is entirely enclosed by the Green Belt which is tightly drawn against the existing built-up area. The southern side of Burntwood is situated a little way north of the Newtown area of Brownhills. The gap between the edges of the two settlements is less than 800 metres at its narrowest point making it one of the narrowest gaps to a freestanding settlement set in the Green Belt. Passing through the gap is the M6 Toll motorway and there is a motorway junction located within the gap. North of Burntwood is a stretch of open countryside towards Rugeley some 6 km. away. Most of this area is the eastern part of the Cannock Chase Area of Outstanding Natural Beauty. Immediately to the north of Burntwood is Gentleshaw Common, which is a Site of Special Scientific Interest within the AONB. The Chasewater Heaths SSSI lies to the west of Burntwood and west of the Burntwood Bypass. It includes Chasewater itself, together with a large area of lowland heathland. Because of its position near the inner edge of the Green Belt, the direct relationship to the outward sprawl of the West Midlands large built-up area is a major consideration. The gap to the northern edge of Brownhills lies within Lichfield District, including land south of the M6 Toll.

3.18 Other identified purposes of Green Belts that are likely to be significant in considering land parcels around Burntwood are its relationships with neighbouring towns. For Burntwood these are principally Lichfield, Brownhills and Cannock, whose eastern edge is less than 2 km. to the west. The Chasewater S.S.I. has the significant effect of preventing any significant spread of Burntwood towards Cannock or towards Norton Canes to the south-west. Lichfield lies only some 3 – 4 km.

from the eastern edge of Burntwood. This is therefore a particular consideration for land parcels on the east side of the city.



Key

-  Lichfield District Boundary
-  Green Belt
-  Green Belt Parcel

3.19 There are some villages close to Burntwood, in particular Hammerwich is close to its eastern boundary, Woodhouses lies close to the St. Matthews area of recent housing development, Chorley is north-east of the town and the villages of Gentleshaw, Cannock Wood and Prospect Village lie to the north. The relevance of these within the assessment is particularly in maintaining the local settlement pattern.

3.20 The land parcels identified for Burntwood exclude any land within the SSSI. This is because parcels have been identified generally in the context of the additional housing requirements. The separation with Cannock is therefore not considered to be an issue. Nine separate land parcels were considered for Lichfield, situated in a ring from the north of the city around the east side through to the south. The parcels vary in size from 18 hectares to 64 hectares. A table showing the results of the assessments for Burntwood is included below.

Colour Key for Land Parcel Assessments of Green Belt Role Summary Table								
	Important			Moderate			Minor	

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								
Burntwood N 2								
Burntwood N 3								
Burntwood N 4								
Burntwood E 1								
Burntwood E 2								
Burntwood SE 1								
Burntwood SE 2								
Burntwood S 1								

3.21 For eight of the nine land parcels assessed, the most significant role was assessed as 'important' against at least one of the NPPF or local purposes. The exception to this was the Burntwood East 1 land parcel north of Church Lane and between Rugeley Road and Coulter Lane. The most significant level assessed for this parcel was a 'moderate' role in 'assisting in safeguarding the countryside from encroachment' and in 'maintaining the local settlement pattern and hierarchy'. This is because its location does not directly support checking unrestricted sprawl, assist in preventing towns from merging or have any close relationship with other villages or hamlets.

3.22 In terms of the individual roles assessed, while parcels to the north and east of Burntwood were assessed as having a minor role in relation to checking the unrestricted sprawl of the large built-up area, parcels in the south-east and south, where they approached or lie within the gap to Brownhills, were assessed as moderate or important. For these there is considered to be a significant issue of the potential merging with the large built-up area, giving rise to an outward sprawl, even though the motorway would have a limited effect of maintaining some physical separation. Parcels south of the motorway and Burntwood Bypass were not considered but there is known to have been development pressure in this area.

3.23 In terms of preventing towns from merging the assessment highlighted two separate issues. Firstly on the east side of Burntwood there is a relatively narrow gap to Lichfield. Parcel E.2 is most significant in this respect as it would extend development east of Farewell Lane and consolidate the development of this area, which has recently seen the redevelopment of the former St. Matthews Hospital. This area is proposed in the Local Plan to be removed from the Green Belt, as it is already effectively part of the town. This parcel is therefore assessed as moderate in relation to Lichfield, taking

account of the remaining distances and that there is no inter-visibility.

3.24 South of the town, there is an issue of potential merging with Brownhills, which is assessed as important for parcels Burntwood South 1 and Burntwood South-east 2. It is acknowledged however that in this case the role is similar to that of preventing outward sprawl. However because of, these parcels have been assessed as having a moderate role in terms of preventing towns from merging, compared to minor for the remaining parcels.

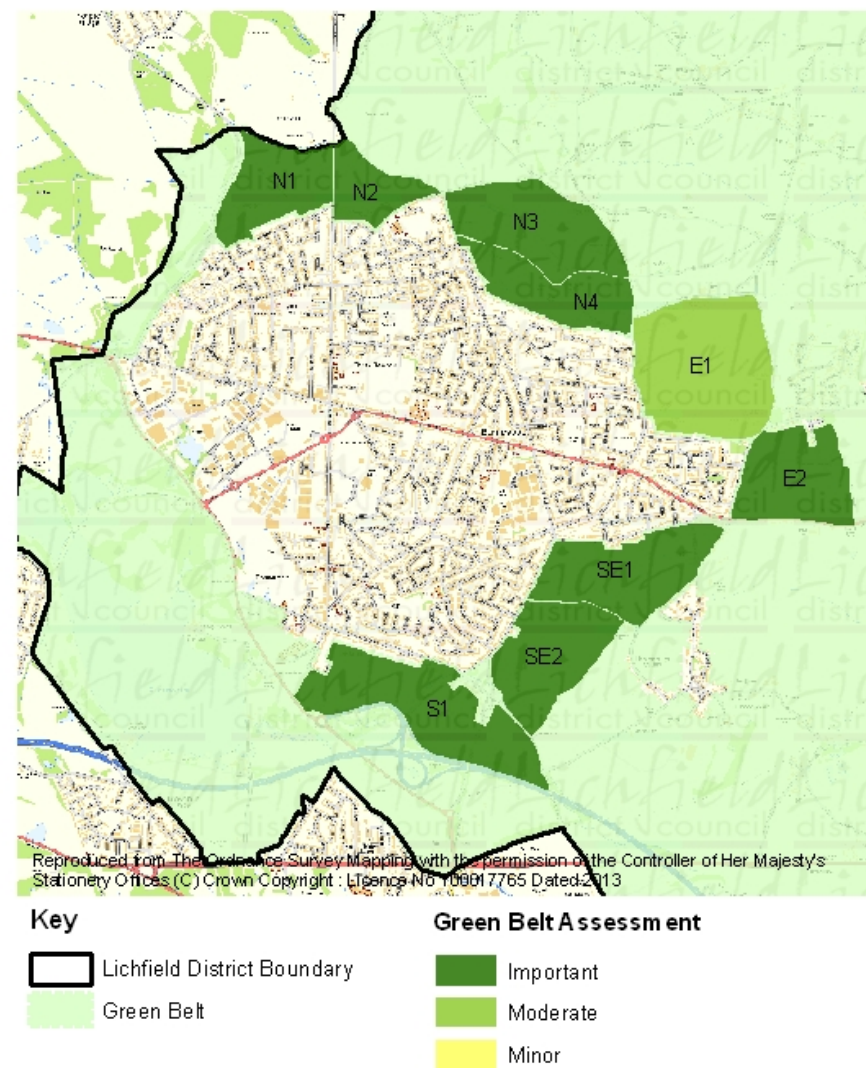
3.25 'Assisting in safeguarding the countryside from encroachment' is assessed as an important role for all Green Belt parcels except for Burntwood east 1 and Burntwood South 1, where it is assessed as a moderate role. There are clear boundaries to the town between the built up areas and the countryside, and this applies to all land parcels, mostly with relatively wide tracts of countryside beyond. The clear edges are perhaps a result of the long-term application of Green Belt policies. Burntwood east 1 however is partially enclosed on three sides, which limits its role in this respect, whilst Burntwood south 1 has a limited extent of open countryside in the south because of the impact of the motorway and built-up areas of northern Brownhills.

3.26 In terms of the local Green Belt roles assessed, maintaining the local settlement pattern and hierarchy was considered to be important for 6 of the nine land parcels and to have a moderate role in the other 3. This is because of the number of villages and hamlets that are close to the edges of Burntwood. The role is most critical in terms of Hammerwich, where the existing gap is very small and the release of parcel Burntwood South-east 1 could lead to an effective merger between Hammerwich and Burntwood. Although they are not as close as Hammerwich, there are a group of villages to the north of

Burntwood that could be potentially affected significantly by changes to the Green Belt in the northern part of the town and therefore parcels Burntwood North 1, 2 and 3 are all assessed as having an important role for this purpose.

3.27 The two south-east parcels are considered to have a role in terms of the setting of Hammerwich in the countryside in addition to the separate consideration of the settlement pattern. Their close proximity to the village and physical impact of any development arising from their release from Green Belt are considered significant factors, although relatively more so for the parcel north of Copy Nook Lane

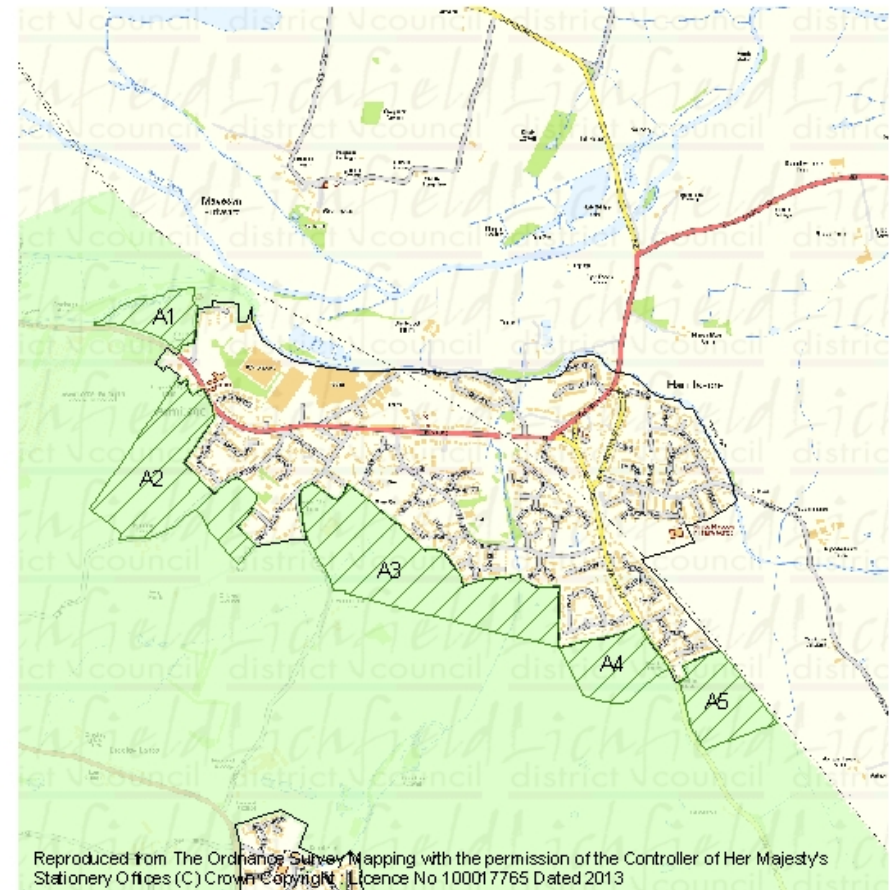
3.28 In terms of positive uses of the Green Belt there are no extensive areas within any of the parcels where the land is dedicated to formal outdoor sport, which is a contrast to Lichfield. The only sports fields within a parcel are within parcel South-east 1, east of Hospital Road. There is land physically capable of accommodating more formal sports provision, particularly in the eastern and southern land parcels. To the north however the parcels have some steep slopes and a pattern of smaller fields that make formal sports provision difficult. There is an important positive role however arising from the footpath links within the open countryside that link to Gentleshaw Common and the A.O.N.B. and include a long distance path. The extent to which the rural edges of Burntwood are used for the grazing and exercise of horses is another notable feature.






Key Rural Settlements:

Armitage with Handsacre

- 3.29 Armitage with Handsacre is located near the outer edge of the West Midlands Green Belt in a similar fashion to Lichfield. The town is entirely enclosed by the Green Belt, which is tightly drawn against the existing built-up area. The outer boundary in this area is also the West Coast Mainline railway and immediately to the north the countryside is protected by Local Plan policies for the open countryside rather than national policy. Because of its position, the direct relationship to the outward sprawl of the West Midlands large built-up area is very limited, it being some 10 km. to the edge of Brownhills, this being one of the widest parts of the Green Belt. Both north and south of Armitage with Handsacre are areas of open countryside towards. The town of Rugeley is, however, a short distance to the west. The southern edge of the village is some 5 km. north of Lichfield.
- 3.30 The main purposes of Green Belts that are likely to be significant for land parcels around Armitage are their relationship with Rugeley to the west and the role in relation to the open countryside.
- 3.31 As well as the closeness of Rugeley, there are some villages relatively close to Armitage with Handsacre that may be relevant in terms of the local settlement pattern and hierarchy. These lie to the south of the village and are Longdon (Brook End) and the more dispersed hamlet of Longdon Green.
- 3.32 The land parcels identified for Armitage with Handsacre are situated on all of the edges of the villages with a Green Belt boundary, that is to the west, south and east. Five separate land parcels were considered. They vary significantly in size, from 4 hectares to 21 hectares and are mostly significantly smaller than the parcels on the edges of Lichfield and Burntwood to take account of the Local Plan Strategy approach to the growth of rural settlements. A table showing the results of the assessments for Armitage with Handsacre is included below.



Key

-  Village Settlement Boundary
-  Green Belt
-  Green Belt Parcel

Colour Key for Land Parcel Assessments of Green Belt Role Summary Table							
Important		Moderate		Minor			

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		
Armitage 1								
Armitage 2								
Armitage 3								
Armitage 4								
Armitage 5								

3.33 For all of the five land parcels assessed, the most significant role was assessed as 'important' against at least one of the NPPF or local purposes. For all except Armitage parcel role, the 'important' assessment was in relation to 'assisting in safeguarding the countryside from encroachment'. For Armitage parcel 1 it related to the local settlement pattern and hierarchy and to village character and setting.

3.34 In terms of the individual roles assessed, all the parcels were assessed as having a minor role in relation to checking the unrestricted sprawl of the large built-up area, where distance was considered to be the over-riding factor. Similarly all parcels were assessed to have a minor role in preventing neighbouring towns form merging. In this case the relevant towns are Lichfield and Rugeley, although the village does not lie exactly in a direct line between the two. Again there is a significant distance between the two towns and the land

parcels being considered are small in relation to the distance of the gap.

3.35 'Assisting in safeguarding the countryside from encroachment' is assessed as an important role for all Green Belt parcels except for Armitage 1, where it is assessed as a moderate role. For the most part Armitage with Handsacre has clear boundaries between the built up area defined by the Green Belt boundary and the countryside in the Green Belt. This is not so clear, however, to the west on the route to Rugeley. For the most part the parcels are also the start of wider tracts of countryside with no barriers between them. The exception is the parcel, Armitage 1, which is bounded in the north by the Trent and Mersey Canal, which has the effect of enclosing the parcel with a strongly defined boundary and limiting its access to the countryside to the north. For this reason Armitage parcel

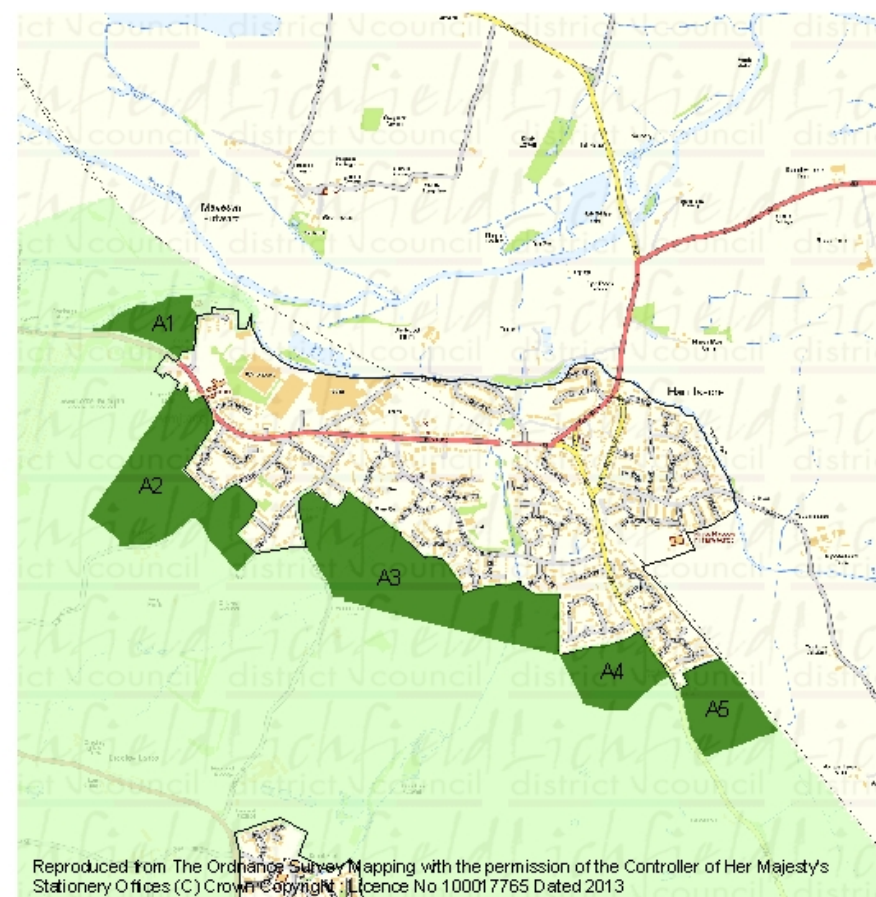
1 is assessed as having a 'moderate' role in assisting in safeguarding the countryside from encroachment.

3.36 In terms of the local Green Belt roles assessed, maintaining the local settlement pattern and hierarchy was considered to be important for Armitage parcel 1 because its development would reduce the gap between the village and Rugeley. Most significant in this consideration is that the Local Plan Strategy already includes a Strategic Land Allocation for east of Rugeley that will reduce the physical gap between the two settlements when developed. For Armitage parcel 2, although development in the parcel would be likely to extend the village boundary to the west, the additional open land and more critically the existing development of the mobile homes park, would make the impact of releasing the parcel from Green Belt less critical and this has therefore been assessed as having a moderate role. A moderate role is also assessed for Armitage parcel 3, which is the Brick Kiln farm area, but for this parcel the main consideration is the potential reduction in the gap between Armitage with Handsacre and Longdon Brook End.

3.37 The only parcel considered as having an important role in preserving the character and setting of the village is Armitage parcel 1 at Church Lane. This is because part of the parcel is within the Trent and Mersey Canal Conservation Area and also provides a setting for the church, where there is footpath access across the parcel and along the canal.

3.38 In terms of positive uses of the Green Belt there are no areas within any of the parcels where the land is dedicated to outdoor sport, although parts of parcel 1 and parcel 4 have allotment use. The parcels are mostly in agricultural use and

there is limited footpath access. Most of the areas would be physically suitable for some sports uses, except perhaps for the limited size of land within parcel 1, Church Lane, and the slopes of that part of parcel 2 that is on the south-east side of Rectory Lane.



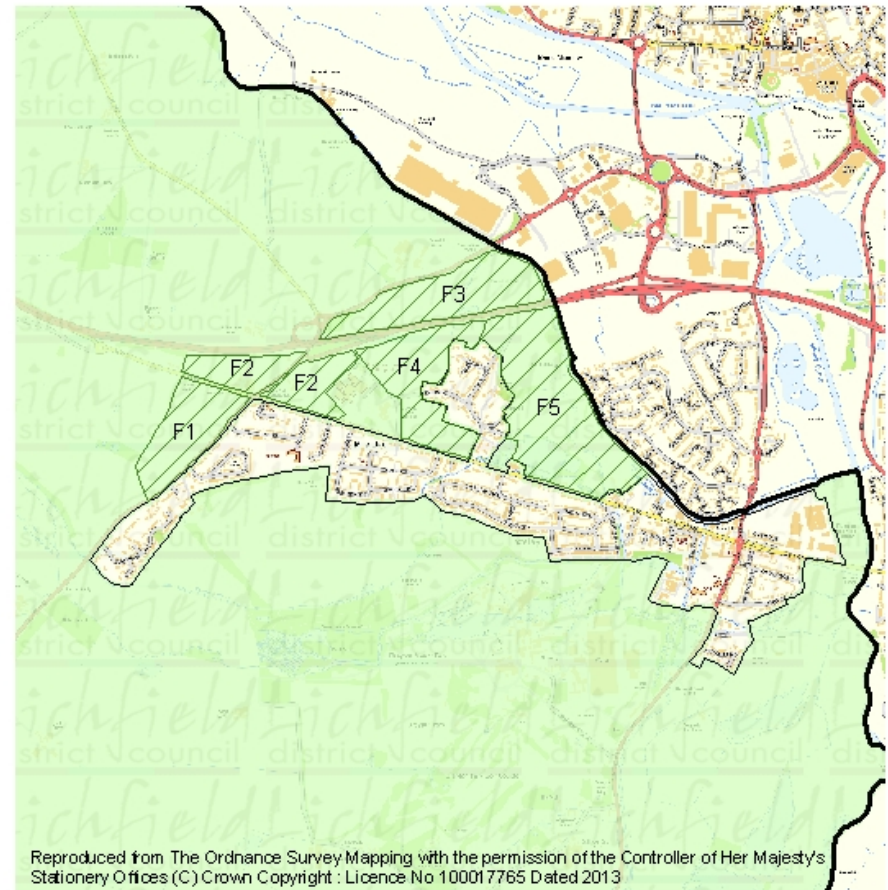
Fazeley Mile Oak and Bonehill

3.39 The settlement of Fazeley, Mile Oak and Bonehill is located close to Tamworth, where the boundary between the two settlements formed by the canal, is also the outer edge of the West Midlands Green Belt. It is some 5 km. from the southern edge of the settlement to the outer edge of Sutton Coldfield. Because of the distance, the direct relationship of the Fazeley area to the outward sprawl of the West Midlands large built-up area is considered to be limited. Fazeley has the status of a township with a Town Council, but is identified as one of the key rural settlements within Lichfield District. At its eastern end there is no physical gap between the built development of Fazeley and that of Tamworth. A gap does exist between the central and western part of Fazeley, Mile Oak and Bonehill and this area is included within the identified land parcels.

3.40 Identified purposes of Green Belts that are likely to be most significant in considering land parcels in the Fazeley area are the local settlement pattern and the setting and character of villages. This is because of the closeness of Fazeley to Tamworth and because there is a significant Conservation Area that in part lies within the gap between the tow settlements.

3.41 The nearest separate villages to Fazeley are Hints, to the west and Hopwas to the north. They are both around 2.5 km. from the Mile Oak crossroads at the western end of the settlement.

3.42 The land parcels identified for Fazeley, Mile Oak and Bonehill are situated only on the northern and western boundaries. Difficulties of access, existing development and flood risk issues have been the main factors in limiting consideration to the parcels identified. Five separate land parcels were considered in the assessment. They vary in size, from 12 hectares to 29 hectares. They are mostly significantly smaller than the parcels on the edges of Lichfield and Burntwood to take account of the Local Plan Strategy approach to the growth of rural settlements. A table showing the results of the assessments for the Fazeley, Mile Oak and Bonehill area is included below.



Key

-  Lichfield District Boundary
-  Village Settlement Boundary
-  Green Belt
-  Green Belt Parcel

Colour Key for Land Parcel Assessments of Green Belt Role Summary Table								
	Important			Moderate			Minor	

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								
Fazeley 2								
Fazeley 3								
Fazeley 4								
Fazeley 5								

3.43 For four of the five land parcels assessed, the most significant role was assessed as ‘important’ against at least one of the NPPF or local purposes. The exception to this was Fazeley parcel 2, which is the parcel north of the Watling Street and Mile Oak crossroads, straddling the A453 Sutton Rd into Tamworth. The most significant role assessed for this parcel was ‘moderate’. For the three land parcels north of the Watling Street and close to Bonehill and Tamworth, (parcels 3, 4 and 5), the ‘important’ assessment was in relation to ‘preserving the character and setting of villages’ and in ‘maintaining the local settlement pattern and hierarchy’ for parcels 3 and 5. Parcels 1 (south-west of Mile Oak crossroads), and 3 (between the A5 bypass and A453 Sutton Road), the Green Belt was considered ‘important’ in assisting in safeguarding the countryside from encroachment’.

3.44 In terms of ‘assisting in safeguarding the countryside from encroachment’, the clear edges to existing development were

assessed as being particularly relevant to the Fazeley 1 parcel west of Mile Oak, which, taken together with the large tract of countryside to the west, contribute to a significant function for the parcel. Although the situation is less obvious for Fazeley parcel 3, there is a clear break to the edge of Tamworth at this point formed by the canal and its humped back bridge on the road. There is then an open aspect both towards Hopwas and towards Bonehill. In this case the relevant towns are Lichfield and Rugeley, although the village does not lie exactly in a direct line between the two. Again there is a significant distance between the two towns and the land parcels being considered are small in relation to the distance of the gap.

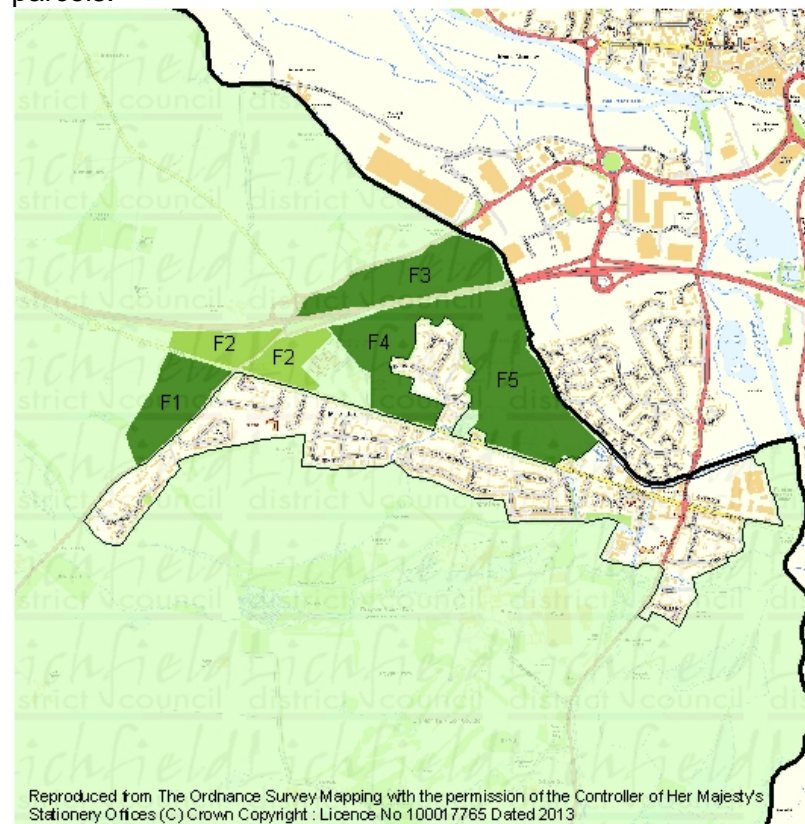
3.45 In terms of preventing neighbouring towns from merging, the relevant towns to consider were taken as Tamworth and Sutton Coldfield. Because of the distances, only parcel 3 was assessed to be of any significance for this role and this was because of the slightly unusual situation caused by the

location of the parcel on the edge of Tamworth. Its release could enable an extension of the Tamworth urban area in the direction of Sutton Coldfield, but would also effectively create a merging of Tamworth with the Mile Oak area resulting in continuous built development to the southern edge of Mile Oak. The parcel was assessed as having a 'moderate' role for this purpose.

3.46 The critical aspects of the Fazeley parcel assessments were considered to be the potential effects upon the gap between Tamworth and Fazeley of the release of parcels 3 and 5, which lie between the two settlements. These were considered to have significant impacts on both the local settlement pattern and on the character of and setting of the Bonehill Conservation Area. Both parcels 4 and 5 would have an impact on Bonehill. Their release from Green Belt would potentially result in the loss of the remaining open spaces which act as a setting for Bonehill giving it almost the character of a separate village even though it is physically connected to Fazeley on Watling Street.

3.47 In contrast to the other parcels, parcel 2, the land north of Mile Oak crossroads, was considered to have at most a 'moderate' role for any Green Belt purpose. Reasons for this include the extent of existing built development, both within the parcel near Mile Oak crossroads but also on its edges, particularly the Peel Hospital. Taken together with the fragmentation of the area as countryside, the enclosure by existing development and the effect of the A5 have the effect of isolating the area from any adjacent countryside. While this is also true of parcels 4 and 5, they play an important role in preserving the setting and character of the village.

3.48 In terms of positive uses of the Green Belt, none of the parcels have land dedicated to outdoor sport, with the limited exception of land within parcel 5 used to accommodate the visitors using the fishing facilities at the Bonehill pools. The parcels are mostly in agricultural use and there is limited footpath access in the area. Physically, however most of the parcels are suitable for outdoor sport uses. There may be opportunities for biodiversity enhancements within some parcels.



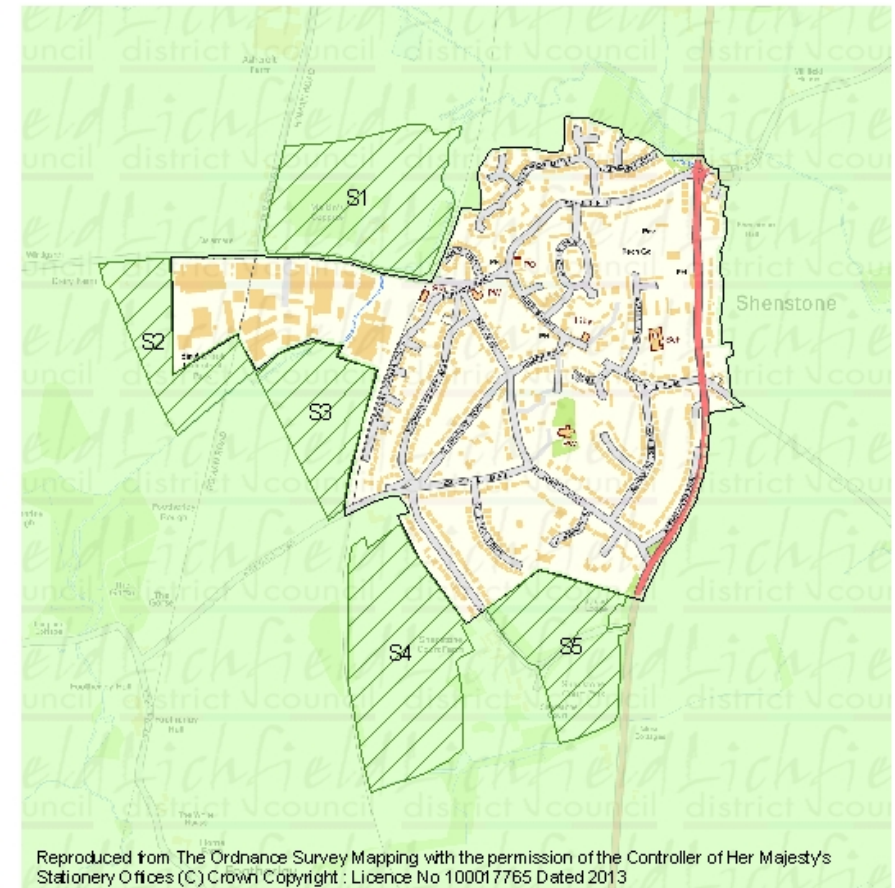
Key		Green Belt Assessment	
	Lichfield District Boundary		Important
	Village Settlement Boundary		Moderate
	Green Belt		Minor

Shenstone

3.49 Shenstone is located in the centre of the Green Belt, about midway between the northern edge of Sutton Coldfield and Lichfield and in a direct line between the two. The principal route between the two towns, the A5127 Birmingham Road, is on the eastern edge of the village. It is about 3 km. in each direction from the edges of the village to Lichfield and to Sutton Coldfield. As a result of its position the countryside outside the village is entirely within the Green Belt. There is sporadic development on Birmingham Road south of Shenstone towards Sutton Coldfield, including the hamlet of Shenstone Woodend. North of Shenstone towards Lichfield there is recent redevelopment at Wall, with business and leisure uses. The routes from Shenstone to the north and south between the nearest towns are therefore not entirely free from development. Because of the shorter distance to the edge of the West Midlands large built-up area, which starts 3 km. away at Blake Street, the potential for an outward sprawl of the West Midlands created by incrementally closing the gap to Shenstone is a consideration.




3.50 Shenstone is a medium sized, historic village, with a Conservation Area at its heart set within an agricultural landscape. Beyond the eastern and western limits of Shenstone, there is open countryside with the nearest village being Stonall, some 2.5 km. to the west. Identified purposes of Green Belts that are likely to be most significant in considering land parcels in the Shenstone area are the potential for encroachment into the countryside and the setting and character of the village.

3.51 The land parcels identified Sshenstone are situated on its western and southern boundaries. To the north there is little land available on the edge of the village, while development east of Birmingham Road has not been considered because of the potential scale of development required to overcome traffic issues. Five separate land parcels were considered in the assessment which vary in size, from 5 hectares to 12 hectares. They are mostly significantly smaller than the parcels on the edges of Lichfield and Burntwood to take account of the Local Plan Strategy approach to the growth of rural settlements. A table showing the results of the assessments for Shenstone is included below.



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Key

-  Village Settlement Boundary
-  Green Belt
-  Green Belt Parcel

Colour Key for Land Parcel Assessments of Green Belt Role Summary Table

	Important	Moderate	Minor
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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								
Shenstone 2								
Shenstone 3								
Shenstone 4								
Shenstone 5								

3.52 For four of the five land parcels assessed, the most significant role was assessed as ‘important’ against at least one of the NPPF or local purposes. The exception to this was Shenstone parcel 1, which is land west of the village and north of Lynn Lane, and opposite Shenstone business park. The most significant role assessed for this parcel was ‘moderate’. For the four parcels assessed as important this was either in relation to safeguarding the countryside from encroachment or preserving the setting and character of the village.

3.53 Consideration was given to both the issues of checking the unrestricted sprawl of the large built-up area and preventing neighbouring towns from merging, both potential issues in the light of the position of Shenstone between Sutton Coldfield and Lichfield. For all land parcels the conclusion of the assessments is that they play a minor role in relation to both

Green Belt purposes. For three of the land parcels, (parcels 1, 2 and 3), the major factor is that they are located on the west side of the village and their development would not encroach either to the north or south of the existing limits of the village. For parcels 4 and 5, in the Court Drive area, it is considered that the relatively small size of the parcels and the marginal change that would occur from the full development of the parcels means that they play only a minor role in relation to both checking unrestricted sprawl and preventing towns from merging.

3.54 ‘Assisting in safeguarding the countryside from encroachment’, is the main role that the assessments identified as either important or moderate for all of the land parcels. This is principally because Shenstone has clear edges between the built up area of the village and countryside, with generally no,

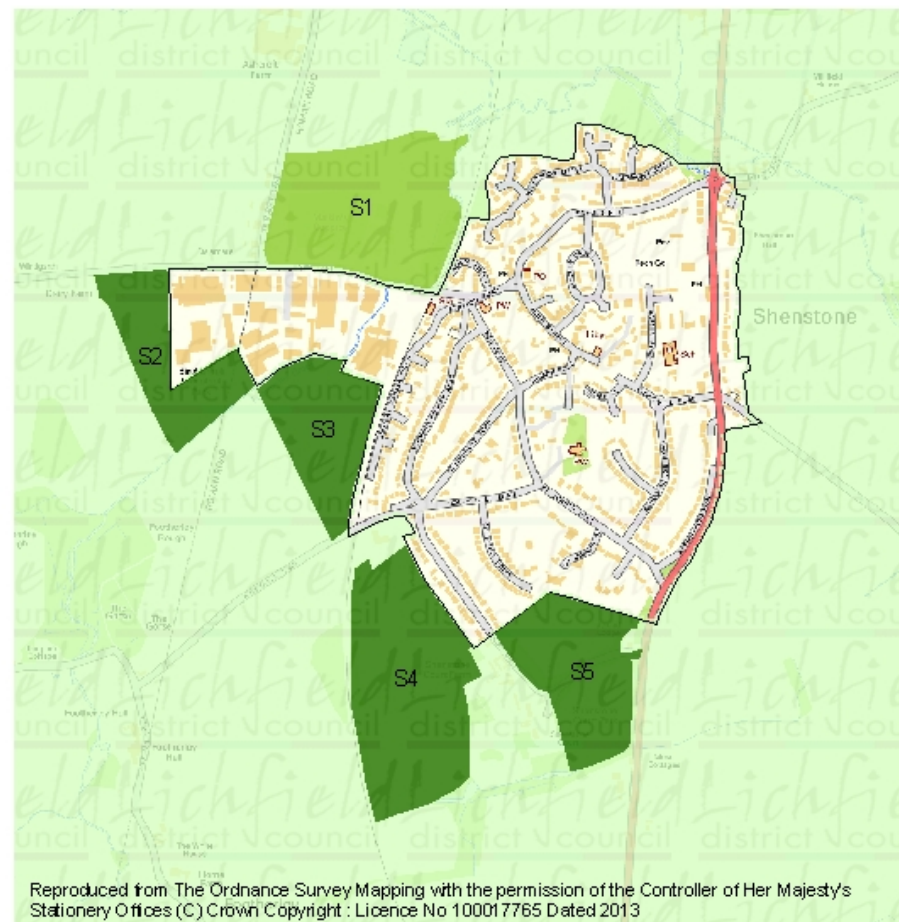
or little, built development within the parcels being considered. Two parcels were considered to have only a moderate role in safeguarding the countryside from encroachment. The key limiting factors despite the parcels being adjacent to tracts of open countryside were considered to be: for parcel 1 north of Lynn Lane, the degree of enclosure created by existing development on Lynn Lane and Ashcroft Lane and the built development within the parcel; for parcel 4, west of Court Drive, the enclosure and barrier effect of the railway line on its western boundary limiting its character as open countryside.

3.55 The parcels around Shenstone were considered to have no contribution to the setting of Lichfield and their size and position was such that their release from Green Belt would have no significant impact upon the local settlement pattern or hierarchy. For both of these roles all of the parcels were assessed as having only a 'minor' role.

3.56 There was more of a role for the parcels in terms of the setting and character of the village and important aspects of this for the assessment were any relationship with the rural setting of the village, particularly as seen from its approaches, together with any relationship to the Conservation Area. The two most important parcels for this role were considered to be parcels 4 and 5 in the Court Drive area, particularly because of the parkland trees on the approach from the south, which themselves are remnants of an historic park. In contrast the business park had an impact in terms of the relationship of the parcels close to it with the setting of the village.

3.57 In terms of positive uses of the Green Belt, none of the parcels have land dedicated to outdoor sport and there is limited footpath access in the area. Part of parcel 2 beyond the edge of the business park along Lynn Lane, is used for horses. The parcels are mostly in agricultural use or contain parkland/woodland, which contributes positively to biodiversity.

Although some parcels may be physically suitable for outdoor sport uses, their agricultural use is likely to limit the likelihood of this occurring.

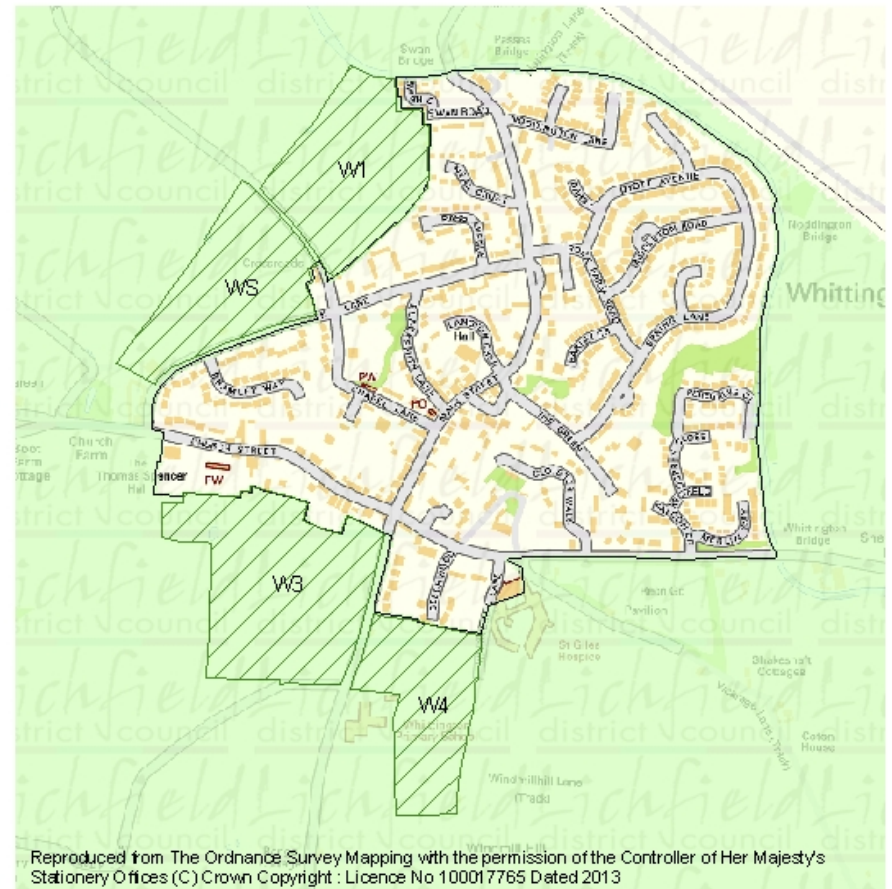


Whittington




3.58 Whittington is located at the outer edge of the Green Belt. The outer Green Belt boundary is defined here by the West Coast Mainline railway, which is just beyond the northern limit of the village. Whittington also lies between the two towns of Lichfield and Tamworth although it is not situated on the main road between the two. The towns are about 7 km. apart, but Whittington is only about 2.5 km. from the eastern edge of Lichfield. The village is set entirely within the Green Belt, although to the north it is a narrow sliver of land up to the railway line. South of the village is Whittington Heath, the army barracks that is currently being developed as the country's Armed Services Medical Defence establishment. On the northern edge of the barracks is an area of housing, originally living quarters for the army. The hamlet of Huddlesford lies around 1 km. to the north west of the village, along Huddlesford Lane. The position of Whittington means that the potential for an outward sprawl of the West Midlands is likely to be only a minor consideration, so that other Green belt roles are likely to be more important.

3.59 Whittington is a medium sized, historic village, with a Conservation Area and is set in a slight depression within an agricultural landscape. Unlike Shenstone, Fazeley or Armitage with Handsacre there is no significant employment base within the village. Beyond the village there is open countryside in all directions, limited mainly to the west, by the A38 and Lichfield. The position, setting and character of Whittington means that the potential for encroachment into the countryside and the setting and character of the village are likely to be key aspects of the assessment of the value of Green Belt roles.

3.60 The land parcels identified at Whittington are situated on its western and southern boundaries. To the north the railway line limits accessibility and to the east the canal has a similar effect. Four separate land parcels were considered in the assessment, which are all relatively small, varying in size, from 4 hectares to 7 hectares. A table showing the results of the assessments for Whittington is included below.



Key

-  Village Settlement Boundary
-  Green Belt
-  Green Belt Parcel

Colour Key for Land Parcel Assessments of Green Belt Role Summary Table								
	Important			Moderate			Minor	

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								
Whittington 2								
Whittington 3								
Whittington 4								

3.61 For all four of the land parcels assessed, the most significant role was assessed as 'important' against at least one of the NPPF or local purposes. For the four parcels assessed the important role was either in relation to safeguarding the countryside from encroachment or preserving the setting and character of the village.

3.62 All of the parcels were assessed as playing a minor role in relation to checking the unrestricted sprawl of the large built-up area and preventing neighbouring towns from merging. The principal factors were the position of Whittington and the small size of the land parcels, which would have little impact on the separation between Lichfield and Tamworth.

3.63 'Assisting in safeguarding the countryside from encroachment', is a significant role for Green belt on the edge of the village and was considered important for all of the land parcels. Essentially this is because of the clear distinction between village and countryside on the village boundary. It is only for

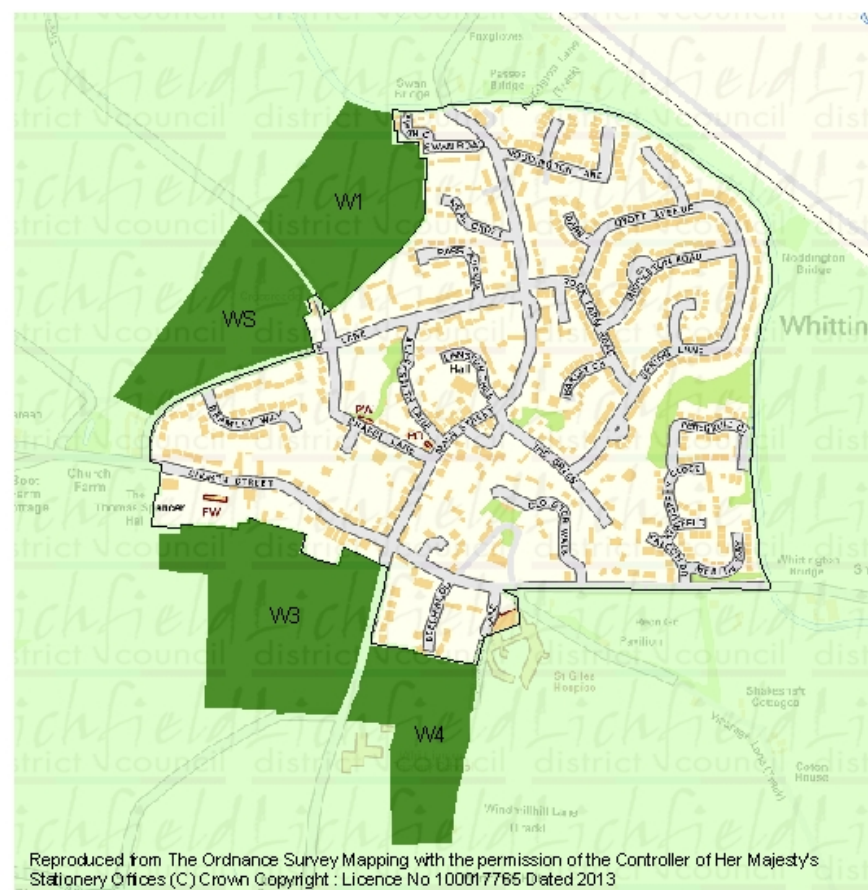
parcel 4, the land east of Common Lane where the primary school interrupts the open aspect of the parcel to a degree. However the parcels are not enclosed significantly by built development and there are continuing tracts of open countryside beyond them.




3.64 Although reasonably close to Lichfield, the parcels were not considered to have any role in the setting of Lichfield, both the distance and the landform, which means there is no visible relationship in the landscape, were the main reasons for all of the parcels being assessed as minor for this role. The size and position of the parcels were main reasons for the conclusions that all land parcels play only a minor role in maintaining the local settlement pattern and hierarchy.

3.65 All of the parcels were considered to have more than a minor role in preserving the character and setting of the village. Significant aspects in the assessment were visibility of the parcels on approaches to the village where the built up area of

the village was apparent beyond the parcel. In general this was considered a contribution to the setting of Whittington within the landscape. In addition to this some of the parcels had a more direct visual relationship with the Conservation Area or older parts of the village than others. In particular the parcel south of Church Street (parcel 3) has this clear relationship to an important part of the Conservation Area, but the land fronting onto Back Lane (parcel 2) also has a visual relationship with parts of the Conservation Area that are on or reach towards Back Lane.

3.66 In terms of positive uses of the Green Belt, all of the parcels are to some extent in agricultural use, although use for horses is also significant. A major part of parcel 1 is now devoted to recreation use with Swan Park and the allotments making a significant contribution to the needs of the village. Whittington has seen several major improvements to its recreation facilities recently and it is not clear whether there is any additional demand. Most of the land within the parcels might be physically suitable for some recreation uses although there are slopes on a number of the parcels.



Key		Green Belt Assessment	
	Village Settlement Boundary		Important
	Green Belt		Moderate
			Minor

4. General Observation on the Green Belt Assessment and Conclusions

4.1 The Table below incorporates all of the individual land parcel assessments for the six settlements included in the assessment. This enables a visual scan of where the assessments have identified variations in the importance of the Green Belt roles across and within the settlements. A number of conclusions can be drawn from the assessment, which are illustrated by the Table. In addition this conclusion section

considers other aspects of Green belt policy that are particularly brought into focus by the need to consider additional housing needs and which the assessment helps to address. In particular these are the issues of, regeneration, the permanence of green belt boundaries and difficulties of drawing suitable boundaries in some locations.

Colour Key for Land Parcel Assessments of Green Belt Role Summary Table

	Important		Moderate		Minor
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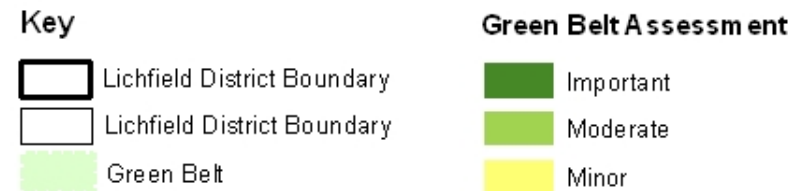
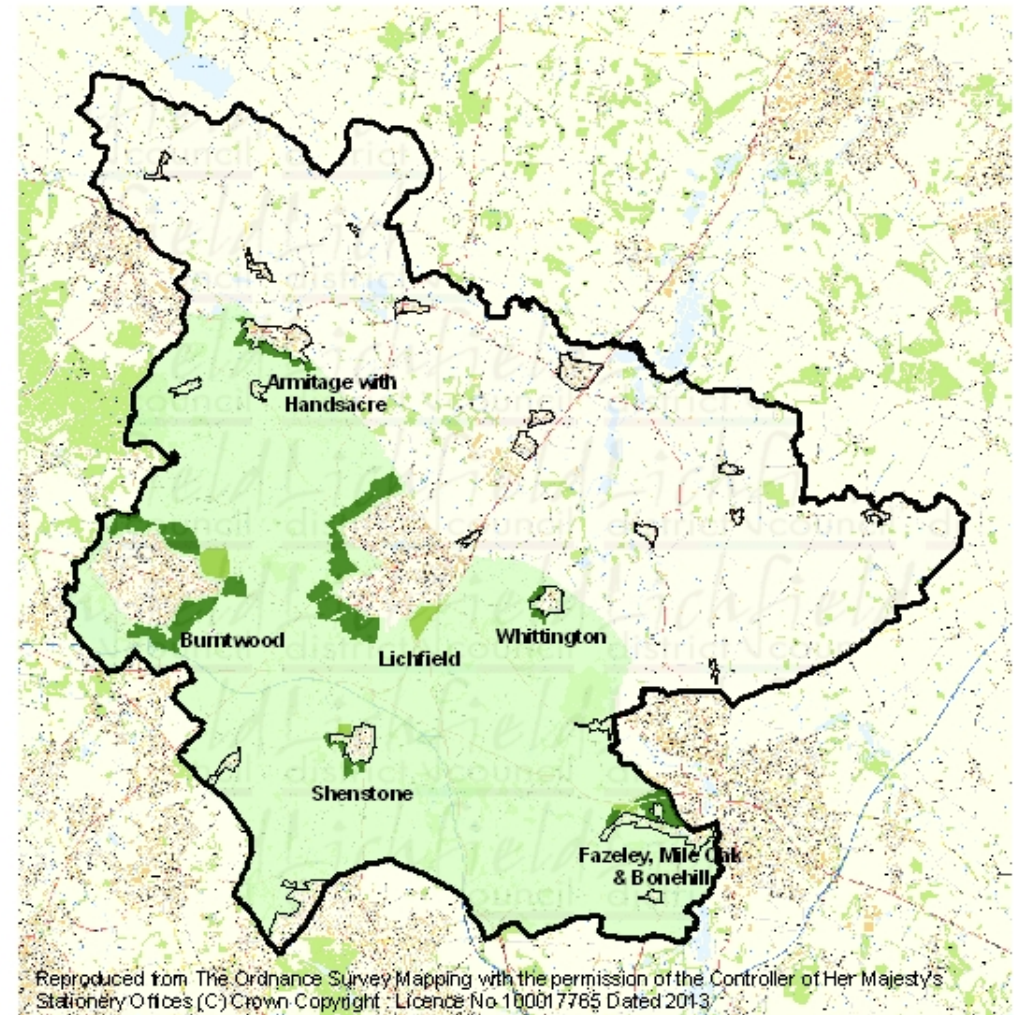
Land Parcel Reference	NPPF Role	NPPF Role	NPPF Role	NPPF Role	Local Role	Local Role		Most Significant Level Assessed
	Check the unrestricted sprawl of large built-up areas	Preventing neighbouring towns from merging	Assist safeguarding countryside from encroachment	Preserving special character and setting of historic towns	Maintaining local settlement pattern and hierarchy	Preserving the character and setting of villages		
Armitage 1								
Armitage 2								
Armitage 3								
Armitage 4								
Armitage 5								
Burntwood N 1								
Burntwood N 2								
Burntwood N 3								
Burntwood N 4								
Burntwood E 1								
Burntwood E 2								

Burntwood SE 1	Light Green	Light Yellow	Dark Green	Light Yellow	Dark Green	Dark Green	Light Grey	Dark Green
Burntwood SE 2	Dark Green	Dark Green	Dark Green	Light Yellow	Dark Green	Light Green	Light Grey	Dark Green
Burntwood S 1	Dark Green	Dark Green	Light Green	Light Yellow	Dark Green	Light Yellow	Light Grey	Dark Green
Fazeley 1	Light Yellow	Light Yellow	Dark Green	Light Yellow	Light Yellow	Light Green	Light Grey	Dark Green
Fazeley 2	Light Yellow	Light Yellow	Light Yellow	Light Yellow	Light Green	Light Yellow	Light Grey	Light Green
Fazeley 3	Light Yellow	Light Green	Dark Green	Light Yellow	Dark Green	Dark Green	Light Grey	Dark Green
Fazeley 4	Light Yellow	Light Yellow	Light Yellow	Light Yellow	Light Green	Dark Green	Light Grey	Dark Green
Fazeley 5	Light Yellow	Light Yellow	Light Yellow	Light Yellow	Dark Green	Dark Green	Light Grey	Dark Green
Lichfield N 1	Light Yellow	Light Yellow	Dark Green	Light Green	Dark Green	Light Yellow	Light Grey	Dark Green
Lichfield N 2	Light Yellow	Light Yellow	Dark Green	Light Green	Dark Green	Dark Green	Light Grey	Dark Green
Lichfield W 1	Light Yellow	Light Green	Dark Green	Dark Green	Light Green	Light Yellow	Light Grey	Dark Green
Lichfield W 2	Light Yellow	Light Green	Dark Green	Light Green	Light Green	Light Yellow	Light Grey	Dark Green
Lichfield SW 1	Light Yellow	Light Green	Dark Green	Dark Green	Light Green	Light Yellow	Light Grey	Dark Green
Lichfield SW 2	Light Yellow	Light Yellow	Dark Green	Light Green	Light Green	Light Yellow	Light Grey	Dark Green
Lichfield SW 3	Light Yellow	Light Yellow	Dark Green	Dark Green	Light Green	Light Yellow	Light Grey	Dark Green
Lichfield S 1	Light Yellow	Light Yellow	Light Green	Light Yellow	Light Yellow	Light Yellow	Light Grey	Light Green
Shenstone 1	Light Yellow	Light Yellow	Light Green	Light Yellow	Light Yellow	Light Green	Light Grey	Light Green
Shenstone 2	Light Yellow	Light Yellow	Dark Green	Light Yellow	Light Yellow	Light Yellow	Light Grey	Dark Green
Shenstone 3	Light Yellow	Light Yellow	Dark Green	Light Yellow	Light Yellow	Light Green	Light Grey	Dark Green
Shenstone 4	Light Yellow	Light Yellow	Light Green	Light Yellow	Light Yellow	Dark Green	Light Grey	Dark Green
Shenstone 5	Light Yellow	Light Yellow	Dark Green	Light Yellow	Light Yellow	Dark Green	Light Grey	Dark Green
Whittington 1	Light Yellow	Light Yellow	Dark Green	Light Yellow	Light Yellow	Light Green	Light Grey	Dark Green
Whittington 2	Light Yellow	Light Yellow	Dark Green	Light Yellow	Light Yellow	Dark Green	Light Grey	Dark Green
Whittington 3	Light Yellow	Light Yellow	Dark Green	Light Yellow	Light Yellow	Dark Green	Light Grey	Dark Green
Whittington 4	Light Yellow	Light Yellow	Dark Green	Light Yellow	Light Yellow	Light Green	Light Grey	Dark Green

4.2 **Nearly all the land parcels are important for some Green Belt purpose:** One of the clear features of the land parcel assessment is that there are very few parcels that are not considered to have at least one important role in meeting the identified green Belt purposes. For the most part the importance is assessed as meeting the NPPF purpose of assisting in safeguarding the countryside from encroachment, and/or a local role of local settlement pattern or the setting of villages. No parcels are assessed as having a minor role overall.

4.3 It is considered that these conclusions generally support the view that the Green Belt has played a significant role across the southern part of Lichfield District, in particular in maintaining its overall character of freestanding towns and villages set within a rural landscape. It is of course fundamental to this that the outward sprawl of the West Midlands major urban area has been checked. However, because of the nature of the assessment in concentrating on land parcels around towns and villages, this does not show within the assessments, except for the parcels towards the south of Burntwood, where the gap between the town and the outer edge of the West Midlands is narrow. It is important to note in this respect that if Burntwood merged with Brownhills through substantial additional development, the outer edge of the West Midlands at this point would affectively be the northern boundary of Burntwood.

4.4 **Protecting the countryside from encroachment:** Of the NPPF purposes assessed, protecting the countryside from encroachment is shown as a key role in relation to the towns and villages set within the Green Belt and few land parcels are assessed as only having a minor role for this purpose. This in itself presents a problem if Green Belt policy comes up against the need to allocate additional land for development that cannot be met on Green Belt land.



4.5 It is not at all surprising that after applying Green Belt policy in the District for over 40 years during a time of growth, that most settlements now are developed tightly up to the Green Belt, often with recent development as in the case of Lichfield. Within the green Belt openness has been maintained so that there are very clear distinctions between settlements and the countryside. To an extent therefore it is almost self-fulfilling that all the Green Belt boundaries drawn around settlements protect the countryside from encroachment. This is particularly so in a District such as Lichfield District where the predominant form of settlement is a freestanding town or village set in an agricultural landscape.

4.6 Judgements as to whether this role is important, of moderate importance, or it is a minor role in particular cases can be somewhat difficult. The assessments made have taken an approach of considering whether the uses of a parcel are those that would normally be features of open countryside, or whether there is a mix of uses some of which are also found, or are associated with, urban use. Where an agricultural landscape becomes broken up by a significant degree of such uses, the clear distinction between countryside and town or village may be eroded. This is not the case for the most part within Lichfield District and for most settlements it is clear where the countryside starts and it tends to be coincident with the Green Belt boundaries.

4.7 On this basis, for the most part the parcels are judged as important within the assessments in meeting this purpose. It is only where the role is to a degree limited by other factors, such as barriers to tracts of open countryside beyond the parcel, or significant elements of built development, that the importance of a parcel may be diminished.

4.8 **The conclusions of assessment consider whole parcels overall:** It is relevant also to note that whole parcels have been

taken into account in the assessment. Around Lichfield and Burntwood, where the parcels are generally larger than around the villages this may be relevant, since there may be different characteristics within the parcel.

4.9 **The Local Green Belt roles are important and support the overall role of Green Belt:** The introduction to this Report, at paragraphs 1.10 and 1.11 describes the importance of maintaining the local settlement pattern and character of settlements to the role of the Green Belt. It is worth noting again that assessing the Green belt only through the purposes of Green Belt set out in the NPPF would not fully encompass the entire purpose of Green Belts. They were originally introduced to prevent the spread of large urban areas from outward sprawl, engulfing other existing settlements. These are in the pattern of towns, villages and smaller settlements around the large built-up areas. The roles assessed as 'local' are therefore considered to be part of the overall value of Green Belts. This means that the analysis carried out of the local role of the Green Belt is of great importance.

4.10 The analysis shows that there are particular areas where there is an issue of the maintaining the local settlement pattern and hierarchy. This is apparent to the north and east of Burntwood, north of Lichfield, and some parts of Fazeley. Assisting in safeguarding the countryside from encroachment and the potential effect upon local settlement pattern are the main roles of the green Belt that the land parcels contribute to most often.

4.11 **Regeneration:** The assessment methodology, at paragraphs 2.9 to 2.13 explains why the land parcel assessment does not take account of the fifth purpose of Green Belts identified in the NPPF, assisting in regeneration. Regeneration is an important issue but the scale of land parcel assessments and the complexity of investment decisions, makes it difficult to

pinpoint differences in the effect by locality. It is clear however that the need and potential for regeneration varies between settlements within the District. This is the case if simply expressed in terms of the land potentially available for redevelopment within settlements. Within Lichfield, although there are employment areas where redevelopment may take place, this is not on the scale of the land potential within Burntwood. A strategy for regeneration of the town is fundamental to the Local Plan Strategy. The Green Belt may be seen as having a greater potential role overall for directing regeneration investment into Burntwood than it may have for Lichfield. This is also true to a degree for the villages, where for example the scope for redevelopment within the Fazeley area contrasts with the limited scope at Whittington.

4.12 **Strategic Scale growth:** If there is a need to review the Green Belt to accommodate growth, then the overall results of the assessment create some difficulty. While they highlight some land parcels that overall only contribute to the Green Belt purposes to a moderate extent, most are considered to be important for at least one of the roles. It demonstrates that very careful consideration is needed in any decisions to release land from the Green Belt on the edges of Lichfield, Burntwood or the key rural settlements.

4.13 It is recommended that if a need is demonstrated for the release of land from the Green Belt, then a set of principles need to be agreed for consideration of the appropriate areas to release, either for development during the Plan period, or for safeguarding for the future. Suggested principles to consider within options for development are:

- firstly, to consider land within parcels that have been 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 boundaries can be established
- for Lichfield, to consider if any potential impact of development within the land parcel on the setting of the historic city can be overcome or accommodated
- For Burntwood to consider in particular the relevance of Green Belt to the important issues of the outward sprawl of the large built-up area and the regeneration of the town

4.14 An approach, if necessary, of considering the potential release of land parcels where the assessment only identifies as important the role of safeguarding the countryside from encroachment, is recommended in the light of the conclusions expressed in paragraphs 4.4 to 4.7 above. The land parcels that could potentially be affected by this approach would be: Armitage – parcels 2, 3, 4 and 5; Burntwood – parcels N4 and E2; Fazeley – parcel 1; Lichfield – parcels W2 and SW 2; Shenstone – parcels 2 and 3; Whittington – parcel 4.

4.15 **Key Rural Settlements:** The assessments have concluded that only two parcels within the key rural settlements do not play an ‘important’ role considered against the purposes identified. These are at Fazeley, parcel 2 located north of Mile Oak crossroads, and Shenstone, parcel 1 located north of Lynn Lane. There are several other parcels, identified above where the important role is identified as safeguarding the countryside from encroachment. In the light of the assessments it is considered that the key rural settlements may only have a limited role in contributing to any additional housing requirements during the Plan period.

4.16 **Permanence of Green Belts:** The issue of the permanence of Green Belt boundaries was examined in Lichfield District Green Belt review of 2012. In the light of new circumstances there is a need to consider whether the conclusions reached in

the Review remain valid. The Review recommended that in order to meet the longer term needs of the District then land around Lichfield should be considered for possible release from Green Belt to be safeguarded for possible future development needs. It was suggested that this could be done through a Land Allocations Plan. The review considered that no land around Burntwood should be released for safeguarding purposes. This was because of physical and environmental constraints alongside potential coalescence issues, which restricted the long-term growth potential. This view is largely re-enforced by the conclusions of the land parcel assessments. Only one land parcel is identified as achieving only a 'moderate' Green Belt role, whilst the remainder were regarded as important, largely related to environmental and coalescence issues.

4.17 Although it is recognised that Burntwood may be a settlement with a degree of sustainability, nevertheless the Local Plan strategy for the town is largely about regeneration to achieve a higher level of facilities and services than it is currently able to offer. The issue of safeguarding of land around Burntwood may be best considered at a point where the town might be in a better position to accommodate some expansion having first achieved greater sustainability.

4.18 The situation for Lichfield is different. It has a significantly higher level of facilities and services and is a focal point for the District, including for strategic housing growth. There is no reason to consider that housing need and demand at Lichfield will not continue beyond the current Plan period. However the level of longer-term housing needs is uncertain and there will be other development options to consider for beyond the Plan period. The Green Belt land parcel assessment has highlighted the importance of land around the city against the identified purposes of Green Belt. Nevertheless some difficult decisions may need to be made, both for within and beyond the current Plan period.

4.19 It is considered that the conclusion expressed in the Green Belt Review 2012, that Lichfield would be the appropriate location to identify land for safeguarding beyond the Plan period, remains valid, and this should be addressed in the Local Plan. The potential scale of future development requirements will be informed by the outcome of the Greater Birmingham/Solihull LEP Housing Study, which is currently being prepared. The Green Belt assessment points towards land in the south of Lichfield and possibly the south-west as options to be considered for safeguarded land. Decisions on development to be commenced within the Plan period clearly need to be resolved before decisions on the safeguarding of land can be made. It is recommended that the principles identified above for examining Green Belt land as development options for the Plan period, should also be applied to the search for land to be safeguarded around Lichfield.

4.20 **Boundaries:** The issue of defining Green Belt boundaries is considered within the Report in relation to Lichfield and some principles are recommended to follow if changes to Green Belt boundaries are required to meet development needs. Permanent Green Belt boundaries are likely to be more difficult to maintain in the longer term if their boundaries are to an extent fragile, such as being difficult to identify on the ground. The parcels examined in this Report contain a range of types of boundary, but these were identified as parcels in relation to the task for which this part of the Green Belt Review was undertaken. It is considered that the principles identified within the section on Lichfield should be applied generally, where the need for change is proven. This could be to accommodate Strategic scale growth, to allow for more minor local growth, or where minor changes are needed where existing boundary problems have been found.

4.21 It may be necessary to identify minor amendments to the Green Belt within the Land Allocations part of the Local Plan,

such as to accommodate small-scale development, or to address existing anomalies. The principles that should be followed are, firstly (and in most cases), that appropriate on-the-ground boundaries should be used where possible; there is more long term prospect of permanence where new boundaries can be identified on the most secure features of the landscape that can contain development if that is to occur, such as roads and railways, or property boundaries. They will be less secure if the boundary is simply a less permanent feature within a broader tract of countryside and so the more secure type of boundary should be used where appropriate. If it is not possible to identify physical features that can be followed, then a contour related boundary might be used. This possibility has only been identified for Lichfield where there is a particular planning purpose for taking this approach and it is

considered unlikely that it would need to be followed for minor amendments.

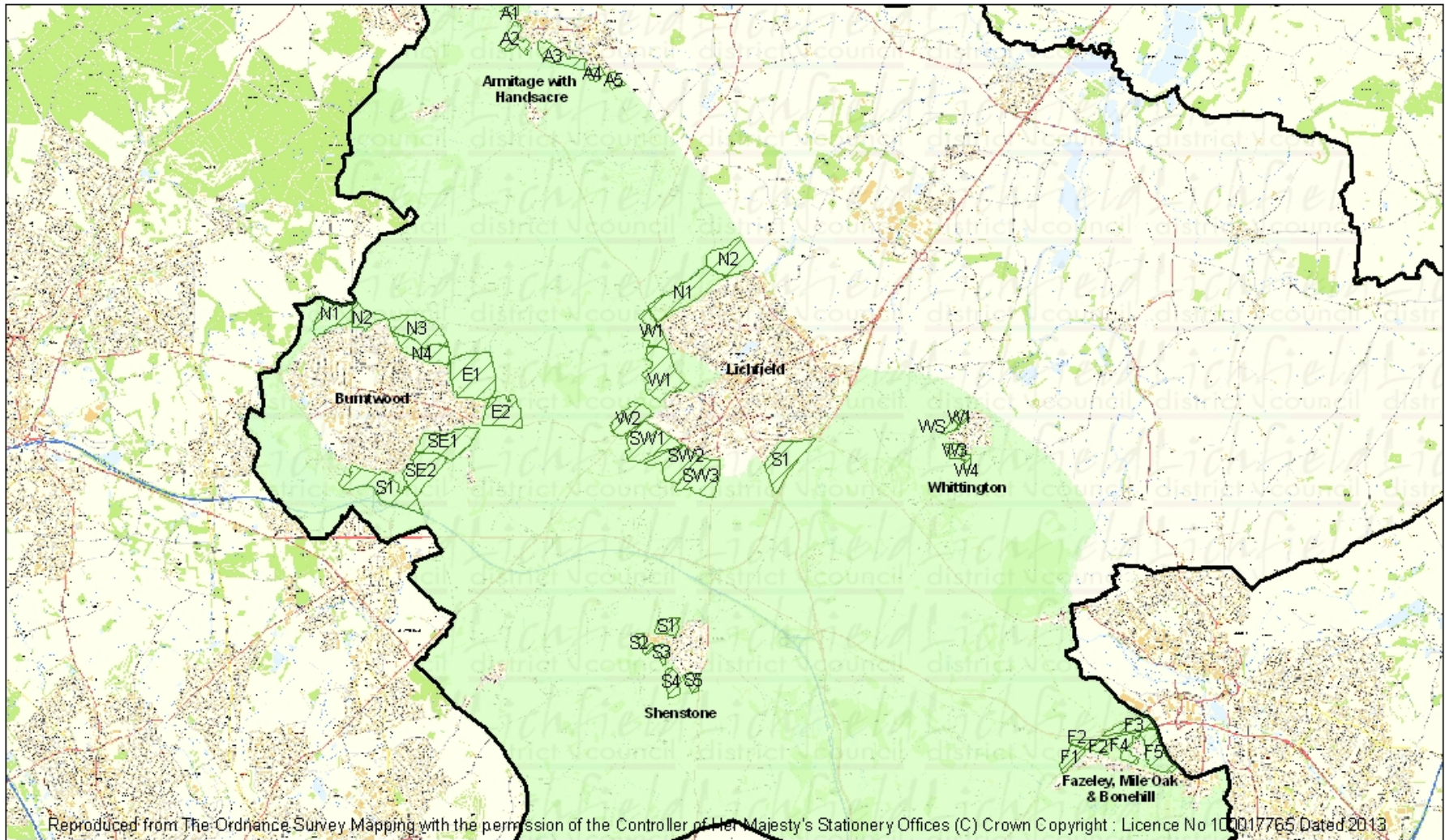
Concluding Remarks:

4.22 Any examination of Green Belt boundaries of this type creates a difficulty in assessing Green Belt around one settlement against another. The assessment has sought to achieve a consistency of approach across the Green Belt as a whole by following the defined methodology. It is recognised that the individual assessments require judgements to be made, however the individual assessments that are included within the Appendix have sought to identify the reasons for judgements on the degree of importance of land parcel in relation to the classification of Green Belt roles defined.

Appendices

- 1. Appendix A – Plan Showing the Green Belt Land Parcels**
- 2. Appendix B – Plan Showing the Overall Parcel Assessment Results for all settlements**
- 3. Appendix C – Individual Land Parcel Assessment**

Appendix A - Plan Showing the Green Belt Land Parcels

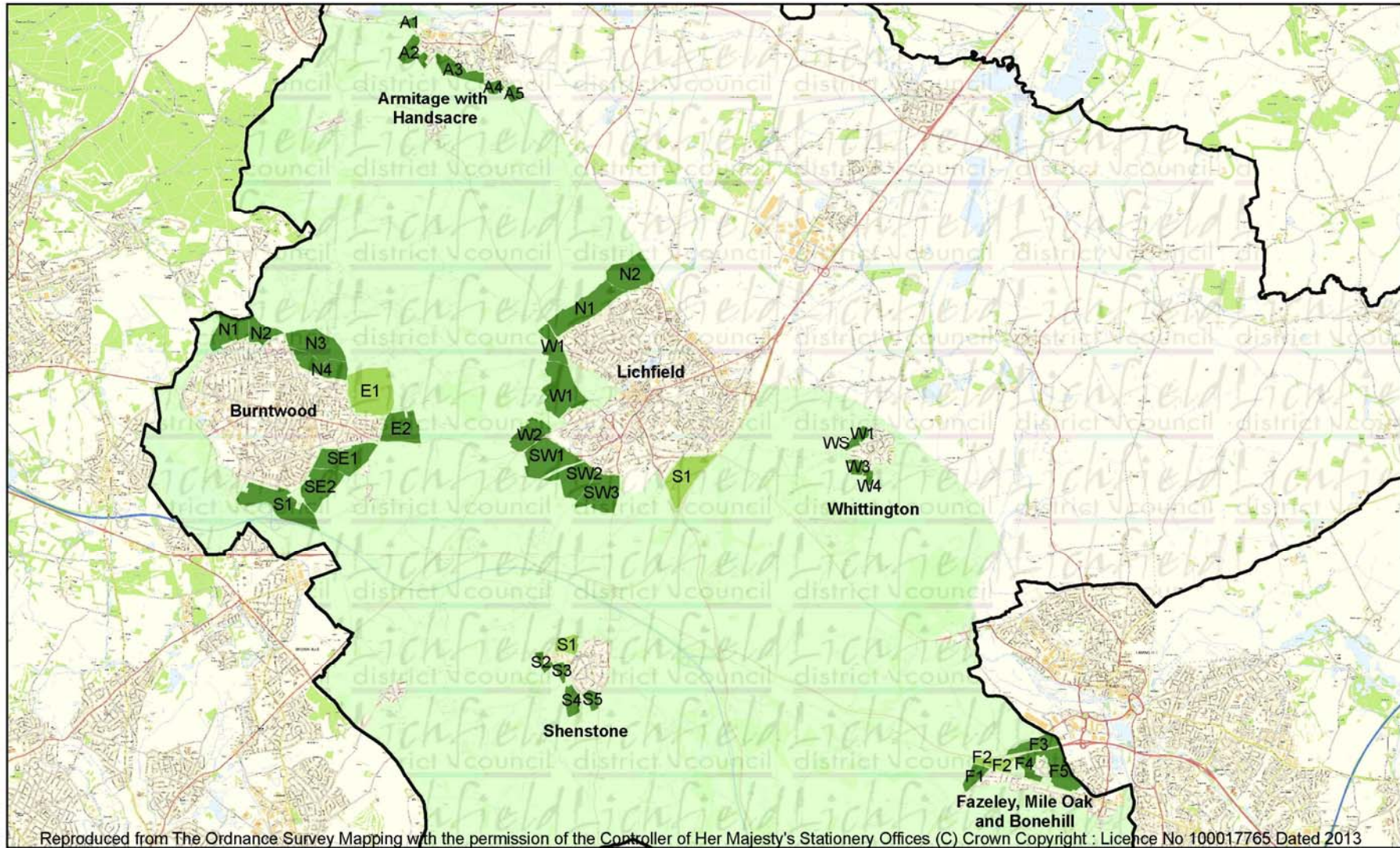


- Key**
-  Lichfield District Boundary
 -  Green Belt
 -  Green Belt Parcel

NOT TO SCALE



Appendix B - Plan Showing the Overall Parcel Assessment Results for all settlements



Key		Green Belt Assessment	
	Lichfield District Boundary		Important
	Green Belt		Moderate
			Minor

NOT TO SCALE



Appendix C - Individual Land 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	Armitage with Handsacre: 1		
Description of Parcel	<p>Area approx 4 hectares. North of Rugeley Rd. and west of Church Lane and the Parish church. The Trent and Mersey canal, which is a Conservation Area, forms its northern edge. This small parcel lies at the western edge of the village and comprises a number of relatively small fields in agricultural and allotment use and a few detached dwellings, mainly close to the church. South of the parcel, on Rugeley Road are some detached dwellings and a farm house, both well screened from the road. Immediately to the west lie two public houses/restaurants on Rugeley Rd. and a medium sized, but high density, mobile homes park. The western limits of the settlement end in some more sporadic development and on the south side of Rugeley Rd. The built development of restaurant and mobile homes park effectively forms the western limits to the built up area of Armitage with Handsacre, even though they lie within the Green Belt.</p>		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>Would development represent an outward extension of the W. Midlands urban area, result in a physical connection between urban areas within and</p>	<p>No. Parcel is located at the outer edge of the W Mids. Green Belt, approx. 10 km. From the outer edge of the conurbation at Brownhills.</p> <p>No.</p> <p>Approx. 10 km. A broad gap with the intervening town of Burntwood</p> <p>Not applicable. See comment.</p> <p>No.</p>	<p>Armitage with Handsacre lies at the outer edge of the West Midlands Green Belt and therefore some distance from the large built up area, so that checking its outward sprawl is not a major function of the Green Belt at this location.</p>

	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 roads, canal and churchyard boundaries.	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To prevent neighbouring towns merging into one another	Does the parcel lie directly between two towns and form all or part of a gap between them? What distance is the gap between the towns? Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?	No. Not applicable. Yes. Development long Rugeley Rd. e.g. mobile homes park. Boundary of Strategic Development Allocation also lies approx. 400m. to the west. No.	Relevant towns are Rugeley and Lichfield, and therefore assessment is minor for this national aim. However see assessment in relation to local role.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
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? Is the parcel partially enclosed by a town or village built up area?	It is mainly in agricultural use, with some relatively new and well used allotments at it's western end, but its open countryside character is impacted upon by development on some boundaries and development beyond it to the west. There is more open countryside to the north beyond the canal boundary. There is one boundary to the edge of the village, but some development south of the parcel and westwards, as described above.	The canal boundary on the northern edge limits access to the more open countryside to the north, which itself lies beyond the outer edge of the Green Belt.
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
To preserve the setting and special character of historic towns	Does the parcel make a positive contribution to the setting of the historic town? Measured by:- Can features of the historic town be seen from within the parcel?	No No	Not related to Lichfield.

	<p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>No</p> <p>Yes but not relevant to this aim.</p> <p>Historic landscape importance, but not related to an historic town.</p>	<p>LHECZ 11 – Land around Armitage and Handsacre Overall score 13. See Local role below.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + – minor		
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Yes. Between Armitage with Handsacre and Rugeley, including the proposed SDA for East of Rugeley some 400 m. west of the parcel.</p> <p>Yes, as above, although there is also existing development on the south side of Rugeley Rd.</p>	<p>Armitage with Handsacre is a substantial village close to the east side of Rugeley. Taking account of the Local Plan strategic development proposals for this area, there is a risk of coalescence between the two settlements.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p> <p>Does the parcel form part of an historic landscape?</p>	<p>Yes. The Trent and Mersey Canal Conservation Area includes the church at the boundary of the parcel. Part of the parcel is also within the Conservation Area and is part of the setting of the church.</p> <p>Yes. But importance mainly relates to the canal conservation Area and church, rather than historic farming/field systems.</p>	<p>Assessment takes account of northern part of parcel lying within the Conservation Area – setting for the canal, a bridge and the church.</p> <p>LHECZ 11 – Land around Armitage and Handsacre Overall score 13. Fields are C18th C19th planned field systems.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
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?	There is a public footpath crossing the site from east to west that lies parallel to the canal, which continues into the village to the east and to Mavesyn Ridware.	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	No existing facilities. Landform may be suitable for outdoor sport although small field sizes could be limiting	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. Eastern edge of the AONB some 3 km. west, with no visual relationship. Yes. Of the canal conservation area which includes the church.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No. Possible scope for enhancing biodiversity associated with the canal.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No.	
Comments on existing and potential for positive role	Existing: Principal positive uses are the footpath route, which is part of longer stretches of rural footpath, and the open aspect in the north of the parcel as both Conservation Area and the setting for the canal and church. Potential: May be limited scope for active recreation opportunities because of field size and some slope, although it is part of the approach through Armitage for narrowboats.		

Overall conclusion on Green Belt role of parcel

Category: Important - Moderate – Minor:

Important

Principal Reasons: Conclusion of parcels role as important relates principally to:

Local Role: The assessment concludes that both roles of maintaining the local settlement pattern and hierarchy and of preserving the setting of the village are important. The parcel contributes to the physical separation of Armitage from Rugeley, which is proposed for an eastward extension. Removal from the Green Belt would have implications for how other developed land on the south side of Rugeley Rd. from the parcel should be treated in Green Belt terms.

In terms of the national Green Belt aims the parcel is assessed as **moderate** in relation to safeguarding the countryside from encroachment because of the partially constrained relationship between the parcel and broader open countryside created by existing development to the west of the parcel and limited opportunities for access to the north created by the canal.

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	Armitage with Handsacre: 2		
Description of Parcel	Area approx 16 hectares south of Rugeley Rd. This medium sized parcel lies towards the western end of the village and comprises several fields on gently rising land to the west of Rectory Lane/Bardy Lane and two fields to the south east of Rectory Lane that rise steeply up to Westfields Rd. There is a public footpath from Rectory Rd. to Westfields Rd. The northern edge of the parcel has some frontage to Rugeley Rd. The main body of the parcel is part of a larger agricultural area that extends westwards to the mobile homes park, which largely encloses it at the western end of the village. There are no dwellings within the parcel but its north-east boundary abuts residential estate development from the 1960’s for a significant extent. There are few trees within the parcel.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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</p>	<p>No. Parcel is located at the outer edge of the W Mids. Green Belt, approx. 10 km. From the outer edge of the conurbation at Brownhills.</p> <p>No.</p> <p>Approx. 10 km. A broad gap with the intervening town of Burntwood</p> <p>Not applicable. See comment.</p> <p>No.</p>	<p>Armitage with Handsacre lies at the outer edge of the West Midlands Green Belt and therefore some distance from the large built up area, so that checking its outward sprawl is not a major function of the Green Belt at this location.</p>

	<p>subsequent coalescence between such settlements?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>To a degree. Boundaries could be established along clear field boundaries and roads, however other land would be partially enclosed.</p>	
Assessment category	<p>+++ – important; ++– moderate; + – minor + - minor</p>		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>No.</p> <p>Not applicable.</p> <p>Yes. Development long Rugeley Rd. e.g. mobile homes park. Boundary of Strategic Development Allocation also lies to the west north of Rugeley Rd.</p> <p>No.</p>	<p>Relevant towns are Rugeley and Lichfield, and therefore assessment is minor for this national aim. However see assessment in relation to local role.</p>
Assessment category	<p>xxx – important; xx – moderate; x – minor + - minor</p>		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Yes. The parcel is all in agricultural use and there are no buildings. There is mostly a clear edge to the built up limits of the village. It forms part of a wider tract of farmland to the south and south-west, mainly of small fields. But see below.</p> <p>A small part of the parcel between Rectory La. and Westfields Rd. is partially enclosed by development on three sides</p>	
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + + - important</p>		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :-</p> <p>Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p>	<p>No</p> <p>No</p> <p>No</p>	<p>Not related to Lichfield.</p>

	<p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>Yes, but not relevant to this aim.</p> <p>No.</p>	<p>LHECZ 11 – Land around Armitage and Handsacre Overall score 13. See Local role below.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>To a degree. Development of the parcel would be a westward extension of the village boundary towards Rugeley. However some 450 m. west of the current village boundary is a substantial mobile homes park.</p> <p>Would be an extension of the established village boundary towards Rugeley with a danger of future merging with the mobile homes park by enclosing other land. Development of the parcel would also extend the village towards Longdon to the south and Upper Longdon to the south-west although with no significant danger of coalescence. Remaining distances would be 1.2 km. and 1.5 km. respectively</p>	<p>Presence of the mobile homes park affects the importance of the parcel itself in the assessment, since it would not represent the furthest point of development between Armitage with Handsacre and Rugeley. It may however have implications for adjacent land.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p> <p>Does the parcel form part of an historic landscape?</p>	<p>No relation to conservation area. Rectory Lane is a rural approach to the village not suitable for vehicles, but developed aspect of approach is mainly of architecturally lower quality housing.</p> <p>Of limited importance in relation to the overall historic value of the Armitage with Handsacre Character Zone.</p>	<p>LHECZ 11 – Land around Armitage and Handsacre Overall score 13. Fields are C18th C19th planned or semi-planned field systems. No particular features within the parcel.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
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?	There is only one public footpath, east of Rectory Lane up to Westfields Rd.	
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. Main part of the parcel physically suitable for outdoor sport, but active agricultural use likely to limit potential.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No, because of rising land beyond the parcel to the south-west There are views of the Rugeley power station cooling towers to the north-west. No.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No.	
Comments on existing and potential for positive role	Existing: Principal positive use is the footpath route, which links roads within the village. Potential: Probably limited potential for improving public access. Some parts would be suitable for more formal recreation, but the land is in active agricultural use.		

Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as important relates principally to:</p> <ul style="list-style-type: none">• NPPF Aim of Green belt: its role in safeguarding open countryside from encroachment, particularly because of the relatively wide tract of Green Belt countryside to the south and south-west towards the Longdons. There is a clear boundary between existing village development and the parcel. <p>The local role is affected by the situation of the parcel with existing development further to the west between it and Rugeley, even though this lies outside the village boundary. This, together with remaining distances to the Longdons have been the main reasons why the parcel's role is assessed as moderate in relation to the settlement pattern and hierarchy. However development west of Rectory Lane may have implications for adjacent green belt land to the west.</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	Armitage with Handsacre: 3		
Description of Parcel	Area approx 21 hectares. The parcel lies on the south side of the village, elongated in an east west direction and forming part of Brick Kiln Farm, accessed from Hood Lane. It is all farmland but includes the farmhouse and associated buildings. The western part of the site, around the farmhouse, has a number of small fields but the main part of the parcel is a much larger field. The northern boundary abuts the modern Shropshire Brook housing development, to the east it abuts the Hill Top View estate and there are residential parts of Hood Lane at its western boundary. The southern boundary is formed by a straight track that runs west to east from Hood Lane and is a farm access that allows exit to Lichfield Road. The Shropshire Brook, which flows from south to north across the site towards the River Trent lies towards the east end of the parcel. South of the parcel is an extensive area of farmland on rising ground. This stretches towards the village of London Brook End, which lies about 1 km. from the southern edge of the village.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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</p>	<p>No. Parcel is located at the outer edge of the W Mids. Green Belt, approx. 10 km. From the outer edge of the conurbation at Brownhills.</p> <p>No.</p> <p>Approx. 10 km. A broad gap with the intervening town of Burntwood</p> <p>Not applicable. See comment.</p> <p>No.</p>	<p>Armitage with Handsacre lies at the outer edge of the West Midlands Green Belt and therefore some distance from the large built up area, so that checking its outward sprawl is not a major function of the Green Belt at this location.</p>

	<p>lead to the danger of a subsequent coalescence between such settlements?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Yes. Boundary could be established mainly along a track and road,</p>	
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ - minor		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>No.</p> <p>Not applicable.</p> <p>No.</p> <p>No.</p>	<p>Relevant towns are Rugeley and Lichfield, and therefore assessment is minor for this national aim. However see assessment in relation to local role.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ - minor		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Yes. Parcel is all in agricultural use including a farmhouse with associated buildings. There is a clear edge to the existing village although farmhouse complex is adjacent to village development.</p> <p>No, except a small part in the west of the parcel. Although the parcel does have development on three of its sides its wide and narrow configuration means there is no general sense of enclosure.</p>	
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ + + - important		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :-</p> <p>Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public</p>	<p>No</p> <p>No</p> <p>No</p>	<p>Not related to Lichfield.</p>

	places? Is there public access within the parcel? Does the parcel form part of an historic landscape that is related to an historic town?	On eastern edge, but not relevant to this aim. No.	LHECZ 11 – Land around Armitage and Handsacre Overall score 13. See Local role below.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
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? Would the development of the parcel be a significant step leading towards coalescence of two settlements?	Yes. Between the southern edge of Armitage and Longdon Brook End. Development of the parcel would extend this part of the village towards Longdon to the south although with no significant danger of coalescence. Remaining minimum distance would be 0.9 km., although because of the shape of development, this would be only a little less than some existing parts of the village adjacent to the parcel.	
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
Preserving the character and setting of villages	Does the local landform or landscape form part of the setting of a conservation area or village? Does the parcel form part of an historic landscape?	No relation to conservation area. Hood Lane is a rural approach to the village, but no significant views of the village. Of limited importance in relation to the overall historic value of the Armitage with Handsacre Character Zone.	LHECZ 11 – Land around Armitage and Handsacre Overall score 13. Mainly post 1880's reorganized fields. No particular features within the parcel.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use			
Opportunities for	What is the degree of	A footpath to Longdon from Hill	

public access or to provide access	existing public access?	Top runs along part of the western edge of the site.	
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. A western part of the parcel is adjacent to an existing recreation area within the village. May be some potential to extend if parcel is developed.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No, although there are some views of the higher land at the eastern edge of the AONB No.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No. Main features are hedgerow field boundaries and brook course.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No.	
Comments on existing and potential for positive role	Existing: Little by way of existing positive use and the footpath access only crosses one corner. Active agricultural use, with small fields in western part of the site, where hedgerows form the principal biodiversity interest. Potential: Agricultural use limits potential. Potential to expand open spaces and link to existing development would may be realised with development of site.		
Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as important relates principally to:</p> <ul style="list-style-type: none"> • NPPF Aim of Green belt: its role in safeguarding open countryside from encroachment, particularly because of the relatively wide tract of Green Belt countryside to the south and south-west towards Longdon Brook End. There is a clear boundary between existing village development and the parcel. <p>The local role in maintaining the settlement hierarchy and pattern is assessed as moderate in the light of existing development on this southern edge of Armitage with Handsacre, such as on Hood Lane, would mean a relatively small reduction in the distance to Longdon if the parcel were developed. In addition the smaller, western part of the parcel containing the farmhouse is partially enclosed by development on three sides. This, together with remaining distances to the Longdon have been the main reasons why the parcel's role is assessed as moderate in relation to the settlement pattern and hierarchy.</p>		

Green Belt Review Assessment Form:

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GB Land Parcel Reference	Armitage with Handsacre: 4		
Description of Parcel	Area approx 6 hectares. West of Lichfield Road at the south-east edge of the village. This small parcel comprises a single field in agricultural use similar in size to the Hill Top estate which forms its northern boundary, currently the south east extent of the village on the west side of Lichfield Road. A small part of the parcel has recently been taken for allotment use. South of the parcel is a tract of agricultural land that extends towards the hamlet of Longdon Green some 1.5 km. away and to Longdon in the south-west. There are no dwellings within the parcel.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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?</p> <p>If released from GB could</p>	<p>No. Parcel is located at the outer edge of the W Mids. Green Belt, approx. 9.75 km. From the outer edge of the conurbation at Brownhills.</p> <p>No.</p> <p>Approx. 9.75 km. A broad gap with the intervening town of Burntwood</p> <p>Not applicable. See comment.</p> <p>No.</p> <p>Yes. Boundary could be</p>	<p>Armitage with Handsacre lies at the outer edge of the West Midlands Green Belt and therefore some distance from the large built up area, so that checking its outward sprawl is not a major function of the Green Belt at this location.</p>

	enduring long-term boundaries be established?	established along field boundary, although similar fields to the south and west.	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To prevent neighbouring towns merging into one another	Does the parcel lie directly between two towns and form all or part of a gap between them? What distance is the gap between the towns? Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?	No. Not applicable. No. No.	Relevant towns are Rugeley and Lichfield, and therefore assessment is minor for this national aim. However see assessment in relation to local role.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
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? Is the parcel partially enclosed by a town or village built up area?	Yes. Parcel is all in agricultural use. There is a clear edge to the existing village at this point. It forms part of a wider tract of open countryside to the south and south-west towards Longdon. The parcel has built development on two sides at this eastern end of the village, although this does not give a general sense of enclosure.	Principal factors are the clear edge to the village, the lack of any built development within the parcel and open countryside to the south.
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
To preserve the setting and special character of historic towns	Does the parcel make a positive contribution to the setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel? Is the parcel in the foreground of views towards the historic town from public places? Is there public access within the parcel? Does the parcel form part of an historic landscape that is	No No No No.	Not related to Lichfield. LHECZ 11 – Land around Armitage

	related to an historic town?		and Handsacre Overall score 13. See Local role below.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
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? Would the development of the parcel be a significant step leading towards coalescence of two settlements?	No. There would be only a marginal change in the present gap between Handsacre and Longdon if the parcel was developed. Development of the parcel would extend this part of the village, but only marginally towards Longdon to the south-west. There would be no significant danger of coalescence resulting from development. Remaining minimum distance would be nearly 1 km.	Relatively small size of the parcel and its position has some effect on the assessment in this category.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Preserving the character and setting of villages	Does the local landform or landscape form part of the setting of a conservation area or village? Does the parcel form part of an historic landscape?	No nearby Conservation Area. The parcel is on the main approach to the village from the south-east. Although there is a clear edge to the village, the approach is of no special character, and the parcel only contributes to the village setting as open land, since it has little visual character itself, for example there are no trees. Of limited significance in relation to the overall historic value of the Armitage with Handsacre Character Zone.	LHECZ 11 – Land around Armitage and Handsacre Overall score 13. Part of early irregular enclosure, but no features within the parcel.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use			
Opportunities for public access or to provide access	What is the degree of existing public access?	No public footpaths.	

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. The parcel would be physically suitable for outdoor sports use.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. No.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No.	
Comments on existing and potential for positive role	Existing: The parcel is small being a single field and has no public footpath access. Potential: Agricultural use limits potential, although physically suitable for outdoor sports.		
Overall conclusion on Green Belt role of parcel	Category: Important - Moderate – Minor: Important Principal Reasons: Conclusion of parcels role as important relates to: NPPF Aim of Green belt: its role in safeguarding open countryside from encroachment. This is particularly because of the relatively wide tract of Green Belt countryside to the south and south-west towards Longdon Green and Longdon Brook End. The parcel is part of a pattern of similar fields forming this tract. There is also a clear boundary to existing village development at this point and purely agricultural use of the parcel.		

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	Armitage with Handsacre: 5		
Description of Parcel	Area approx 7 hectares. East of Lichfield Road at the south-east edge of the village. This small parcel comprises a single field in agricultural use with a dwelling at its north-western corner. Its northern boundary abuts a relatively modern residential area that currently forms the south-eastern extent of the village on the east side of Lichfield Road. The eastern boundary is formed by the West Coast main railway line. South of the parcel is the tract of agricultural land that extends towards the hamlet of Longdon Green some 1.5 km. away, which is about the same distance as Armitage parcel 4. There are no other dwellings within the parcel.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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?</p>	<p>No. Parcel is located at the outer edge of the W Mids. Green Belt, approx. 9.75 km. From the outer edge of the conurbation at Brownhills.</p> <p>No.</p> <p>Approx. 9.75 km. A broad gap with the intervening town of Burntwood</p> <p>Not applicable. See comment.</p> <p>No.</p>	<p>Armitage with Handsacre lies at the outer edge of the West Midlands Green Belt and therefore some distance from the large built up area, so that checking its outward sprawl is not a major function of the Green Belt at this location.</p>

	If released from GB could enduring long-term boundaries be established?	Yes. Boundaries could be established along road, railway and a field boundary, although similar fields to the south-west and south-east.	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To prevent neighbouring towns merging into one another	Does the parcel lie directly between two towns and form all or part of a gap between them? What distance is the gap between the towns? Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?	No. Not applicable. No. No.	Relevant towns are Rugeley and Lichfield, and therefore assessment is minor for this national aim. However see assessment in relation to local role.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
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? Is the parcel partially enclosed by a town or village built up area?	Yes. Parcel is all in agricultural use. There is a clear edge to the existing village at this point. It forms part of a wider tract of open countryside to the south and south-west towards Longdon Green and Longdon. Physical barrier of main railway line separates the parcel from countryside to the east The parcel has only one built up edge to the village.	Principal factors are the clear edge to the village, the lack of any built development within the parcel and open countryside to the south.
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
To preserve the setting and special character of historic towns	Does the parcel make a positive contribution to the setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel? Is the parcel in the foreground of views towards the historic town from public places?	No No No	Not related to Lichfield.

	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.	LHECZ 11 – Land around Armitage and Handsacre Overall score 13. See Local role below.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
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? Would the development of the parcel be a significant step leading towards coalescence of two settlements?	No. There would be only a marginal change in the present gap between Handsacre and Longdon if the parcel was developed. No. Development of the parcel would extend this part of the village, but only marginally towards Longdon to the south-west. There would be no significant danger of coalescence resulting from development. Distance would be approx. 1.2 km.	Development of the parcel would extend the length of the village along a principal route rather than impact on other settlements.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Preserving the character and setting of villages	Does the local landform or landscape form part of the setting of a conservation area or village? Does the parcel form part of an historic landscape?	No nearby Conservation Area. The parcel is on the main approach to the village from the south-east. Although there is a clear edge to the village, the approach is of no special character, and the parcel only contributes to the village setting as open land, since it has little visual character itself, for example there are no trees. Of limited significance in relation to the overall historic value of the Armitage with Handsacre Character Zone.	LHECZ 11 – Land around Armitage and Handsacre Overall score 13. Part of tract of post 1880'2 reorganised fields to the north-east, but no features within the parcel.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Existing or Potential contribution to Positive functions of Green Belt – retaining and			

enhancing the beneficial use			
Opportunities for public access or to provide access	What is the degree of existing public access?	No public footpaths.	
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. The parcel would be physically suitable for outdoor sports use.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. No.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No.	
Comments on existing and potential for positive role	Existing: The parcel is small being a single field and has no public footpath access. Potential: Agricultural use limits potential, although physically suitable for outdoor sports.		
Overall conclusion on Green Belt role of parcel	Category: Important - Moderate – Minor: Important Principal Reasons: Conclusion of parcels role as important relates to: NPPF Aim of Green belt: its role in safeguarding open countryside from encroachment. This is particularly because of the relatively wide tract of Green Belt countryside to the south and south-west towards Longdon Green and Longdon Brook End. The parcel is part of a pattern of similar fields forming this tract. There is also a clear boundary to existing village development at this point and purely agricultural use of the parcel.		

Green Belt Review Assessment Form:

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

GB Land Parcel Reference	Burntwood North: 1		
Description of Parcel	Area approx 30 hectares. The parcel forms part of a farm in mixed agricultural use beyond the northern edge of the Chase Terrace area of Burntwood and comprises a group of medium sized fields on a significant slope down from the northern edge of the housing area of Kingsdown Rd. It is bounded on its west, north and eastern edges by roads and to the south by residential development. It includes a small area of open space in its south- west corner on Kingsdown Rd. and is crossed by two high voltage electricity lines that run on the higher ground in an east – west direction near in the south part of the parcel. It includes a farmhouse, with associated buildings including a farm shop.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? ie is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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</p>	<p>No. It is not part of a wider group of parcels directly preventing sprawl</p> <p>No</p> <p>3.5km. from W Mids. edge. But see comment</p> <p>Not applicable. See comment</p> <p>No</p>	<p>Burntwood urban area lies between parcel and the west Midlands edge. Parcel would only directly act to prevent urban sprawl in event of Burntwood physically coalescing with the W. Mids.</p>

	between such settlements? If released from GB could enduring long-term boundaries be established?	Yes. Along roads.	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To prevent neighbouring towns merging into one another	Does the parcel lie directly between two towns and form all or part of a gap between them? What distance is the gap between the towns? Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?	Yes. Between Burntwood and Rugeley – as small part of the gap. Approx. 5.5 km. Yes. The village of Cannock Wood is approx. 1 km directly to the north of the parcel edge. No. Because of the distance and because of the nature of the countryside. See comments.	As well as the distance between the two towns a major part of the countryside is part of Cannock Chase AONB, which also gives policy protection against development that could lead to merging. Gentleshaw Common SSSI also lies in this gap.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
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? Is the parcel partially enclosed by a town or village built up area?	Yes. Open farmland. Mixed agriculture No. Parcel only has 1 built up edge	Development would approach SSSI and AONB
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
To preserve the setting and special character of historic towns	Does the parcel make a positive contribution to the setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel? Is the parcel in the foreground of views towards the historic town from public places? Is there public access within	No No No No	Not related to Lichfield, and there are no views of the city from the parcel.

	the parcel? Does the parcel form part of an historic landscape related to an historic town?	No	BHECZ 3 – South west of Gentleshaw Common (HECA 2d) BHECZ Overall score 11. Not significant within parcel. Mainly C19th landscape enclosure. Once part of Cannock Forest. Beaudesert Old Park lies some 3km. to the north, but not designated.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
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? Would the development of the parcel be a significant step leading towards coalescence of two settlements?	Yes, with the village of Cannock Wood directly north and Prospect Village to the north-east. Yes. Would close approx. 30% of gap to Cannock Wood and 50% of gap to Prospect village	There is a potentially substantial reduction in the gap between Burntwood and the villages, which is a major factor in the assessment.
Assessment category	+++ – important; ++ – moderate; + – minor + + + – important		
Preserving the character and setting of villages	Does the local landform or landscape form part of the setting of a conservation area or village? Does the parcel form part of an historic landscape?	No. Not significant within parcel. Mainly C19th landscape enclosure. Once part of Cannock Forest. Not related to a Conservation Area.	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use			
Opportunities for public access or to	What is the degree of existing public access?	No existing public footpath within agricultural land	

provide access		although an informal path parallel to bypass road (Stables Way) and within limits of highway.	
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. Unlikely to be future opportunities – nature of farmland.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	Yes. Part of a landscape on the edge of Cannock Chase AONB with views towards it. No	May have some value as a physical 'buffer' between urban area and the AONB
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No Unlikely	
Comments on existing and potential for positive role	Existing: Positive role is limited by the lack of public access within the parcel, although it lies close to the edge of the AONB and Gentleshaw Common and offers open land between the AONB and urban area. Potential: Probably limited potential for improving public access and slopes limit the suitability for certain types of outdoor recreation		

Overall conclusion on Green Belt role of parcel

Category: Important - Moderate – Minor:

Important

Principal Reasons: Conclusion of parcels role as important relates principally to:

- **NPPF Aim of Green belt:** its role in safeguarding open countryside to the north from encroachment, particularly because the countryside has both SSSI designation and is the southern edge of the Cannock Chase Area of Outstanding Natural Beauty. The parcel has only one edge that is urban, so no sense of partial enclosure from urban uses.
- **Local Role:** Development of all or part of the parcel would move the urban edge of Burntwood towards two neighbouring freestanding villages, the significance of the decrease in the gap would be high if all parcel developed.

Green Belt Review Assessment Form:

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

GB Land Parcel Reference	Burntwood North: 2		
Description of Parcel	Area approx 18 hectares. The parcel is open land but mostly in use for keeping and exercise of horses. It lies to the east of Rugeley Rd. and parcel N 1. It is land beyond the northern edge of the Boney Hay area of Burntwood and comprises mostly of a number of small and medium sized fields on a significant north-facing slope down to a brook course, which together with a hedge, forms its northern boundary. It is bounded on its south and south west by residential development. Within the parcel there is a vacant small works with a number of buildings and outdoor storage, formerly of sand, gravel and equipment, whilst in the west and east the land is predominantly used for horse grazing and a range of associated buildings. The power lines that cross parcel N 1 also cross this parcel. Immediately to the north of this area lies Gentleshaw Common, which is a S.S.S.I. There are areas of regenerating scrubland including gorse.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>Would development represent an outward extension of the W. Midlands urban area, result in a physical connection between</p>	<p>No. It is not part of a wider group of parcels directly preventing sprawl</p> <p>No</p> <p>3.5km. from W Midlands edge. But see comment</p> <p>Not applicable. See comment</p> <p>No</p>	<p>Burntwood urban area lies between parcel and the west Midlands edge. Parcel would only directly act to prevent urban sprawl in event of Burntwood physically coalescing with the W. Mids.</p>

	<p>urban areas within and beyond the W. Midlands, or lead to the danger of a subsequent coalescence between such settlements?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Yes. But at north edge formed by field boundaries to edge of Gentleshaw Common.</p>	
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes. Between Burntwood and Rugeley – as small part of the gap.</p> <p>Approx. 5.5 km.</p> <p>Yes. The village of Cannock Wood is approx. 1 km directly to the north of the parcel edge.</p> <p>No. Because of the distance and because of the nature of the countryside. See comments.</p>	<p>As well as the distance between the two towns a major part of the countryside is part of Cannock Chase AONB, which also gives policy protection against development that could lead to merging. Gentleshaw Common SSSI also lies in this gap and abuts the parcel.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Yes. Open land partly used for agriculture and grazing of horses.</p> <p>Two boundaries to the urban edge, but because of the shape of the parcel there is little enclosure created</p>	<p>Development of the parcel would abut SSSI and AONB</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + + - important</p>		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :-</p> <p>Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public</p>	<p>No</p> <p>No</p> <p>No</p>	<p>Not related to Lichfield, nor views of the city from the parcel.</p>

	places? Is there public access within the parcel? Does the parcel form part of an historic landscape that is related to an historic town?	No No.	BHECZ 3 – South west of Gentleshaw Common (HECA 2d) BHECZ Overall score 11. Not significant within parcel. Once part of Cannock Forest. Mainly C19th landscape enclosure. But adjacent to Gentleshaw BHECZ
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
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? Would the development of the parcel be a significant step leading towards coalescence of two settlements?	Yes, with the village of Cannock Wood directly north. Yes. Would close approx. 30% of gap to Cannock Wood	There is a potentially substantial reduction in the gap between Burntwood and the village, which is a major factor in the assessment.
Assessment category	+++ – important; ++ – moderate; + – minor + + + – important		
Preserving the character and setting of villages	Does the local landform or landscape form part of the setting of a conservation area or village? Does the parcel form part of an historic landscape?	No Not significant within parcel and not related to a village. Mainly C19th landscape enclosure. But adjacent to Gentleshaw BHECZ. Once part of Cannock Forest.	BHECZ 3 – South west of Gentleshaw Common (HECA 2d) BHECZ Overall score 11
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Existing or Potential contribution to Positive functions of Green Belt – retaining and			

enhancing the beneficial use			
Opportunities for public access or to provide access	What is the degree of existing public access?	Two public footpaths within the parcel. One of these, significantly, connects urban area to Gentleshaw Common footpath network.	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	Significant degree of use is for horse keeping, exercise and schooling. No current proposals	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB?	Yes. Part of a landscape on the edge of Cannock Chase AONB and views towards it. Parcel abuts AONB	
	Does it form part of the setting of a conservation Area?	No	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No but directly adjacent to SSSI lowland heathland	
Improving derelict and damaged land	Is there any derelict land in the parcel?	Yes. Small parts of parcel appear to have been used for open storage of sands and gravels	
	Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	Possibilities for biodiversity enhancement linked to Gentleshaw Common	
Comments on existing and potential for positive role	<p>Existing: Positive role is helped by the public footpath access to Gentleshaw Common across the parcel. Parcel offers open land between the AONB/SSSI and the urban area.</p> <p>Potential: Probably limited potential for improving public access and slopes limit the suitability for formal outdoor recreation. However land of limited value for agriculture and may therefore be some future options for informal use.</p>		

Overall conclusion on Green Belt role of parcel	Category: Important - Moderate – Minor: Important Principal Reasons: Conclusion of parcels role as important relates principally to: <ul style="list-style-type: none">• NPPF Aim of Green belt: its role in safeguarding open countryside to the north from encroachment, particularly because the countryside has both SSSI designation and is the southern edge of the Cannock Chase Area of Outstanding Natural Beauty. The parcel edges to the urban area do not create any sense of partial enclosure by urban uses.• Local Role: Development of all or part of the parcel would move the urban edge of Burntwood towards a neighbouring freestanding village, the significance of the decrease in the gap would be high if all parcel developed.
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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	Burntwood North: 3		
Description of Parcel	Area approx 42 hectares. The parcel is a patchwork of small fields on undulating land crossed by a brook course. Some of the slopes are steep and give views of Gentleshaw Common, but field boundaries are principally tree'd hedgerows so for the most part there is little long-range visibility within or across the parcel. Its boundaries are the six roads of Chorley Rd and Padbury Lane in the north, Ogle Hay Rd. in the west, Meg Lane and Springle Styche Lane in the south and Rugeley Road in the east. While there is a scatter of residential properties and a public house along these roads, the only substantial residential area that abuts the parcel is the eastern edge of Boney Hay on Ogle Hay Rd. To the south of Meg Lane the parcel is contiguous with parcel N 4. Gentleshaw Common, which is a S.S.S.I. and within the Cannock Chase AONB lies immediately to the north of the parcel on the other side of Chorley Rd.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>Would development represent an outward extension of the W. Midlands urban area, result in a physical connection between</p>	<p>No. It is not part of a wider group of parcels directly preventing sprawl</p> <p>No</p> <p>3.5km. from W Mids. edge. But see comment</p> <p>Not applicable. See comment</p> <p>No</p>	<p>Burntwood urban area lies between parcel and the west Midlands edge. Parcel would only directly act to prevent urban sprawl in event of Burntwood physically coalescing with the W. Mids.</p>

	<p>urban areas within and beyond the W. Midlands, or lead to the danger of a subsequent coalescence between such settlements?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	Yes. Along roads.	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes. Between Burntwood and Lichfield to the East and Rugeley to the north.</p> <p>Approx. 4km. to Lichfield and approx. 5.5 km to Rugeley.</p> <p>Gentleshaw to the north towards Rugeley, only 1 hamlet to the east towards Lichfield</p> <p>No. Because of the distance.</p>	<p>Part of Cannock Chase AONB lies to the north between the parcel and Rugeley.</p> <p>No visual relationship between the parcel and Lichfield</p>
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Yes. Agricultural land with a pattern of small fields with contiguous similar landscape and part heathland beyond the parcel.</p> <p>One boundary to the urban edge.</p>	<p>Parcel is high quality countryside that is part of a wider area of countryside of similar character, but also abuts AONB</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :-</p> <p>Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public</p>	<p>No</p> <p>No</p> <p>No</p>	<p>Not related to Lichfield, and there are no views of the city from the parcel.</p>

	places? Is there public access within the parcel? Does the parcel form part of an historic landscape related to an historic town?	Yes. One public footpath crosses site towards Gentleshaw Common No. Some significance in the landscape character, some survival of post-medieval field pattern within parcel, possibly related to squatter enclosures on heathland.	Part BHECZ 2 – East of Gentleshaw Common. Overall Score 15. Part BHECZ 9 – North of Burntwood. Overall score 16.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
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? Would the development of the parcel be a significant step leading towards coalescence of two settlements?	Yes, the dispersed settlement of Gentleshaw to the north. Yes. Would close approx. 30% of gap to Gentleshaw.	There is a potentially substantial reduction in the gap between Burntwood and the village, which is a major factor in the assessment.
Assessment category	+++ – important; ++ – moderate; + – minor + + + – important		
Preserving the character and setting of villages	Does the local landform or landscape form part of the setting of a conservation area or village? Does the parcel form part of an historic landscape?	No Some significance in the landscape character, some survival of post-medieval field pattern within parcel, possibly related to squatter enclosures on heathland. Related to local village and hamlet character but not Conservation Areas.	Part BHECZ 2 – East of Gentleshaw Common. Overall Score 15. Part BHECZ 9 – North of Burntwood. Overall score 16.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use			
Opportunities for public access or to	What is the degree of existing public access?	One public footpath within the parcel that, significantly, is part	

provide access		of the long distance footpath the Heart of England Way. It also helps to connect urban the area to the Gentleshaw Common footpath network	
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. Nature of the landscape form and field pattern limit future opportunities for sport.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	Yes. Part of a landscape on the edge of Cannock Chase AONB. Some limited views towards it. Parcel abuts AONB on north edge No	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No but directly adjacent to SSSI lowland heathland	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No No	
Comments on existing and potential for positive role	Existing: Positive role is helped by the public footpath access across the parcel that links to Gentleshaw Common. Positive value relates mainly to the quality of the countryside landscape Potential: Probably limited potential for improving public access. Maintaining the biodiversity value of the hedgerows and trees is a significant objective.		
Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as important relates principally to:</p> <ul style="list-style-type: none"> • NPPF Aim of Green belt: its role in safeguarding open countryside to the north from encroachment, particularly because the countryside has both SSSI and AONB designation. Partly because the parcel forms part of a wider tract of high quality countryside. • Local Role: Development of all or part of the parcel would move the urban edge of Burntwood towards a neighbouring freestanding village – Gentleshaw. The significance of the decrease in the gap would be high if all parcel developed. 		

Green Belt Review Assessment Form:

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

GB Land Parcel Reference	Burntwood North: 4		
Description of Parcel	Area approx 29 hectares. The parcel lies between Meg Lane and Springle Styche Lane in the north and Rake Hill in the south. Ogle Hay Rd and Rugeley Rd form its west and east boundaries respectively, although most of the western boundary has residential development on Ogle Hay Rd. South of Rake Hill is a modern residential development that forms the northern edge of Burntwood at this point. It is principally in agricultural use with a mixture of small fields and medium sized fields. Most of the field boundaries are tree'd hedgerows. There are some scattered residential properties along the roads and some farm buildings. Beyond the parcels boundary east of Rugeley Rd is a public house/restaurant and one or two large and detached residential properties. Like parcel N 4 the land is undulating with some steep slopes in part and has a brook course running through it.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>Would development represent an outward extension of the W. Midlands urban area, result in a physical connection between urban areas within and</p>	<p>No. It is not part of a wider group of parcels directly preventing sprawl</p> <p>No</p> <p>3.5km. from W Mids. edge. But see comment</p> <p>Not applicable. See comment</p> <p>No</p>	<p>Burntwood urban area lies between parcel and the west Midlands edge. Parcel would only directly act to prevent urban sprawl in event of Burntwood physically coalescing with the W. Mids.</p>

	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 roads.	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To prevent neighbouring towns merging into one another	Does the parcel lie directly between two towns and form all or part of a gap between them? What distance is the gap between the towns? Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?	Yes. Between Burntwood and Lichfield to the East and Rugeley to the north. Approx. 4km. to Lichfield and approx. 6 km to Rugeley. Gentleshaw to the north towards Rugeley, only 1 hamlet to the east towards Lichfield No. Because of the distance.	Part of Cannock Chase AONB lies to the north between the parcel and Rugeley. No visual relationship between the parcel and Lichfield
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
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? Is the parcel partially enclosed by a town or village built up area?	Yes. Agricultural land with a pattern of small fields with contiguous similar landscape and part heathland beyond the parcel. Two boundaries to the urban edge, but they do not provide any significant sense of partial enclosure to the parcel.	Parcel is high quality countryside that is part of a wider area of countryside of similar character
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
To preserve the setting and special character of historic towns	Does the parcel make a positive contribution to the setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel? Is the parcel in the foreground of views towards the historic town from public places?	No No No	Not related to Lichfield, nor views of the city from the parcel.

	<p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape related to an historic town?</p>	<p>Yes. One public footpath crosses parcel.</p> <p>No.</p>	<p>BHECZ 9 – North of Burntwood. Overall score 16. Some significance in the landscape character. Field enclosures of various dates including early irregular enclosure. One listed farmstead on Rake Hill.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ - minor		
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Yes, the dispersed settlement of Gentleshaw to the north – approx. 1.8 km.</p> <p>A moderate step towards coalescence. Would close approx. 20% of gap to Gentleshaw.</p>	<p>Measurement assumes development of all of parcel.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ + - moderate		
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p> <p>Does the parcel form part of an historic landscape?</p>	<p>No.</p> <p>Some significance in the landscape character, Field enclosures of various dates including early irregular enclosure. One listed farmstead on Rake Hill. Related to dispersed settlement character, but not Conservation Areas.</p>	<p>But the historic landscape is not related to Conservation Areas. BHECZ 9 – North of Burntwood. Overall score 16.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ - minor		
Existing or Potential contribution to Positive functions of Green Belt –			

retaining and enhancing the beneficial use			
Opportunities for public access or to provide access	What is the degree of existing public access?	One public footpath within the parcel.	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	No existing facilities. Nature of the landscape form and field pattern limit future opportunities for sport.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	To some extent. Forms part of an attractive tract of countryside on the southern edge of the AONB along with parcel N3 No	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No. Principal features are the hedgerows and hedgerow trees.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No No	
Comments on existing and potential for positive role	Existing: Positive role is helped by the public footpath access across the parcel, however positive value relates mainly to the quality of the countryside landscape with land to the north and east. Potential: Probably limited potential for improving public access. Maintaining the biodiversity value of the hedgerows and trees is a significant objective.		

Overall conclusion on Green Belt role of parcel

Category: Important - Moderate – Minor:

Important

Principal Reasons: Conclusion of parcels role as important relates principally to:

- **NPPF Aim of Green belt:** its role in safeguarding open countryside to the north from encroachment, particularly because that countryside (separated from this parcel by parcel N3) has both SSSI and AONB designation. Partly because the parcel forms part of a wider tract of high quality countryside.

Green Belt Review Assessment Form:

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

GB Land Parcel Reference	Burntwood East: 1		
Description of Parcel	Area approx 64 hectares. This large parcel lies between Rugeley Rd. in the west Coulter Lane in the east and is at the north-eastern edge of Burntwood. The northern boundary is formed by Nether Lane, while to the south it is bounded by residential properties on Church Rd., by Church Rd itself and cottages at Peg Row. It contains Fulfen Primary School towards its southern end. It is predominantly in agricultural use with a mixture of small and medium sized fields, mostly bounded by tree'd hedgerows. There are some scattered residential properties along the roads, some farm buildings and caravans for agricultural workers on Coulter Lane. The land is relatively flat and has a two brook courses running through it, with associated small flood zones.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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</p>	<p>No. It is not part of a wider group of parcels directly preventing sprawl</p> <p>No</p> <p>Approx. 3 km. from W Mids. edge. But see comment</p> <p>Not applicable. See comment</p> <p>No</p>	<p>The eastern part of Burntwood urban area lies between parcel and the west Midlands edge. Parcel would only directly act to prevent urban sprawl in event of Burntwood physically coalescing with the W. Mids.</p>

	<p>subsequent coalescence between such settlements?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Yes. Along roads. Possibly by field boundaries.</p>	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>No.</p> <p>The eastern edge of St Matthews area is approx. 2.75 km. from Lichfield western bypass.</p> <p>No.</p> <p>No.</p>	<p>The St. Matthews housing area lies directly to the east of the southern two thirds of the parcel. This fully redeveloped housing area is to be removed from the Green Belt and incorporated into the Burntwood town boundary through the Local Plan.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Yes. Agricultural land with a pattern of small fields with contiguous similar landscape to the north of Nether Lane. There is a primary school in the south-west corner of the parcel.</p> <p>Yes. There is enclosure on three sides of the parcel. This applies particularly to the southern part. Its boundaries are fully developed on the west and south boundaries and partially by St. Matthews area in the east, which is set back a short way from Coulter Lane.</p>	<p>Although primarily agricultural land the partial enclosure and school at southern end reduces the sense of open countryside to a degree in the southern part of the parcel. The St. Matthews housing development can be seen from points on Rugeley Rd. across the parcel, although the parcel is 800m. wide.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel?</p>	<p>No</p> <p>No</p>	

	<p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>No</p> <p>Yes. One public footpath crosses from west to east in the northern part of the parcel.</p> <p>No.</p>	<p>BHECZ 8 – North east of Burntwood. Overall score 12. Fields mostly early irregular enclosures, but some C20th reorganisation. Fulfen House farmstead possibly dates back to C16th/C17th century and presence may relate to early enclosures</p>
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Yes, the village of Chorley to the north – approx. 2 km.</p> <p>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. The edge of Rake Hill is 1.6 km. from Chorley.</p>	<p>Measurement assumes development of all of parcel. Assessment conclusion based on distance and existing developed areas that are closer to Chorley, and the intervening landform and landscape</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p> <p>Does the parcel form part of an historic landscape?</p>	<p>No.</p> <p>Yes. Fields mostly early irregular enclosures, but some C20th reorganisation. Fulfen House farmstead possibly dates back to C16th/C17th century and presence may relate to early enclosures.</p>	<p>But the historic landscape is not related to Conservation Areas.</p>

Assessment category	+++ – important; ++ – moderate; + – minor + – minor		
Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use			
Opportunities for public access or to provide access	What is the degree of existing public access?	One public footpath crosses parcel from edge of urban area to open countryside. Unlikely to have additional potential because of land use	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	One existing field within the school. Landform suitable for some formal recreation but opportunities likely to be limited because of land use.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No No	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No. Principal features are the hedgerows and hedgerow trees.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No No	
Comments on existing and potential for positive role	Existing: Positive role is helped by the public footpath access across the parcel, however positive value relates mainly to the countryside character with land to the north and the use of the school field Potential: Probably limited potential for improving public access. Maintaining the biodiversity value of the hedgerows and trees is a significant objective.		

Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Moderate</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	Burntwood East: 2		
Description of Parcel	<p>Area approx 35 hectares. This parcel lies between Farewell Lane and a green lane known as Forge Lane in the east. The northern boundary is the rear of residential properties on St. Matthews Rd., Jones Lane and Glasscroft Cottages, while to the south the boundary is Lichfield Rd. It is located at the easternmost limit of the Burntwood urban area and also has the modern St. Matthews residential area that consolidates development along St. Matthews Road. The parcel is predominantly in agricultural use mainly of medium sized fields, mostly bounded by hedgerows with a few trees. The scattering of properties, known as Edial, lie at its southern edge on either side of Lichfield Rd. The land slopes gently upwards from Lichfield Rd. and is crossed in an east – west direction by a medieval hollow lane known as Woodhouses Lane. East of the parcel is agricultural land extending towards Lichfield, with the western edge of the city some 2.7 km from the eastern edge of the parcel. The hamlet of Woodhouses is located between the two urban areas, some 300 metres from the parcel.</p>		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
<p>To check the unrestricted sprawl of large built-up areas</p>	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>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?</p> <p>What would be the remaining gap if the land is developed?</p> <p>Would development represent an outward extension of the W. Midlands urban area, result in a</p>	<p>No. It is not part of a wider group of parcels directly preventing sprawl</p> <p>No</p> <p>Approx. 3.5 km. from W Mids. Edge. But see comment</p> <p>Approx. 3km. if the parcel is developed. See comment.</p> <p>No</p>	<p>To the west of the parcel the urban edge of the east of Burntwood already lies closer to the West Midlands edge than the parcel. In a direct line to the nearest point of the W. Midlands edge lies the village of Hammerwich. The parcel would only directly act to prevent urban sprawl in event of Burntwood first physically coalescing with the W. Mids.</p>

	<p>physical connection between urban areas within and beyond the W. Midlands, or lead to the danger of a subsequent coalescence between such settlements?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Yes. Along roads and lanes/footpaths. Possibly by field boundaries.</p>	
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes.</p> <p>Distance from Farewell La. to western edge of Lichfield is approx. 3 km.</p> <p>Yes, the linear settlement of Woodhouses in the northern part of the parcel.</p> <p>No, but see comment.</p>	<p>If the parcel was developed the gap between the two towns would reduce to approx. 2.35 km. – a reduction of about 20% in the gap. However the eastern edge of St Matthew's area immediately to the north of the parcel is approx. 2.75 km. from the edge of Lichfield. Assessment of separation takes account of St. Matthews area and the remaining separation</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + - moderate</p>		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Yes. Agricultural land with a pattern of medium sized fields with contiguous similar landscape to the east and south</p> <p>The development at the northern edge on St. Matthews Rd. etc gives some sense of partial enclosure, but parcel presents a very clear change from urban area to open countryside on the eastern edge of the town at this point</p>	
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + + - important</p>		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :-</p> <p>Can features of the historic</p>	<p>No</p> <p>No</p>	

	<p>town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>No</p> <p>Yes. One public footpath crosses from west to east in the centre of the parcel. The eastern boundary is also public footpath</p> <p>No. But see comments under Local role</p>	
Assessment category	+++ – important; ++ – moderate; + – minor		
+ – minor			
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Yes. Between the edge of Burntwood and Woodhouses linear settlement (hamlet)</p> <p>Yes, would close about 60% of current gap from Farewell La. to Woodhouses.</p>	<p>However Woodhouses is already impacted upon through the redevelopment of the St. Matthews area. Assessment of moderate takes account of both St. Matthews development, and the small size of Woodhouses</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
+ + – moderate			
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p> <p>Does the parcel form part of an historic landscape?</p>	<p>No.</p> <p>Important in a small part only, see comments, but does not directly affect a village.</p>	<p>North part of BHECZ 7 – Hammerwich. Overall score 12. Mainly C18th and C19th field enclosures or later reorganised. Small part of BHECZ 10 – Edial and Woodhouses to the east. Overall score 17. An example of a dispersed settlement pattern within an historic field pattern</p>

Assessment category	+++ – important; ++ – moderate; + – minor + – minor		
Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use			
Opportunities for public access or to provide access	What is the degree of existing public access?	Significant recreational and historic footpaths across and on the eastern edge of the parcel	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	No existing facilities. Landform north of Woodhouses Lane most suitable for some formal outdoor recreation although farmland use makes this unlikely without development within the parcel.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No No.	There is however some historic interest and value in the Edial area and footpaths.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No No	
Comments on existing and potential for positive role	Existing: Most significant positive function is footpath across the parcel connecting to other paths allowing for informal recreation directly associated with urban edges. The hedge and tree lined hollow lane possibly has some biodiversity function as a wildlife corridor. 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.		

Overall conclusion on Green Belt role of parcel

Category: Important - Moderate – Minor:

Important

Principal Reasons: Conclusion of parcels role as important relates principally to:

- **NPPF Aim of Green belt:** its role in safeguarding open countryside to the east and south of Burntwood from encroachment. Although not of the highest visual quality compared to other parcels assessed to the north, nevertheless the parcel is part of a continuous area of farmland that stretches towards Lichfield to the east and remains open to the south-east.

Green Belt Review Assessment Form:

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

GB Land Parcel Reference	Burntwood South East: 1		
Description of Parcel	<p>Area approx 42 hectares. This parcel is bounded by a perimeter of roads that include Hospital Road to the west and Norton Lane to the north – these roads form the urban edges of Burntwood in this south-east sector of the town. Stockhay Lane and Overton Lane form the eastern boundary to the parcel, whilst Coppy Nook Lane forms the southern boundary. Parcel SE 2 abuts this parcel to the south. The parcel is predominantly in agricultural use with a mixture of field sizes and field boundaries being mainly hedgerows with some trees. There is a local authority playing field fronting Hospital Road on the western side of the parcel that occupies about 15% of the area. The northern part of the village of Hammerwich extends to the parcel boundary along Overton Lane so that the parcel occupies the space between the two settlements, the gap being some 400 metres measured across the parcel from Norton Lane. A group of houses is situated south of the parcel along Coppy Nook Lane, and there are also farm buildings along this frontage. East of the parcel is agricultural land extending towards Lichfield, with the western edge of the city some 3.5 km from the eastern edge of the parcel.</p>		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>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?</p> <p>What would be the remaining gap if the land is developed?</p> <p>Would development represent an outward extension of the W. Midlands</p>	<p>No. It is not part of a wider group of parcels directly preventing sprawl</p> <p>No.</p> <p>Approximately 2km.</p> <p>Approx. 1.6 km.</p> <p>Not an outward extension of the W Mids. Possible long-term danger of subsequent</p>	<p>Development of the parcel would represent an encroachment of the east side of Burntwood south towards the large built-up area, however this would not be as far in this direction as existing development in Chasetown. Any danger of actual coalescence would require development over a significantly larger area to the south than the parcel itself. Moderate assessment based upon the direction of growth of Burntwood if parcel developed and the remaining distance.</p>

	<p>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?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>coalescence in combination with other parcels to the south.</p> <p>Yes. Along roads.</p>	
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + - moderate</p>		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes. Forms part of a gap to Lichfield to the east.</p> <p>Approx. 4.5 km from Hospital Rd. to Lichfield edge</p> <p>Yes. The northern part of the village of Hammerwich.</p> <p>No. But see Local role below re Hammerwich.</p>	<p>If the parcel was developed the gap between the two towns would reduce to approx. 3.5 km. – a reduction of about 20% in the gap, but distance would remain greater than from St. Matthews area</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Yes. Mainly agricultural land with a pattern of mainly small and one larger sized field and some woodland. Similar landscape to the east, larger fields to the south (parcel SE2). Part of site is a sports ground and play area serving Burntwood. Hospital Rd and Norton Lane developments provide strong existing urban edges to Burntwood.</p> <p>The parcel is enclosed by Burntwood urban edges on two sides and partially by the north end of Hammerwich on the east boundary.</p>	
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + + - important</p>		
To preserve the setting and special character of historic	<p>Does the parcel make a positive contribution to the setting of the historic town?</p>	<p>No</p>	

towns	<p>Measured by :- Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>No</p> <p>No</p> <p>Yes. Two public footpaths cross from north to south in the parcel.</p> <p>No. But see comments under Local role</p>	
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ - minor		
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Yes. Between Burntwood and Hammerwich</p> <p>Yes. Full development of the parcel would result in actual coalescence between Burntwood and the northern part of Hammerwich at Overton Lane.</p>	
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ + + - important		
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p> <p>Does the parcel form part of an historic landscape?</p>	<p>To some degree, yes in relation to Appletree Farm area.</p> <p>Parcel has important role in preserving the separate character and setting of Hammerwich. Some historic significance in the landscape, particularly dispersed medieval settlement, related to Hammerwich/Edial. These are not Conservation Areas but village/hamlet with some character containing historic buildings.</p>	<p>BHECZ 7 – Hammerwich. Overall score 12. Good survival of historic landscape character around Appletree Farm, related to early irregular enclosure and dispersed settlement</p>

Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
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?	Two public footpaths cross the site that link to a wider network	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	There is a recreation ground with playing pitches and equipped play area on Hospital Road. Landform in part of parcel lends itself to further playing pitch provision.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. No.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No. However pattern of small fields in east of the parcel may be of value for biodiversity because of their historic nature.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No.	
Comments on existing and potential for positive role	Existing: The use of part of the parcel for formal and informal outdoor recreation and play is of value particularly to the community on the eastern side of Burntwood Potential: Although most of the parcel is in productive agricultural use, part would be suitable for use for outdoor recreation, including playing pitches.		

Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as important relates principally to:</p> <ul style="list-style-type: none">• NPPF Aim of Green belt: its role in safeguarding open countryside to the east and south from encroachment, particularly it forms part of a wider tract of countryside in the south-east sector of Burntwood. Although it has two urban edges with Burntwood there is clear distinction between countryside and urban area.• Local Role: Maintaining the settlement pattern and character of a village. Development of all or part of the parcel would move the urban edge of Burntwood towards Hammerwich. Development of the whole parcel would result in actual coalescence with the village. The pattern of fields within the parcel is relevant to the setting of the village in terms of historic development and maintaining its freestanding character.
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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	Burntwood South East: 2		
Description of Parcel	Area approx 38 hectares. This parcel is bounded by Hospital Road to the west and Hanney Hay Road to the south. Hospital Rd. forms the urban edge of Burntwood in this south-east sector of the town. The boundary to the north is Coppy Nook Lane, which divides this parcel from Parcel SE 1. The eastern boundary of the parcel follows some field boundaries and a tree belt although a small length is unmarked. It has been drawn to ensure that the parcel does not extend to Hammerwich, one of the main parts of the village being a short distance to the east. The parcel is almost all in agricultural use with field sizes being large in this mostly arable sector. There are no trees within the parcel. There is a significant slope up from Hanney Hay Rd. so that the southern portion of the parcel is on a broad south-facing slope open to views from the south.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>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?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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</p>	<p>No. It is not part of a wider group of parcels directly preventing sprawl because of the presence of land south of the M6 Toll towards Brownhills</p> <p>No.</p> <p>Approximately 1km. (taken from south end of parcel on Hospital Rd. to north Brownhills.</p> <p>Approx. 0.8 km.</p> <p>Not an outward extension of the W Mids. However development would be a significant step in closing an existing gap, accentuating narrow separation of Burntwood and the W Mids.</p>	<p>If developed the parcel would be the furthest point south of the development of Burntwood and would consolidate the width of development of the southern edge of the town where the gap with the conurbation is at its narrowest point.</p>

	<p>lead to the danger of a subsequent coalescence between such settlements?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Leading to a danger of subsequent coalescence in combination with other parcels.</p> <p>An enduring eastern boundary to the parcel may be difficult to establish. Development of parcel would significantly enclose parcel SE 1 to the north.</p>	
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + + - important</p>		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes. Configuration of Burntwood at present means parcel would be an eastward extension of the town, but would also close gap to Brownhills whose northern edge is to the south.</p> <p>As above current gap is about 1 km. reducing to approx. 800 m.</p> <p>No separate intervening settlements but pocket of residential and industrial development north of the A5 lies between the settlements.</p> <p>Not merging, but a significant effect, extends development along Hanney Hay Rd.</p>	<p>Assessment takes account of the general narrowness of the Green Belt at this point across a wider area than this parcel, making it vulnerable to long-term possibility of merging.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + + - important</p>		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Yes. Mainly agricultural land with a pattern of larger fields. One or two small pockets of frontage housing but these do not detract from the overall character of open countryside accentuated by slopes. Some views of Hammerwich village across the parcel.</p> <p>No there is only one significant urban edge.</p>	
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + + - important</p>		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by:-</p> <p>Can features of the historic town be seen from within the</p>	<p>No</p> <p>No</p>	

	parcel? Is the parcel in the foreground of views towards the historic town from public places? Is there public access within the parcel? Does the parcel form part of an historic landscape that is related to an historic town?	No Yes. One public footpath crosses the parcel, part of a route to Hammerwich from the urban area. No.	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
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? Would the development of the parcel be a significant step leading towards coalescence of two settlements?	Yes. Between Burntwood and Hammerwich Yes. Full development of the parcel would result a significant reduction in the gap between Burntwood and Hammerwich on Overton Lane.	The current gap between Hospital Rd. and the edge of Hammerwich across the parcel is around 800 m., which would be reduced by about 50%
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
Preserving the character and setting of villages	Does the local landform or landscape form part of the setting of a conservation area or village? Does the parcel form part of an historic landscape?	No. The landform and slopes are such that for the most part the parcel is not very important to the setting of the village. However its northern part is physically close to the village edge at Overton Lane. Not significant because of reorganised fields.	Closeness of the parcel to the edge of Hammerwich would leave little visual separation viewed from the higher end of the parcel at Coppy Nook Lane. This contrasts with the effect of the slopes when viewed from the south west of the parcel and leads to assessment of moderate. BHECZ 7 – Hammerwich. Overall score 12.
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		

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 across the parcel. Little prospect of additional public access in current land use because of the nature of the farming.	
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 opportunities for outdoor sport. Part of parcel may be physically suitable for outdoor sport but opportunities unlikely with current farming use.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No No	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No No	
Comments on existing and potential for positive role	<p>Existing: The parcel has little in the way of positive uses for the Green Belt in relation to the communities of Burntwood and Hammerwich other than the public footpath that crosses the parcel.</p> <p>Potential: The northern part of the parcel may be physically suitable for formal recreation in terms of playing pitches, however the nature of agricultural activity makes additional recreation use less likely</p>		

Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as important relates principally to:</p> <ul style="list-style-type: none">• NPPF Aim of Green belt: In this area of Burntwood, the roles of checking unrestricted sprawl and preventing neighbouring towns from merging become more important considerations with parcels further south, as here the gap with the northern edge of the large urban area is narrow. The role in safeguarding open countryside from encroachment is made more significant because of the clear urban edge on Hospital Rd. the slopes accentuate the difference between urban area and countryside.• Local Role: Maintaining the settlement pattern and character of a village. Development of all or part of the parcel would move the urban edge of Burntwood towards Hammerwich. Development of the whole parcel would halve the existing gap from Hospital Rd. to the village.
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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.

<p>GB Land Parcel Reference</p>	<p>Burntwood South: 1</p>		
<p>Description of Parcel</p>	<p>Area approx 54 hectares. This parcel is bounded by Hanney Hay Road to the east and by properties along Pool Road and Anglesey Close, Chasetown at the west. The northern boundary is partly formed to the rear of the housing along the south side of Highfields Rd., Chasetown and by properties on Hanney Hay Rd and Wharf Lane. The southern boundary is formed by sections of the Burntwood Bypass, the M6 Toll plaza and the M6 Toll road. The dwellings along Highfields Road, Pool Road and Hanney Hay Road south of The Triangle effectively form the southern extent of the urban area of Burntwood. The parcel is mostly in agricultural use with small to medium sized fields and Brooklyn Farm with a range of agricultural buildings fronts Highfields Rd near the junction with Wharf Lane. There is also some use for horses. The western sector of the parcel contains some significant slopes down towards the M6 Toll access and Toll Plaza. On these slopes the land has become despoiled with some use for motorcycles and some regenerative growth. There is a scrapyard at the southern end of Wharf Lane that abuts the M6 Toll access/exit slip roads. To the west of the parcel lies the Erasmus Darwin Academy and the SSSI of Chasewater. To the south are residential parts of Newtown and the northern parts of Brownhills, which are the northern extent of the West Midlands conurbation at this point. The M6 Toll Road, the southern boundary of the parcel, passes on a west-east alignment through the space between Burntwood and Brownhills.</p>		
<p>Criterion</p>	<p>Specific questions</p>	<p>Assessment</p>	<p>Comments</p>
<p>Purposes of Green Belts</p>			
<p>To check the unrestricted sprawl of large built-up areas</p>	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p>	<p>The parcel is very close to the outer edge of the major urban area at Newtown, Brownhills</p> <p>Almost. The only remaining gap between Burntwood and the outer edge of Brownhills would be an area where land use is fragmented by the M6 Toll, including a junction with slip roads and pay station, the Burntwood bypass and two significant sized areas of derelict land south of the M6 Toll.</p>	<p>If developed the parcel would be the furthest point south of the development of Burntwood and would consolidate the width of development of the southern edge of the town where the gap with the conurbation is at its narrowest point.</p>

	<p>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?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>From properties on Highfields Rd. the gap to housing areas in Brownhills is approx. 800 m. This taken as it is an extensive edge to Burntwood rather than the end of Pavours Rd. where the gap is narrower.</p> <p>Approx. 600 m. with only partial development of the western portion of the parcel. Similar distances if the eastern parts were developed.</p> <p>Not an outward extension of the W Mids. However development would be a major step in consolidating development reaching towards the edge of the W. Mids. and significantly closing an existing narrow gap. Some potential development areas south of the M6 Toll have been put forward, highlighting a possibility of subsequent coalescence in the longer term.</p>	
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes. Between Burntwood and Brownhills.</p> <p>Approx. 800 m. to northern edge of Brownhills</p> <p>No</p> <p>Not physical merging, but would leave area accommodating M6 Toll and M6 Toll junction and Plaza as the only separation between the two towns at the narrowest point of the Green Belt.</p>	<p>Assessment takes account of the general narrowness of the Green Belt at this point. All parts of this parcel lie directly between the two towns and the parcel is narrow but wide from east to west. At the east end of the parcel some narrow areas of land south of the M6 Toll make it vulnerable to a long- term possibility of merging. To the west of the parcel, most of the area is occupied by the M6 Toll, but some small parcels south of the motorway.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the</p>	<p>Yes, but partially broken up by M6 Toll. Parts of parcel actively farmed especially in north and east. Eastern part</p>	

	parcel? Is the parcel partially enclosed by a town or village built up area?	links to open countryside towards Hammerwich, but western part narrow and openness of countryside impacted on by M6 Toll. Highfields Rd. housing curtilages give clear edge to town at this point. Some use for horses, a scrapyard in a former quarry. No.	
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
To preserve the setting and special character of historic towns	Does the parcel make a positive contribution to the setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel? Is the parcel in the foreground of views towards the historic town from public places? Is there public access within the parcel? Does the parcel form part of an historic landscape that is related to an historic town?	No No No No. No.	BHECZ 5 – South of Burntwood See Local role
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
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? Would the development of the parcel be a significant step leading towards coalescence of two settlements?	Yes Yes	Applies similarly to above assessment of preventing urban sprawl, because it would also impact on local settlement pattern with potential for loss of separate identity with Brownhills. There could be some marginal impact on Hammerwich if east of the parcel released from

			Green Belt.
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
Preserving the character and setting of villages	Does the local landform or landscape form part of the setting of a conservation area or village? Does the parcel form part of an historic landscape?	No. No	BHECZ 5 – South of Burntwood. Overall score 8. Mostly late planned field systems
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use			
Opportunities for public access or to provide access	What is the degree of existing public access?	No public footpaths within the zone	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	Some existing use for recreational horses, and past use for motorcycles in part on slopes. Some parts suitable for formal recreation, other impacted by slopes.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. No	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No. Parts of the site on underused slopes show some signs of developing heathland characteristics.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	Yes. Unlikely. However some damaged land has potential for heathland linkage to Chasewater.	Small part a former quarry but in active use as a scrapyard.

<p>Comments on existing and potential for positive role</p>	<p>Existing: Parts of the parcel support informal recreation for horse related activities. Lack of public footpaths limit informal use for recreation.</p> <p>Potential: Flatter parts of the parcel have some potential for recreation use, but active farming limits current potential</p>
<p>Overall conclusion on Green Belt role of parcel</p>	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as important relates principally to:</p> <ul style="list-style-type: none"> • NPPF Aim of Green belt: In this area of Burntwood, the roles of checking unrestricted sprawl and preventing neighbouring towns from merging become more important considerations with parcels further south, as here the gap with the northern edge of the large urban area is narrow. This parcel is beyond the furthest south point of Burntwood, closest to the W. Midlands northern edge and therefore where the most important aspect of the green belt role is in preventing coalescence alongside other narrow green belt areas to the south. The role in safeguarding open countryside from encroachment is less critical and the M6 Toll has an impact on the open nature of the countryside, tending to fragment it because of the junction in particular. • Local Role: Maintaining the settlement pattern. This role here coincides with the NPPF aims, although development at the eastern end of the parcel could have some impact on the separation of Hammerwich village.

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: 1		
Description of Parcel	Area approx 12 hectares. The parcel is situated west of the Mile Oak crossroads and is bounded on the east by Sutton Road, which forms the western limit of the Fazeley/Mile Oak settlement. It’s northern boundary is formed by Hints Rd. while the western and southern boundaries are field boundaries. The parcel is essentially formed by one large field elongated in a north-east to south-west direction, but there are a few residential properties on Hints Road and Sutton Road near its northern edge. There is also a second parcel of open land fronting Sutton Road that is not actively farmed, enclosed on three sides by the main field. North of the parcel on Hints Rd. is a mixed area of agricultural fields, business uses and some residential properties that form parcel 2. To the west and south of the parcel are substantial areas of agricultural land that stretch towards Hints in the west and Sutton Coldfield to the south-west.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>Would development represent an outward extension of the W. Midlands urban area, result in a physical connection between</p>	<p>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.</p> <p>No.</p> <p>It is some 5.5 km. from Mile Oak crossroads to the nearest built development on the eastern edge of Sutton Coldfield. The nearest point of Fazeley/Mile Oak to Sutton Coldfield is approx. 4.8 km. on Sutton Road.</p> <p>The remaining gap from the parcel would be approx. 5 km.</p> <p>No.</p>	<p>Development of the parcel would be no nearer the outer edge of the W. Mids. than existing development and a substantial gap would remain.</p>

	<p>urban areas within and beyond the W. Midlands, or lead to the danger of a subsequent coalescence between such settlements?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Yes, along road, field and track boundaries.</p>	
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes. The parcel lies directly between Sutton Coldfield and Tamworth. However there remains a substantial gap.</p> <p>Gap to Tamworth is approx. 7 km.</p> <p>No.</p> <p>No. There would be no change to the existing gap although development would be consolidated on both sides of a principal route to Sutton Coldfield.</p>	<p>It is noted that Fazeley/Mile Oak itself has the status of a town, however in the context of the NPPF and the West Midlands Green Belt the relevant town is taken as Tamworth. In either case there is no change to the existing gap.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Yes. The land is in agricultural use, is open with only a few scattered residential properties on the periphery. There is a clear built-up edge to Mile Oak at this point and a strong sense of open countryside beyond the edge, with a wide tract of farmland to the west and south.</p> <p>No The parcel has one principal edge to the built-up area and some development in the north-east corner, but there is no sense of enclosure.</p>	
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + + - important</p>		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the</p>	<p>No. Although Tamworth is an historic town, the parcel has no impact upon its setting.</p> <p>No.</p> <p>No.</p>	<p>Note the context of historic town for the NPPF – this is taken as Tamworth. Whilst Fazeley has a Conservation Area, the parcel has no relationship to this in terms of</p>

	<p>foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>No. There is a single footpath outside the parcel that follows its western boundary.</p> <p>No. See note above.</p>	its setting.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>The nearest settlement to the west is the village of Hints. This is approx. 2 km. from the western edge of the parcel and 2.25 km. from Sutton Rd. While the parcel lies in the gap directly, the change if developed, is considered insignificant.</p> <p>No.</p>	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p> <p>Does the parcel form part of an historic landscape?</p>	<p>No conservation Area affected. Although the approach to the settlement at Mile Oak is of modern development, there is a clear distinction between village and open countryside along the approach roads, such that the openness west of Sutton Rd. and south of Hints Rd. contributes to the setting of the settlement. This is particularly so from south of the parcel where significant slopes in the landform highlight the open countryside west of the settlement that the parcel lies within.</p> <p>No.</p>	<p>Assessment takes account of the open character west of Mile Oak crossroads, but also of the nature of the built form of the settlement</p> <p>Landscape west of Mile Oak not assessed.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + – moderate		
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?	No public footpath in the parcel, but one parallel to western boundary.	
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. Land physically suitable for outdoor recreation, southern part slopes.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. No.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No.	
Comments on existing and potential for positive role	Existing: there is no public access or other recreation use within the parcel. Limited biodiversity value. Potential: Agricultural use, together with adjacent footpath likely to limit potential.		
Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as important relates to:</p> <ul style="list-style-type: none"> • NPPF Aim of Green belt: its role in safeguarding open countryside from encroachment. This is particularly because there is a distinct boundary to existing village development in the south-west quadrant of the Mile Oak crossroads. The parcel is the start of the relatively wide tract of Green Belt countryside to the south and west towards Sutton Coldfield and Hints. The parcel is part of a pattern of similar fields forming this tract, with hedgerow boundaries and few trees. <p>The local role is assessed as moderate because of the unexceptional and modern character of development in this part of Mile Oak, but the clear distinction between countryside and settlement on two approaches to the village, towards which the parcel makes a significant contribution.</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: 2		
Description of Parcel	<p>Area approx 12 hectares. The parcel is situated north of the Mile Oak crossroads and north of Hints Road/Watling Street. It is bounded to the north by the dual carriageway of the A5 bypass to Tamworth and straddles either side of Sutton Road. Fazeley parcel 1 abuts this parcel on the south side of Hints Road, while south of Watling Street is the residential part of Mile Oak. The parcel extends westwards to a group of residential properties on the north side of Hints Road and eastwards to the edge of the Mile Oak Hospital. The area contains a mix of uses. These include three fields and a small triangle of land that formerly contained a gypsy/traveller site west of Sutton Road. East of Sutton Road is a dwelling with stables and agricultural buildings within the curtilage associated with adjacent paddocks, although the larger part is an area of developing scrubland between Sutton Rd. the A5 bypass and the hospital buildings. The most prominent feature of the parcel is a Mercedes car dealership on the corner of the Mile Oak crossroads, but there are also a number of other business uses and residential properties that form part of the same group of buildings. Beyond the A5 bypass to the north of the parcel is agricultural land lying between Mile Oak and Tamworth. The south-western limit of Tamworth at the Birmingham and Fazeley Canal is some 1 km. from the north-east tip of the parcel.</p>		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p>	<p>No. It lies near the outer edge of the Green Belt</p> <p>It is not part of a wider group of parcels that directly act to prevent sprawl.</p> <p>No.</p> <p>It is some 5.5 km. from Mile Oak crossroads to the nearest built development on the eastern edge of Sutton Coldfield. The nearest point of Fazeley/Mile Oak to Sutton Coldfield is approx. 4.8 km. on Sutton Road.</p> <p>The remaining gap from the parcel would be approx. 5.5</p>	<p>Development of the parcel would be no nearer the outer edge of the W. Mids. than existing development and a substantial gap would remain.</p>

	<p>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?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>km.</p> <p>No.</p> <p>Yes, mainly along roads, curtilage of existing development and a field boundary west of Mile Oak.</p>	
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ - minor		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes. The parcel lies directly between Sutton Coldfield and Tamworth. However there remains a substantial gap.</p> <p>Gap to Tamworth is approx. 7 km.</p> <p>No.</p> <p>No. There would be no change to the existing gap although development could be consolidated around Mile Oak crossroads.</p>	<p>It is noted that Fazeley/Mile Oak itself has the status of a town, however in the context of the NPPF and the West Midlands Green Belt the relevant town is taken as Tamworth. In either case there is no change to the existing gap.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ - minor		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p>	<p>There is a significant amount of built development within the parcel around the Mercedes garage and the parcel is otherwise confined by existing development on two sides, including the hospital and in the north by the significant feature of the A5 bypass. Combined with the relative narrowness of the parcel, the area does not relate well to surrounding countryside and there is little sense of open countryside, except possible for the field at the very west of the parcel, where there is some visual relationship with the openness of parcel 1 and the countryside to the south and west.</p>	<p>The strong boundaries to the parcel, of built development and the A5 dual carriageway, together with the amount of built development it contains, detract significantly from the relationship of this area to the open countryside beyond to the north-west and south-west.</p>

	Is the parcel partially enclosed by a town or village built up area?	Yes. The eastern part is enclosed by residential development and the hospital (hospital is in the green Belt), while the garage/business complex also partially encloses a small field and gypsy/traveller site. The larger field to the west of the parcel has built development at its two boundaries fronting Hints Rd.	
Assessment category	+++ – important; ++ – moderate; + – minor + – minor		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>No. Although Tamworth is an historic town, the parcel has no impact upon its setting.</p> <p>Only from the Hints Rd. adjacent to the western end of the parcel where there is a view towards Tamworth.</p> <p>No.</p> <p>No.</p> <p>No. Impacted by C20th century developments.</p>	<p>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 this in terms of its setting.</p> <p>THECZ 18. West of Fazeley. Overall score 9. Area comprised of post 1880's settlement and reorganised fields. See Local role.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Development would be no nearer to Tamworth boundary than existing development at the hospital, or towards Hints. It would represent a consolidation of existing but sporadic built up parts of the parcel on the route to Tamworth.</p> <p>No, for example Bonehill is closer to Tamworth, but the consolidation would have some impact on the character of the route to Tamworth from Mile Oak.</p>	<p>There would be no direct threat to the existing settlement hierarchy or pattern arising from the release of the area from the green belt. However there would be some alteration in the character of the area on the route through the parcel towards Tamworth creating an impression of a reduced gap.</p>

Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p> <p>Does the parcel form part of an historic landscape?</p>	<p>No Conservation Area affected. When approached from the west along hints Rd., the parcel has little by way of contribution to the setting of the settlement except for the principal open field, which combines with Parcel 1 to provide a view towards the crossroads where the main built development starts.</p> <p>The area is one of much C20th impact on historic landscape. The assessment concludes that medium to large scale development is unlikely to have significant impact on historic environment assets.</p>	<p>The area is one of much C20th impact on historic landscape. The assessment concludes that medium to large scale development is unlikely to have significant impact on historic environment assets.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use			
Opportunities for public access or to provide access	What is the degree of existing public access?	No public footpaths, although unused land by hospital accessed informally.	
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 use, other than for grazing of horses. Some areas are physically suitable for outdoor recreation, although size of individual areas is a limiting factor.	
Enhancing landscapes and visual amenity	<p>Does the parcel contribute to the setting of the AONB?</p> <p>Does it form part of the setting of a conservation Area?</p>	<p>No.</p> <p>No.</p>	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	The unused area adjacent to the hospital appears to be one of developing scrubland.
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?	See comment above re biodiversity. Potential not investigated.	
Comments on existing and potential for positive role	<p>Existing: There is little by way of positive use within the parcel other than an apparent informal use of the area adjacent to the hospital by local residents.</p> <p>Potential: The current ownership and use of the area adjacent to the hospital has not been investigated, however the area appears physically suitable for informal or formal outdoor recreation uses, and/or biodiversity enhancement.</p>		
Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Moderate</p> <p>Principal Reasons: Conclusion of parcels role as important relates principally to:</p> <ul style="list-style-type: none"> • Local Role: Maintaining the local settlement pattern and hierarchy. The route to Tamworth from mile Oak passes centrally through this parcel and although, because of other existing development, there would be little impact of development of the parcel in terms of moving the built part of the settlement physically closer to Tamworth, the consolidation of built development along the route would have some visual impact. • However in terms of the NPPF Aims of Green Belt, its role is assessed as minor. This is an enclosed area whose openness is fragmented by the amount of existing development within it and on its boundaries. It is somewhat separated from open countryside to the north-west and south-west, particularly because of the width and strength of the A5 bypass as a barrier. The eastern parts of the parcel are particularly enclosed by built development and the A5 and there is only one single field that has a significant relationship with open countryside beyond the parcel. 		

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: 3		
Description of Parcel	Area approx 16 hectares. This is an elongated parcel situated between the A5 Bypass, the A453 Bonehill Road and the Birmingham and Fazeley Canal. It essentially lies in the gap between the Mile Oak and Bonehill areas and Tamworth. The parcel is almost entirely agricultural in two large fields although there are three small areas of land where there is developing scrub, two of which are associated with the A5 Bypass. Beyond the eastern boundary of the parcel (the canal) is a modern employment area within Tamworth, while on the opposite side of the A453 outside the northern boundary, is an isolated garden centre and business area set within fields. Beyond the A5 bypass to the south there are a number of fields (parcels 4 and 5), which themselves surround the settlement of Bonehill, which almost extends to the A5 Bypass.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>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?</p> <p>What would be the remaining gap if the land is developed?</p> <p>Would development represent an outward extension of the W. Midlands urban area, result in a physical connection between urban areas within and</p>	<p>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.</p> <p>No.</p> <p>It is some 7 km. from the edge of Tamworth to the nearest built development on the eastern edge of Sutton Coldfield. The nearest point of Fazeley/Mile Oak to Sutton Coldfield is approx. 4.8 km. on Sutton Road.</p> <p>The remaining gap from the parcel would be approx. 6.3 km.</p> <p>No.</p>	<p>Development of the parcel would be no nearer the outer edge of the W. Mids. than existing development and a substantial gap would remain. The boundary between the parcel and Tamworth is the outer boundary of the West midlands Green belt at this point.</p>

	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 roads and the canal.	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To prevent neighbouring towns merging into one another	Does the parcel lie directly between two towns and form all or part of a gap between them? What distance is the gap between the towns? Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?	Yes. The parcel lies directly between Sutton Coldfield and Tamworth on a principal road connection. However there remains a substantial gap. Gap to Tamworth is approx. 7 km. Yes, the western side of Fazeley/Mile Oak lies between the two towns. No, but development of the parcel would be a westward extension of Tamworth in the direction of Sutton Coldfield and virtually effect a coalescence of Tamworth to Fazeley. The significantly reduced separation of Tamworth and Fazeley may appear to be a change in the Tamworth boundary to the south of Mile Oak.	It is noted that Fazeley/Mile Oak itself has the status of a town, however in the context of the NPPF and the West Midlands Green Belt the relevant town is taken as Tamworth. The effect of a reduced separation of Tamworth and Fazeley/Mile Oak is considered to be a significant factor in the assessment, but the distance of the remaining gap is the reason why the role is seen as only of moderate importance in this category. But see local role.
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
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? Is the parcel partially enclosed by a town or village built up area?	Yes, particularly when viewed from the canal and Tamworth boundary. The parcel is entirely in agricultural use, with no built development. Garden centre and other business uses create some enclosure, but parcel links with countryside to the north-west. No. The parcel has one boundary to Tamworth where the canal represents a clear boundary.	
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
To preserve the setting and special character of historic towns	Does the parcel make a positive contribution to the setting of the historic town? Measured by :-	No. Although Tamworth is an historic town, the parcel has no	Note the context of historic town for the NPPF – this is taken as Tamworth.

	<p>Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>impact upon its setting. There are no long distance views towards Tamworth from the parcel.</p> <p>No.</p> <p>No, but along the edge by canal towpath and public footpath.</p> <p>No. Impacted by C20th century developments.</p>	<p>Whilst Fazeley has Conservation Areas, the parcel has no relationship to Tamworth in terms of its setting.</p> <p>THECZ 3. North of Bonehill. Overall score 9. Significant C20th on the landscape. Area comprised mostly of post 1880's reorganised fields. See Local role.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
+ – minor			
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Yes. The gap between Tamworth and Fazeley/Mile Oak at this point would be severely compromised. There would also be enclosure of Bonehill.</p> <p>There is a clear edge to Tamworth north of the parcel along the boundary created by the canal, the outer edge of the W. Midlands Green Belt. Development of the parcel would be a south-west extension of Tamworth and virtually create a coalescence of Tamworth with Fazeley at Mile Oak. In addition it would enclose the Bonehill area, although the A5 bypass lies between the two areas.</p>	<p>It is acknowledged that Tamworth and Fazeley are joined at the eastern end of the settlement. However the assessment is based upon a significant worsening of the present situation.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
+ + + – important			
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p>	<p>Yes, to a degree. There is an adjacent Conservation Area to the south although this is separated from the parcel by the A5 bypass. The Conservation Area is former parkland setting of Bonehill House, now reverted to agriculture. There are views across the parcel to the open part of the Conservation Area</p>	<p>A significant factor in the assessment is that development of the parcel would create significant enclosure of Bonehill, which at present is open to the north, impacting on the setting of both the village and</p>

	Does the parcel form part of an historic landscape?	from road and canal. The area is one of much C20th impact on historic landscape. No historic assets within the parcel. The assessment concludes that the zone could accommodate medium to large- scale development in terms of known historic environment assets.	the Conservation Area. THECZ 3. North of Bonehill. Overall score 9. Significant C20th on the landscape. Area comprised mostly of post 1880's reorganised fields.
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
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?	No public footpath within the site, although along the eastern boundary.	
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 sport or recreation facilities. Land is fully in agricultural use, but would be physically suitable for outdoor recreation.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. Yes.	Maintaining the openness allowing views across the parcel towards Bonehill and the Conservation Area and the amenity of the canal are significant factors.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. Some tree planting could be beneficial in enhancing views. Small areas along edges could allow this.	
Comments on existing and potential for positive role	Existing: The land is intensively used for agriculture with no public access. There are views across it from the canal towards Bonehill however and these are beneficial. Potential: Agricultural use makes it unlikely that beneficial uses could be significantly enhanced although there are possible planting areas associated with the A5 bypass.		

Overall conclusion on Green Belt role of parcel

Category: Important - Moderate – Minor:

Important

Principal Reasons: Conclusion of parcels role as important relates principally to:

- **NPPF Aim of Green belt:** its role in safeguarding the countryside from encroachment is assessed as important, particularly because the parcel is located at a western boundary to Tamworth, where there is a clear break between the urban area and countryside. The parcel is entirely in agricultural use with no built development and is the start of a tract of countryside, which extends northwards to Hopwas, and west towards Hints.
- **Local Role:** Maintaining the settlement pattern and character of a village. Development of the parcel would have a major impact upon Fazeley/Mile Oak and Bonehill, virtually creating coalescence with Mile Oak and enclosing Bonehill with development. There would be a major loss in the remaining freestanding character of Fazeley/Mile Oak at this point. This would be a danger of the loss of the separate identity of Fazeley and merger into Tamworth.

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: 4		
Description of Parcel	Area approx 15 hectares. This parcel is a group of fields that are situated between the western and southern boundaries of Bonehill, the Hospital and residential parts of Mile Oak south of Watling Street. There are three main fields in agricultural use with a section of Plantation Lane as their western boundary. The area is flat land with the only trees being on highway boundaries, except for a small area of scrubland west of Bonehill. Beyond the northern boundary, formed by the A5 bypass, is parcel 3. The parcel, along with the adjacent parcel 5, surrounds the settlement of Bonehill, although the village almost extends to the A5 Bypass at its northern edge.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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</p>	<p>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.</p> <p>No.</p> <p>It is some 5.5 km. from Mile Oak crossroads to the nearest built development on the eastern edge of Sutton Coldfield.</p> <p>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.</p> <p>No.</p>	<p>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.</p>

	<p>subsequent coalescence between such settlements?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Mostly, using roads, and the edges of existing development, although using field boundaries north of Bonehill could potentially make other areas vulnerable. But see local role.</p>	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>No.</p> <p>Not relevant.</p> <p>Not relevant in relation to merging of towns, but see local role.</p> <p>No.</p>	<p>Because of the significantly enclosed location of the parcel between Fazeley, Bonehill, the hospital 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.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>The parcel has limited character as open countryside because it is surrounded on three sides by development and enclosed by the A5 bypass on the 4th side. It is, however in agricultural use, with a small part used for horses. There is therefore a poor relationship with the more open countryside to the north.</p> <p>Yes. See above.</p>	<p>The location partially surrounded by development and the impact of the A5 bypass are significant factors limiting the role of the parcel in relation to this aim and these are key factors in the assessment.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the</p>	<p>No.</p> <p>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.</p> <p>No.</p>	<p>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 in</p>

	<p>foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>No.</p> <p>No. Impacted by C20th century developments.</p>	<p>terms of its setting.</p> <p>THECZ 18. West of Fazeley. Overall score 9. Area comprised of post 1880's reorganised fields. See Local role.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
Local Role of Green Belt	+ - minor		
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Because of the location and enclosure of the parcel there would be no impact on merging with Tamworth. The parcel contributes, along with parcel 5, to maintaining the separateness of Bonehill from other parts of Fazeley/Mile Oak, although they are connected by development towards Watling Street. It is also the only separation between the hospital and Bonehill.</p> <p>It would be a major consolidation of development linking Bonehill to Fazeley./Mile Oak, and although there is some existing coalescence, Bonehill maintains a separate identity.</p>	<p>There could be some discussion about whether Bonehill is a separate settlement, or part of a Fazeley/Mile Oak/Bonehill settlement. The view among residents is that it maintains a separate identity as a small settlement. However development of the parcel would not impact upon the remaining separation between Mile Oak/Bonehill and Tamworth and this is a factor that has been taken into account in assessing the parcel as moderate in this category rather than important.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p>	<p>The land is flat, which means that there is little visual connection between the parcel and the land to the east of Bonehill, which is a Conservation Area. However, the parcel is important in maintaining the open character of the village of Bonehill and as such contributes to its setting. It is the only separation</p>	<p>Bonehill village is not an historic settlement although there are some older properties and it has a character distinct from Fazeley/Mile Oak. A sizeable development within the parcel would be</p>

	Does the parcel form part of an historic landscape?	between residential development south of Watling Street and Bonehill and between the hospital and Bonehill and there are views across the parcel to the village. The area is one of much C20th impact on historic landscape. The assessment concludes that medium to large scale development is unlikely to have significant impact on historic environment assets.	difficult to create without losing the existing character of the village and this has been considered a significant factor in assessing the local green belt role. The area is one of much C20th impact on historic landscape. The assessment concludes that medium to large scale development is unlikely to have significant impact on historic environment assets.
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
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?	No public footpaths cross the parcel.	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	No, except that a small part is used for horses. The land is flat and physically suitable for outdoor formal or informal recreation.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. No.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. Unlikely, because the land is farmed. There are few trees.	

<p>Comments on existing and potential for positive role</p>	<p>Existing: The land is intensively used for agriculture with no public access.</p> <p>Potential: Agricultural use makes it unlikely that beneficial uses could be significantly enhanced. There are views across to Bonehill from Watling Street, which are a benefit of the current openness.</p>
<p>Overall conclusion on Green Belt role of parcel</p>	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as important relates principally to:</p> <ul style="list-style-type: none"> • Local Role: Preserving the character and setting of a village. Development of the parcel would have a significant impact upon the setting of Bonehill. At present there is only a tenuous physical link to Fazeley/Mile Oak at Watling Street. Development of the parcel would be a major consolidation that would destroy the current separation that Bonehill has from other development. The separation allows views across the parcel to the village. This is considered to be an impact on character and setting rather than on the settlement hierarchy and pattern, which is assessed as moderate. The latter assessment takes into account separation from Tamworth, however development of the parcel would risk the loss of the separate identity of Bonehill. • The significantly enclosed nature of the parcel by other development and its tenuous relationship with wider countryside are key factors in the assessment of a minor role against all of the NPPF aims assessed.

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: 5		
Description of Parcel	Area approx 29 hectares. This parcel is mainly an elongated group of fields that are situated between the eastern boundary of Bonehill and the Birmingham and Fazeley Canal, beyond which lies residential and undeveloped parts of Tamworth. Three of the fields are in agricultural use whilst there are also significant areas of scrubland and sections of tree belts and copses. The northern boundary is formed by the A5 Bypass. At the south-east edge of the parcel are some business uses and a recently constructed residential part of Fazeley. There are also some uses associated with the fishponds that form part of the southern boundary of the parcel, separating the southern edge from residential parts of Fazeley along Lichfield Street. The area is largely flat or gently sloping land. One public footpath crosses the area allowing pedestrian access from the eastern edge of Bonehill across the canal into Tamworth.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>Would development represent an outward extension of the W. Midlands urban area, result in a</p>	<p>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.</p> <p>No.</p> <p>It is some 5.5 km. from Mile Oak crossroads to the nearest built development on the eastern edge of Sutton Coldfield.</p> <p>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.</p> <p>No.</p>	<p>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, Bonehill and Tamworth.</p>

	<p>physical connection between urban areas within and beyond the W. Midlands, or lead to the danger of a subsequent coalescence between such settlements?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Yes, using the canal, the edges of existing development and ponds, although using field boundaries north of Bonehill could potentially make other areas (in parcel 4) vulnerable. But see local role.</p>	
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>No.</p> <p>Not relevant.</p> <p>Not relevant in relation to merging of towns, but see local role.</p> <p>No.</p>	<p>There would be a major impact on the merging of local settlements into Tamworth, but no impact on merging of Tamworth with the W. Midlands. The local impact is covered under local role below, but the assessment in this category is based only upon the definition of town used for the assessment.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>To a limited degree, the north part of the parcel is mainly agricultural and a single footpath crosses from Bonehill towards Tamworth, where the character is reasonably open. Much of the area is however enclosed by development within Tamworth and by Bonehill.</p> <p>The parcel is enclosed on 3 sides by development.</p>	<p>The location partially enclosed by development within Fazeley and Tamworth and the limited connection with agricultural land to the north are significant factors limiting the role of the parcel in relation to this aim and these are key factors in the assessment.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by:- Can features of the historic</p>	<p>No. Although Tamworth is an historic town, the parcel has no impact upon its setting. There are no long distance views</p>	<p>Note the context of historic town for the NPPF – this is taken as Tamworth. Whilst Fazeley has</p>

	<p>town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>towards Tamworth from the parcel and it is adjacent to modern residential development when viewed from the canal..</p> <p>No.</p> <p>Yes, one public footpath and canal towpath alongside.</p> <p>Significant historic and archaeological interest associated with the C18th and C19th textile industry and associations with the Peel family. See local role.</p>	<p>Conservation Areas, the parcel has no relationship to Tamworth in terms of its setting</p> <p>Southern part - THECZ 17 Bonehill Mill Complex. Overall score 18. See local role below</p>
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Yes. Because of the location and enclosure of the parcel there would be a major impact on merging with Tamworth. The parcel is a key area providing a relatively narrow separation of parts of Fazeley and Bonehill from Tamworth, whose built up edge is on the far side of the canal from the parcel.</p> <p>Yes. Development of the parcel would be a physical merging of Tamworth with Fazeley for a significant part of the remaining separation.</p>	<p>It is acknowledged that Tamworth and Fazeley are joined at the eastern end of the settlement. However the assessment is based upon a significant worsening of the present situation along a considerable length of the current separation.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p> <p>Does the parcel form part of an historic landscape?</p>	<p>The whole of the parcel is in a Conservation Area. The northern part is former parkland associated with Bonehill house, while the southern part is associated with the Bonehill Mill complex and related to the former textile industry.</p> <p>Yes. There is potential for archaeological remains. Surviving historic buildings and associated water system on southern edge of parcel make this a zone sensitive to change.</p>	<p>In addition to the historic character, central and northern agricultural areas crossed by a public footpath, form part of the setting of Bonehill.</p> <p>Southern part - THECZ 17 Bonehill Mill Complex. Overall score 18. Field system is early irregular enclosure and</p>

			there is potential for below ground archaeological remains. Also THECZ 3. North of Bonehill. Landscaped park associated with Bonehill house.
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
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 crosses central part of the parcel through agricultural land and tree belt.	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	Part of the area appears used in association with fishponds adjacent. Some areas would be physically suitable for recreation uses.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. It lies within a Conservation Area associated particularly with industrial archaeology and parkland.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No. There are significant areas of tree belts and woodland trees together with some woodland areas near the canal.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. Some under-used areas may have potential, but related to biodiversity and/or recreation.	
Comments on existing and potential for positive role	Existing: The public footpath appears a well used route from the Bonehill and Mile Oak areas into the western side of Tamworth, also of value in linking to the canal. There are facilities for adjacent fishing use. Potential: Difficult to determine potential for additional outdoor uses or planting without specific assessment of impact of any proposals on the Conservation Area, although biodiversity enhancements appear to be possible.		

Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as important relates principally to:</p> <ul style="list-style-type: none">• Local Role: Maintaining the local settlement pattern and hierarchy and preserving the character and setting of a village. Development of the parcel would effectively result in coalescence of Fazeley with Tamworth along a significant length. This would lead to a significant danger of the loss of separate identity of Fazeley/Mile Oak and Bonehill. The parcel lies entirely within the Bonehill Conservation Area and would therefore have a severe impact on its character and affect the industrial archaeology interest. Development would also have a significant impact upon the setting of Bonehill.• The significantly enclosed nature of the parcel by other development and its tenuous relationship with wider countryside are key factors in the assessment of a minor role against all of the NPPF aims assessed.
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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.

<p>GB Land Parcel Reference</p>	<p>Lichfield North: 1</p>		
<p>Description of Parcel</p>	<p>Area approx 53 hectares. The parcel is bounded by Stafford Rd. in the west and Eastern Avenue in the south but is also crossed by Grange Lane, which runs generally north to south across it. Its northern and eastern boundaries are formed by field boundaries and a brook course which flows north-east and then south east. Eastern Avenue forms the main northern edge to the Lichfield city area, and substantial tree belts visually separate much of the parcel from the urban area. There are a range of uses within the parcel that include significant built development and only a small part is in agricultural use. The main uses include The Friary School, a local authority home, a veterinary clinic and a caravan park. Significant parts are devoted to formal outdoor recreation uses, both within the school and for sports clubs, while part is reclaimed land for more informal recreation, with developing ecological interest and the recently created Stychbrook Cemetery. In terms of landform this is one of the higher parts of the city, with Eastern Avenue on the edge of the site at about 110 m. compared to around 80 m. in the city centre. Towards the northern and eastern edges of the parcel however the land falls down into the valley formed by the brook course.</p>		
<p>Criterion</p>	<p>Specific questions</p>	<p>Assessment</p>	<p>Comments</p>
<p>Purposes of Green Belts</p>			
<p>To check the unrestricted sprawl of large built-up areas</p>	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>Would development</p>	<p>No. The parcel is not close the W. Mids. urban edge and is not part of a wider group of parcels directly preventing sprawl</p> <p>No</p> <p>Approx. 8 km. from W Midlands edge at Brownhills and 10 km. at Sutton Coldfield. But see comment</p> <p>Not applicable. See comment</p> <p>No</p>	<p>Lichfield lies at the outer edge of the West Midlands Green Belt and is some distance from the outer edge of the large built-up area. Checking its outward sprawl is not a major function of the Green Belt at this location. Also, Lichfield urban area lies between parcel and the West Midlands edge and therefore release would not impact upon this particular aim of Green Belt.</p>

	<p>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?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Yes. Along roads, field boundaries and brook courses.</p>	
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Rugeley lies some 7 km. to the north-west of the parcel, so that the parcel forms only a small part of the gap between Lichfield and Rugeley.</p> <p>Approx. 7 km.</p> <p>Village of Longdon lies approx. 4 km. north-west of the parcel</p> <p>No.</p>	<p>The distance between the two towns means that this role of Green Belt has little importance for the parcel</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Predominantly. Beyond the parcel to the north is a broad tract of open countryside.</p> <p>No. The parcel has one urban edge to the city.</p>	<p>Despite the mix of uses in the parcel they are mainly open uses, for agriculture and recreation, except for the south-west where the school buildings dominate.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + + - important</p>		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel?</p>	<p>In part. The access to the parcel created by recreation uses allows some limited views, but most views towards the city centre from within the parcel are screened by tree belts. Development of parcel over the ridge would have impact on broader setting of the city.</p>	

	<p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>No. Foreground of views dominated by modern development in the north of the city.</p> <p>Yes. One public footpath to Elmhurst</p> <p>Yes, related by proximity, but historic character mainly related to dispersed settlement and farmsteads rather than the city itself.</p>	<p>LHECZ 3 – North west of Lichfield. Overall score 13. Dispersed settlement and post medieval piecemeal enclosures relatively intact. But affected by modern uses in this part.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ + - moderate		
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Yes, the small village of Elmhurst to the north.</p> <p>Yes. Full development of parcel would close a gap from approx. 800 m. to approx. 500 m.</p>	<p>Although only a small village Elmhurst is the closest freestanding settlement to Lichfield across the Green Belt.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ + + - important		
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p> <p>Does the parcel form part of an historic landscape?</p>	<p>To a limited degree the setting of Elmhurst from the south.</p> <p>Yes, but see comment.</p>	<p>Largely related to the landform and footpath access, but only a limited effect at eastern end of parcel.</p> <p>Part of LHECZ 3 – North west of Lichfield. Overall score 13. Dispersed settlement and post medieval piecemeal enclosures relatively intact. But affected by modern uses in this part.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ - minor		
Existing or Potential			

contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use			
Opportunities for public access or to provide access	What is the degree of existing public access?	Significant access for open recreation uses by sports club members. One public footpath crosses 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?	Yes. Several sports facilities in addition to school recreation use. Many of these are recent. Valuable area for the city for club and school use. Limited additional area available.	Some sports facilities still developing
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. To a limited degree because of landform	Land is at the top of the ridge at the northern side of the city and falls away northward contributing to 'bowl' setting of the city.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No, but Christian Fields area a Local Nature Reserve. Significant areas of tree planting and further potential in reclaimed area. Biodiversity associated with brook course.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. But land reclaimed used for LNR No	
Comments on existing and potential for positive role	Existing: although only a single public footpath crosses the parcel there is a significant amount of public access through the use by sports clubs and the recent LNR at Christian Fields. Parcel has a significant positive role in the context of the city. Potential: A number of clubs and the LNR are relatively recent and there is the potential for the use of these to increase and facilities mature in the future.		

Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as important relates principally to:</p> <ul style="list-style-type: none">• NPPF Aim of Green belt: its role in safeguarding open countryside to the north from encroachment, particularly because of the relatively wide tract of Green Belt countryside and the proximity to Elmhurst. Its position and form in the landscape is also of moderate importance to the overall setting of the city in a 'bowl' although this is not so directly obvious as some other parcels because of the amount of modern development between the parcel and the Conservation Area. <p>Local Role: Development of all or part of the parcel would move the urban edge of Lichfield towards Elmhurst. This would be most significant if all or the eastern part of the parcel was developed.</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	Lichfield North: 2		
Description of Parcel	Area approx 41 hectares. The parcel is largely an agricultural area comprising a group of fields that separate the northern edge of Lichfield at Eastern Avenue, with the small village of Elmhurst. To the west it is bounded by a green lane and brook course while to the north it is mostly bounded by a track known as Nash Lane. The eastern boundary of the parcel is formed by the West Coast Railway Line. Within the parcel is some scrubland and on the south-east boundary are some employment uses and Watery Lane. The landscape is largely open fields with few trees, but there is recreation use in the south –west corner associated with parcel Lichfield N 1. The landform rises significantly from Eastern Avenue up to Elmhurst. There is a public footpath crossing the area on a north – south alignment linking Elmhurst to Eastern Avenue as well as the footpath route along the western boundary.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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</p>	<p>No. The parcel is not close the W. Mids. urban edge and is not part of a wider group of parcels directly preventing sprawl</p> <p>No</p> <p>Approx. 8 km. from W Midlands edge at Brownhills and 10 km. at Sutton Coldfield. But see comment</p> <p>Not applicable. See comment</p> <p>No</p>	<p>Lichfield lies at the outer edge of the West Midlands Green Belt and is some distance from the outer edge of the large built-up area. Checking its outward sprawl is not a major function of the Green Belt at this location. Also, Lichfield urban area lies between parcel and the West Midlands edge and therefore release would not impact upon this particular aim of Green Belt.</p>

	<p>lead to the danger of a subsequent coalescence between such settlements?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Partly, but critical northern boundary difficult to establish without significant harm to Elmhurst because of field pattern and landform.</p>	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Rugeley lies some 7 km. to the north-west of the parcel, so that the parcel forms only a small part of the gap between Lichfield and Rugeley.</p> <p>Approx. 7 km.</p> <p>Village of Longdon lies approx. 4 km. north-west of the parcel</p> <p>No.</p>	<p>The distance between the two towns means that this role of Green Belt has little importance for the parcel</p>
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Yes. Parcel is largely in agricultural use. Beyond the parcel to the north is the village of Elmhurst and a broad tract of open countryside.</p> <p>No. The parcel has one urban edge to the city, which is partly open space with some industrial uses to the south-east.</p>	<p>Agricultural uses dominate, with Eastern Avenue for the most part forming a clear limit to the city.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :-</p> <p>Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p>	<p>Some positive contribution. Some views of the city centre spires from footpaths at higher level, although views dominated by modern development in north of the city.</p> <p>Yes from the northern part of the parcel.</p>	<p>Landform rises up to the top of the 'bowl' setting for Lichfield, but not beyond it.</p>

	<p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>Yes. Footpaths within and along two edges.</p> <p>Yes, related by proximity and with some views, but historic landscape character largely lost by modern reorganised fields. Possible site of Stychbrook Grange within parcel but no above ground evidence.</p>	<p>LHECZ 3 – North west of Lichfield. Overall score 13. Dispersed settlement and post medieval piecemeal enclosures relatively intact in other parts but significantly affected by modern reorganisation in this part.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + - moderate</p>		
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Yes, the small village of Elmhurst to the north.</p> <p>Yes. Full development of parcel would virtually close the gap to the village.</p>	<p>Note difficulty in establishing boundaries that would limit development northwards.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + + - important</p>		
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p> <p>Does the parcel form part of an historic landscape?</p>	<p>Yes, forms part of the rural setting of Elmhurst</p> <p>Limited value. A much reorganised field pattern</p>	<p>LHECZ 3 – North west of Lichfield. Overall score 13. See comments under historic town</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + + - important</p>		
Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use			
Opportunities for public access or to provide access	<p>What is the degree of existing public access?</p>	<p>Three footpaths including routes from Lichfield to Elmhurst. Includes remains of a Saxon walkway on western</p>	

		boundary.	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	South-west of the parcel is a continuation of sports uses within adjacent parcel Lichfield N1 Some informal use of under-used land	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. To a limited degree because of landform and footpath access	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No, although underused land at Stychbrook Not known	
Comments on existing and potential for positive role	Existing: Although largely agricultural there is recent development of some recreation use. Landform of agricultural land doesn't lend itself well to formal recreation uses Potential: Possible potential at south end of the parcel where there is a frontage to Eastern Avenue.		
Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as important relates principally to:</p> <ul style="list-style-type: none"> • NPPF Aim of Green belt: its role in safeguarding open countryside to the north from encroachment, particularly because of the relatively wide tract of Green Belt countryside and the close proximity to Elmhurst. Its position and form in the landscape is also of moderate importance to the overall setting of the city in a 'bowl' although this is not so directly obvious as some other parcels because of the amount of modern development between the parcel and the Conservation Area. • Local Role: Development of all or part of the parcel would impact on the local settlement pattern and the character of Elmhurst. It would move the urban edge of Lichfield up a significant slope towards Elmhurst. There would be difficulties in finding an appropriate edge and long term Green Belt boundary. 		

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.

<p>GB Land Parcel Reference</p>	<p>Lichfield West: 1</p>		
<p>Description of Parcel</p>	<p>Area approx 70 hectares. The parcel has the A51 Lichfield Western Bypass as its eastern boundary. It is an elongated parcel aligned north to south, with the boundaries of properties of the Leomansley area of the city forming the southern boundary. Its western boundary is formed by field boundaries and by belts of trees at the edge of Maple Hayes, whilst it is also crossed by the narrow lanes of Abnalls Lane and Cross in Hand Lane. The central part of the parcel is crossed by Leomansley Brook, which flows into Beacon Park. It has an associated small flood zone within the parcel, which also has some impact on land uses in the immediate area. Otherwise the area is mainly in agricultural use, mainly of small fields with hedgerow boundaries. It also contains two allotment areas and a playing field area, which is accessed off the A51, principally used for football. The land is mostly lower lying, although to the north of the parcel, the small section between Abnalls Lane and Cross in Hand Lane is a group of small fields on rising land with hedgerow trees. The two belts of woodland at the western edge of the main part of the parcel, Maple Hayes Wood and Sloppy Wood, form a strong visual edge.</p>		
<p>Criterion</p>	<p>Specific questions</p>	<p>Assessment</p>	<p>Comments</p>
<p>Purposes of Green Belts</p>			
<p>To check the unrestricted sprawl of large built-up areas</p>	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>Would development</p>	<p>No. The parcel is not close the W. Mids. urban edge and is not part of a wider group of parcels directly preventing sprawl</p> <p>No</p> <p>Approx. 6 km. from W. Midlands edge at Brownhills and 8 km. at Sutton Coldfield. But see comment</p> <p>Not applicable. See comment</p> <p>No</p>	<p>Lichfield lies at the outer edge of the West Midlands Green Belt and is some distance from the outer edge of the large built-up area. Checking its outward sprawl is not a major function of the Green Belt at this location. Also, Lichfield urban area lies between parcel and the West Midlands edge and therefore release would not impact upon this particular aim of Green Belt.</p> <p>The remaining distances are the significant factor.</p>

	<p>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?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Yes. Along roads and field boundaries.</p>	
Assessment category	<p>+++ – important; ++ – moderate; + – minor + – minor</p>		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes. A part of the gap between Lichfield and Burntwood.</p> <p>2.75 km. to St Matthew's area. 3.5 km. to Farewell La.</p> <p>Only linear hamlet of Woodhouses</p> <p>No. By distance and partly the strong visual enclosure of the parcel created by woodland.</p>	<p>Assessment based upon the strong physical enclosure and that there are other parts of Lichfield along Walsall Rd., which stretch towards Burntwood in a similar manner to the development of this parcel, although development of the parcel would be a significant step westwards for this part of the city.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + – moderate</p>		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Predominantly. There are some open uses associated with urban areas, recreation land and allotments, but for the most part is agricultural or of nature conservation value Beyond the parcel to the west and north is a broad tract of open countryside.</p> <p>No. The parcel has one urban edge to the city and this is partly open as Beacon Park.</p>	
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + + – important</p>		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by:- Can features of the historic town be seen from within the</p>	<p>Yes. Parcel is close to the historic core of the city and is part of a continuation of openness towards the cathedral created by Beacon Park.</p>	<p>The closest parcel to the historic core of the city, there is a direct landscape relationship to the Conservation Area</p>

	<p>parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>There is public access within the parcel giving views to the city centre, including views across Beacon Park.</p> <p>Yes. Several footpaths cross the parcel and a recreation ground is located within it.</p> <p>Yes. Parcel lies immediately to the west of the Registered Park and Garden. Maple Hayes moated site is a Scheduled Monument. There are links to Erasmus Darwin through Darwin's Bath near Abnall's La., possibly constructed in the C18th by a previous physician and incorporated by Darwin into a botanical garden, now lost except for nearby fishponds.</p>	<p>and historic links to important Lichfield residents including Erasmus Darwin.</p> <p>LHECZ 5 – South of Abnalls Lane to Pipehill. Overall score 15. Good surviving historic landscape character with scheduled monument. An area of unenclosed land at Pipe Green.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ + + - important		
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Yes. See assessment for merging of neighbouring towns above. Woodhouses lies between Lichfield and Burntwood.</p> <p>It would be a step, but area well contained by immediate landscape features and other features further west.</p>	<p>See comments on the merging of neighbouring towns.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ + - moderate		
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p> <p>Does the parcel form part of an historic landscape?</p>	<p>Yes, but related to the city.</p> <p>Yes. but related to the city</p>	<p>See above assessment re historic town.</p> <p>LHECZ 5 – South of Abnalls Lane to Pipehill. Overall score 15.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ - minor		
Existing or Potential contribution to Positive functions of Green Belt –			

retaining and enhancing the beneficial use			
Opportunities for public access or to provide access	What is the degree of existing public access?	Several footpaths cross the parcel, some within the unenclosed Pipe Green area. There is a recreation ground is located within the parcel.	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	There is a recreation ground located within the parcel. Biodiversity interest, other uses and some slopes likely to limit further opportunities.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No Important to retain public access to benefit from location as part of the setting of Lichfield Conservation Area	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Pipe Green unenclosed area is a significant site of Biological Importance being close to the city centre and with public access.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No.	
Comments on existing and potential for positive role	Existing: This is an important area for positive use because of the level of access within the parcel, existing recreation opportunity and biodiversity. Potential: There appears to be limited further opportunity, because of the nature of the uses, biodiversity, historic interest and some slopes in the Abnall's Lane area.		
Overall conclusion on Green Belt role of parcel	Category: Important - Moderate – Minor: Important Principal Reasons: Conclusion of parcels role as important relates principally to: NPPF Aim of Green belt: the parcel has two roles that are assessed as important in terms of Green Belt. These are its role in safeguarding open countryside to the west from encroachment, and in helping to preserve the special setting and character of Lichfield, particularly in the light of its closeness to the city centre and the historic elements within the parcel and to the west.		

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	Lichfield West: 2		
Description of Parcel	Area approx 27 hectares. The parcel has the A461 Walsall Road at its southern boundary, sloping upwards out of the city beyond its western edge. The parcel rises from Leomansley Wood and Sloppy wood in the east up towards Pipehill in the west. It comprises a group of large open fields in agricultural use, with few trees within it but a further small wood on its northern boundary. The northern and western boundaries are mostly formed by field boundaries. A few properties front Walsall Rd. including a restaurant and a day nursery, although this frontage is generally open in aspect.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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?</p>	<p>No. The parcel is not close the W. Midlands urban edge and is not part of a wider group of parcels directly preventing sprawl</p> <p>No</p> <p>Approx. 5.5 km. from W. Midlands edge at Brownhills and 7.5 km. at Sutton Coldfield. But see comment</p> <p>Not applicable. See comment</p> <p>No</p>	<p>Lichfield lies at the outer edge of the West Midlands Green Belt and is some distance from the outer edge of the large built-up area. Checking its outward sprawl is not a major function of the Green Belt at this location. Also, Lichfield urban area lies between parcel and the West Midlands edge and therefore release would not impact upon this particular aim of Green Belt.</p> <p>The remaining distances are the significant factor.</p>

	If released from GB could enduring long-term boundaries be established?	Some difficulties in the west and north where field boundaries are not substantial.	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes.</p> <p>Distance from edge of city to Farewell La. is approx. 3 km and 2.75 km. to St. Matthews area..</p> <p>Yes, the linear settlement of Woodhouses, approx. 2.5 km..</p> <p>No, but would be a significant step westwards for the city boundary.</p>	<p>If the parcel was developed the gap between the two towns would reduce to approx. 2.35 km. to Farewell La. and around 2 km. to St. Matthews. – a reduction of about 20% - 30% in the gap although this would still amount to clear separation remaining with intervisibility. Note also the greater significance if parcels to the east of Burntwood were released from Green Belt.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Yes. Open agricultural land with few buildings and woodland on some edges.</p> <p>No. There are no boundaries that are currently developed significantly. There is a clear edge to the city on Walsall Rd. Parcel is part of a similar tract of farmland to the north-west.</p>	
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p>	<p>Yes. Parcel is not close to the historic core of the city but is on rising ground with a public footpath crossing it giving views towards the city centre.</p> <p>Yes, from the public footpath although the view is across modern development</p> <p>Yes. One footpath crosses the parcel</p>	<p>Although one boundary of the parcel is on the western approach to the city (Walsall Rd. and there is a public footpath across the site, views to the city centre are limited from the vehicular approach and would remain if the parcel was developed. The woodland on the northern boundary</p>

	Does the parcel form part of an historic landscape that is related to an historic town?	Yes, but value largely in remaining views.	is nevertheless prominent and a feature of the approach to the city with the parcel as a foreground to it. LHECZ 5 – South of Abnalls Lane to Pipehill. Overall score 15. Good surviving historic landscape, although no specific features in the parcel.
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
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? Would the development of the parcel be a significant step leading towards coalescence of two settlements?	Yes. See assessment for neighbouring towns above. Woodhouses lies between Lichfield and Burntwood. Not critically, but it would be a significant narrowing of the gap, and the establishment of permanent boundaries is not straightforward. There is a lack of immediate containment.	Note also the greater significance if parcels to the east of Burntwood were released from Green Belt.
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
Preserving the character and setting of villages	Does the local landform or landscape form part of the setting of a conservation area or village? Does the parcel form part of an historic landscape?	Yes, but related to the city. To a degree, but no significant features within the parcel. Value largely in remaining views.	See above assessment re historic town. LHECZ 5 – South of Abnalls Lane to Pipehill. Overall score 15.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use			
Opportunities for public access or to provide access	What is the degree of existing public access?	A single public footpath on rising land out of the city. No other public access.	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation	No existing facilities, all of the land in active agricultural use. Areas are open and may be	

	opportunities in the parcel?	physically suitable for outdoor sports use.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. To a limited degree because of landform and footpath access giving some views towards city centre.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No, although the adjacent woodlands are visually important and could benefit from some linkage by additional planting.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No.	
Comments on existing and potential for positive role	Existing: There is limited positive use of the parcel because of the nature of the land use, other than the single footpath. This does link to other paths in the area however. Potential: There appears to be limited further immediate opportunity, because of the nature of the uses.		
Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as important relates principally to: NPPF Aim of Green belt: its role in safeguarding open countryside to the west from encroachment, particularly because of the tract of similar Green Belt countryside that it links to. Its role in preserving the setting of the historic city is assessed as moderate because of the position of the parcel in relation to this approach to the city and in comparison to other parcels around Lichfield where views to the city centre are also over modern development.</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.

<p>GB Land Parcel Reference</p>	<p>Lichfield South West: 1</p>		
<p>Description of Parcel</p>	<p>Area approx 47 hectares. The parcel has the A461 Walsall Road at its northern boundary and the recently constructed Limburg Avenue as its north eastern boundary, which is part of the Lichfield Southern Bypass. It is rising land on the western edge of the city towards Pipe Hill with the track of the former Lichfield – Walsall rail line as its southern boundary. To the west the edge of the parcel is defined by field boundaries. It mainly comprises a group of open fields in mixed agricultural use, with few trees. It rises in height from about 90 m. at Limburg Avenue to around 110 m. at its western end. Beyond the parcel the land continues to rise to about 120 m. at Pipe Hill, which forms part of the ridge enclosing Lichfield and setting it within a shallow bowl within the landscape. The ridge here runs in a south-easterly direction towards the south of the city. In the north-western part of the parcel there are the derelict remains of a former house and associated buildings, whilst the farmhouses of Sandyway farm and Fosseyway farm lie within the parcel. To the east of the parcel is the recent Darwin Park development that forms the western edge of the city at this point, set back from Limburg Avenue by a narrow belt of fields.</p>		
<p>Criterion</p>	<p>Specific questions</p>	<p>Assessment</p>	<p>Comments</p>
<p>Purposes of Green Belts</p>			
<p>To check the unrestricted sprawl of large built-up areas</p>	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>Would development</p>	<p>No. The parcel is not close the W. Mids. urban edge and is not part of a wider group of parcels directly preventing sprawl</p> <p>No</p> <p>Approx. 5.5 km. from W Midlands edge at Brownhills and 7.5 km. at Sutton Coldfield. But see comment</p> <p>Approx. 4.75 to Brownhills and 7.25 to Sutton Coldfield. See comment</p>	<p>Lichfield lies at the outer edge of the West Midlands Green Belt and is some distance from the outer edge of the large built-up area. Checking its outward sprawl is not a major function of the Green Belt at this location. Also, Lichfield urban area lies between parcel and the West Midlands edge and therefore release would not impact upon this particular aim of Green Belt.</p> <p>The remaining distances are the significant factor.</p>

	<p>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?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>No</p> <p>Mostly yes, using roads and railway, but some care needed in the west where field boundaries may be used. Easier if only part of parcel released.</p>	
Assessment category	+++ – important; ++ – moderate; + – minor - minor		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes.</p> <p>Distance from edge of city to Farewell La. is approx. 3.2 km.</p> <p>No.</p> <p>No, but would be a significant step south-westwards for the city boundary.</p>	<p>If the parcel was developed the gap between the two towns would reduce to approx. 2.75 km. to Farewell La. – a reduction of about 15% in the gap although this would still amount to clear separation remaining with intervisibility. Note also the greater significance if parcels to the east of Burntwood were released from Green Belt.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Yes. Open agricultural land with two farmhouses and few buildings.</p> <p>No. There are no boundaries that are currently developed partly because Darwin Park is set back from Limburg Avenue, which has the effect of forming a clear edge to the city. Although separated by the disused railway there is similar agricultural land to the south.</p>	
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
To preserve the setting and special character of historic	<p>Does the parcel make a positive contribution to the setting of the historic town?</p>	<p>Yes. Parcel is not close to the historic core of the city but is</p>	<p>Element relates more to landscape setting than historic</p>

towns	<p>Measured by :- Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>on rising ground with a public footpath and roads at a higher level giving views across the landscape towards the city centre.</p> <p>Yes, from the public footpath and roads, with modern development beyond the parcel in the middle distance.</p> <p>No.</p> <p>Yes.</p>	<p>character. Assessment takes account of the whole of the parcel in terms of the setting of Lichfield. Consideration of the lower slopes of the parcel, which are a similar levels to Darwin Park, might change the assessment from 'important' to 'moderate'.</p> <p>LHECZ 5 – South of Abnalls Lane to Pipehill. Overall score 15. Good surviving historic landscape, although no specific features in the parcel.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Yes. See assessment for neighbouring towns above.</p> <p>Not critically, but it would be a significant narrowing of the gap. There is a reasonable degree of containment by the road network.</p>	<p>Note also the greater significance if parcels to the east of Burntwood were released from Green Belt.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p> <p>Does the parcel form part of an historic landscape?</p>	<p>Yes, but related to the city.</p> <p>To a degree, but no significant features within the parcel. Value largely in remaining views of the city.</p>	<p>See above assessment re historic town.</p> <p>LHECZ 5 – South of Abnalls Lane to Pipehill. Overall score 15.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Existing or Potential contribution to Positive functions of Green Belt – retaining and			

enhancing the beneficial use			
Opportunities for public access or to provide access	What is the degree of existing public access?	No public access within the parcel.	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	No existing facilities. Lower parts of parcel where slopes are less may have some potential for outdoor recreation	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No Yes, in terms of landscape and landform. The footpath access outside the parcel giving some views towards city centre.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No. Could be opportunities for planting on lower portion of parcel near Limburg Ave., but land is actively farmed.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	Yes. A small parcel on the northern edge. No.	
Comments on existing and potential for positive role	Existing: there is no public use of the parcel and there is little opportunity to enhance public access or for recreation because of the agricultural use. Parcel has positive value however in terms of views, although there are limited viewpoints. Potential: Would be benefits in additional planting associated with Limburg Avenue.		
Overall conclusion on Green Belt role of parcel	Category: Important - Moderate – Minor: Important Principal Reasons: Conclusion of parcels role as important relates principally to: NPPF Aim of Green belt: its roles in safeguarding open countryside to the west from encroachment, and in preserving the setting of Lichfield are assessed as important. The current urban edge of the city here is Darwin Park, with residential and retail development on the edge. The parcel has agricultural land between it and the city on the other side of Limburg Ave., which effectively forms a clear limit to the city. Its role in preserving the setting of the historic city is assessed as important, because of the position of the parcel in the foreground of views towards the historic core, from relatively high public footpath and rural roads. These are of extensive open land falling down towards the historic core. It has to be acknowledged however that these views are limited in their extent.		

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	Lichfield South West: 2		
Description of Parcel	Area approx 35 hectares. This parcel lies the other side of the former Lichfield – Walsall rail line from parcel SW 1 and also has a section of the recently constructed Falkland Road (part of Lichfield southern bypass) as it’s north-eastern boundary. It is bounded by Claypit Lane in the south-east and has Fosseway Lane passing through it on an east-west alignment. Part of the western boundary is formed by Fosseway Lane and part by field boundaries, a feature of which are two strong avenues of trees and intervening land that have a barrier effect when viewed from the east, enclosing the parcel on its city side. It is also land rising up from the north to the south towards the ridge-line which sits near Aldershaw. The parcel reaches a height of 120 m. at its southern edge, whilst the top of the ridge is at 135 m. The parcel is principally formed by two large fields, however towards the eastern end and north of Fosseway Lane are a few detached properties in large gardens and some smaller fields. The proposed route of the Lichfield Canal restoration follows the eastern and northern edges of the parcel.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>Would development represent an outward extension of the W. Midlands</p>	<p>No. The parcel is not close the W. Mids. urban edge and is not part of a wider group of parcels directly preventing sprawl</p> <p>No</p> <p>Approx. 6 km. from W Midlands edge at Brownhills and 7 km. at Sutton Coldfield. But see comment</p> <p>Approx. 5.5 to Brownhills and 6.5 to Sutton Coldfield. See comment</p> <p>No</p>	<p>Lichfield lies at the outer edge of the West Midlands Green Belt and is some distance from the outer edge of the large built-up area. Checking its outward sprawl is not a major function of the Green Belt at this location. Also, Lichfield urban area lies between parcel and the West Midlands edge and therefore release would not impact upon this particular aim of Green Belt.</p> <p>The remaining distances are the significant factor.</p>

	<p>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?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Yes, but some issues north of Fosseway Lane if whole of parcel not released.</p>	
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>No. Forms only a very minor part of the gap between Lichfield and the southern part of Brownhills</p> <p>Not relevant – almost the full width of the Green Belt.</p> <p>No. Nearest settlement is Wall to the south-west – see local role of GB</p> <p>No.</p>	
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Yes. Predominantly agricultural with some detached and dispersed residential properties towards the city edge of the parcel on Fosseway Lane.</p> <p>No. Has one edge to the urban area at Falkland Rd. (part of Lichfield southern bypass.)</p>	<p>Assessment takes account of clear city edge despite a few residential properties within the parcel.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + + - important</p>		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :-</p> <p>Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public</p>	<p>Yes.</p> <p>Towards the southern edge of parcel, although no public access.</p> <p>To a degree. Parcel is not close to the historic core of the city but is on rising ground with</p>	<p>Element relates more to landscape setting than historic character.</p> <p>Assessment takes account of the whole of the parcel in terms of the setting of Lichfield, but the distance from the city of viewpoints, the</p>

	places? Is there public access within the parcel? Does the parcel form part of an historic landscape that is related to an historic town?	Wall Lane at a higher level. However Wall La. is well outside the parcel, and views are limited. Parcel is partly screened on lower slopes in middle distance. No. Limited by modern changes and few known sites other than farmsteads – none within the parcel. Aldershaw Hall, outside the parcel, is of medieval origin.	extent of foreground between viewpoint and the parcel and partial screening, are relevant factors. LHECZ 4 – South west of Lichfield. Overall score 10. Loss of field boundaries a significant element of the landscape. Medium or large-scale development unlikely to have a significant impact upon historic environment assets.
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
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? Would the development of the parcel be a significant step leading towards coalescence of two settlements?	Yes. The gap towards the village of Wall to the south-east, about 1.8 km. from the edge of the city. No. Although development of the whole parcel could reduce the gap by around 30%, the distinct ridge landform between the parcel and Wall is a major visual barrier.	
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
Preserving the character and setting of villages	Does the local landform or landscape form part of the setting of a conservation area or village? Does the parcel form part of an historic landscape?	Yes, but related to the city. Wall is beyond the significant ridge to the south of the parcel Only significant features relate to Wall and Aldershaw beyond the parcel.	See above assessment re historic town. LHECZ 4 – South west of Lichfield. Overall score 10.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use			

Opportunities for public access or to provide access	What is the degree of existing public access?	No existing public access within the parcel.	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	No current recreational opportunities exist. The northern edges of the parcel are the restoration route for the Lichfield Canal.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. Yes to a degree because of landform and some views towards city centre from highways.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No No.	
Comments on existing and potential for positive role	Existing: there is no public use of the parcel and there is little opportunity to enhance public access or for recreation because of the agricultural use. Parcel has positive value however in terms of views, although there are limited viewpoints. Potential: The restoration of the Lichfield Canal around the northern edge would enable the range of recreation uses associated with a canal and also additional planting to optimise biodiversity opportunities.		
Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as important relates principally to: NPPF Aim of Green belt: its role in safeguarding open countryside to the south-west from encroachment is the most significant element of the parcel and assessed as important in view of the clear edge to the city. Although there is also a role in preserving the setting of Lichfield this is affected by the limited opportunities for public views, the distance from the city of viewpoints, the amount of foreground outside the parcel and the partial screening effect of trees. This has therefore been assessed as moderate. The current urban edge of the city here has modern residential development on the edge bounded by Falkland Rd. which provides a clear edge, beyond which is an agricultural landscape.</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.

<p>GB Land Parcel Reference</p>	<p>Lichfield South West: 3</p>		
<p>Description of Parcel</p>	<p>Area approx 40 hectares. The parcel forms part of Deanslade Farm and lies between Claypit Lane and Birmingham Road, with part of the recently constructed Falkland Road as its north-eastern boundary. The southern boundary is formed by field boundaries. The parcel is farmland rising up from the north to the south towards the ridge-line at Aldershaw. The parcel reaches a height of around 120 m. at its southern edge, whilst the top of the ridge is at 135 m. The parcel is a group of open fields, with no trees, and the buildings of Deanslade Farm lie within it. West of the parcel lies the agricultural land of parcel SW 2 whilst to the east of Birmingham Rd. is a thin sliver of land between the road and the cross-city line railway part of which is in business and retail use.</p>		
<p>Criterion</p>	<p>Specific questions</p>	<p>Assessment</p>	<p>Comments</p>
<p>Purposes of Green Belts</p>			
<p>To check the unrestricted sprawl of large built-up areas</p>	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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</p>	<p>No. The parcel is not close the W. Midlands urban edge and is not part of a wider group of parcels directly preventing sprawl</p> <p>No.</p> <p>Approx. 6 km. from W Midlands edge at Brownhills and 7 km. at Sutton Coldfield. But see comment</p> <p>Approx. 5.5 to Brownhills and 6.4 to Sutton Coldfield. See comment</p> <p>No.</p>	<p>Lichfield lies at the outer edge of the West Midlands Green Belt and is some distance from the outer edge of the large built-up area. Checking its outward sprawl is not a major function of the Green Belt at this location. Also, Lichfield urban area lies between parcel and the West Midlands edge and therefore release would not impact upon this particular aim of Green Belt.</p> <p>The remaining distances are the significant factor.</p>

	<p>subsequent coalescence between such settlements?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Mostly strong edges, but field boundaries on parts of the southern edge of parcel. Some difficulties if whole of parcel not released because of field sizes.</p>	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>No. Forms only a very minor part of the gap between Lichfield and the edge of Sutton Coldfield/Little Aston.</p> <p>Not relevant – almost the full width of the Green Belt.</p> <p>No. Nearest settlement is Wall to the south-west – see local role of GB</p> <p>No.</p>	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Yes. All agricultural with one farmhouse complex. Similar countryside to the west. To the south continuous countryside to Wall but with strong ridgeline separation.</p> <p>No. Has one edge to the urban area at Falkland Rd. (part of Lichfield southern bypass.)</p>	<p>Assessment takes account of clear city edge and that the only residential property is set within farm buildings at Deanslade farm.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :-</p> <p>Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p>	<p>Yes.</p> <p>Towards the southern edge of parcel.</p> <p>Yes. Parcel is not close to the historic core of the city but is on rising ground southwards towards the ridge-line.</p>	<p>This element relates mainly to setting rather than historic character. Assessment takes account of the whole of the parcel in terms of the setting of Lichfield. A public footpath access directly across the highest</p>

	<p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>Yes. A single footpath crosses the southern boundary of the parcel on an east-west alignment.</p> <p>Limited by modern changes and few known sites other than farmsteads – none within the parcel. Aldershaw Hall, outside the parcel, is of medieval origin.</p>	<p>part of the parcel is a significant factor and views from Claypit Lane. There are good views across the historic city from here, although there is modern housing in the foreground of the views.</p> <p>LHECZ 4 – South west of Lichfield. Overall score 10. Loss of field boundaries a significant element of the landscape. Medium or large scale development unlikely to have a significant impact upon historic environment assets.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Yes. The gap towards the village of Wall to the south-east, about 1.8 km. from the edge of the city.</p> <p>No. Although development of the whole parcel could reduce the gap by around 30%, the distinct ridge landform between the parcel and Wall is a major visual barrier.</p>	
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p> <p>Does the parcel form part of an historic landscape?</p>	<p>Yes, but related to the city. Wall is beyond the significant ridge to the south of the parcel</p> <p>Only significant features relate to Wall and Aldershaw beyond the parcel.</p>	<p>See above assessment re historic town.</p> <p>LHECZ 4 – South west of Lichfield. Overall score 10.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Existing or Potential contribution to Positive functions of Green Belt –			

retaining and enhancing the beneficial use			
Opportunities for public access or to provide access	What is the degree of existing public access?	One public footpath on southern edge 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. The lower parts of the parcel would have potential for formal recreation use. The northern edges of the parcel are the restoration route for the Lichfield Canal.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. Yes to a degree because of landform and some views towards city.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. Along with the canal route.	
Comments on existing and potential for positive role	Existing: there is no public use of the parcel and there is little opportunity to enhance the existing public access or for recreation because of the agricultural use. Parcel has positive value however in terms of views. Potential: The restoration of the Lichfield Canal around the northern edge would enable the range of recreation uses associated with a canal and also additional planting to optimise biodiversity opportunities.		

Overall conclusion on Green Belt role of parcel

Category: Important - Moderate – Minor:

Important

Principal Reasons: Conclusion of parcels role as important relates principally to:

NPPF Aim of Green belt: its roles in safeguarding open countryside to the south-west from encroachment, and in preserving the setting of Lichfield are assessed as important. The current urban edge of the city here has modern residential development on the edge bounded by Falkland Rd. which provides a clear edge, beyond which is an agricultural landscape that reaches beyond the parcel and over the ridge towards Wall.

Its role in preserving the setting of the historic city is assessed as important, because of the position of the parcel in relation to views of the city from the public footpath in the south of the parcel and from Claypit Lane. The parcel is in the foreground of extensive views of the city from the footpath and on the approach from the south. There is open land falling down towards the city and its historic core, giving a vista over part of the city. It has to be acknowledged however that there is significant modern development at the city edge that has some impact on the vista, as in other parts of the city.

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	Lichfield South: 1		
Description of Parcel	Area approx 42 hectares. The parcel is enclosed by four roads – Tamworth Road in the north, Cricket lane in the west, London Road in the south-west and the A38 in the east. This is an area in agricultural use, it is open, with few trees except in the southern corner, along a brook course and adjacent to the A38. It is generally lower lying land at about 80 m. than most other Lichfield parcels, although there are one or two gentle rises in ground level. West of Cricket Lane and north of Tamworth Road are residential areas that form the southern edge of the city at this point. West of London Rd is mainly agricultural land. A former public house, now restaurant, is on the west side of the road opposite the corner of the tract and this represents the first property fronting this approach to the city. The A38 dual carriageway has a junction close to the southern boundary of the parcel. It is in cutting for its length from the junction to Tamworth Rd at the north end of the parcel. Beyond the parcel to the east and south is a large tract of countryside mainly in arable use.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>Would development represent an outward extension of the W. Midlands urban area, result in a physical connection between urban areas within and</p>	<p>No. The parcel is not close the W. Mids. urban edge and is not part of a wider group of parcels directly preventing sprawl</p> <p>No.</p> <p>Approx. 7 km. from W Mids. edge at Sutton Coldfield. But see comment</p> <p>Approx. 6.6 to Sutton Coldfield. See comment.</p> <p>No.</p>	<p>Lichfield lies at the outer edge of the West Midlands Green Belt and is some distance from the outer edge of the large built-up area. Checking its outward sprawl is not a major function of the Green Belt at this location. Also, Lichfield urban area lies between parcel and the West Midlands edge and therefore release would not impact upon this particular aim of Green Belt.</p> <p>The remaining distances are the significant factor.</p>

	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. Parcel has all boundaries on roads.	
Assessment category	+++ – important; ++ – moderate; + – minor + – minor.		
To prevent neighbouring towns merging into one another	Does the parcel lie directly between two towns and form all or part of a gap between them? What distance is the gap between the towns? Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?	No. Forms only a very minor part of the gap between Lichfield and the edge of Sutton Coldfield/Little Aston. Not relevant – almost the full width of the Green Belt. No. No.	
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
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? Is the parcel partially enclosed by a town or village built up area?	Yes. The parcel is all agricultural except for a few residential properties on Tamworth Rd. and London Road. The route of the Lichfield canal is aligned parallel to Tamworth Rd. near the northern edge and this section contains two locks, which are undergoing restoration works. Similar countryside to the south-east, but this is beyond the A38. The parcel has residential parts of south Lichfield on two sides on the opposite sides of Cricket Land and Tamworth Rd. these provide a clear edge to Lichfield at this point.	The A38 forms a barrier dividing the parcel from the wider countryside to the south-east. Although there are clear boundaries between urban and countryside, the A38 boundary allows containment in the event of removal from Green Belt, and would prevent any danger of further spread of the urban area into open countryside. This strong boundary, because of its alignment, tends to limit the effectiveness of the parcel as open countryside and therefore has an impact on the

			assessment of the parcels' role in safeguarding the countryside from encroachment.
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>It has little significance to the historic setting of the city.</p> <p>From within the parcel landform prevents views of the city centre and the approaches to it.</p> <p>No. The views are mostly of mature residential development at Borrowcop, close to the parcel, with no views beyond. Some more distant views from a footpath at Swinfen show the tops of the cathedral spires in the distance beyond Borrowcop Hill, but the parcel is barely seen from here because of ground levels.</p> <p>No public footpaths.</p> <p>Limited by modern changes and few known sites other than a listed property fronting Tamworth Rd. and the Lichfield Canal</p>	<p>LHECZ 4 – South west of Lichfield. Overall score 10. Loss of field boundaries a significant element of the landscape. The parcel is mostly as single large field. Medium or large scale development unlikely to have a significant impact upon historic environment assets.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>No.</p> <p>No.</p>	

Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Preserving the character and setting of villages	Does the local landform or landscape form part of the setting of a conservation area or village? Does the parcel form part of an historic landscape?	No. Limited by modern changes and few known sites other than a listed property fronting Tamworth Rd. and the Lichfield Canal	See above assessment re historic town. LHECZ 4 – South west of Lichfield. Overall score 10.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use			
Opportunities for public access or to provide access	What is the degree of existing public access?	No public footpaths, but some limited access in the canal restoration area.	
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. For the most part the land would be suitable for formal recreation. The northern edge of the parcel is the original alignment and the restoration route for the Lichfield Canal, with some lock restoration works ongoing.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area	No. No.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. Along with the canal restoration works.	
Comments on existing and potential for positive role	Existing: there is no public use of the parcel and there is little opportunity to enhance the existing public access or for recreation because of the agricultural use, except through the canal restoration. Potential: The restoration of the Lichfield Canal around the northern edge would enable the range of recreation uses associated with a canal and also additional planting to optimise biodiversity opportunities.		

Overall conclusion on Green Belt role of parcel	Category: Important - Moderate – Minor: Moderate Principal Reasons: Conclusion of parcels role as moderate relates principally to: NPPF Aim of Green belt: its role in safeguarding open countryside from encroachment. Whilst there is a clear edge to the city at this point, beyond which is an agricultural landscape, this role is to an extent compromised by the limited extent of open countryside beyond the urban edge before the strong physical barrier of the A38 is reached. Its role in preserving the setting of the historic city is assessed as minor, since there are no views across the parcel that encompass any of historic setting of the city and even though cathedral spires can be seen from some distance from outside the parcel there is no visual relationship with the city centre itself from within the parcel and no vistas such as can be seen from other parcels in the west and south-west.
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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: 1		
Description of Parcel	Area approx 12 hectares. This parcel lies beyond the western edge of the residential part of Shenstone, separated from it by the Cross-city rail line and a length of Fotherley Brook alongside which there is an elongated wooded area. Its southern boundary is Lynn Lane so that opposite the parcel is the Shenstone business park. The western boundary is formed by Ashcroft Lane, while to the north the boundary follows field boundaries just beyond the end of a ribbon of housing along Ashcroft Lane. Whilst the area contains four relatively small fields, its principal features are a block of woodland at its centre and a water pumping station. There are also two small areas of residential use, cottages associated with the pumping station and a recently completed development on Lynn Lane in the south-west corner of the parcel. The land is generally flat and the woodland is classified as Ancient Woodland.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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</p>	<p>No. It is not part of a wider group of parcels directly preventing sprawl.</p> <p>No.</p> <p>It is approximately 3 km. from the southern edge of Shenstone to the edge of the W. Midlands at Sutton Coldfield (at Blake Street).</p> <p>No change.</p> <p>No.</p>	<p>Shenstone is located along a principal road route (A5127) between Sutton Coldfield and Lichfield and on the cross-city rail route, with the settlement largely lying between the two routes. It is approximately 3 km. to the edge of the conurbation, the inner edge of the Green Belt, and approximately 3 km. from Lichfield, so that it is an ‘intervening’ settlement between the two. This parcel is north of Shenstone business park, so that development of it would not impact on the gap to the conurbation or extend Shenstone northwards towards</p>

	<p>subsequent coalescence between such settlements?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Mostly, along roads and railway, but northern boundary along relatively weak field boundary.</p>	<p>Lichfield compared to the northward extent of the present village.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes, between Lichfield and Sutton Coldfield, but there is already development south of the parcel towards Sutton Coldfield.</p> <p>Approximately 7 km.</p> <p>Shenstone is itself an intervening settlement. There is development at Chesterfield and Wall between the parcel and Lichfield.</p> <p>No.</p>	<p>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 not therefore extend Shenstone nearer to Lichfield beyond the existing northern limits of the village.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>To an extent yes, because of the clear edge to the existing village development created by the railway and the business park, but this is impacted upon by its partial enclosure on some boundaries and existing development.</p> <p>Partially enclosed by development along Lyn Lane and Ashcroft Lane. Although the east boundary is close to the edge of built development its enclosure is softened by woodland.</p>	<p>There are a number of features around the edges of and within the parcel that limit its character as open countryside, and give it partial enclosure, although the overall impression given is a clear edge to the village. Open countryside is more obvious beyond Ashcroft Lane.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + - moderate</p>		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public</p>	<p>No.</p> <p>There are no views of the city from the parcel.</p> <p>No.</p>	<p>Shenstone is some 3 km. south of Lichfield and does not form part of the setting of the city.</p>

	places? Is there public access within the parcel? Does the parcel form part of an historic landscape that is related to an historic town?	No. Not related to an historic town.	LHECZ 13 – Land around Shenstone. Overall score 16. See local role.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
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? Would the development of the parcel be a significant step leading towards coalescence of two settlements?	Yes, to an extent towards the hamlet of Chesterfield, however because of the existing development of Shenstone east of the railway line there would be no impact upon the gap to Lichfield. No. This is because of the limited size of the parcel, existing development on Ashcroft Lane and remaining distances.	Chesterfield is a small loosely-knit hamlet along Ashbcroft Lane towards Wall. Existing development along Ashcroft La. from the Lynn Lane junction extends most of the length of the parcel and therefore any change to the gap is considered marginal.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Preserving the character and setting of villages	Does the local landform or landscape form part of the setting of a conservation area or village? Does the parcel form part of an historic landscape?	The parcel is detached from the Conservation Area and separated by modern housing development and the business park. There is some limited contribution to the setting of the village from the north, particularly because of the ancient woodland within the parcel and the rising landform of the old core of the village. Yes. This is an area of ancient settlement with archaeological potential related to the Roman period and the prehistoric period. The woodland is ancient woodland, which is the most significant element	Although there is some contribution to the setting of the village by the parcel, this is significantly impacted on by modern residential and industrial development. Even though there is archaeological potential and ancient woodland in the parcel the impact of adjacent uses has been taken into account in the overall assessment of moderate rather than important. LHECZ 13 – Land around Shenstone. Overall score 16. Ashcroft La. is on the line of the Ryknild St. Roman Road.

		identified within the parcel.	
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
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?	No public footpaths.	
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, ancient woodland needs to be protected.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. To a limited degree – see above under local role.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Yes. A significantly sized parcel of Ancient Woodland in relation to the size of the parcel.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No.	
Comments on existing and potential for positive role	Existing: There are no public footpaths or recreation uses in the parcel. Potential: The mixture of uses, relatively small size of fields and the ancient woodland are factors that limit the potential of the parcel for additional positive uses.		

Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Moderate</p> <p>Principal Reasons: Conclusion of parcels role as moderate relates principally to:</p> <ul style="list-style-type: none">• NPPF Aim of Green belt: its role in safeguarding the countryside from encroachment is the most significant element of the parcel in terms of the NPPF aims, however a number of factors limit the role of the parcel to moderate. Although the overall impression given is a clear edge to the village, the range of residential and industrial uses around its edges and within the parcel give rise to some partial enclosure and a poor relationship with more open countryside beyond it. <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 an historic landscape the contribution to the setting of the village and the Conservation Area is affected by the mix of development, particularly around the edges 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	Shenstone: 2		
Description of Parcel	<p>Area approx 5 hectares. This L shaped parcel lies beyond the western edge of the Shenstone business park, which forms the inner boundary to the parcel. It mainly comprises two fields, but there are two residential properties, some stables and a paddock area on the Lynn Lane frontage. The boundaries of the parcel follow field boundaries, with the southern boundary formed by the course of a brook. The land appears generally flat although there is a slight slope from Lynn Lane down to the brook course. To the west, north and south of the parcel are tracts of agricultural land, whilst along Lynn Lane the next village of Stonnall lies some 2.5 km. to the west.</p>		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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</p>	<p>No. It is not part of a wider group of parcels directly preventing sprawl.</p> <p>No.</p> <p>It is approximately 3 km. from the southern edge of Shenstone to the edge of the W. Midlands at Sutton Coldfield (at Blake Street).</p> <p>No change.</p> <p>No.</p>	<p>Shenstone is located along a principal road route (A5127) between Sutton Coldfield and Lichfield and on the cross-city rail route, with the settlement largely lying between the two routes. It is approximately 3 km. to the edge of the conurbation, the inner edge of the Green Belt, and approximately 3 km. from Lichfield, so that it is an ‘intervening’ settlement between the two. This parcel would represent a westerly direction of growth beyond the business park, so that development of it would not impact on the gap to the conurbation or extend Shenstone</p>

	<p>between such settlements?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Mostly, along the road, brook with a hedge line/track on the western boundary. This is a relatively weak field boundary against open countryside with few physical boundaries further west.</p>	<p>northwards towards Lichfield.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes, between Lichfield and Sutton Coldfield, but there is already development south of the parcel towards Sutton Coldfield.</p> <p>Approximately 7 km.</p> <p>Shenstone is itself an intervening settlement. There would be no other development between the towns that would be affected by a release from Green Belt Lichfield.</p> <p>No.</p>	<p>There would be no 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 location of the parcel would not extend Shenstone nearer to Lichfield.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Yes, because of the clear edge to the existing village development created by the business park and because visually the two fields form the first part of a large flat open area of agricultural land beyond the village. The residential properties on Lynn Lane frontage appear visually more related to the open countryside than the start of the village.</p> <p>Partially enclosed by development along Lyn Lane and Ashbrook Lane. Although the east boundary is close to the edge of built development its enclosure is softened by woodland.</p>	<p>The density of development and larger buildings of the business park provide a clear edge to the village and the parcel is a strong contrast because of its openness, with little overall impact from the detached residential properties.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + + - important</p>		
To preserve the setting and special	<p>Does the parcel make a positive contribution to the</p>	<p>No.</p>	<p>Shenstone is some 3 km. south of</p>

character of historic towns	<p>setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>There are no views of the city from the parcel.</p> <p>No.</p> <p>No.</p> <p>Not related to an historic town.</p>	<p>Lichfield and does not form part of the setting of the city.</p> <p>LHECZ 13 – Land around Shenstone. Overall score 16. See local role.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Yes, to an extent towards Stonnall and the hamlet of Lower Stonnall, which is located between the two villages. However because of the small size of the parcel and its shape, there would be only a minor extension of village development towards Stonnall. There would be no impact upon the gap to Lichfield.</p> <p>No. This is because of the limited size and shape of the parcel,</p>	<p>Stonnall is a substantial village some 2.5 km. west of Shenstone along Lynn Lane. Lower Stonnall is a dispersed hamlet around 2 km. west of Shenstone and south of Lynn Lane. The closure of the current gap that would result from the development of the parcel is considered marginal and the parcel itself is therefore considered to have only a minor role in terms of local settlement hierarchy.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p>	<p>No. The parcel is some distance from the residential start of the village beyond the railway line. The visual impact of the business park on this approach to the village is far more significant.</p>	<p>Parcel is directly adjacent to the business park, which is the most significant feature of the approach to the village from the west. No relationship of the parcel to the conservation Area.</p>

	Does the parcel form part of an historic landscape?	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 part of a larger area of post 1880's reorganised fields.	LHECZ 13 – Land around Shenstone. Overall score 16. Although with no visible sign, the route of Ryknild Street Roman Road passes through the eastern corner of the parcel, but also through the business park before reaching Ashbrook Lane.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Existing or Potential contribution to Positive functions of Green Belt – retaining and enhancing the beneficial use			
Opportunities for public access or to provide access	What is the degree of existing public access?	One public footpath passes through the eastern edge of the parcel accessing agricultural land to the south	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	Part of the frontage onto Lynn Lane is a paddock area. The land is physically suitable for outdoor sports.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. No.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. Agricultural and residential use makes this unlikely, although some tree planting would be visually beneficial.	
Comments on existing and potential for positive role	Existing: Public footpath access is useful as a link to adjacent countryside. Potential: Physically suitable for sport and informal recreation.		

Overall conclusion on Green Belt role of parcel

Category: Important - Moderate – Minor:

Important

Principal Reasons: Conclusion of parcels role as moderate relates principally to:

- **NPPF Aim of Green belt:** its role in safeguarding the countryside from encroachment is the most significant element of the parcel in terms of the NPPF aims. There is a clear edge to the village formed by the boundary of the business park, and the detached residential uses have little impact on this. The parcel is the start of a tract of countryside to the west and south, comprising wide-open fields, but containing woodland and separating Shenstone from the Stonnall area further west.

Local role: The parcel is also assessed as having a minor role in maintaining the settlement pattern and preserving the character and setting of the village. Although it is part of an historic landscape, there is little contribution to the setting of the village and the Conservation Area because of the presence of the business park, which extends a considerable distance along Lynn Lane out of the residential and older parts of Shenstone.

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.

<p>GB Land Parcel Reference</p>	<p>Shenstone: 3</p>		
<p>Description of Parcel</p>	<p>Area approx 6 hectares. This is an area of farmland that is situated to the west of Shenstone village beyond the Cross-city railway line. To the north, the parcel is bounded by the Shenstone business park and to the south by Hollyhill Lane. To the west a boundary is difficult to define because of the large size of the single field within which the parcel has been defined, which extends to a substantial woodland to the west of the village. A boundary has therefore been drawn through the field roughly along the 100 m. contour, to limit the size to relate better to the village scale. Within the larger field, to the west of the parcel, lies the line of the Rykniel Street Roman Road, which is unmarked. South and west of the site there is a tract agricultural land and the route to the scattered settlement of Footherley.</p>		
<p>Criterion</p>	<p>Specific questions</p>	<p>Assessment</p>	<p>Comments</p>
<p>Purposes of Green Belts</p>			
<p>To check the unrestricted sprawl of large built-up areas</p>	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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</p>	<p>No. It is not part of a wider group of parcels directly preventing sprawl.</p> <p>No.</p> <p>It is approximately 3 km. from the southern edge of Shenstone to the edge of the W. Midlands at Sutton Coldfield (at Blake Street).</p> <p>No change.</p> <p>No.</p>	<p>Shenstone is located along a principal road route (A5127) between Sutton Coldfield and Lichfield and on the cross-city rail route, with the settlement largely lying between the two routes. It is approximately 3 km. to the edge of the conurbation, the inner edge of the Green Belt, and approximately 3 km. from Lichfield, so that it is an ‘intervening’ settlement between the two. This parcel would represent a westerly direction of growth beyond the western residential part of Shenstone but no further south than existing</p>

	<p>lead to the danger of a subsequent coalescence between such settlements?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Some difficulty in defining a boundary to the west, where the woodland well beyond the edge of the parcel is the first firm boundary.</p>	<p>development, so that development of it would not reduce the gap between Shenstone and the northern edge of Sutton Coldfield.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes, between Lichfield and Sutton Coldfield, but there is already development both to the north and the south-east of the parcel that is closer to Sutton Coldfield.</p> <p>Approximately 7 km.</p> <p>Shenstone is itself an intervening settlement. There would be no other development between the towns that would be affected by a release from Green Belt Lichfield.</p> <p>No.</p>	<p>There would be no impact upon the separation of Lichfield and Sutton Coldfield arising from development and although the development of the parcel would be a substantial consolidation of development west of the railway line. The location of the parcel would not extend Shenstone nearer to Lichfield.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Yes, because of the clear edge to the existing village development created by residential development and the railway boundary at the east of the parcel. This is emphasised on the road by the railway bridge, passing from village to open countryside. The parcel is entirely in agricultural use, part of a larger field, with no built development or trees.</p> <p>There is development on two boundaries, with both employment and residential development. However this creates only a partial sense of enclosure.</p>	<p>There is a clearly defined break between the village and open countryside, which is emphasised by the railway line. The parcel is on a rural approach to the village from the south-west which continues south of Hollyhill Lane.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + + - important</p>		
To preserve the setting and special	<p>Does the parcel make a positive contribution to the</p>	<p>No.</p>	<p>Shenstone is some 3 km. south of</p>

character of historic towns	<p>setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>There are no views of the city from the parcel.</p> <p>No.</p> <p>No.</p> <p>Not related to an historic town.</p>	<p>Lichfield and does not form part of the setting of the city.</p> <p>LHECZ 13 – Land around Shenstone. Overall score 16. See local role.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Yes, to an extent towards Stonnall and the hamlet of Lower Stonnall, which is located between the two villages. However, Stonnall is approx. 3 Km. from the parcel. Because of the business park on the northern boundary, there would be no reduced gap between the villages, although there would be consolidation of development in this sector of the village. There would be no impact upon the gap to Lichfield.</p> <p>Although the area of Fotherley lies beyond the village along Hollyhill Lane, it takes the form of a scattered area of housing and other rural uses, rather than a recognisable settlement. It does not have a defined boundary and lies entirely within the Green Belt.</p> <p>No.</p>	<p>Stonnall is a substantial village some 3 km. west of Shenstone along Lynn Lane. Lower Stonnall is a dispersed hamlet around 2.5 km. west of Shenstone. Although development of the parcel would lead to a reduction in the gap to Stonnall along the Hollyhill Lane route, the remaining distance and size of the parcel are significant factors. The impact of development of the parcel on the local settlement hierarchy and pattern is therefore considered to be minor.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
Preserving the character and setting of villages	Does the local landform or landscape form part of the setting of a conservation area or village?	The parcel is part of a rural approach to an older part of the village and the southern edge of the Conservation Area. It makes some contribution in	The contribution of the parcel as part of a pleasant rural approach to a clearly defined

	Does the parcel form part of an historic landscape?	<p>terms of the setting of the village, helping its rural identity from this approach. However, there are views of the business park and there is no clear relationship with the Conservation Area setting because of the intervening railway line and modern village development.</p> <p>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 part of a larger area of post 1880's reorganised fields.</p>	<p>village is positive in relation to it's setting. However there are no significant views of the village across the parcel. The lack of a direct relationship to the Conservation Area and the relatively modern agricultural pattern are also considerations, leading to an overall assessment of a moderate role.</p> <p>LHECZ 13 – Land around Shenstone. Overall score 16. Although with no visible sign, the route of Ryknild Street Roman Road passes to the west of the parcel.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
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?	No public footpaths.	
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. Land is physically suitable for outdoor recreation, although entirely in agricultural use as part of a larger field.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. No.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for	No. No.	

	enhancement other than through development that would be inappropriate within the Green Belt?		
Comments on existing and potential for positive role	<p>Existing: The parcel is entirely in agricultural use with no public access.</p> <p>Potential: Existing use as part of a larger field makes it unlikely to have significant potential for recreation use.</p>		
Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as moderate relates principally to:</p> <ul style="list-style-type: none"> • NPPF Aim of Green belt: its role in safeguarding the countryside from encroachment is the most significant element of the parcel in terms of the NPPF aims. There is a clear edge to the village formed by the boundary of residential development, the railway and the business park. The parcel is entirely open with no built development and is in agricultural use. It is the start of a tract of countryside to the west and south of the village. <p>Local role: The parcel is assessed as having a moderate role in preserving the character and setting of the village. It is located on a pleasant rural approach to the village, which is a contribution to its overall setting, however there are a number of factors including the lack of significant views across the parcel, which limit its role in terms of setting.</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.

<p>GB Land Parcel Reference</p>	<p>Shenstone: 4</p>		
<p>Description of Parcel</p>	<p>Area approx 12 hectares. This is an area of fields elongated in a north-south direction situated to the east of the Cross-city railway line with the main boundary in the east formed by the curtilages of properties on Court Drive. Court Drive on the eastern boundary of the parcel represents the southern and western limit of Shenstone at this point. To the north the parcel is bounded by Hollyhill Lane and to the south field boundaries and a belt of woodland. The land is mainly used as grazing and lies in the area of Shenstone Court, so that the southern part of the parcel has remnants of parkland with mature trees. The land is largely flat. South of the parcel is a tract of agricultural land that extends towards Shenstone Woodend and the northern edge of Little Aston and Sutton Coldfield at Blake Street. The gap between the southern edge of the parcel and Blake Street is some 2.5 km. and 2.25 km. to Shenstone Woodend.</p>		
<p>Criterion</p>	<p>Specific questions</p>	<p>Assessment</p>	<p>Comments</p>
<p>Purposes of Green Belts</p>			
<p>To check the unrestricted sprawl of large built-up areas</p>	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>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?</p> <p>What would be the remaining gap if the land is developed?</p>	<p>No. It is not part of a wider group of parcels directly preventing sprawl, however there is some ribbon development on the route to Sutton Coldfield and the full development of the parcel would represent a reduction of the gap to such development.</p> <p>No.</p> <p>It is approximately 3 km. from the southern edge of Shenstone to the edge of the W. Midlands at Sutton Coldfield (at Blake Street), although from the ribbon of development along Court Drive the gap is approx. 2.6 km.</p> <p>There would be some reduction in the gap if the whole parcel were developed, from approx. 2.6 km. to 2.4 km.</p>	<p>Shenstone is located along a principal road route (A5127) between Sutton Coldfield and Lichfield and on the cross-city rail route, with the settlement largely lying between the two routes. It is approximately 3 km. to the edge of the conurbation along Birmingham Rd., the inner edge of the Green Belt, and approximately 3 km. from Lichfield, so that it is an ‘intervening’ settlement between the two. This parcel would represent a southerly direction of growth although there is an existing ribbon of development at</p>

	<p>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?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Not an outward extension of the W. Midlands urban area, or danger of coalescence in view of the distances involved.</p> <p>Mainly where parcel is contained by the railway and Court Drive development, although more difficult on the southern boundary where field boundaries weak until the woodland at the south end of the parcel.</p>	<p>Court Drive that extends south of most of the village. The full development of the parcel would marginally reduce the existing gap from Court Drive to the northern edge of Sutton Coldfield. It would be a significant consolidation of development in this southern part of the village. Despite this, the marginal change and distances remaining have been taken into account in assessing the parcel to have a minor role in this respect.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ - minor		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes, between Lichfield and Sutton Coldfield, but most of Shenstone lies to the north of the parcel, which is also partly enclosed by existing development in the direction towards Sutton Coldfield.</p> <p>Approximately 7 km.</p> <p>Shenstone is itself an intervening settlement. There would be no other development between the towns that would be affected by a release from Green Belt.</p> <p>No.</p>	<p>There would be no significant impact upon the separation of Lichfield and Sutton Coldfield arising from development although it would be a substantial consolidation of development in the southern part of the village. The location of the parcel would not extend Shenstone nearer to Lichfield.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
	+ - minor		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p>	<p>To a degree, when viewed from Hollyhill Lane or from the Cross-city rail line, because the area is of fields and parkland in agricultural use and as grazing, with no built development. However the</p>	<p>Although mostly in agricultural use, the partial enclosure created by development and barrier effect of the rail line limits the</p>

	Is the parcel partially enclosed by a town or village built up area?	barrier created by the rail line limits any connection with wider countryside to the west. It is partially enclosed by residential parts of the village to the north and east, and by the railway to the west.	parcel's character as part of the wider open countryside to the south and west. Its role for this aim is therefore assessed as moderate.
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
To preserve the setting and special character of historic towns	Does the parcel make a positive contribution to the setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel? Is the parcel in the foreground of views towards the historic town from public places? Is there public access within the parcel? Does the parcel form part of an historic landscape that is related to an historic town?	No. There are no views of the city from the parcel. No. No. Not related to an historic town.	Shenstone is some 3 km. 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.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
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? Would the development of the parcel be a significant step leading towards coalescence of two settlements?	The position of the parcel and role in maintaining the local settlement hierarchy is largely as described for preventing urban sprawl above. The parcel is on the south side of the village in the direction of Shenstone Woodend and the edge of Sutton Coldfield. There is some ribbon development on the route to Shenstone Woodend and Sutton Coldfield and the full development of the parcel would represent a reduction of the gap to such development, although this would not be substantial. No. Because of the marginal reduction, despite significant consolidation of development, and the remaining	It is considered that the role in terms of maintaining the local settlement pattern and hierarchy is broadly similar to that for checking urban sprawl and therefore is assessed as minor.

Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p> <p>Does the parcel form part of an historic landscape?</p>	<p>The parcel is on the approach to the village from the south, either by road or rail. It is more clearly seen by rail, however from the road the plantations on the southern boundary form part of the approach to the village. Although not directly adjacent to the Conservation Area, the parcel has a value to the general setting of the village in the foreground of views from the south.</p> <p>Yes, it is adjacent to the historic parkland with plantations on its southern boundary.</p>	<p>The parcel makes a contribution to the parkland character of the southern part of Shenstone and to the general setting of the village on this southern approach.</p> <p>LHECZ 13 – Land around Shenstone. Overall score 16. It is part of a landscape related to historic parks and gardens.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
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?	No public footpaths.	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel? Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	No existing facilities. Land is physically suitable for outdoor recreation.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. No.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that	No. No.	

	would be inappropriate within the Green Belt?		
Comments on existing and potential for positive role	<p>Existing: Although there is no existing public access or specific recreation use, the parcel contributes positively to the setting of the village and to biodiversity through its landscape.</p> <p>Potential: It is physically capable of being used for outdoor recreation although this is to a degree limited by the railway line.</p>		
Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as moderate relates principally to:</p> <ul style="list-style-type: none"> • Local role: The parcel is assessed as having an important role in preserving the character and setting of the village. It is located on a principal rural approach to the village from the south both by road and rail and forms part of a remnant parkland landscape, which includes significant plantations in the foreground of views to the village. <p>In terms of the NPPF aims its role in safeguarding the countryside from encroachment is the most significant element of the parcel, but this is assessed as moderate in view of the partial enclosure and containment of the parcel created by the railway line, which separates the parcel to a degree from the wider countryside to the west and south.</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.

<p>GB Land Parcel Reference</p>	<p>Shenstone: 5</p>		
<p>Description of Parcel</p>	<p>Area approx 8 hectares. This parcel is formed by two fields on the southern edge of Shenstone accessed from Court Drive on Birmingham Rd. Court Drive divides the parcel into northern and southern halves. Birmingham Rd. forms the eastern boundary of the parcel. The northern boundary is formed from the boundaries of properties on the culs de sac off St. John’s Hill, Chestnut Drive and Court Drive. The land is a remnant of parkland with mature trees and has maintained its parkland character. It slopes down from north to south although the slope is more pronounced north of Court Drive. There is only one residential property, which is a lodge at the entrance to Court Drive. Immediately to the south of the parcel fronting Birmingham Rd. are a small group of residential properties and other buildings at Sunnyside Farm. In common with parcel 4, south of the parcel is the tract of agricultural land that extends towards Shenstone Woodend and the northern edge of Little Aston and Sutton Coldfield at Blake Street.</p>		
<p>Criterion</p>	<p>Specific questions</p>	<p>Assessment</p>	<p>Comments</p>
<p>Purposes of Green Belts</p>			
<p>To check the unrestricted sprawl of large built-up areas</p>	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>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?</p> <p>What would be the remaining gap if the land is developed?</p>	<p>No. It is not part of a wider group of parcels directly preventing sprawl, however there is some ribbon development on the route to Sutton Coldfield and the full development of the parcel would represent a reduction of the gap to such development.</p> <p>No.</p> <p>It is approximately 3 km. from the southern edge of Shenstone to the edge of the W. Midlands at Sutton Coldfield (at Blake Street), although from the ribbon of development along Court Drive the gap is approx. 2.6 km.</p> <p>The gap between the southern edge of the parcel and Blake</p>	<p>Shenstone is located along a principal road route (A5127) between Sutton Coldfield and Lichfield and on the cross-city rail route, with the settlement largely lying between the two routes. It is approximately 3 km. to the edge of the conurbation along Birmingham Rd., the inner edge of the Green Belt, and approximately 3 km. from Lichfield, so that it is an ‘intervening’ settlement between the two. This parcel would represent a southerly direction of growth although there is an existing</p>

	<p>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?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Street is some 2.5 km. and 2.25 km. to Shenstone Woodend.</p> <p>Not an outward extension of the W. Midlands urban area, or danger of coalescence in view of the distances involved.</p> <p>Yes. Along roads and residential property boundaries. There is a strong tree belt boundary on the southern edge.</p>	<p>ribbon of development at Court Drive that extends south of most of the village. The full development of the parcel would marginally reduce the existing gap from Court Drive to the northern edge of Sutton Coldfield. It would be a significant consolidation of development in this southern part of the village and prominent on Birmingham Rd. Despite this, the marginal change and distances remaining have been taken into account in assessing the parcel to have a minor role in this respect.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes, between Lichfield and Sutton Coldfield, but most of Shenstone lies to the north of the parcel, which is also partly enclosed by existing development in the direction towards Sutton Coldfield.</p> <p>Approximately 7 km.</p> <p>Shenstone is itself an intervening settlement. There would be no other development between the towns that would be affected by a release from Green Belt.</p> <p>No.</p>	<p>There would be no significant impact upon the separation of Lichfield and Sutton Coldfield arising from development although it would be a substantial consolidation of development in the southern part of the village. The location of the parcel would not extend Shenstone nearer to Lichfield.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To assist in safeguarding the countryside from	<p>Does the parcel have the character of open countryside? - What is the</p>	<p>Yes. Although the parcel appears to be more of a woodland landscape viewed</p>	<p>Although appearing an enclosed and wooded area from</p>

<p>encroachment</p>	<p>nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>from outside, there is a clear distinction between the current southern edge of the village and the parcel. The parcel is used for grazing and is essentially a parkland landscape from within. There is a lodge at the Birmingham Rd. boundary, but no other built development within the parcel.</p> <p>It is partially enclosed by residential parts of the village to the north and by development on Court Drive to the west.</p>	<p>outside the parcel it mostly in agricultural use. The mature parkland trees emphasise the country rather than village character, providing a contrast in the rural landscape compared to the more open fields adjacent to it to the south and east. For these reasons it's role for this aim is therefore assessed as important.</p>
<p>Assessment category</p>	<p>+++ – important; ++ – moderate; + – minor + + + - important</p>		
<p>To preserve the setting and special character of historic towns</p>	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>No.</p> <p>There are no views of the city from the parcel.</p> <p>No.</p> <p>No.</p> <p>Not related to an historic town.</p>	<p>Shenstone is some 3 km. south of Lichfield and does not form part of the setting of the city.</p> <p>LHECZ 13 – Land around Shenstone. Overall score 16. See local role.</p>
<p>Assessment category</p>	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
<p>Local Role of Green Belt</p>			
<p>Maintaining the local settlement hierarchy and pattern</p>	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p>	<p>The position of the parcel and role in maintaining the local settlement hierarchy is largely as described for preventing urban sprawl above. The parcel is on the south side of the village in the direction of Shenstone Woodend and the edge of Sutton Coldfield. There is some ribbon development on the route to Shenstone Woodend and Sutton Coldfield and the full development of the parcel would represent a reduction of the gap to such development, although this</p>	<p>It is considered that the role in terms of maintaining the local settlement pattern and hierarchy is broadly similar to that for checking urban sprawl and therefore is assessed as minor. Despite the significant consolidation of development and extension of the</p>

recreation	potential for future recreation opportunities in the parcel?	north part has a significant slope.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. To a limited extent. See above.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No. Maintenance of parkland trees is the main priority.	
Comments on existing and potential for positive role	Existing: There is no existing public footpath access although there is a private road across the parcel. Use is as grazing. Potential: The need to maintain the parkland character limits potential recreation uses.		
Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as moderate relates principally to:</p> <ul style="list-style-type: none"> • NPPF Aim of Green belt: its role in safeguarding the countryside from encroachment is the most significant element of the parcel in terms of the NPPF aims. There is a clear edge to the village formed by the boundary of residential development off St. John’s Hill and the parcel is entirely parkland with only one property within it. Although it is wooded and parkland in appearance and character it, is the start of a tract of countryside to the south and east of the village. • Local role: The parcel is assessed as having an important role in preserving the character and setting of the village. It is located on the principal approach to the village from the south by road and is a parkland landscape set in front of the village, which rises up slopes beyond it to a low density part of the village and the Conservation Area 		

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	Whittington: 1		
Description of Parcel	Area approx 5 hectares. The parcel lies at the north-western edge of Whittington and is bounded by Huddlesford Lane in the south and the Coventry Canal in the north. The western boundary is formed by field boundaries and the eastern boundary by the properties that form the north-western limits to Whittington. The main part of the parcel is a single field that has a frontage onto Huddlesford Lane, to the north of this field is the recently created Swan Park, located on a former school field and providing a range of community play and leisure facilities. There is also an area of allotments in this area, abutting the village. There are some minor slopes across the parcel. To the west is agricultural land, with the hamlet of Huddlesford being about 1 km. to the north-west and the eastern edge of Lichfield being some 2.4 km. distant to the west.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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</p>	<p>No. The parcel is not close the W. Midlands urban edge and is not part of a wider group of parcels directly preventing sprawl</p> <p>No.</p> <p>Approx. 9 km. from W Midlands edge at Sutton Coldfield. But see comment</p> <p>No change. See comment.</p> <p>No.</p>	<p>Whittington is located near the outer edge of the West Midlands Green Belt. The outer boundary is formed by the West Coast Main railway line, which is just outside the village boundary. It is around 9km. from the southern edge of the village to the outer edge of the large built-up area at Sutton Coldfield. Checking the outward sprawl is not a major function of an individual land parcel in this location. The parcel is on the north-west side of the village and there are other parts of the village between it and the West Midlands edge. Release from Green Belt would not impact upon</p>

	<p>between such settlements?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Yes. Along road and canal, and a hedge line in the west, which is reasonably strong.</p>	<p>this particular aim. The remaining distances are the significant factor.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes. Whittington lies directly between Lichfield and Tamworth. The parcel forms a small part of the gap between them.</p> <p>Approx. 6.5 km. between the nearest points of Lichfield and Tamworth.</p> <p>No.</p> <p>No.</p>	<p>Whittington is an intervening village between the two towns and enlargement of the village either to the west or to the east would have some impact in terms of the open gap between the two towns. In this case there would be a reduced gap between Whittington and Lichfield. But this would only be a reduction from 2.4 km. to approx. 2.25 km. at the nearest point. Because of this and the small size of the parcel, it is considered to have a minor role in terms of this aim.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>For the most part. The single field that forms over half of the parcel is agricultural, the remainder of the parcel is mainly Swan Park, which is open in character and although beyond the limits of built development is clearly functionally related to the village, as are the allotments. There is a clear edge to the village for the most part</p> <p>No. There is one edge to the built up part of the village although its shape gives some minor enclosure.</p>	<p>Assessment takes account of clear village edge largely formed by residential properties, the agricultural use of the main field and the open character, leading towards further agricultural land to the west towards Lichfield.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + + - important</p>		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :-</p>	<p>No.</p>	<p>Whittington is only around 2.5 km. from Lichfield in a direct line, however</p>

	<p>Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>There are no views of the city from the parcel.</p> <p>No.</p> <p>Yes. Two public footpaths, one on the edge, the other crosses the parcel.</p> <p>Not related to an historic town.</p>	<p>it does not form part of the setting of the city.</p> <p>LHECZ 14 – Land around Whittington. Overall score 13. See local role.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
+ – minor			
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Yes. It lies between Whittington and Lichfield.</p> <p>Although there would be some closure it is not considered to represent a significant step towards coalescence. The parcel is small and would close the gap from approx. 2.4 km. to 2.25 km.</p>	<p>Both the size of the parcel and the shape of existing development have been taken into account in assessing this role as minor.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
+ – minor			
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p>	<p>The parcel could be considered to form part of the setting of the village when approached from Huddlesford Lane or the canal, although these are not major approaches. Whittington ‘nestles’ into the landscape and a slight ridge to the west of the parcel means that it lies within the same landscape levels as the village itself. Although the northern edge of the Conservation Area extends to near the parcel, the parcel itself does not form a significant part of its setting.</p>	<p>The parcel is not considered the most important around Whittington in terms of its relationship to the village in the landscape, the Conservation Area, or the historic value of the landscape and there is a lack of views of any significant parts of the village. There is a contribution to the character by the open approaches to the village and Swan Park is a recent positive contribution to the setting in this area. These have been taken as main considerations in</p>

	Does the parcel form part of an historic landscape?	Yes, although there are no specific features within the parcel. Evidence of long history of settlement in the area including prehistoric. Fields part of an area of piecemeal closures.	assessing this local role as moderate. LHECZ 14 – Land around Whittington. Overall score 13. Although there is considerable evidence of early settlement and local finds from Roman and prehistoric times there is no current evidence specific to the parcel.
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
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?	Two public footpaths within the parcel linking to Huddlesford La. Swan Park is a significant part of the parcel in area.	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	Swan Park is a major outdoor recreation use for the village.. Allotment use of small part of this area.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. Close to the edge of a Conservation Area but not a significant part of its setting.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. Major enhancements recently made and well-used allotments fulfil the potential.	
Comments on existing and potential for positive role	Existing: Public access across site and allotments form existing positive uses related to both countryside recreation and the function of the village. Potential: Most of the potential of the parcel has been realised successfully.		

Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as important relates principally to:</p> <p>NPPF Aim of Green belt: its role in safeguarding the countryside from encroachment is the most significant element of the parcel and assessed as important in view of the clear edge to the village and the relationship of the main field in the parcel with the agricultural landscape to the west towards Lichfield.</p> <p>Although there is some significance to the local role in preserving the character and setting of Whittington, this is assessed as moderate mainly in the light of the relatively tenuous relationship with the Conservation Area, lack of views into the village and the limited specific historic value in the landscape.</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	Whittington: 2		
Description of Parcel	Area approx 4 hectares. The parcel lies at the western edge of Whittington and is bounded by Huddlesford Lane in the north, by back Lane in the south and by field boundaries along its north-west edge. The main part of the parcel is two fields, with the main field accessed from Back Lane. There are a small number of residential properties fronting Back Lane and Huddlesford Lane that lie within the parcel. The land is flat. To the west of the parcel is agricultural land, with the eastern edge of Lichfield being some 2km. distant to the west.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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?</p>	<p>No. The parcel is not close the W. Midlands urban edge and is not part of a wider group of parcels directly preventing sprawl</p> <p>No.</p> <p>Approx. 9 km. from W Midlands edge at Sutton Coldfield. But see comment</p> <p>No change. See comment.</p> <p>No.</p>	<p>Whittington is located near the outer edge of the West Midlands Green Belt. The outer boundary is formed by the West Coast Main railway line, which is just outside the village boundary. It is around 9km. from the southern edge of the village to the outer edge of the large built-up area at Sutton Coldfield. Checking the outward sprawl is not a major function of an individual land parcel in this location. The parcel is on the west side of the village and there are other parts of the village between it and the West Midlands edge. Release from Green Belt would not impact upon this particular aim. The remaining distances are the</p>

	If released from GB could enduring long-term boundaries be established?	Some difficulty. Although there is a defined field boundary to the north of the parcel this is not a strong feature and it leads on to similar landscape and levels beyond.	significant factor.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes. Whittington lies directly between Lichfield and Tamworth. The parcel forms a small part of the gap between them.</p> <p>Approx. 6.5 km. between the nearest points of Lichfield and Tamworth.</p> <p>No.</p> <p>No.</p>	<p>Whittington is an intervening village between the two towns and enlargement of the village either to the west or to the east would have some impact in terms of the open gap between the two towns. In this case there would be a reduced gap between Whittington and Lichfield. But this would only be a marginal reduction from the existing 2.3 km. at the nearest point. Because of this and the small size of the parcel, it is considered to have a minor role in terms of this aim.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>Yes. From Back Lane there are views across the parcel to the wider countryside beyond. The parcel is in agricultural use except for some scattered housing on Back Lane.</p> <p>No. There is one boundary, which abuts development.</p>	<p>The edge of the village is clearly defined by Back Lane and the scattered houses on its north side make little impact in the openness of the parcel. Assessment takes account of the open character leading towards further agricultural land to the west towards Lichfield.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
To preserve the setting and special character of historic towns	Does the parcel make a positive contribution to the setting of the historic town? Measured by :-	No.	Whittington is only around 2.4 km. from Lichfield in a direct line, however

	<p>Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>There are no views of the city from the parcel.</p> <p>No.</p> <p>Yes. One public footpath crosses the parcel.</p> <p>Not related to an historic town.</p>	<p>it does not form part of the setting of the city.</p> <p>LHECZ 14 – Land around Whittington. Overall score 13. See local role.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
+ - minor			
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>Yes. It lies between Whittington and Lichfield.</p> <p>Although there would be some closure it is not considered to represent a significant step towards coalescence. The parcel is small and its configuration means that closure of the existing gap would be marginal.</p>	<p>Both the size of the parcel and the shape of existing development have been taken into account in assessing this role as minor.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
+ - minor			
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p> <p>Does the parcel form part of an historic landscape?</p>	<p>The parcel abuts the Conservation Area at its west and east corners and has a clearer relationship to it than parcel 1. Because its edge is along Back La., which is a principal route within the village, it has some positive impact on the overall setting of the village.</p> <p>Yes. Although there are no specific features within the parcel it is part of an area with adjacent fields of early rectilinear fields dated to the post medieval period.</p>	<p>A combination of the role in the setting of the village and Conservation area, together with the early field system have been taken into account in assessing this role as important.</p> <p>LHECZ 14 – Land around Whittington. Overall score 13. Although there is considerable evidence of early settlement and local finds from Roman and prehistoric times there is no current evidence specific to the parcel.</p>

Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
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 across the southern end of the parcel and to the rear of two dwellings.	
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. The area is physically suitable for outdoor recreation uses.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. To an extent yes, edges of the Conservation Area are on Back Lane.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No.	
Comments on existing and potential for positive role	Existing: There is one public footpath but the whole of the area is in agriculture and some garden use. Potential: The agricultural use of most of the land makes it unlikely that further positive uses will be established.		

Overall conclusion on Green Belt role of parcel

Category: Important - Moderate – Minor:

Important

Principal Reasons: Conclusion of parcels role as important relates principally to:

- **NPPF Aim of Green belt:** its role in safeguarding the countryside from encroachment is the most significant element of the parcel and assessed as important in view of the clear edge to the village and the relationship of the main field in the parcel with the agricultural landscape to the west towards Lichfield.
- **Local role:** The parcel is assessed as important to preserving the character and setting of the village. The obvious visibility of the parcel from Back Lane means that it has a positive relationship with the village. This taken together with the proximity to parts of the Conservation Area and some surviving historic field pattern within the parcel and adjacent to it, mean there is some worth in the parcel's local role in preserving the character and setting of Whittington.

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	Whittington: 3		
Description of Parcel	Area approx 7 hectares. The parcel lies on the south side of Whittington, its eastern boundary being formed by Common Lane, which is the approach to the village from the south. To the north the boundary is formed by the curtilages of the properties on Church Street. The western and southern boundaries of the parcel are defined by field boundaries, although to the south this is also the track known as Sandy Lane. There are two larger fields within the parcel and a number of smaller fields, with the smaller fields generally being used for grazing horses. Field boundaries are hedgerows and there are few trees. While overall the parcel slopes down from south to north the change in levels is mainly close to the village only some 5 metres over a distance of around 300 metres. The southern edge of the parcel lies around 1 km. from the residential area associated with Whittington barracks to the south. To the west of the parcel is agricultural land, with the eastern edge of Lichfield being some 2.3 km. distant to the west.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>Would development represent an outward extension of the W. Midlands urban area, result in a physical connection between urban areas within and</p>	<p>No. The parcel is not close the W. Midlands urban edge and is not part of a wider group of parcels directly preventing sprawl</p> <p>No.</p> <p>Approx. 9 km. from W Midlands edge at Sutton Coldfield. But see comment</p> <p>No change. See comment.</p> <p>No.</p>	<p>Whittington is located near the outer edge of the West Midlands Green Belt. The outer boundary is formed by the West Coast Main railway line, which is just outside the village boundary. It is around 9km. from the southern edge of the village to the outer edge of the large built-up area at Sutton Coldfield. Checking the outward sprawl is not a major function of an individual land parcel in this location. Although the parcel is on the southern side of the village the development of it would have only a marginal effect on</p>

	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?	Mostly, along road and track, with hedges in the west, beyond which are large fields.	distances to the West Midlands edge. Release from Green Belt would not impact upon this particular aim. The remaining distances are the significant factor.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
To prevent neighbouring towns merging into one another	Does the parcel lie directly between two towns and form all or part of a gap between them? What distance is the gap between the towns? Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?	Yes. Whittington lies directly between Lichfield and Tamworth. The parcel does not extend westwards beyond the current limit of the village towards Lichfield. Approx. 6.5 km. between the nearest points of Lichfield and Tamworth. No. No.	Whittington is an intervening village between the two towns and enlargement of the village either to the west or to the east would have some impact in terms of the open gap between the two towns. In this case there would be a consolidation of development in this part of the village but no reduction in the gap between Whittington and Lichfield. It would appear more as an extension of the village southwards. Because of this the parcel is considered to have a minor role in terms of this aim.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
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? Is the parcel partially enclosed by a town or village built up area?	Yes. The parcel is a number of small fields in agricultural and paddock use with no built development. It is open in character with a clear distinction between development on Church Street and Common Lane and the open land of the parcel. To a limited extent. One edge of the parcel abuts properties on Church Street and approx. half the length along Common La. has properties on its opposite side, but there is no strong sense of enclosure.	Assessment takes account of the clear distinction between village and countryside, particularly on the Common Lane approach to the village. Although the parcel comprises a group of small fields, they lead into agricultural land to the west and the south.
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
To preserve the	Does the parcel make a	No.	Whittington is only

<p>setting and special character of historic towns</p>	<p>positive contribution to the setting of the historic town? Measured by:- Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>There are no views of the city from the parcel.</p> <p>No.</p> <p>No.</p> <p>Not related to an historic town.</p>	<p>around 2.5 km. from Lichfield in a direct line, however it does not form part of the setting of the city.</p> <p>LHECZ 14 – Land around Whittington. Overall score 13. See local role.</p>
<p>Assessment category</p>	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
<p>Local Role of Green Belt</p>			
<p>Maintaining the local settlement hierarchy and pattern</p>	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>No. It lies between Whittington and Lichfield. However the parcel does not extend westwards beyond the current limit of the village towards Lichfield.</p> <p>There would be no closure of the overall gap to Lichfield and although there would be a consolidation of development in this south-west sector of the village, it is not be a step towards coalescence with Lichfield. Possibly of more local significance is the extension southwards that development would represent towards the residential part of the Whittington Barracks area. Development would reduce the gap marginally from about 1.2 km. to around 1 km. It needs to be recognised that the Barracks is entirely within the Green Belt. There is therefore no threat of development occurring northwards from the Barracks.</p>	<p>In this case there would be a consolidation of development in this part of the village but no reduction in the gap between Whittington and Lichfield. Development would appear more as an extension of the village southwards along Common Lane, towards Whittington Barracks. The lack of impact in relation to Lichfield, and the remaining separation from the Barracks have been taken into account in assessing this role as minor.</p>
<p>Assessment category</p>	<p>+++ – important; ++ – moderate; + – minor + - minor</p>		
<p>Preserving the character and setting of villages</p>	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p>	<p>The parcel is on the approach to the village from the A51 in the south and on this approach it is clear how Whittington village is set slightly lower in the landscape than the surrounding countryside.</p>	<p>The combination of the relationship of the parcel to an important part of the Conservation Area, including the church and its</p>

		<p>Although there are no clear views from the road across to the church, the openness on this approach is part of the setting of the village and of the Conservation Area. This is clearer when viewed from the public footpath called Sandy Lane. The parcel is therefore of some significance in this respect. The properties on Church St. that form the north boundary are a significant part of the Conservation area. The current openness from here, for example from within the churchyard of village hall site, is part of the ambience of this part of the Conservation Area.</p>	<p>contribution to the general setting of the village are the main factors in assessing the role of the parcel as important for this local purpose.</p>
	Does the parcel form part of an historic landscape?	<p>Yes. Although there are no specific features within the parcel, it is close to a find of a small hoard of Roman and Saxon brooches, coins and pottery. There are some early rectilinear fields dated to the post medieval period, one of two areas on the edges of the village.</p>	<p>LHECZ 14 – Land around Whittington. Overall score 13. Although there is considerable evidence of early settlement and local finds from Roman and prehistoric times there is no current evidence specific to the parcel.</p>
Assessment category	<p>+++ – important; ++ – moderate; + – minor + + + - important</p>		
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?	No public footpaths within the parcel. A public footpath to the south.	
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 public facilities. Slopes on the parcel make it more suitable for informal recreation and the use of part for paddocks is consistent with this.	
Enhancing landscapes and visual amenity	Does the parcel contribute to the setting of the AONB? Does it form part of the setting of a conservation Area?	No. Yes. See local role above.	
Enhancing	Are there any national or	No.	

biodiversity	local biodiversity designations within the parcel?		
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No.	
Comments on existing and potential for positive role	Existing: The existing use for paddock land in part of the parcel is the only positive active use. Potential: The slopes and the extent of agricultural use limit the future possibilities for positive uses, however the contribution to the setting of the Church St. area is positive.		
Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as important relates principally to:</p> <ul style="list-style-type: none"> • NPPF Aim of Green belt: its role in safeguarding the countryside from encroachment is the most significant element of the parcel and assessed as important in view of the clear edge to the village and the relationship of the fields in the parcel with the agricultural landscape to the west towards Lichfield and south towards Whittington Barracks. • Local role: The parcel is assessed as important to preserving the character and setting of the village. The openness to the west side of Common Lane on the approach to the village from the south and the relationship with an important part of the Conservation Area are significant elements of this. 		

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	Whittington: 4		
Description of Parcel	Area approx 4 hectares. The parcel lies on the south side of Whittington, its western boundary being formed by Common Lane, which is the approach to the village from the south. To the north the boundary is formed by the curtilages of the properties on Common Lane and Beechwood, to the east by Windmillhill Lane. The western and southern boundaries of the parcel are defined by field boundaries and by Whittington Primary School. There are two smaller and one larger fields within the parcel, which partly encloses the school. Field boundaries are formed by hedgerows with few trees. The parcel slopes down from south to north, with the change in levels being some 8 metres over a distance of around 250 metres. The southern edge of the parcel lies around 1 km. from the residential area associated with Whittington Barracks to the south. To the west of the parcel is agricultural land, forming parcel 3 and the eastern edge of Lichfield is some 2.8 km. distant to the west.		
Criterion	Specific questions	Assessment	Comments
Purposes of Green Belts			
To check the unrestricted sprawl of large built-up areas	<p>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?</p> <p>Does the Green Belt prevent another settlement being absorbed into the large built-up area?</p> <p>What is the physical gap between the settlement edge of the parcel and the urban edge of the West Midlands? Is there a broad gap or is it narrow at this point?</p> <p>What would be the remaining gap if the land is developed?</p> <p>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</p>	<p>No. The parcel is not close the W. Midlands urban edge and is not part of a wider group of parcels directly preventing sprawl</p> <p>No.</p> <p>Approx. 9 km. from W Midlands edge at Sutton Coldfield. But see comment</p> <p>No change. See comment.</p> <p>No.</p>	<p>Whittington is located near the outer edge of the West Midlands Green Belt. The outer boundary is formed by the West Coast Main railway line, which is just outside the village boundary. It is around 9km. from the southern edge of the village to the outer edge of the large built-up area at Sutton Coldfield. Checking the outward sprawl is not a major function of an individual land parcel in this location. Although the parcel is on the southern side of the village the development of it would have only a marginal effect on distances to the</p>

	<p>lead to the danger of a subsequent coalescence between such settlements?</p> <p>If released from GB could enduring long-term boundaries be established?</p>	<p>Mostly, along roads with some hedges.</p>	<p>West Midlands edge. Release from Green Belt would not impact upon this particular aim. The remaining distances are the significant factor.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
To prevent neighbouring towns merging into one another	<p>Does the parcel lie directly between two towns and form all or part of a gap between them?</p> <p>What distance is the gap between the towns?</p> <p>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes. Whittington lies directly between Lichfield and Tamworth. The parcel does not extend eastwards beyond the current limit of the village towards Tamworth.</p> <p>Approx. 6.5 km. between the nearest points of Lichfield and Tamworth.</p> <p>No.</p> <p>No.</p>	<p>Whittington is an intervening village between the two towns and enlargement of the village either to the west or to the east would have some impact in terms of the open gap between the two towns. In this case there would be a consolidation of development in the southern part of the village but no reduction in the gap between Whittington and Tamworth. It would appear more as an extension of the village southwards. Because of this the parcel is considered to have a minor role in terms of this aim.</p>
Assessment category	+++ – important; ++ – moderate; + – minor		
To assist in safeguarding the countryside from encroachment	<p>Does the parcel have the character of open countryside? - What is the nature of the land use in the parcel?</p> <p>Is the parcel partially enclosed by a town or village built up area?</p>	<p>The parcel is a small group of fields in agricultural and paddock use with no built development. There is a clear end to residential development on Common Lane, but parts of the parcel near the village edge are partly enclosed by the school building and the hospice. The parcel however extends a little southwards beyond the school.</p> <p>To a limited extent as above. The larger field is open to the south and east, but has the school on its western edge, although there is no strong sense of enclosure.</p>	<p>The primary school is in a location detached from the village and the edge of the built up area is defined by residential properties and the hospice. The parcel is clearly part of the countryside, although the school building tends to fragment the openness of this particular area. The distinction between village and countryside at the north end of the parcel, and that the</p>

			parcel extends beyond the limits of the school are the main reasons for assessing this role as important.
Assessment category	+++ – important; ++ – moderate; + – minor + + + - important		
To preserve the setting and special character of historic towns	<p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :- Can features of the historic town be seen from within the parcel?</p> <p>Is the parcel in the foreground of views towards the historic town from public places?</p> <p>Is there public access within the parcel?</p> <p>Does the parcel form part of an historic landscape that is related to an historic town?</p>	<p>No.</p> <p>There are no views of the city from the parcel.</p> <p>No.</p> <p>No.</p> <p>Not related to an historic town.</p>	<p>Whittington is only around 2.5 km. from Lichfield in a direct line, however it does not form part of the setting of the city.</p> <p>LHECZ 14 – Land around Whittington. Overall score 13. See local role.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Local Role of Green Belt			
Maintaining the local settlement hierarchy and pattern	<p>Does the Green Belt in this parcel prevent development that would directly lead to the closure of a gap between settlements?</p> <p>Would the development of the parcel be a significant step leading towards coalescence of two settlements?</p>	<p>No. It lies between Whittington and both Lichfield and Tamworth. However the parcel does not extend westward or east beyond the current limits of the village.</p> <p>There would be no closure of the overall gap to either town and although there would be a consolidation of development in this south-east sector of the village, it is not be a step towards coalescence. Possibly of more local significance is the extension southwards that development would represent towards the residential part of the Whittington Barracks area in a similar fashion to parcel 3. Development would reduce the gap marginally from about 1.2 km. to just under 1 km. It needs to be recognised that the Barracks is entirely within the Green Belt. There is therefore no threat of development occurring northwards from the Barracks.</p>	<p>In this case there would be a consolidation of development in this part of the village but no reduction in the gap between Whittington and Lichfield or Tamworth. Development would appear more as an extension of the village southwards along Common Lane, towards Whittington Barracks and encompassing the primary school. The lack of impact in relation to Lichfield or Tamworth, and the remaining separation from the Barracks have been taken into account in assessing this role</p>

			as minor.
Assessment category	+++ – important; ++ – moderate; + – minor + - minor		
Preserving the character and setting of villages	<p>Does the local landform or landscape form part of the setting of a conservation area or village?</p> <p>Does the parcel form part of an historic landscape?</p>	<p>The parcel is on the approach to the village from the A51 in the south, similar to parcel 3. On this approach it is clear how Whittington is set slightly lower in the landscape than the surrounding countryside. Although there are no views from the road across to the church, the openness on this approach is part of the setting of the village and of the Conservation Area, although it is slightly interrupted by the school. The parcel is therefore of some significance in this respect although there is no clear direct relationship with the Conservation Area.</p> <p>Yes. Although there are no specific features within the parcel. It forms part of one area of early rectilinear fields dated to the post medieval period, one of two areas on the edges of the village.</p>	<p>The contribution to the general setting of the village is a main factor in the assessment, but the lack of a clear relationship with the Conservation Area and impact of the school on open character are factors mitigating against the importance of this role. It has therefore been assessed as moderate.</p> <p>LHECZ 14 – Land around Whittington. Overall score 13. Although there is considerable evidence of early settlement and local finds from Roman and prehistoric times there is no current evidence specific to the parcel.</p>
Assessment category	+++ – important; ++ – moderate; + – minor + + - moderate		
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?	There are no public footpaths in the parcel	
Opportunities for outdoor sport and recreation	Are there existing facilities, or are there any areas with potential for future recreation opportunities in the parcel?	There is a paddock but the remaining land is in agricultural use. The land would be physically suitable for outdoor recreation.	
Enhancing landscapes and visual amenity	<p>Does the parcel contribute to the setting of the AONB?</p> <p>Does it form part of the setting of a conservation</p>	<p>No.</p> <p>Not a clear relationship to Conservation Area. See local</p>	

	Area?	role above.	
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No.	
Improving derelict and damaged land	Is there any derelict land in the parcel? Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No.	
Comments on existing and potential for positive role	Existing: The existing use for paddock land in part of the parcel is the only positive active use. Potential: although physically suitable for recreation, the existing uses mean it is unlikely that there would be additional active recreation unless for further paddock use.		
Overall conclusion on Green Belt role of parcel	<p>Category: Important - Moderate – Minor:</p> <p>Important</p> <p>Principal Reasons: Conclusion of parcels role as important relates principally to:</p> <ul style="list-style-type: none"> • NPPF Aim of Green belt: its role in safeguarding the countryside from encroachment is the most significant element of the parcel and assessed as important in view of the clear edge to the village and the relationship of the fields in the parcel with the agricultural landscape to the south towards toward Whittington Barracks. However the school site impinges on this to some extent. <p>The parcel is assessed as having a moderate role in preserving the character and setting of the village, because although it is part of the approach to the village from the south there is some impact arising from the detached location of the school giving a sense of partial enclosure to at least the inner parts of the parcel. Modern housing on Common Lane contributes to a reduced relationship between the parcel and the Conservation Area.</p>		