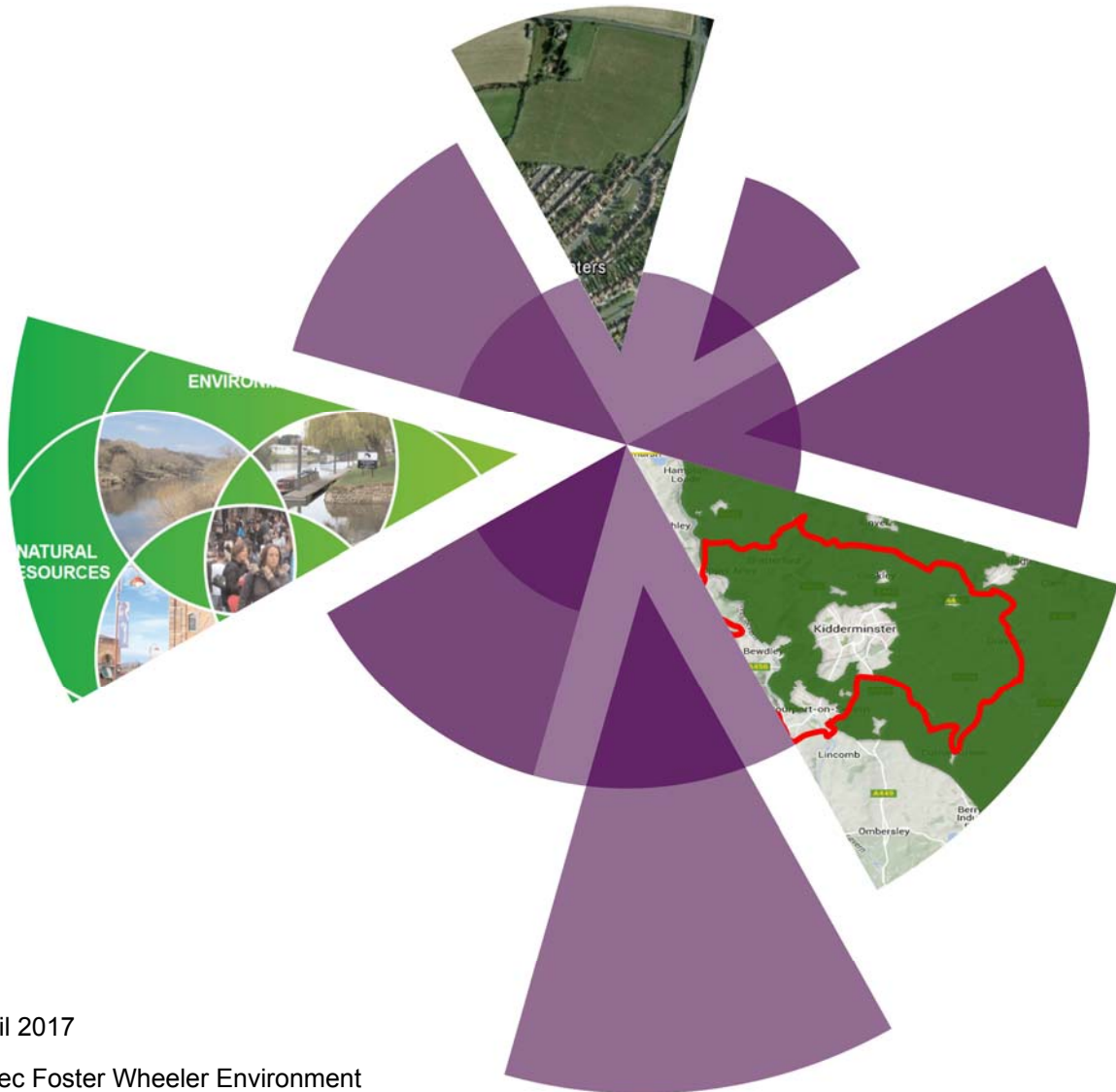


Wyre Forest District Council

# Green Belt Review

## Part II - Site Analysis



April 2017

Amec Foster Wheeler Environment  
& Infrastructure UK Limited



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## Report for

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# Executive summary

## Purpose of this report

This report has been produced for the purpose of analysing the effect on the Green Belt of proposed development sites across Wyre Forest District. The report takes forward the Strategic Review of the Green Belt within Wyre Forest District, Part Two of the work considers the relationship between the proposed site allocations for the Preferred Options Local Plan and the Green Belt, determining the likely impact of site development on Green Belt purposes. The study objectives are as follows:

- ▶ To analyse the effect of development proposals on the form and function of the Green Belt in a particular locality.
- ▶ To identify opportunities for positive use of the Green Belt in the vicinity of new development, in particular its contribution to the Green Infrastructure network.
- ▶ To determine where and if the designation of new Green Belt could be warranted in light of development pressures.

## Site Analysis

There are 20 proposed housing development sites in the Green Belt and five proposed employment sites. These sites vary significantly in size, configuration and potential impact on the Green Belt. The analysis determines the likely impact on the Green Belt in respect of its ability to fulfil the purposes set for it in the NPPF and in particular effect of development on openness and opportunities for establishing long term site boundaries should land be removed from the Green Belt.

The most significant impact on the Green Belt is to the southeast and northeast of Kidderminster, the two locations which are the focus for much of the development. In each case the scale of development means that a new relationship between town and country will need to be created through comprehensive masterplanning. These are:

- ▶ WFR/WC/15 Lea Castle Hospital
- ▶ WFR/WC/16 Land south of Park Gate Road
- ▶ OC/13 Land at Stone Hill
- ▶ WFR/ST/2 Land off Stanklyn Lane
- ▶ AS/10 Land r/o Spennells and Easter Park

However, there are sensitive sites within these broad locations where the impacts are judged to be significant and damaging to the Green Belt, through an unacceptable effect on openness, or sprawl. These sites are as follows and may require more specific attention in consideration of their impacts:

- ▶ BW/4 Land south of Stourbridge Road
- ▶ OC/4 Land r/o Baldwin Road
- ▶ OC/13 Land to the south of the A448, north of Captain's Pool and Stanklyn Pool
- ▶ WFR/ST/3 Land north of Stone Hill
- ▶ WFR/CB/7 South of Birmingham Road

Locally-specific developments are smaller but have the potential for significant localised effects, for example at Chaddesley Corbett, Blakedown, Stourport and Bewdley where edge-of-settlement development could have a disproportionate impact:

- ▶ WFR/CC/7 Land at Bromsgrove Road Lower Chaddesley



- ▶ WFR/CB/3 Land at Station Drive, Blakedown
- ▶ LI/8 Lickhill Road North r/o Scout Hut Stourport
- ▶ WA/BE/1 Stourport Road triangle Bewdley

## Positive Use of the Green Belt

It is important that strategic masterplanning is undertaken within the context of a wider Green Infrastructure strategy in order to make the most of strategic connections between town and countryside through best use of existing resources (river valleys, watercourses, woodlands, rights of way) and development of new connectivity, as part of positive planning for the Green Belt more generally and the creation of a more sympathetic relationship between town and country which in some instances is harshly drawn.

The prospect of substantial new development on greenfield land on the periphery of Kidderminster in particular creates the opportunity to develop a more systematic approach which addresses both strategic and local concerns, integrates with the Local Plan through new development (drawing on related CIL and s.106 funding opportunities), and is a focus for partnership working to ensure an integrated and sustainable approach to resource planning and management.

An outline structure for a GI Strategy is presented which addresses the need for an approach which integrates site-specific investment (such as through strategic masterplanning) with wider-off-site enhancement, the 'pepper-potting' of enhancement initiatives and the more systematic provision of cycling and walking routes, for example, The success of the Strategy would be measured by its ability to join the strategic with the local through cross-cutting themes.

## Potential to Extend the Green Belt

The analysis has concluded that there is no strong case for the extension of the Green Belt across the River Severn to contain potential development at Bewdley or Stourport where there is clearly pressure for development but not of an extent that would justify the application of Green Belt principles, combined with an absence of coherent boundaries by which to define new Green Belt. In these cases development restraint would need to be achieved through open countryside policies, perhaps strengthened to include specific reference to vulnerable areas where further growth is not considered to be appropriate.



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# 1. Study remit and Objectives

Taking forward the Strategic Review of the Green Belt within Wyre Forest District, Part Two of the work considers the relationship between the proposed site allocations for the Preferred Options Local Plan and the Green Belt, determining the likely impact of site development on Green Belt purposes. The study objectives are:

- ▶ To analyse the effect of development proposals on the form and function of the Green Belt in a particular locality.
- ▶ To identify opportunities for positive use of the Green Belt in the vicinity of new development, in particular its contribution to the Green Infrastructure network.
- ▶ To determine where and if the designation of new Green Belt could be warranted in light of development pressures.

The configuration of sites is presented as two options shown in Figures 1.1 and 1.2 below. These sites, listed in Appendix A, vary significantly in size, configuration and potential impact on the Green Belt. The analysis determines the likely impact on the Green Belt in respect of its ability to fulfil the purposes set for it in the NPPF and in particular effect of development on openness and opportunities for establishing long term site boundaries should land be removed from the Green Belt.

The remainder of this report is structured as follows:

- Section 2 sets out the methodology used to appraise the sites.
- Section 3 summarises the site appraisal.
- Section 4 identifies opportunities for positive management of the Green Belt and other land in light of development proposals.
- Section 5 considers the case for extending the Green Belt.
- Section 6 sets out the overall conclusions to the study.

Figure 1.1 Proposed Development Sites in Wyre Forest District – Option A

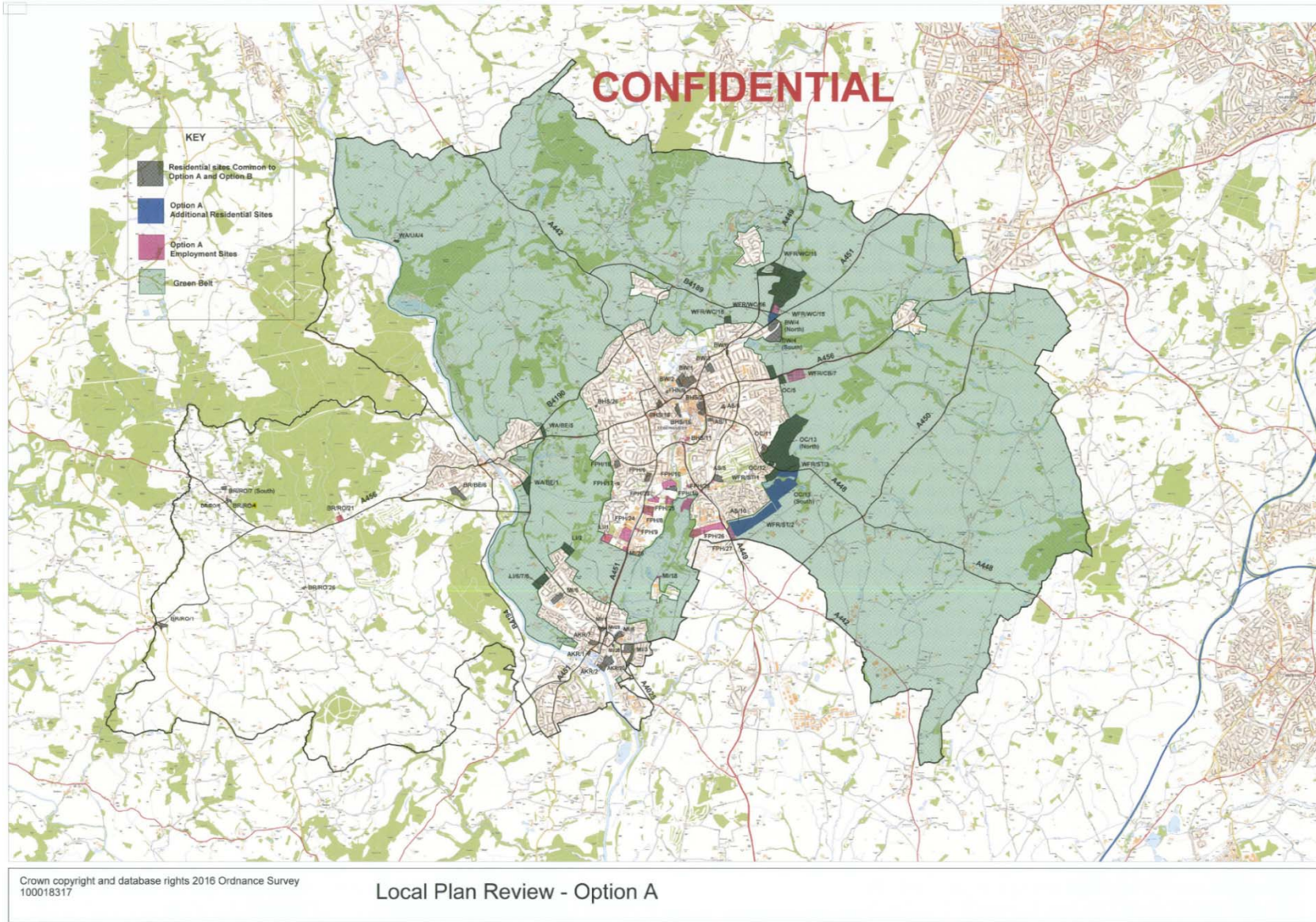
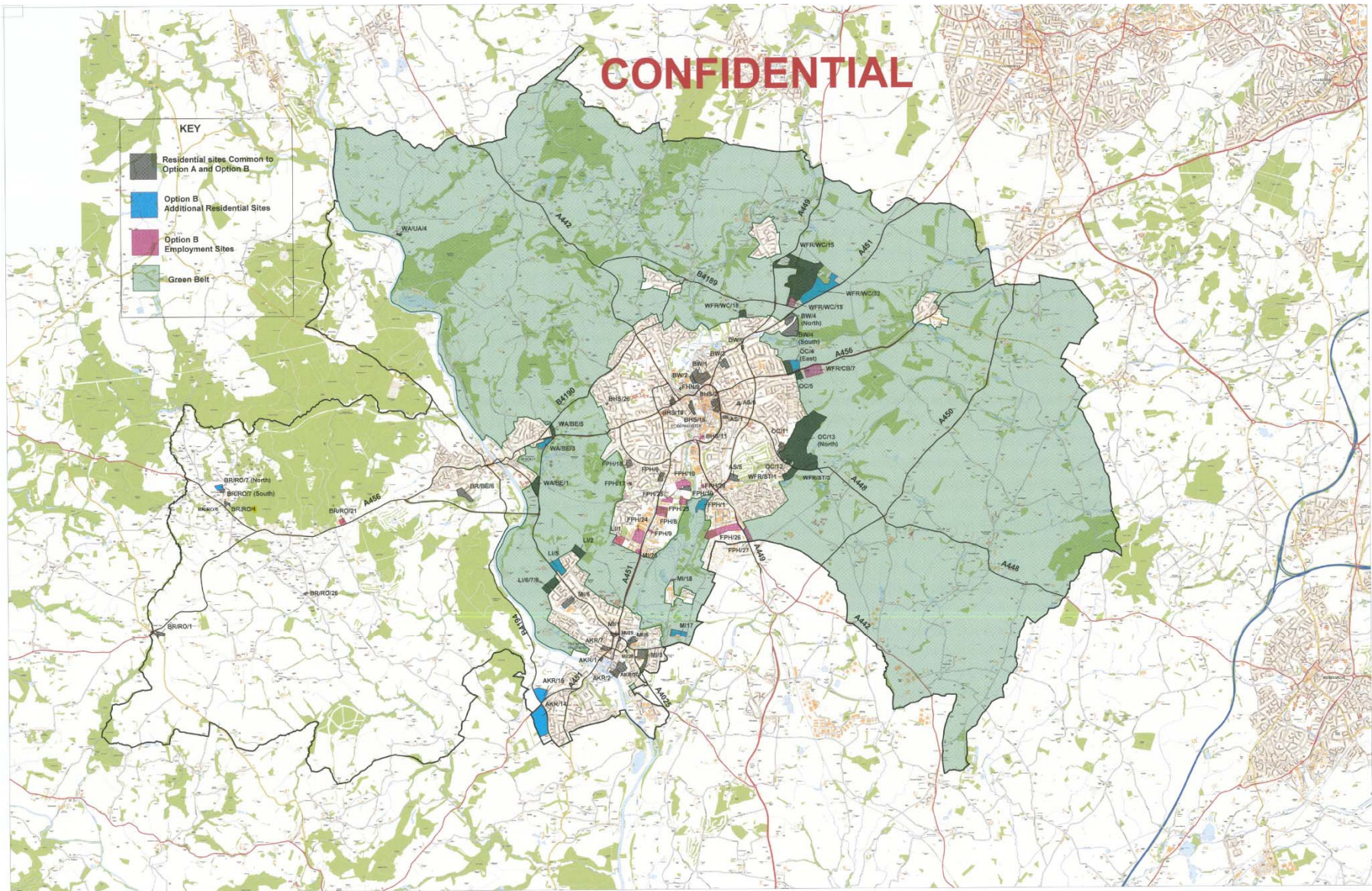




Figure 1.2 Proposed Development Sites in Wyre Forest District – Option B



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**KEY**

- Residential sites Common to Option A and Option B
- Option B Additional Residential Sites
- Option B Employment Sites
- Green Belt

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Local Plan Review - Option B



## 2. Study Approach and Methodology

### 2.1 Approach

The approach to the study comprises:

- ▶ Reviewing proposed development parcels against Green Belt purposes and other NPPF topics using a detailed survey proforma.
- ▶ Judgements on the fit with existing development (i.e. built edge of the parent settlement) and overall impact on openness of the Green Belt.
- ▶ Identifying opportunities for positive use of the Green Belt in the vicinity of the proposed development site(s).
- ▶ Reviewing potential opportunities for Green Belt extension e.g. at Stourport (Areley Kings) and Bewdley.

This approach allows for the rounded consideration of how development might be accommodated as part of Green Belt release within a wider context and not simply site-specific character.

### 2.2 Survey

#### Site description

The introductory description of the development parcel(s) will be guided by consideration of the following matters:

• location and setting	• landscape features and vegetation cover	• relationship with the current built edge and the wider open countryside
• land use	• boundary character	• public access and evidence of use
• topography	• landscape character and visual assessment (quality, sensitivity and visual connection)	• nature conservation and cultural heritage interest

#### Survey proforma

The following proforma sets out the assessment criteria used to guide the evaluation of the likely effect of development on the Green Belt on each site (with reference to the strategic Green Belt Review). The Green Belt purpose relating to the regeneration of urban areas is not appraised as it is considered that this is a strategic function and not applicable at the site-specific scale.

Table 2.1 Site Assessment Proforma

Green Belt Purpose/ NPPF topic	Assessment Criteria
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the parcel sensibly round-off an existing built-up area to help create good built form?</li> </ul>

<b>Green Belt Purpose/ NPPF topic</b>	<b>Assessment Criteria</b>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>• Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>
<b>To preserve the setting and special character of historic towns</b>	What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?
<b>Overall Assessment of Contribution to Green Belt Purposes</b>	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>• Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>• Are the current boundaries logical?</li> <li>• Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>• Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>• What is the degree of existing public access?</li> </ul>
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>• Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>• Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>• Are there any national or local biodiversity designations within the parcel?</li> </ul>
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>• Is there any derelict land in the parcel?</li> <li>• Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>

## Site Analysis

The results of the site-by-site appraisal are set out in Appendix C and summarised in Section 3 with a description of site character, overall judgement on fulfilment of Green Belt purposes. The appraisal of sites uses the same approach to grading the strategic parcels, namely the extent to which each parcel fulfils each

Green Belt purpose (excluding regeneration) and an overall assessment. None of the judgements on the relative contribution of the site to Green Belt purposes are scored or weighted and the overall assessment reflects professional judgement on the contribution of the site to Green Belt purposes as a whole. Thus a Significant Contribution in respect of separation for example, and a Limited Contribution in all other respects, can lead to an overall Significant Contribution. Equally, contributions across a number of purposes may still only lead to a judgement of a Contribution overall.

Table 2.2 The Colouring Assessment for Site Contribution to Individual Green Belt Purposes

The site makes a <b>Significant Contribution</b> to (a) Green Belt purpose(s) and release (either in whole or part) is only likely to be considered where particular material planning considerations exist to justify this.	SC
The site makes a <b>Contribution</b> to (a) Green Belt purpose(s) and release (either in whole or part) would need to be balanced against various material planning considerations.	C
The site makes a <b>Limited Contribution</b> to (a) Green Belt purpose(s) indicating that release (either in whole or part) could be considered in the context of other material planning considerations.	LC

The appraisal also includes comment on the likely effect that development would have on the openness (i.e. general absence of built development) of the Green Belt in the vicinity of a site. This reflects the importance of openness as a particular quality of the Green Belt (NPPF para.79) and how the introduction of built development to a site can influence the character of the wider Green Belt. As with the determination of the contribution of land parcels to Green Belt purposes, the observations reflect professional judgement.



### 3. Site Appraisal

#### 3.1 Introduction

The character of each proposed development site is analysed in respect of its contribution to Green Belt purpose in **Appendix C**. The summary of this analysis (Significant Contribution, Contribution or Limited Contribution) and accompanying narrative is presented in Table 3.1 along with a comment on the likely effect of development on openness and by extension the integrity of the Green Belt in this location, both strategically and locally. The observations relate solely to Green Belt policy and there are many other factors which have to be taken into account as part of a decision on suitability for development including detailed surveys relating to landscape, ecology, cultural heritage and sustainability matters.

Table 3.1 Summary of Site Character, Green Belt Role and Recommendation

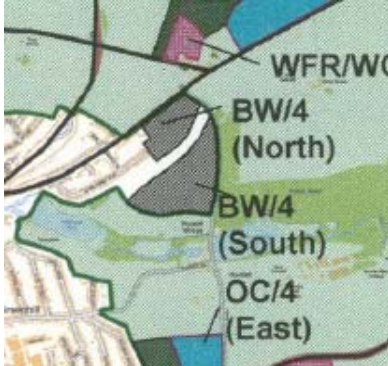
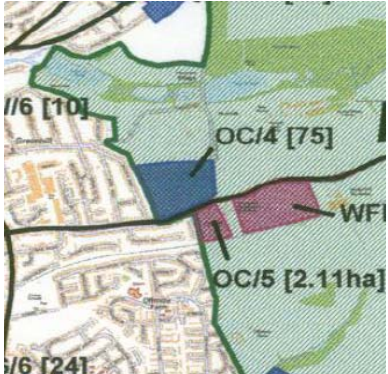
Site	Site Character	Summary Observations on fulfilment of Green Belt purposes	Likely Effect of Development on Openness	
<b>KIDDERMINSTER</b>				
<p><b>WFR/WC/18</b></p> <p><b>SION HILL SCHOOL</b></p> <p>2.1ha; 46 units</p> <p>Part of strategic parcel N6</p>	<p>A previously developed school site comprising derelict school buildings and overgrown playing fields on level ground. The site is adjacent to the existing urban edge to the south and bounded by Sion Hill to the west, a substantial hedgerow to the north and playing fields to the east. A public right of way runs along the southern boundary of the site and along with the built edge of Kidderminster at Ismere Way, Lea Castle Close and Charles Avenue is the principal visual receptor. The site is otherwise visually enclosed.</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Development of the site would not compromise the purposes of the Green Belt strategically or locally, because of its scale and containment physically and visually.</p>	<p>There would be an effect on openness because of the introduction of built form into open land, but visual containment and previous development on the western part of the site reduces this impact.</p>	
<p><b>WFR/WC/15</b></p> <p><b>LEA CASTLE HOSPITAL</b></p> <p>46.47ha; 700 units</p> <p>Part of strategic parcel NE2</p>	<p>A substantial site (46.47ha) previously in use as a hospital and now comprising a mix of derelict buildings and residential development. The site lies between the A451 Stourbridge Road and A449 Wolverhampton Road on land rising to 85m and has been screened from the surrounding area by extensive boundary planting of Corsican Pine and various native species. As such whilst there is a substantial built development footprint which extends towards Cookley to the west, the high</p>	<p><b>CONTRIBUTION</b></p> <p>The character of the site, being previously developed and strongly bounded physically and visually, means that the overall impact of development on Green Belt purposes would be limited. However, should development encroach beyond current</p>	<p>The effect on openness of the Green Belt in this location would be neutral, reflecting the site's previously developed nature although this is dependent upon retention of the current development footprint, building density and height.</p>	

Site	Site Character	Summary Observations on fulfilment of Green Belt purposes	Likely Effect of Development on Openness
<p><b>WFR/WC/32</b>  <b>NORTHWEST OF A451 STOURBRIDGE ROAD</b>                      Part of strategic parcel NE2</p>	<p>Land in arable use, rising from 65m to 99m north east from the A451, bounded to the south by the A451, to the north west by a woodland strip (screening the Lea Castle site) and woodland, to the north east by Axborough Lane (part) and to the south east by a field boundary. From the north eastern edge there are medium and longer distance views towards the south west, these diminishing to valley-side views on the approach to Park Gate Road. The site is open countryside which is visually related to land to the south east across the Stourbridge Road. There is no public access and prior to survey no biodiversity or cultural heritage interest.</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Overall, the site makes a significant contribution to the Green Belt through its role in safeguarding the countryside from encroachment (clearly being visually and functionally part of the open countryside to the north of Kidderminster) and sprawl along the A451. Development would have a significant effect on openness reflecting the partial enclosure of the site and its visually sensitivity creating a fundamentally new character to this gateway to Kidderminster.</p>	<p>Development is judged to have a significant effect on the openness of the Green Belt in this location, being on the flanks of rising land which is exposed to the south and south east. The land is part of the north eastern gateway to Kidderminster and notwithstanding the presence of the Lea Castle site immediately to the north west, would introduce development into open countryside.</p>



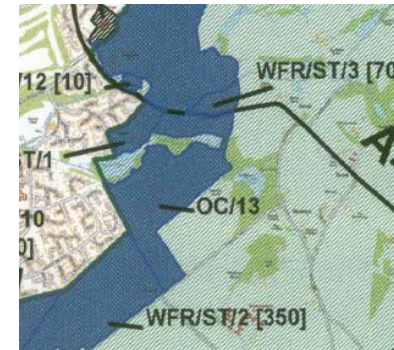


Site	Site Character	Summary Observations on fulfilment of Green Belt purposes	Likely Effect of Development on Openness	
<p><b>WFR/WC/16</b></p> <p><b>LAND SOUTH OF PARK GATE ROAD</b></p> <p><b>9.52ha;</b> <b>150 units</b></p> <p><b>Strategic parcel NE1</b></p>	<p>A single field of 9.52ha currently in arable cultivation bounded by the A449 Wolverhampton Road, A451 Stourbridge Road, the B4189 Park Gate Road and the urban edge of Kidderminster at Heath Drive. The field forms rises from around 50m along the A449 to 65m at the junction between the A451 and B4189, and as such forms the easterly context of the A449 as it enters Kidderminster and when viewed from the B4189 Wolverley Road. The land visually complements the field directly opposite to the west of the A449. Being in arable cultivation, the field is of limited visual interest or character in itself, but is part of the northerly setting of the town and the exposed and harsh urban edge at Heath Drive and as such the site is reasonably visually sensitive within the context of this locality. It appears that development has in the past been kept back from the rising land toward Park Gate Road to avoid sprawl into open countryside, although the substantial Lea Castle site to the north of Park Gate Road modifies this perception to some degree. There is a high degree of containment by substantive boundaries on all sides of the site. There is no formal public access and in advance of detailed survey, there are no recorded nature conservation or cultural heritage interests on the site.</p>	<p><b>CONTRIBUTION</b></p> <p>Whilst the site makes a contribution to Green Belt purposes through preventing the encroachment of the urban edge of Kidderminster into open countryside and hence visual intrusion, development would not damage the wider function of the Green Belt in this location. However, the site is a gateway to Kidderminster, viewed from the A451 and A449 and development would create a new context to the town in this location.</p>	<p>The overall impact on openness is associated with the extension of the existing built edge of Kidderminster northwards on land which makes a contribution to Green Belt purposes in containing development. However, whilst the site is large and there would be a visual impact, development would not be out of character or proportion with the receiving environment.</p>	
<p><b>BW/4</b></p> <p><b>LAND SOUTH OF STOURBRIDGE ROAD</b></p> <p><b>19.63ha;</b> <b>82 units</b></p>	<p>Land bounded by the A461 Stourbridge Road to the northwest, the built edge of Kidderminster to the southwest, Hurcott Lane to the north east and a hedgerow to the south east. From a plateau adjacent to the A451, the land falls away to the south east, and is prominent to the easterly entrance to Kidderminster along the A451. Originally in rough grazing use, the land appears to be lying fallow. There is no public access to the site and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.</p>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to Green Belt purposes by virtue of its containment of the eastern edge of Kidderminster, preventing sprawl along the A451 and being part of the easterly setting for the town.</p>	<p>Development of the site would not significantly damage Green Belt function in this location, although the prominence of the site and the visual connection with the wider countryside to the south, north and east means that openness would be compromised, requiring particular attention to the scale and massing of development.</p>	

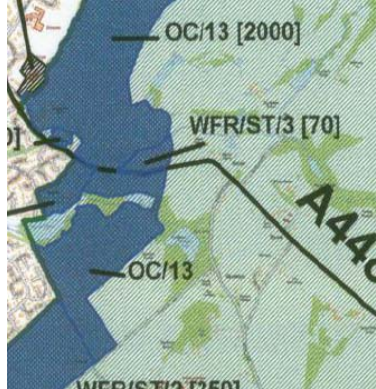
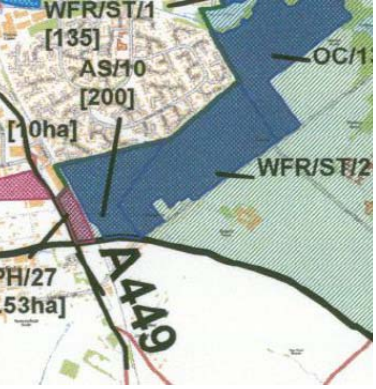
Site	Site Character	Summary Observations on fulfilment of Green Belt purposes	Likely Effect of Development on Openness	
<p><b>BW/4 SOUTH HURCOTT LANE</b></p>	<p>A single field in pastoral use on rising land from Podmore Pool bounded by Hurcott Lane to the east and field boundaries to the north west and south. There are medium to long distance views from Hurcott Lane across the site to the built edge of Kidderminster. There is no public access and prior to survey no biodiversity or cultural heritage interest.</p>	<p><b>CONTRIBUTION</b></p> <p>Overall, the site contributes to the Green Belt through preventing sprawl and encroachment, although the relatively well bounded nature of the site limits this role. The site is visually sensitive however, being strongly related to open countryside to the east and would require careful masterplanning, including realising potential for positive use of the Green Belt in this locality.</p>	<p>Development would clearly reduce the openness of this land, reflecting its topography, visibility and connection to the wider open countryside across Hurcott Lane. However, this effect is modified by visual containment by Hurcott Wood and the strong visual connection to the hard built edge of Kidderminster to the north west.</p>	
<p><b>OC/4 LAND R/O BALDWIN ROAD 16.1ha; 75 units Part of strategic parcel NE8</b></p>	<p>Land situated between the A456 Birmingham Road, Hurcott Lane and the built edge of Kidderminster at Baldwin Road. The 16.1ha site comprises two fields in use as rough grazing on rising land to a spot height of 76m. As such the land on its south eastern flank is visually exposed, both by virtue of topography and absence of substantive boundary vegetation. At 76m, the land is one of a series of high points in this locality, offering extensive views across open countryside to the north and east, and in turn being visible from the A451 Stourbridge Road at its junction with Hurcott Lane. The connection with the surrounding countryside is therefore significant and in combination with land immediately to the north and east is of distinctive and relatively sensitive character. It appears that past development has deliberately been kept to the west of this land to visually contain the urban edge as viewed from the A456 Birmingham Road, Baldwin Road lying behind the dome of this land. There is physical containment by substantive boundaries on three sides of the site, by contrast to the northern boundary which is an intermittent hedgerow. There is no formal public access and in advance of detailed survey, there</p>	<p><b>CONTRIBUTION</b></p> <p>The size and bounded character of the site mean that its contribution to preventing sprawl and encroachment are modest. The key issue is the elevation of the site which rises to 76m with previous development at Baldwin Road deliberately kept to the west to avoid exposure to open countryside to the north and east.</p>	<p>Development of the site would fundamentally change the current visual relationship between town and country in this locality, with a significant effect on openness through the introduction of built development into an open countryside location beyond the current built edge of Kidderminster.</p>	

Site	Site Character	Summary Observations on fulfilment of Green Belt purposes	Likely Effect of Development on Openness
OC/13 LAND AT STONE HILL 89.37ha; 2,000 units	are no recorded nature conservation or cultural heritage interests on the site.	<b>CONTRIBUTION</b>	In the absence of clear, significant boundaries, development would represent encroachment and sprawl into open countryside which could only be overcome through masterplanning which considered the development in a wider context which attended to the southeastern edge of the town more generally. Whilst there are few visual receptors in this locality and the site is generally well screened from the A448, development would create a fundamentally new relationship between town and country.
<b>Land to the north of the A448</b> <b>Part of strategic parcel E1</b>	An extensive (60ha approx.) site situated to the east of Kidderminster at Comberton, immediately north of the A448 Comberton Road/Bromsgrove Road. The land is predominantly in arable use, of largely flat topography, rising gently to the east from an unnamed watercourse which is well defined by a linear woodland which in turn broadly forms the current eastern boundary of the built-up area of Kidderminster in this location. The site essentially comprises several large fields with limited internal boundaries (being variously intermittent hedgerow, farm tracks and drainage ditches). The outer boundaries are firmer, being the A448 to the south and intermittent hedgerows to the south east and north east, and the woodland belt associated with the watercourse to the north. However, these boundaries cannot be regarded as substantial. From within the site, there are various short, medium and long distance views to the south-east, east and north-west, although these are interrupted by tree blocks and belts and hedgerows creating an attractive open countryside prospect. Whilst not of notable quality, landscape character and condition appears to be reasonably good. Views into the site from the A448 are generally restricted by high, dense hedgerows but there are some glimpsed views travelling westwards downslope from Stone. Overall, the site is reasonably well visually contained, largely sitting within a hollow and exposed on its southern extent adjacent to the A488. However, the site is clearly part of a wider rural landscape which thus far has been set apart from the built edge of Kidderminster by the watercourse and associated tree belt to the east of the site. Public access is via a single	The site overall makes a contribution to Green Belt purposes by virtue of its role as open countryside containing the built edge of Kidderminster.	

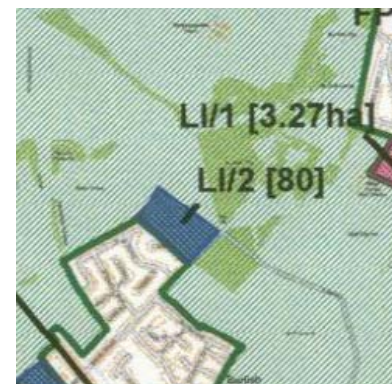
Site	Site Character	Summary Observations on fulfilment of Green Belt purposes	Likely Effect of Development on Openness
	<p>PRoW running west to east. Prior to site survey, there are no recorded nature conservation or cultural heritage interests on the site.</p>		
<p><b>Land to the south of the A448, north of Captain's Pool and Stanklyn Pool</b></p> <p>Part of strategic parcel SE1</p>	<p>A 3.7ha (approx.) site comprising two arable fields bounded by the A448 to the north and woodland to the south, a hedgerow to the west, with no boundary to the east (defined only by the line of the high voltage power line). The fields are flat and largely visually contained by the dense hedgerow along the A448 and woodland to the south. The site is part of land which runs to the start of the village of Stone at Stanklyn Lane and in conjunction with land to the north of the A448 is part of open countryside which contains the village of Stone and forms the easterly context of, and entrance to, Kidderminster. There is no public access and prior to site survey, there are no recorded nature conservation or cultural heritage interests on the site.</p>	<p><b>CONTRIBUTION</b></p> <p>Although the site is largely contained by substantial boundaries and the overall effect on Green Belt in this location (in combination with wider development) would not be significant, the absence of an eastern boundary is problematic.</p>	<p>Whilst an external boundary could be created, it is suggested that it would be more sympathetic to halt development at the access road which bisects the site, using the topography to contain development rather than the arbitrary line of the high voltage power line.</p>
<p><b>Land to the north of Stanklyn Lane, south of Captain's Pool and west of Stanklyn Pool</b></p> <p>Part of strategic parcel SE1</p>	<p>This is the southern part of this site comprising approximately 23ha and comprises open arable land largely north facing towards Captain's Pool, dropping around 20m, and south facing falling away to Stanklyn Lane. The site is sharply defined on its southern edges by a substantial hedge running along the ridgeline, and by Stanklyn Lane. The site comprises three arable fields and there are extensive views northward across to Offmore Farm/Comberton from the ridgeline at approximately 60m. There is one PRoW running the length of the southwest boundary of the site and across the southern extension to Stanklyn Lane. Prior to site survey, there are no recorded nature conservation or cultural heritage interests on the site.</p>	<p><b>CONTRIBUTION</b></p> <p>The site overall makes a contribution to Green Belt purposes by virtue of its role as open countryside containing the built edge of Kidderminster.</p>	<p>The relatively well bounded nature of the site means that development is readily contained, although the scale and topography of the site means that a new relationship between town and country would be created, extending development into visually exposed land where thus far development has used the topography to limit such exposure. This is particularly the case for land extending towards Stanklyn Lane, in combination with proposed land immediately to the southwest, although further work on long and medium distance visual receptors would be needed.</p>

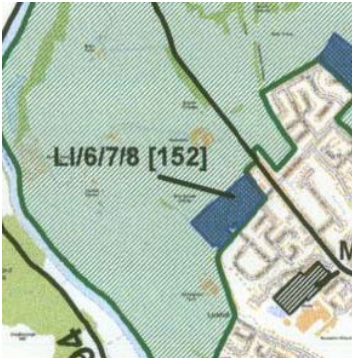



Site	Site Character	Summary Observations on fulfilment of Green Belt purposes	Likely Effect of Development on Openness	
<p><b>WFR/ST/1</b> <b>CAPTAINS &amp; THE LODGE</b> <b>4.59ha;</b> <b>135 units</b> <b>Part of strategic parcel SE1</b></p>	<p>A small (5.59ha) site bounded by the built edge of Kidderminster at Spennells, the A448 Comberton Road/Bromsgrove Road and Captain's Pool. The site is flat and in use as rough grazing and caravan storage, with two large detached dwellings, with varying degrees of visual enclosure by dense hedgerows and woodland. There is no public access across the site, but a PRoW runs adjacent to the built edge of Kidderminster which forms the northern boundary of the site. The site adjoins Captain's Pool at its southwestern extent, which is in turn hydrologically connected to the Spennells Valley Nature Reserve to the west.</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site makes only a limited contribution to Green Belt purposes, being well bounded with limited visual connection.</p>	<p>Development would extend the current built edge of Kidderminster along the A448 but this would not be substantial and would visually contained by substantial boundary vegetation</p>	
<p><b>WFR/ST/2</b> <b>LAND OFF STANKLYN LANE</b> <b>27.4ha;</b> <b>350 units</b> <b>Part of strategic parcel SE1</b></p>	<p>A medium-scale (27.4ha) site in predominantly in arable cultivation (with some rough grazing to the west). The site is bounded to the northwest by the linear urban edge of Kidderminster at Spennells, to the southeast by Stanklyn Lane (the hamlet of Summerfield) and by a railway line to the southwest. The site slopes from the plateau at 60m, which holds and conceals the urban edge, down to Stanklyn Lane and has extensive views south eastwards across open countryside. The site has substantial hedgerow boundaries, apart from that abutting the urban edge which comprises garden fences, but is visually exposed to Stanklyn Lane because of its sloping aspect. In this sense there is a degree of connection with the wider open countryside, but there is nevertheless a sense of containment of the site as a whole. Landscape character and condition is of average quality, but with some evidence of the withdrawal of active land management evidenced through poor crop growth (in contrast to arable cultivation on land immediately to the north east). The site is traversed by various PRoW which are very well used because of access from Spennells. Prior to site survey, there are no recorded nature conservation or cultural heritage interests on the site.</p>	<p><b>CONTRIBUTION</b></p> <p>Overall the site makes a contribution to Green Belt purposes by virtue of its role in containing the southern edge of Kidderminster and having a strong visual connection with the wider countryside across Stanklyn Lane.</p>	<p>Development would create a new urban edge to the town on southeasterly facing site, although in combination with adjacent sites, masterplanning could mitigate the direct visual impact of development and hence perception of spillage of the town into open countryside.</p>	

Site	Site Character	Summary Observations on fulfilment of Green Belt purposes	Likely Effect of Development on Openness	
<p><b>WFR/ST/3</b> <b>LAND NORTH OF STONE HILL</b> <b>7.61ha;</b> <b>70 units</b> <b>Part of strategic parcel E1</b></p>	<p>A small (2.8ha) site comprising part of one arable field bounded by the A448 to the south and Hoo Brook to the north, with no boundary to the east (defined only by the line of the high voltage power line). The field gently rises to 50m and is exposed to the A448 with only modest containment by a dense hedgerow along the A448 and vegetation along the line of Hoo Brook. The site is part of land which runs to the start of the village of Stone and in conjunction with land to the south of the A448 is part of open countryside which contains the village of Stone and forms the easterly context of, and entrance to, Kidderminster. There is no public access and prior to site survey, there are no recorded nature conservation or cultural heritage interests on the site.</p>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to Green Belt purposes because of its role (in combination with adjacent land) in preventing encroachment into open countryside and in this instance sprawl along the A448. Absence of a significant eastern boundary is problematic, particularly given the gradually rising character of the site towards Stone.</p>	<p>Development would introduce built form into a location which is exposed and as such have a proportionately greater impact on openness than that immediately to the east where the external boundary should be held. The impact on openness reflects that of site OC/13 across the A448 with similar problems of exposure and absence of an external boundary.</p>	
<p><b>AS/10</b> <b>LAND R/O SPENNELLS &amp; EASTER PARK</b> <b>13.48ha;</b> <b>200 units</b> <b>Part of strategic parcel SE1</b></p>	<p>A medium-scale site (13.5ha) bounded by a railway line to the west, the built edge of Kidderminster at Spennells to the north, part of the northern edge of the hamlet of Summerfield to the south and by a formal footpath (Railway Path) to the north. The land is currently in arable use and is of an open aspect with extensive views southwards from the ridgeline (at 60m). Despite the site's exposure, there are only glimpsed views from Stanklyn Lane. Railway Path, which forms the northern boundary of the site, is a PRow and runs on eastward and also connects to an informal path (also called Railway Path which encircles the site). Prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.</p>	<p><b>CONTRIBUTION</b></p> <p>The site contributes to the Green Belt in this location, in combination with land to the east, containing the southerly edge of Kidderminster and connecting visually (in combination with adjacent land to the east) with the wider countryside to the south.</p>	<p>The site is well contained, level and not visually exposed, and as such development would not create uncontrolled sprawl overly intrusive encroachment into open countryside.</p>	

Site	Site Character	Summary Observations on fulfilment of Green Belt purposes	Likely Effect of Development on Openness
<b>STOURPORT</b>			
<p><b>LI/2</b> <b>WYRE FOREST GOLF CLUB KINGSWAY</b>  <b>8.2ha;</b> <b>80 units</b>  <b>Part of strategic parcel SW4</b></p>	<p>A small (8ha) site which is an extension of the urban edge at Burlish Park into land which was previously in extractive use but has been restored to rough grassland. The site is bounded to the south west by a hedgerow which contains development at Torridon Close/Elan Avenue, Kingsway to the southeast, with a substantial hedgerow/tree belt to the northeast. There is no defined boundary to the northeast. The site is gently undulating but of part of rising land to the northeast towards Burlish Top. It is an exposed site and development would be a clear extension of the urban edge in this location. There is no formal public access, but a well-used PRow immediately to the north which is part of wider access to the semi-wooded heathland of Burlish Top Nature Reserve. Prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.</p>	<p><b>CONTRIBUTION</b></p> <p>The site contributes to the Green Belt insofar as it is open land (although previously quarried and classed as previously developed) which relates to the wider countryside to the northeast and northwest. The site is well-bounded on three side, but a new edge would be created to the northeast.</p>	<p>Development will impact on the openness of the countryside in this location by virtue of the introduction of built form onto an exposed site but this is judged not be significant because of site size and opportunities for containment. The current extensive use of the site for informal public access which is related to the adjacent Burlish Top Nature Reserve would be lost.</p>
<p><b>LI/5</b> <b>BEWDLEY ROAD NORTH</b>  <b>Part of strategic parcel SW4</b></p>	<p>A single field in arable use forming part of the north western entrance to Stourport, adjacent to the current built of the town. The land is largely of level topography and there are short and middle distance views across it to open countryside between Stourport and Bewdley. The land is strongly bounded on all sides. There is no public access and prior to survey no biodiversity or cultural heritage interest.</p>	<p><b>CONTRIBUTION</b></p> <p>The site is part of large tract of land forming a substantial part of the open countryside between Stourport, Kidderminster and Bewdley which makes a significant contribution to preventing sprawl, merger of towns, encroachment and the identity of towns. Thus, in principle, development would constitute harm to the Green Belt, although the local geography modifies this. Overall the land does make a contribution to Green Belt purposes, specifically in respect of sprawl and protection against encroachment into open</p>	<p>Notwithstanding the relatively strong degree of visual connectivity with the open countryside to the north east of Stourport, the effect of development on openness is likely to be tempered by the close relationship with existing urban edge, where rounding off could improve the visual context of this gateway to the town.</p>

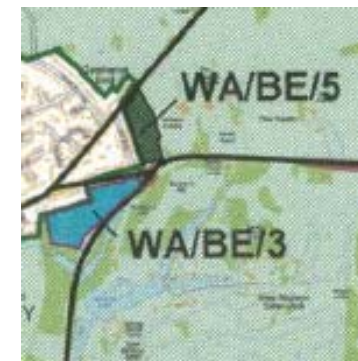
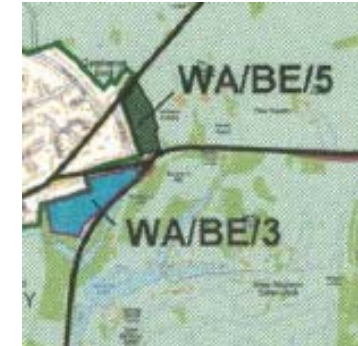


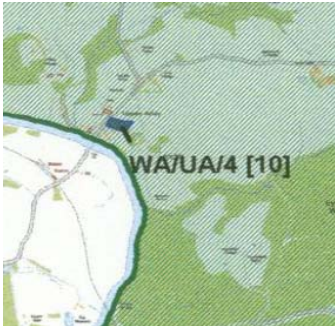

Site	Site Character	Summary Observations on fulfilment of Green Belt purposes	Likely Effect of Development on Openness	
<p><b>LI/6</b> <b>BOURNEWOOD NURSERY</b> <b>1.74ha;</b> <b>45 units</b> <b>Part of strategic parcel SW5</b></p>	<p>A small site on flat land off Lickhill Road North in horticultural use. The site is well bounded by extensive tree planting to the north and west, resulting in strong visual containment and no connection to the open countryside to the north. There is no public access to the site. Prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.</p>	<p><b>CONTRIBUTION</b> The site makes a contribution to the Green Belt in this location by virtue of being part of wider undeveloped land which separates Bewdley and Sourport,</p>	<p>Development would marginally extend the urban edge of Stourport northwestwards, although because of the size and bounded character of the site and its adjacency to existing built form, this is unlikely to be a significant effect in terms of advancing the urban edge into open countryside or substantially altering the perception of that edge (for example from across the River Severn).</p>	
<p><b>LI/7</b> <b>BRADLEYS PADDOCKS</b> <b>1.87ha;</b> <b>49 units</b> <b>Part of strategic parcel SW5</b></p>	<p>Adjacent to Lickhill Road North, the site is in grazing use. The land begins to fall away to the River Severn to the west and whilst visually enclosed by a substantial hedgerow to the north, has an open aspect to the west, with extensive views across to the dense woodland to the west of the River Severn. There is no public access and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.</p>	<p><b>CONTRIBUTION</b> The site makes a contribution to the Green Belt in this location by virtue of being part of wider undeveloped land which separates Bewdley and Sourport,</p>	<p>Development would marginally extend the urban edge of Stourport northwestwards and although there are substantial hedgerows to the northwest and southwest the sloping character of the land offers views across the River Severn. The overall effect would be to advance the urban edge into open countryside and potentially alter the perception of that edge (for example from across the River Severn), particularly given the separation of the site from existing built development.</p>	



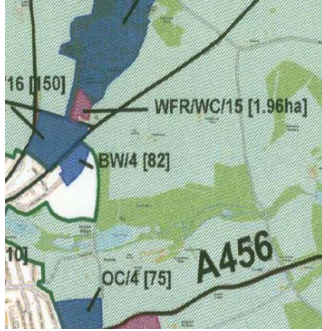
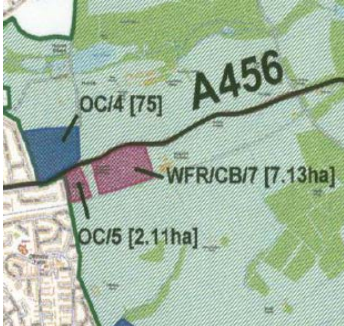
Site	Site Character	Summary Observations on fulfilment of Green Belt purposes	Likely Effect of Development on Openness	
<p><b>LI/8</b> <b>LICKHILL ROAD NORTH r/o SCOUT HUT</b> <b>2.24ha;</b> <b>58 units</b> <b>Part of strategic parcel SW5</b></p>	<p>A site comprising open fields in grazing use adjacent to Lickhill Road North. The site is bounded by a dense hedgerow to the south west, but of an open aspect to the north, with no substantive feature defining the boundary. The site gently slopes towards the River Severn with extensive views to dense woodland to the west of the River Severn. There is public access via a PRoW which crosses the site. Prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.</p>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to the Green Belt in this location by virtue of being part of wider undeveloped land which separates Bewdley and Stourport,</p>	<p>Development would extend the urban edge of Stourport northwestwards into open countryside with the likelihood of substantially altering the perception of the urban edge (for example from across the River Severn), particularly given the separation of the site from existing built development.</p>	
<p><b>MI/17</b> <b>WILDEN TOP ROAD</b> <b>Part of strategic parcel SW12</b></p>	<p>A single field in pastoral use to the east of Wilden village and immediately north of a substantial hotel. The land is at grade and part of a wider plateau which constitutes Wilden Top. There are limited views to the west, but middle and long distance views to the east. There is no public access and prior to survey no biodiversity or cultural heritage interest.</p>	<p><b>CONTRIBUTION</b></p> <p>The site is part of open land between Kidderminster and Stourport. As such development would contribute to the erosion of this gap in what is an exposed plateau setting, creating localised sprawl from existing development along Wilden Lane. Even if substantial outer boundaries were present, development would constitute encroachment into open countryside.</p>	<p>Notwithstanding the presence of a substantial hotel immediately to the south, development of the site would have a significant effect on the openness of the land in this location. There is no connection between this land and existing residential development at Wilden, and development would represent an uncharacteristic intrusion into a visually exposed landscape.</p>	
<b>BEWDLEY RURAL AND WEST</b>				
<p><b>WA/BE/1</b> <b>STOURPORT ROAD TRIANGLE</b> <b>Part of strategic parcel SW3</b></p>	<p>A medium-scale (3.7ha) site comprising a single arable field which is strongly bounded by the A456 Stourport Road, the B4195 Stourport Road and an access track. The site is gently sloping with a broad east-west orientation and forms part of the southerly context for Bewdley as viewed from the B4195. There is no public access and prior to site investigation, there are no recorded</p>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to the Green Belt in this location by virtue of its location in the gap between Bewdley and Stourport and visual connection to the wider open countryside which is part of that gap. However, the strongly bounded character of</p>	<p>The likely effect on openness is judged to be limited given the location and bounded character of the site. Of greater potential significance is the role of the site as part of the southern gateway to Bewdley and the effect that a concentrated development of 80 units could have, particularly given</p>	

Site	Site Character	Summary Observations on fulfilment of Green Belt purposes	Likely Effect of Development on Openness
<p><b>WA/BE/3</b> <b>BEWDLEY ROAD/ KIDDERMINSTER ROAD</b> <b>Part of strategic parcel SW2</b></p>	<p>Fields in arable/pastoral use situated off the principal gateway into Bewdley from Kidderminster. The land is largely enclosed by surrounding roads and substantial vegetation of varying density. There are direct views in from the A456 roundabout. There is no public access and prior to survey no biodiversity or cultural heritage interest.</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Overall, and cumulatively, the site makes a significant contribution to Green Belt purposes because of its role as part of the wider tract of land separating Bewdley, Stourport and Kidderminster, its role as part of the gateway to Bewdley, a role in preventing wider encroachment and sprawl. Development would reduce openness by bringing the edge of Bewdley southeastwards to meet the A456, although this would act as a long-term edge.</p>	<p>the rising topography of the ground.</p>
<p><b>WA/BE/5</b> <b>HABBERLEY ROAD</b> <b>Part of strategic parcel NW1</b></p>	<p>Two field in pastoral use, both of which abut the built edge of Bewdley at New Road, but one which is unbounded its eastern extent. There are restricted views into the site. There is no public access and prior to survey no biodiversity or cultural heritage interest.</p>	<p><b>CONTRIBUTION</b></p> <p>The overall contribution to Green Belt purposes of the site is mixed. Whilst it is relatively small and is an extension of the existing urban edge, it is nevertheless serves to contain the eastward expansion of Bewdley into the critical gap between development in this location and the built edge of Kidderminster. The presence of the hotel imparts a semi-urbanised character to the land, and development would add to this impression further reducing</p>	<p>Development would have a moderate effect on openness, reflecting its role in the wider context of the gap between Bewdley and Kidderminster. Notwithstanding the presence of the hotel and extensive grounds to the northeast, development would extend the urban edge beyond a simple 'rounding-off'.</p>




Site	Site Character	Summary Observations on fulfilment of Green Belt purposes	Likely Effect of Development on Openness	
<p>the gap between the towns, even though the site is reasonably well enclosed visually.</p>				
<p><b>WA/UA/4</b> <b>ALLOTMENTS UPPER ARLEY</b> <b>0.46ha;</b> <b>10 units</b> <b>Part of strategic parcel NW5</b></p>	<p>A small (0.5ha) site previously in use as allotments which is on sloping land towards the River Severn and bounded by thick hedgerows and scrub on three sides and a steep embankment onto Arley Lane on the fourth, resulting in strong physical and visual containment. There is no public access and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.</p>	<p><b>CONTRIBUTION</b></p> <p>The physical and visual enclosure of the site means that development would not compromise the purposes of the Green Belt strategically or locally and the effect on openness would not be significant, being an extension of the existing built edge of the village.</p>	<p>The effect of development on openness is likely to be limited, reflecting the scale and physical and visual enclosure of the site.</p>	
<p><b>RURAL EAST</b></p>				
<p><b>WFR/CB/3</b> <b>LAND AT STATION DRIVE BLAKEDOWN</b> <b>2.25ha;</b> <b>35 units</b> <b>Part of strategic parcel NE11</b></p>	<p>A medium scale (2.3ha) site, is a single in arable use, bounded by Station Drive, a railway line, the A456 Birmingham Road and a hedgerow/thick woodland associated with a watercourse. The site is predominantly level but slopes gently down towards the watercourse. The site is visually well enclosed, although this is less strong on the A456 edge and the site forms part of the eastern entrance to Blakedown, complementing open land on the opposite side of the A456. There is no public access and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.</p>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to Green Belt purposes because of its containment of Blakedown particularly along the A456 Birmingham Road,</p>	<p>The high degree of physical and visual containment limits the impact of development on the Green Belt, although this is a gateway site into Blakedown which is locally significant in turn demanding particular attention to edge treatment, built density and massing.</p>	

Site	Site Character	Summary Observations on fulfilment of Green Belt purposes	Likely Effect of Development on Openness	
<p><b>WFR/CC/7</b></p> <p><b>LAND AT BROMSGROVE ROAD LOWER CHADDESLEY</b></p> <p>1.31ha; 21 units</p> <p>Part of strategic parcel E9</p>	<p>A small (1.3ha) site adjacent to the A448 Bromsgrove Road, comprising two fields in horticultural use. The site is bounded to the north and south by property boundaries and to the east by a hedgerow. The site slopes towards the A448 and is visually exposed, although a substantial hedgerow conceals this to some degree. The site forms part of the eastern entrance to Chaddesley Corbett and development would form part of that context. There is no public access to the site and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.</p>	<p><b>CONTRIBUTION</b></p> <p>Overall the site is judged to contribute to Green Belt purposes and development would compromise, on a limited scale, the role of the site in helping to prevent sprawl along the A448.</p>	<p>The role of the site as part of the context for the Church and Conservation Area of the village is potentially significant, where development (even if set back from the road) would create a new setting for this vista. The analysis of the role of Chaddesley Corbett as a village which is washed over by Green Belt and recommended that this should remain so because of the close relationship between the built form of the village and its countryside context. Part of this is the permeability of built form throughout the village which is compromised by infill.</p>	
<p><b>WFR/WC/12</b></p> <p><b>LAWNSWOOD WESTHEAD ROAD NORTH COOKLEY</b></p> <p>1.77ha; 23 units</p> <p>Part of strategic parcel N7</p>	<p>A small site comprising isolated properties set in extensive grounds which includes dense woodland. The triangular site is bounded on two sites by Lea Lane to the north and the rear boundary of properties along Castle Road, but an informal path/track within dense woodland to the south. The site is visually strongly enclosed by extensive vegetation across its extent. There is no public access to the site and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site is well contained and development would not constitute sprawl or significant encroachment into open countryside.</p>	<p>The openness of the countryside would be affected through the addition of built development, although this is not significant given the degree of enclosure on the site's southern boundary and opportunities for boundary treatment to reduce this impact.</p>	
<p><b>WFR/WC/22</b></p> <p><b>LAND OFF LOWE LANE FAIRFIELD</b></p> <p>2.99ha; 26 units</p>	<p>Part of land bounded by Fairfield Lane, Lowe Lane and Sebright Road, currently in grazing use and comprising two fields separated by a hedge. The site slopes gently from Fairfield Lane to Sebright Road and is visually exposed, from Lowe Lane and Fairfield Lane where the current built edge is prominent. The strength of the vegetation along Lowe Lane and Fairfield Lane varies considerably. There is no public access to the site and prior to site investigation, there are</p>	<p><b>CONTRIBUTION</b></p> <p>The site is reasonably well contained physically and visually and development would not undermine the role of the Green Belt in this location.</p>	<p>Development would extend the built edge southwards creating a new aspect to the southwestern quarter of the settlement as seen from Lowe Lane.</p>	

Site	Site Character	Summary Observations on fulfilment of Green Belt purposes	Likely Effect of Development on Openness	
no recorded nature conservation or cultural heritage interests on the site.				
<b>EMPLOYMENT SITES</b>				
<p><b>WFR/WC/15</b> <b>LEA CASTLE HOSPITAL</b> <b>1.96ha</b> <b>Part of strategic parcel NE2</b></p>	<p>Situated off Park Gate Road the site is part of the plateau which holds the Lea Castle site. The land is level and is bounded to the north by a woodland belt, to the west by Lea Castle Drive and a woodland belt and to the south by properties along Park Gate Road. The site is visually well contained on three sides, in arable use and part of a broader easterly tract of farmland to the west of A451 Stourbridge Road. There is no public access and in advance of site survey the site has no nature conservation or cultural heritage interest.</p>	<p><b>CONTRIBUTION</b></p> <p>Whilst development would constitute an extension of the developed footprint of previously developed land at Lea Castle, it would not create sprawl or encroachment, although the extent of visual intrusion (and hence impact on openness) would depend upon the nature of the built form introduced.</p>	<p>Openness of the Green Belt would not be significantly compromise, although the introduction of built development would change the character of the immediate locality. In the context of wider re-development of the Lea Castle site and the degree of containment of this site, the effect is not considered to be significant.</p>	
<p><b>OC/5</b> <b>HUSUM WAY CORNER</b> <b>2.11ha</b> <b>Part of strategic parcel E1</b></p>	<p>A single field in arable use, of level topography and bounded on all sides, by a railway line to the south, the A456 to the north, Husum Way to the west and various properties to the east. There are medium to long distance views southwards across the site which is adjacent to the built edge of Kidderminster across Husum Way to the west. There is no public access and prior to survey no biodiversity or cultural heritage interest.</p>	<p><b>CONTRIBUTION</b></p> <p>Overall, the site contributes to the Green Belt in its contribution to safeguarding the countryside from encroachment (being visually interconnected with the wider open countryside) and although having a limited role in preventing sprawl in itself, in combination with land to the east has a more significant role.</p>	<p>Development would not have a significant effect on openness, given the strongly bounded character of the site, although it is visually sensitive and development would create a new character to this gateway site.</p>	

Site	Site Character	Summary Observations on fulfilment of Green Belt purposes	Likely Effect of Development on Openness	
<p><b>WFR/CB/7</b></p> <p><b>SOUTH OF BIRMINGHAM ROAD</b></p> <p>7.13ha</p> <p>Part of strategic parcel E1</p>	<p>A single field in arable use between a railway line and the A456 Birmingham Road. The site gently slopes from the A448 to the railway line and is well bounded on all sides. The site is exposed to A448 with uninterrupted views across the site to the railway line and glimpsed views of the wider countryside beyond that. There is no public access and in advance of survey no records of biodiversity or cultural heritage interest.</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The site, despite being well-bounded, makes a significant contribution to preventing the sprawl of Kidderminster into open countryside and contributes to the prevention of encroachment more generally on what is a visually sensitive gateway site into Kidderminster. The scale and style of proposed employment uses could potentially exacerbate this impact.</p>	<p>Development would have a significant impact on openness in this locality, both in the immediate environs of the site and as part of the eastern entrance to Kidderminster. The introduction of significant built form would create a sense of sprawl along Birmingham Road. Any mitigation would need to address building form and height as well as effective masterplanning.</p>	
<p><b>FPH/1</b></p> <p><b>SETTLING PONDS</b></p> <p>4.06ha</p> <p>Part of strategic parcel SW8</p>	<p>A medium-scale (4ha) site which is derelict land and part of the wider Wilden Marsh which extends southwards towards Stourport. The land is not clearly defined in its extent apart from Wilden Lane which forms its eastern boundary. The site is flat and relatively concealed by extensive vegetation, reflecting its long-standing abandonment as a commercial use.</p>	<p><b>CONTRIBUTION</b></p> <p>Whilst the site is technically previously developed land, it is part of the wider River Stour Valley which forms a significant portion of the Green Belt separating Kidderminster and Stourport.</p>	<p>Development of the site would not significantly contribute to coalescence given its size, but the apparent absence of clear boundaries to the south and west of the site creates uncertainty over longer term containment and thus greater impact on this narrow tongue of Green Belt.</p>	
<p><b>FPH/27</b></p> <p><b>ADJ. EASTER PARK</b></p> <p>2.53ha</p> <p>Part of strategic parcel SE1</p>	<p>A contained site in rough grazing use separated from the wider Green Belt to the east and south (within Wychavon District). The site is narrow with a railway line to the east, the A449 to the west and built development to the north and south.</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site makes a very limited contribution to Green Belt purposes strategically and locally, being strongly bounded on all sides and largely visually isolated from the Green Belt to the east and south. The local context, which has a strongly urbanised character, adds to the sense of disconnection of the site from Green Belt purposes.</p>	<p>Development would have a limited effect on openness, being dominated by urban uses to the north and west. However, a degree of sensitivity in the scale and massing of development would need to be exercised given the site's place as part of the southern gateway to Kidderminster along the A449.</p>	

Site	Site Character	Summary Observations on fulfilment of Green Belt purposes	Likely Effect of Development on Openness	
<p><b>MI/18</b></p> <p><b>NORTH OF WILDEN INDUSTRIAL ESTATE</b></p> <p><b>Part of strategic parcel SW8</b></p>	<p>Land which is directly connected to the Wilden Industrial Estate and which appears to be used as a storage area. There appears to be no proper northern boundary and the original boundary, which ran eastwards off the dog-leg in the PRow, appears to have been removed. There is no public access and prior to survey no biodiversity or cultural heritage interest.</p>	<p><b>CONTRIBUTION</b></p> <p>The site is part of Green Belt which is judged to make a significant contribution to maintaining the separation between Kidderminster and Stourport. In principle, erosion of the Green Belt in this location is damaging but the scale of the extension and its close relationship with existing development to the south would not constitute significant harm to Green Belt purposes overall.</p>	<p>The scale and type of development (assuming for storage) would have a minimal effect on the openness of the Green Belt in this location.</p>	

## 3.2 Commentary

The proposed development sites analysed are of significantly varying scale and affect purposes of the Green Belt in different ways, strategically and locally. Equally, and predictably, the effect of site development on openness (i.e. the extent and perception of built development) varies significantly according to the particular locality into which development is to be introduced, influenced by factors such as the relationship with an existing built edge, topography, vegetation cover and nature of the containing boundaries. In these terms, a small site can have as significant effect on openness as a large site. Indeed, in some respects large sites present fewer issues than some smaller ones because of degree of enclosure and localised impacts on specific roles of the Green Belt such as gateway sites.

The most significant impact on the Green Belt is to the southeast and northeast of Kidderminster, the two locations which are the focus for much of the development. In each case the scale of development means that a new relationship between town and country will need to be created through comprehensive masterplanning. These are:

- ▶ WFR/WC/15 Lea Castle Hospital
- ▶ WFR/WC/16 Land south of Park Gate Road
- ▶ OC/13 Land at Stone Hill
- ▶ WFR/ST/2 Land off Stanklyn Lane
- ▶ AS/10 Land r/o Spennells and Easter Park

However, there are sensitive sites within these broad locations where the impacts are judged to be significant and damaging to the Green Belt, through an unacceptable effect on openness, or sprawl. These sites are as follows and may require more specific attention in consideration of their impacts:

- ▶ BW/4 Land south of Stourbridge Road
- ▶ OC/4 Land r/o Baldwin Road
- ▶ OC/13 Land to the south of the A448, north of Captain's Pool and Stanklyn Pool
- ▶ WFR/ST/3 Land north of Stone Hill
- ▶ WFR/CB/7 South of Birmingham Road
- ▶ WFR/WC/32 North west of Stourbridge Road

Locally-specific developments are smaller but have the potential for significant localised effects, for example at Chaddesley Corbett, Blakedown, Stourport and Bewdley where edge-of-settlement development could have a disproportionate impact:

- ▶ WFR/CC/7 Land at Bromsgrove Road Lower Chaddesley
- ▶ WFR/CB/3 Land at Station Drive, Blakedown
- ▶ LI/8 Lickhill Road North r/o Scout Hut
- ▶ WA/BE/1 Stourport Road triangle

It is important that strategic masterplanning is undertaken within the context of a wider Green Infrastructure strategy in order to make the most of strategic connections between town and countryside through best use of existing resources (river valleys, watercourses, woodlands, rights of way) and development of new connectivity, as part of positive planning for the Green Belt more generally and the creation of a more sympathetic relationship between town and country which in some instances is harshly drawn.



## 4. Opportunities for Positive Use of the Green Belt and Green Infrastructure Enhancement

### 4.1 Policy and Background

The NPPF encourages the positive use of the Green Belt, reflected in para 81 which says that: *“Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.”*

Direct intervention to strengthen the landscape character is typically reliant upon new development prompting opportunities to improve recreational opportunities, for example. The progressive erosion of landscape structure and wider changes in land use (for example to horsiculture) can greatly affect both the appearance of the Green Belt and the sense of openness that should characterise it. Whilst landscape quality is not a Green Belt criterion, as noted in the NPPF, identifying opportunities for enhancing landscape character of the Green Belt is important. Where development takes place, consideration should be given to positive land management and/or enhancement of landscape structure, ranging from the provision of recreational and nature conservation opportunities as more comprehensive approaches through to public rights of way enhancement and tree planting as part of selected intervention.

Where development takes place this can offer the opportunity for positive land management both as part of the development footprint and in the immediate environs, using the funding mechanisms of CIL and s106, providing monies for strategic and local interventions. Thus it is reasonable to expect that any development on Green Belt land pays heed to its context and contributes to the character and quality of its wider setting. In this regard, particular attention needs to be paid to:

- ▶ Development densities, building heights and designs appropriate to the receiving environment;
- ▶ Sensitive edge treatment, avoiding visually harsh transitions between built development and the wider countryside; and
- ▶ Connecting to and enhancing existing Green Infrastructure and access opportunities across the locality and the Council more widely.

The latter point is of particular relevance to strategic Green Belt sites which may come forward, where opportunities for the creation, for example, of green corridors which integrate biodiversity, landscape and sustainable transport priorities, can be realised, in doing so create connections between town and country. Making the most of strategic and local opportunities needs to be set within an appropriate planning and management framework.

The size and location of sites will be greatly influential in determining their potential contribution to positive use of Green Belt land, either on or off-site. Large urban extension sites clearly offer the greatest potential for on-site GI, connectivity to external GI resources and contributions to off-site enhancement, through to small sites where modest off-site contributions might be secured but the focus will be on ensuring that there is no degradation of the wider Green Belt (such as abandonment for hope value) through the setting of clear development boundaries.

### 4.2 Green Infrastructure Planning

#### Rationale

The long term of planning and management of Green Infrastructure needs to be centred on a Green Infrastructure (GI) Strategy which considers, strategically and holistically, the needs and opportunities associated with planning for open spaces, natural resources and landscapes across the Council area and beyond. GI Strategies vary greatly in their focus, approaches and intended outcomes, reflecting their specific

geographies and past approaches to resource planning. Nevertheless they share a number of common features are:

- ▶ The mixture of spatial and thematic approaches which uses core assets such as river valleys as the starting point for cross-cutting themes such as tree planting, biodiversity management and access enhancement.
- ▶ Multifunctionality (i.e. addressing multiple interests) as a central principle, reflecting advice and guidance from statutory agencies.
- ▶ Placement of the Strategy as part of a wider suite of interrelated strategy and policy documents concerning biodiversity, the historic environment, sport and recreation and climate change, for example.
- ▶ Partnership working, both within the Strategy areas and cross-boundary, between local authorities, statutory agencies, interest groups and local communities.
- ▶ A clear action plan which is realistic in nature, tied into existing initiatives, costed, and is capable of producing tangible outcomes in the short and longer term.

### Green Infrastructure Principles

More formally, the core principles of a GI approach have been summarised<sup>1</sup> as follows:

- ▶ GI needs to be strategically planned to provide a comprehensive and integrated network
- ▶ GI requires wide partnership buy-in
- ▶ GI needs to be planned using sound evidence
- ▶ GI needs to demonstrate 'multi-functionality'
- ▶ GI creation and maintenance need to be properly resourced
- ▶ GI needs to be central to the development's design and must reflect and enhance the area's locally distinctive character
- ▶ GI should contribute to biodiversity gain by safeguarding, enhancing, restoring, and creating wildlife habitat and by integrating biodiversity into the built environment
- ▶ GI should achieve physical and functional connectivity between sites at strategic and local levels
- ▶ GI needs to include accessible spaces and facilitate physically active travel
- ▶ GI needs to be integrated with other policy initiatives

## 4.3 Review of the Current GI Strategy for Wyre Forest

The current Green Infrastructure Strategy (October 2012) identifies the emerging strategic priorities for Green Infrastructure within the District as being:

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<sup>1</sup> Town & Country Planning Association/The Wildlife Trusts (July 2012) **Planning for a healthy environment – good practice guidance for green infrastructure and biodiversity**

Green Infrastructure is 'a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities' (Department for Communities and Local Government (2012) National Planning Policy Framework.

Multi-functionality is 'central to the green infrastructure concept and approach. It refers to the potential for green infrastructure to have a range of functions, to deliver a broad range of ecosystem services. Multi-functionality can apply to individual sites and routes, but it is when the sites and links are taken together that we achieve a fully multi-functional GI network' (Natural England (2009) Green Infrastructure Guidance. <http://publications.naturalengland.org.uk/file/94026>).

- ▶ *Protection and enhancement of the existing green infrastructure within the District and particularly within the three main settlements, where the resource is often more scarce and at greater risk of adverse effects.*
- ▶ *Creation of new or extension of existing green infrastructure to help fill gaps in provision.*
- ▶ *The development of a District wide network of green infrastructure which will link existing and proposed new spaces focusing on connectivity and accessibility.*

Table 4.1 summarises the generic principles by which such aspirations are intended to be achieved. Each area of intervention will require detailed analysis of landscape character, cultural heritage and biodiversity assets in order to secure the best fit between the existing character of the receiving environment and the influence and potential of new development. Indeed, the potential extent of change in some localities could be such that a re-writing of the GI Strategy for Wyre Forest is merited in order to ensure that account is taken of these new circumstances and opportunities.

**Table 4.1 Generic Green Infrastructure Creation and Enhancement Principles**

<b>Overarching principles</b>	<ul style="list-style-type: none"> <li>• <b>Enhance stream and river corridors</b></li> <li>• <b>Protect ancient countryside character</b></li> <li>• <b>Protect and enhance the ancient woodland habitats of the Wyre Forest</b></li> <li>• <b>Enhance and expand acid grassland habitats</b></li> </ul>
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>• Protect and enhance existing site and biodiversity interests, with implementation and delivery to be directed to existing site management and buffering as a first principle.</li> <li>• Link networks of biodiversity sites where practicable.</li> <li>• Restore functional stream corridors.</li> <li>• Use newly created GI features to augment the existing resource concentrating on the main priorities for protection and creation including acid grassland and veteran tree connectivity through linking, merging and buffering existing and newly created habitats.</li> <li>• Use hedgerows and small woodlands to provide connectivity through the landscape.</li> </ul>
<b>Historic Environment</b>	<ul style="list-style-type: none"> <li>• Protect and enhance the diverse historic field boundary patterns and hedgerows that are associated with medieval assarting, post-medieval reorganisation and traditional orchards.</li> <li>• Buffer historic landscape features, such as earthwork boundaries, ridge and furrow, abandoned prehistoric and medieval settlement remains.</li> <li>• Protect historic water features and buffer key sites, such as moats, fishponds, millponds and leats.</li> <li>• Explore opportunities to protect below ground archaeology associated with multi-period settlements throughout the area, and particularly, adjacent to existing rural settlements.</li> </ul>
<b>Landscape Character</b>	<ul style="list-style-type: none"> <li>• Protect and enhance ancient woodland cover, including replanting with mixed, native species where appropriate, respecting the characteristic tree cover pattern.</li> <li>• Protect and enhance the hedgerow network, respecting the characteristic enclosure pattern of each Landscape Type including safeguarding or replanting of hedgerow trees to address age structure and density.</li> </ul>
<b>Blue Infrastructure</b>	<ul style="list-style-type: none"> <li>• Reduce dependence on raised flood defences, as this is unsustainable in the long term, by taking opportunities to restore sustainable natural storage of floodwater on undeveloped floodplains.</li> <li>• Make more space for rivers through urban areas via 'blue corridors' (i.e. restoring access for floodwater onto key strips of floodplain. This requires redevelopment to be limited to flood-compatible land-uses e.g. parkland). Activities that affect these sites must be changed to improve their condition.</li> <li>• Ensure that the run-off from all proposed development is minimised. For example, SUDS must be encouraged and targeted within planning approvals.</li> </ul>

- Encourage the retro-fitting of SUDS where surface water flooding is already a problem. Support ecological improvements. Examples of this include Severn & Avon Wetlands Project and Natural England's three fluvial SSSIs.
- Tackle issues of diffuse pollution in the catchment through the provision of advice to farmers under the England Catchment Sensitive Farming Delivery Initiative.

#### Access and Recreation

- Consider the proximity to and ability to integrate with the rights of way network, recreational way-marked routes and the cycle network.
- Accommodate associated facilities necessary for the use and enjoyment of the site in a manner that is appropriate and able to integrate with the landscape character, wildlife and cultural interests.
- Create greenways from town into the countryside utilising canal and river corridors linked with public transport routes.
- Adopt minimum quality standards, (commensurate with its location and scale) that sites and routes should be expected to achieve will be those from the Green Flag Award Programme, and the Country Parks Accreditation Scheme, as appropriate.

#### Transport

- Seek opportunities to protect, enhance and create green infrastructure that promotes sustainable movement by walking and cycling, reducing the need to travel by car by providing pleasant environments that promote sustainable transport as a means to minimise the impact of transport on the natural environment and mitigate the impacts of climate change.

Source: compiled from Wyre Forest District Green Infrastructure Strategy (October 2012)

As currently constituted, the GI Strategy fails to provide a convincing strategic framework to enable the principles set out in Table 4.1 to be fully realised. This is for a number of different reasons relating to the planning context within which the Strategy was prepared and matters relating to the document's structure and content. The following observations capture the principal issues:

- ▶ The Strategy was prepared in the very different planning context of the previous plan period where all new development was focused on brownfield land. As such, the focus of the Strategy was therefore primarily on the towns with some attention to wider strategic assets, identified as priority areas:
  - The Rivers Severn and Stour and associated wetlands
  - the Staffordshire and Worcestershire Canal
  - Heathlands and grasslands.
  - The Wyre Forest and associated areas of high landscape and biodiversity value
- ▶ It is noted that in para 2.11 of the Strategy, in the absence of justification for major new GI projects (associate with urban extensions) the focus for provision is to address the typologies where deficiencies have been identified, ensuring new development does not exacerbate these deficiencies, whilst ensuring that new developments connect into and enhance the existing green infrastructure network.
- ▶ Notwithstanding the above, whilst attention on the combination of linear and site-based assets is reasonable and typical for a GI Strategy, there is very limited indication spatially of what constitutes the GI network across the District.
- ▶ The audit of open space provision and the socio-economic context of the strategy is noted, although these are not clearly linked to the Strategy's vision and objectives.
- ▶ In terms of the assembly of a spatially coherent strategy, there is no indication of strategic approach to the three core components of biodiversity, landscape and access, and thereby a sense of district-wide connectivity which can serve as the focus for district-wide connectivity.

- ▶ Aside from some limited developer contributions relating to specific sites, there is no indication of how the Strategy might be delivered more widely, for example through engaging existing groups (voluntary and statutory).
- ▶ Overall, and perhaps understandably within the development context of that time, focus is on a series of closely defined development sites through which there could be enhanced connectivity to existing assets, enhancement of assets and provision of new assets.

The prospect of substantial new development on greenfield land on the periphery of Kidderminster in particular creates the opportunity to develop a more systematic approach which addresses both strategic and local concerns, integrates with the Local Plan through new development (drawing on related CIL and s.106 funding opportunities), and is a focus for partnership working to ensure an integrated and sustainable approach to resource planning and management.

The following outline of a structure for a GI Strategy addresses the need for an approach which integrates site-specific investment (such as through strategic masterplanning) with wider-off-site enhancement, the 'pepper-potting' of enhancement initiatives and the more systematic provision of cycling and walking routes, for example, The success of the Strategy would be measured by its ability to join the strategic with the local through cross-cutting themes.

### **1. Purpose and Foundation of the Strategy**

- 1 What is Green Infrastructure?
- 2 Rationale and Strategic Fit

### **2. The Vision for Wyre Forest's Green Infrastructure**

### **3. The Geography of Wyre Forest's Green Infrastructure: Issues and Opportunities**

- 1 Watercourses and Flood Risk Management
- 2 Landscape and Cultural Heritage Protection and Enhancement
- 3 Biodiversity Protection and Enhancement
- 4 Access and Recreation
- 5 Health Improvement

### **4. Strategy Objectives and Key Interventions**

- 1 Biodiversity
- 2 Communities and Health
- 3 Economy
- 4 Water Management
- 5 Heritage, Landscape and Townscape
- 6 Access and Recreation

### **5. A Spatial Strategy for Wyre Forest's Green Infrastructure**

- 1 Scale and Focus of Effort
- 2 Delivery
  - Partnership Working and Strategy Integration
  - Providing Green Infrastructure through New Development
  - Funding
  - Community Participation

### **6. Monitoring and Evaluation**

#### **Appendices**

1. Current District-wide Strategies and their links to Green Infrastructure delivery
2. Accessibility by Type of Open Space
3. Green Spaces

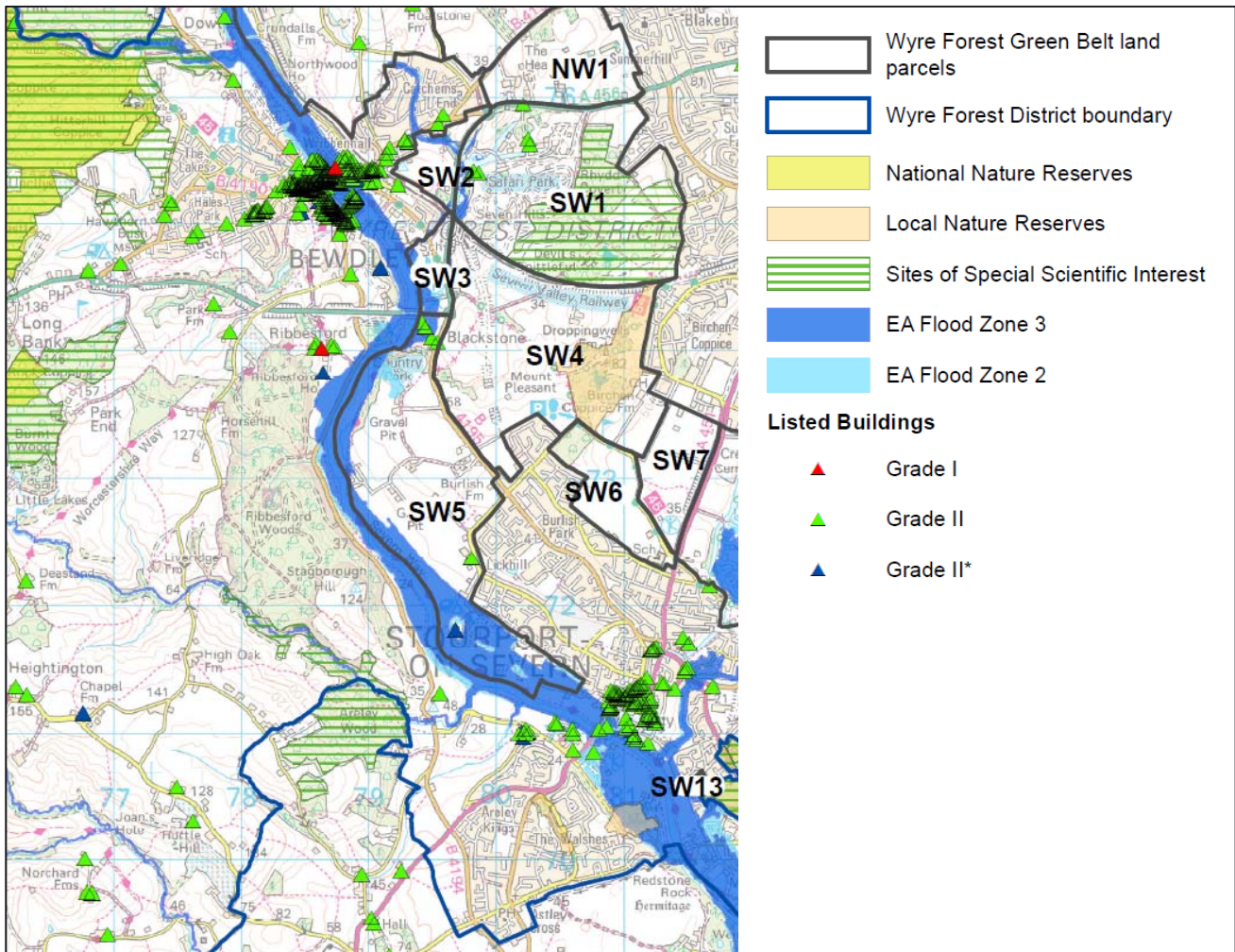


# 5. Potential for Extension of the Green Belt in Wyre Forest District

## 5.1 Background

The Green Belt in Wyre Forest District largely uses the River Severn as its eastern boundary. This was entirely logical at the time of designation given the strength of the boundary and the relatively modest development of Bewdley and Stourport. However, there has been substantial development associated with these settlements in the past forty years such that they now form small-scale towns. Whilst the western fringes of Bewdley are constrained by topography and the environmental designations associated with the Wyre Forest, Stourport has expanded to the southern boundary of the District, with a narrow area of undeveloped land remaining between the flood plain of the River Severn and the western boundary of the District. Figure 5.1 illustrates these assets and constraints.

Figure 5.1 Assets and constraints in the Bewdley – Stourport locality



The NPPF (para. 82) specifically refers to the need to prove ‘exceptional circumstances’ where new Green Belt is proposed. The policy states that:

*82. The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale*

*development such as new settlements or major urban extensions. If proposing a new Green Belt, local planning authorities should:*

- ▶ *demonstrate why normal planning and development management policies would not be adequate;*
- ▶ *set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;*
- ▶ *show what the consequences of the proposal would be for sustainable development;*
- ▶ *demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas; and*
- ▶ *show how the Green Belt would meet the other objectives of the Framework.*

A means of identifying whether exceptional circumstances might be present is to test potential areas for addition against Green Belt purposes, namely the potential role of the land in:

- ▶ Preventing unrestricted sprawl;
- ▶ Preventing neighbouring towns from merging;
- ▶ Safeguarding the countryside from encroachment;
- ▶ Preserving the setting and special character of historic towns, and
- ▶ Assisting in urban regeneration.

In addition, where an extension is proposed, the continuity of the Green Belt as a whole needs to be considered, that is the land should be of sufficient extent and a logical extension of existing Green Belt.

Figure 5.2 illustrates three areas of search for potential Green Belt extension. All are located to the west of the River Severn which is the western boundary of the Green Belt as currently designated. The areas of search are:

- ▶ Area A: land to the north of the A456, south, west and north of Bewdley
- ▶ Area B: land to the south of A456 and north of Areley Lane/Areley Wood
- ▶ Area C: land to the north and west of Stourport south of Areley Lane



Figure 5.2 Areas of search for potential extension to the Green Belt

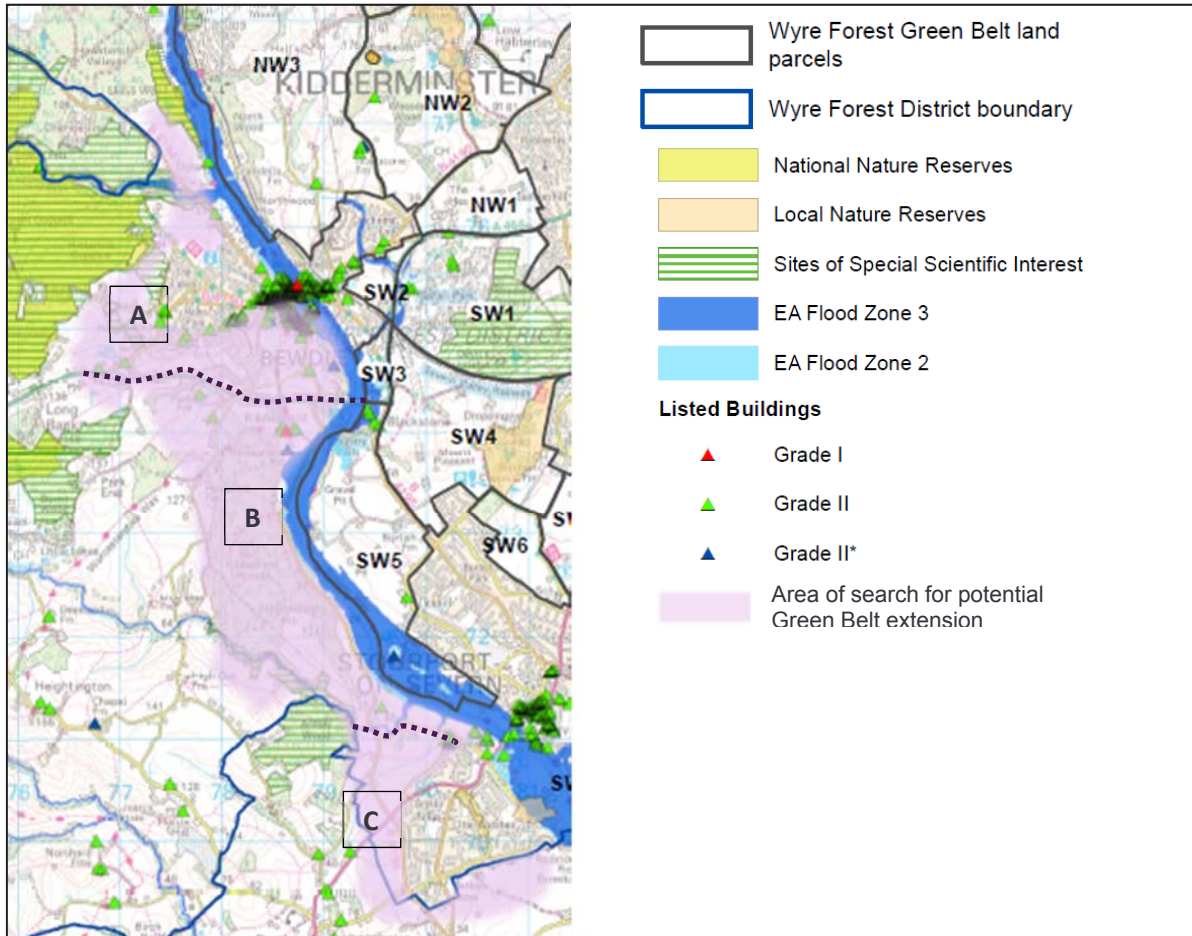


Table 5.2 sets out an analysis of role of Areas A, B and C against Green Belt purposes, along with an overall evaluation of their potential role in meeting these purposes.

Table 5.1 Analysis of potential extensions to the Green Belt against Green Belt Purposes

Green Belt Purpose	Area A: land to the north of the A456, south, west and north of Bewdley	Area B: land to the south of A456 and north of Areley Lane/Areley Wood	Area C: land to the north and west of Stourport south of Areley Lane
<b>Preventing Sprawl</b>	There is the potential for sprawl to the west of Bewdley at Long Bank, Tanners Hill and Hop Pole Lane where there is open land between the current urban edge and the Wyre Forest. There is also potential for sprawl along Dowles Road to the north of the town, again until it meets the Wyre Forest. To the south of Bewdley the A456 presents a significant boundary.	There is no significant built development in this area.	There is potential for sprawl into open countryside to the west of Pearl Lane and north of Dunley Road, and also into the adjoining district of Malvern Hills to the south and south west of the town beyond the built edge.
<b>Preventing Merger</b>	Potential for the merger of towns is limited given that the principal relationships with Kidderminster and Stourport are to the east of the River Severn.	There is only one contiguous settlement at Ribbesford.	Potential for the merger of towns is limited given that the principal relationships with Kidderminster and Bewdley are to the east of the River Severn.
<b>Safeguarding from Encroachment</b>	Open land to the west of Bewdley at Long Bank, Tanners Hill and Hop Pole Lane is vulnerable to encroachment, as is land to the north along Dowles Road.	Development is sparse with no evidence of encroachment.	Open countryside to the south, west and north of the town is potentially vulnerable to encroachment.

<b>Preserving Setting and Character</b>	The land forms the immediate context for the south and west of Bewdley and as such contributes to the setting of the town as a whole. However, there is no visual connection between these areas and the historic core of Bewdley.	The land is part of the southerly setting for Bewdley and northerly setting for Stourport.	The land broadly contributes to the setting of Stourport although there is no visual connection between the historic core and the outskirts. Locally, Green Belt could have a role in protecting Areley Kings Conservation Area but the effect would be highly localised.
<b>Assisting Regeneration</b>	There is no clear contribution to this purpose	There is no clear contribution to this purpose	There is no clear contribution to this purpose
<b>Overall Evaluation</b>	Whether Green Belt is the appropriate planning tool to address the pressure for development is not convincing because of the localised extent of likely direction for growth and a clear connection with the wider Green Belt to the east of the River Severn. In addition, the definition of external boundaries is problematic with the A456 presenting the only significant boundary with the edge of Wyre Forest being complex and discontinuous in many places.	This area is dominated by Ribbesford Woods on rising land from the River Severn. There is no evidence of incremental change that would suggest the openness of the land is being compromised or under threat.	Whilst there is clearly pressure for development on the outskirts of Stourport (as evidenced by advance planting in some areas), there is limited evidence of development pressure or the need to shape the growth of the town in this location that might warrant Green Belt designation where open countryside policy could secure a similar outcome. Given the very limited potential role of land to the north of Areley Lane, Green Belt would not be a logical extension from across the River Severn. In addition, the determination of external boundaries is unclear.

## 5.2 Commentary

The case for extension of the Green Belt is mixed. Whilst there are clear pressures for growth around the fringes of Bewdley and Stourport, the extent to which this constitutes sprawl, encroachment into open countryside or compromising the setting of historic settlements is not of an extent to individually or cumulatively warrant designation. Whilst there are local pressures, notably to the south west of Bewdley up to the A456 and to the west of Stourport at Areley Kings, these are not of a scale that would warrant designation as well as being isolated from the wider Green Belt to east of the River Severn.

To be effective as a strategic planning tool which helps to shape urban form, Green Belt should be contiguous in its extent and of a sufficient scale to prevent development 'leap-frogging' or being diverted to nearby locations. Neither of these conditions are fulfilled in the fringes of Bewdley or Stourport. In the absence of Green Belt policy, a policy dealing with development in the open countryside would need to be used. This might have to be strengthened (for example through the addition of area-specific criteria) to deal with speculative development in the fringes of settlements which are not surrounded by Green Belt, particularly where there is evidence of preparation for development through advance planting for example. Determination of external boundaries is difficult for both Bewdley and Stourport, in the case of Bewdley the Wyre Forest presenting a complex and discontinuous boundary, and in the case of Stourport, there being numerous permutations extending into open countryside.

## 5.3 Conclusion

The analysis has revealed that there is no clear case for the extension of the Green Belt to the west of the River Severn. Notwithstanding the existence of development pressures (as evidenced by advance planting, for instance) and potential vulnerability of the open countryside to encroachment, the contribution to Green Belt purposes of the three areas of search analysed is not convincing. This is compounded by the absence of significant external boundaries by which Green Belt might be defined. The default position is therefore to rely on the application of policies which protect the openness of the countryside, which may have to be revised to include criteria relating to areas of particular development pressure. These results would need to be set within the context of the exploration of wider planning issues such the existence of any 'major changes in circumstances' or the 'consequences for sustainable development' which might constitute 'exceptional circumstances'.

## 6. Conclusions

This Report has analysed the likely effect of the proposed development sites on the Green Belt in Wyre Forest, strategically and locally. The overall effect of this scale of development on the purposes of Green belt within Wyre Forest District is judged to not be significant, although there are localised instances of development having an unacceptable effect on openness, both for large and smaller scale sites.

Generally, strategic allocations create challenges associated with the containment of development because of their scale and the fundamental change to that locality that development will inevitably bring. The importance of masterplanning these large sites is therefore emphasised, entailing both the establishment of a substantive outer boundary to the built edge of the development and integration with the existing urban area. Such large-scale development brings opportunities for the positive use of the Green Belt, both as part of the development itself and within the wider Green Belt where green infrastructure linkages and access opportunities in particular could be enhanced. This is particularly the case to the southeast and northeast of Kidderminster where a new relationship between town and country will have to be defined and there is the opportunity to draw upon principles of sustainable development and best practice in masterplanning to help achieve this. The sites of particular significance are:

- ▶ WFR/WC/15 Lea Castle Hospital
- ▶ WFR/WC.16 Land south of Park Gate Road
- ▶ OC/13 Land at Stone Hill
- ▶ WFR/ST/2 Land off Stanklyn Road
- ▶ AS/10 Land r/o Spennells and Easter Park

There are some sensitive gateway sites where even modest development would have a disproportionate effect both on the function of the Green Belt (principally in terms sprawl and effect on setting), but also on the wider perception of openness reflecting their prominence. The following sites merit particular (and further) attention in respect of their likely impacts:

- ▶ BW/4 Land south of Stourbridge Road
- ▶ OC/4 Land r/o Baldwin Road
- ▶ OC/13 Land to the south of the A448, north of Captain's Pool and Stanklyn Pool
- ▶ WFR/ST/3 Land north of Stone Hill
- ▶ WFR/CB/7 South of Birmingham Road

Locally-specific developments are smaller but have the potential for significant localised effects, for example at Chaddesley Corbett, Blakedown, Stourport and Bewdley where edge-of-settlement development could have a disproportionate impact:

- ▶ WFR/CC/7 Land at Bromsgrove Road Lower Chaddesley
- ▶ WFR/CB/3 Land at Station Drive
- ▶ LI/8 Lickhill Road North r/o Scout Hut
- ▶ WA/BE/1 Stourport Road triangle

It is important that strategic masterplanning is undertaken within the context of a wider Green Infrastructure Strategy in order to make the most of strategic connections between town and countryside through best use of existing resources (river valleys, watercourses, woodlands, rights of way) and development of new connectivity, as part of positive planning for the Green Belt more generally and the creation of a more sympathetic relationship between town and country which in some instances is harshly drawn.



The analysis has concluded that there is no strong case for the extension of the Green Belt across the River Severn to contain potential development at Bewdley or Stourport where there is clearly pressure for development but not of an extent that would justify the application of Green Belt principles, combined with an absence of coherent boundaries by which to define new Green Belt. In these cases development restraint would need to be achieved through open countryside policies, perhaps strengthened to include specific reference to vulnerable areas where further growth is not considered to be appropriate.

# Appendix A Proposed Housing and Employment Sites in the Green Belt

## 'OPTION A' SITES

### Proposed Development Sites in the Green Belt

HELAA Ref	Location	Size (gross Ha)	Capacity of Proposed Allocations	Notes
<b>Kidderminster (inc Urb Ex)</b>				
WFR/WC/18	SION HILL SCHOOL	2.1	46	
WFR/WC/15	LEA CASTLE HOSPITAL	46.47	700	
WFR/WC/16	LAND SOUTH OF PARK GATE ROAD	9.52	150	To include junction improvement to facilitate better access to Lea Castle. Site size reflects only land at Park Gate Road and not land to north of junction on Wolverley Road as originally submitted
BW/4	LAND SOUTH OF STOURBRIDGE ROAD	19.63	82	Development of field fronting Stourbridge Road only (Polygon reflects area to be developed 3.58 ha)
OC/4	LAND R/O BALDWIN ROAD	16.1	75	Limited development on Birmingham Road frontage only (Polygon reflects area to be developed 7.9 ha)
OC/13	LAND AT STONE HILL	89.37	2000	No development near Stone village (Polygon reflects area to be developed 86.46 ha)
WFR/ST/1	CAPTAINS & THE LODGE	4.59	135	
WFR/ST/2	LAND OFF STANKLYN LANE	27.4	350	Large parts of site to be left undeveloped
WFR/ST/3	LAND NORTH OF STONE HILL	7.61	70	Only western part of site to be developed in order to safeguard setting of Stone village and adjacent listed buildings (Polygon reflects area to be developed 2.82 ha)
AS/10	LAND R/O SPENNELLS & EASTER PARK	13.48	200	Green infrastructure improvements and upgrading of existing footpath network
<b>Stourport</b>				
LI/2	WYRE FOREST GOLF CLUB KINGSWAY	8.2	80	To include provision for Burlish Top car parking. Development to be adjacent to existing housing. (Polygon reflects area to be developed 4.21 ha)
LI/6	BOURNEWOOD NURSERY	1.74	45	
LI/7	BRADLEYS PADDOCKS	1.87	49	

HELAA Ref	Location	Size (gross Ha)	Capacity of Proposed Allocations	Notes
LI/8	LICKHILL ROAD NORTH r/o SCOUT HUT	2.24	58	
<b>Bewdley &amp; Rural West</b>				
WA/BE/1	STOURPORT ROAD TRIANGLE	3.67	80	
WA/UA/4	ALLOTMENTS UPPER ARLEY	0.46	10	
<b>Rural East</b>				
WFR/CB/3	LAND AT STATION DRIVE BLAKEDOWN	2.25	35	To include rail station car parking
WFR/CC/7	LAND AT BROMSGROVE ROAD LOWER CHADDESLEY	1.31	21	
WFR/WC/12	LAWNSWOOD WESTHEAD ROAD NORTH COOKLEY	1.77	23	Potential for footpath link from adjacent housing estate to village facilities
WFR/WC/22	LAND OFF LOWE LANE FAIRFIELD	2.99	26	Only land to north of allotments to be developed. (Polygon reflects area to be developed 0.9 ha)

WFR/WC/15	Lea Castle Hospital	1.96	Potential employment site at Park Gate Road entrance
OC/5	Husum Way corner	2.11	Promoted for housing – suitable for employment uses in conjunction with WFR/CB/7
WFR/CB/7	South of Birmingham Road	7.13	Supported by landowner as potential employment site
FPH/1	Settling Ponds	4.06	Promoted for housing – employment uses potentially less harmful to SSSI adjoining site (Polygon reflects area to be developed 4.06 ha)
FPH/27	Adj. Easter Park	2.53	Accessible via existing junction



## **'OPTION B' SITES (ADDITIONAL TO THOSE PROPOSED UNDER 'OPTION A')**

### **Proposed Development Sites in the Green Belt**

- WFR/WC/32 Land to the north west of the A451 Stourbridge Road, Lea Castle
- BW/4 (South) Land to the west of Hurcott Lane
- Land to the west of Hurcott Lane (appraised under Option A as OC/4, land to the rear of Baldwin Road
- MI/17 Land off Wilden Top Road, Wilden
- MI/18 Land to the north of Wilden Industrial Estate
- LI/5 Land off Bewdley Road North, Stourport
- WA/BE/3 Land between Kidderminster Road and the A456, Bewdley
- WA/BE/5 Land to the south of Habberley Road, Bewdley





## Appendix B Green Infrastructure planning in Wyre Forest District

The following extracts summarise the current approach to Green Infrastructure (GI) planning in Wyre Forest District, drawn from the Green Infrastructure Strategy (2012) and current local planning policy which provides the policy reference point for its implementation.

### Wyre Forest Green Infrastructure Strategy (October 2012)

2.11 "... the growth which will take place within the District over the next 25 years is not significant enough to warrant major new green infrastructure projects as would be the case if urban extensions were being proposed, therefore, the focus for green infrastructure provision will be addressing typologies where deficiencies have been identified, and ensuring the new development does not exacerbate these deficiencies, whilst ensuring the new developments connect into and enhance the existing green infrastructure network."

### District-wide Green Infrastructure Objectives

Within Wyre Forest District new development should:

- Seek to retain existing open space and sports provision and where it can be demonstrated that this is not feasible, appropriate compensatory provision should be made.
- Seek to retain mature trees where appropriate.
- Provide appropriate pedestrian and cycle access to the existing green infrastructure network in order to encourage active recreation and travel.
- Provide opportunities for wildlife and biodiversity incorporating appropriate soft landscaping and features which act as green stepping stones.
- Incorporate SUDS schemes which offer benefits for the green infrastructure network and consider how flood alleviation schemes can incorporate green infrastructure provision.
- Consider the use of green infrastructure to adapt to and mitigate against climate change.

### Environmental Character Areas

**4.4** The Worcestershire County Council Environmental Character Areas have been developed since the preparation of the Green Infrastructure Study. These areas were developed as part of the Worcestershire Green Infrastructure Partnership's work and are based on landscape character areas, biodiversity and the historic environment. These characteristics were assessed and each attribute scored, with the amalgamated score for all the characteristics being used to determine the category for each ECA. The scores were determined by a weighted sum which gives greater importance to biodiversity as the key component of Green Infrastructure, with landscape and historic environmental character having an equal but lower weighting. The boundaries shown on the map are intended to be soft edged and indicative and do not define firm boundaries on the ground.

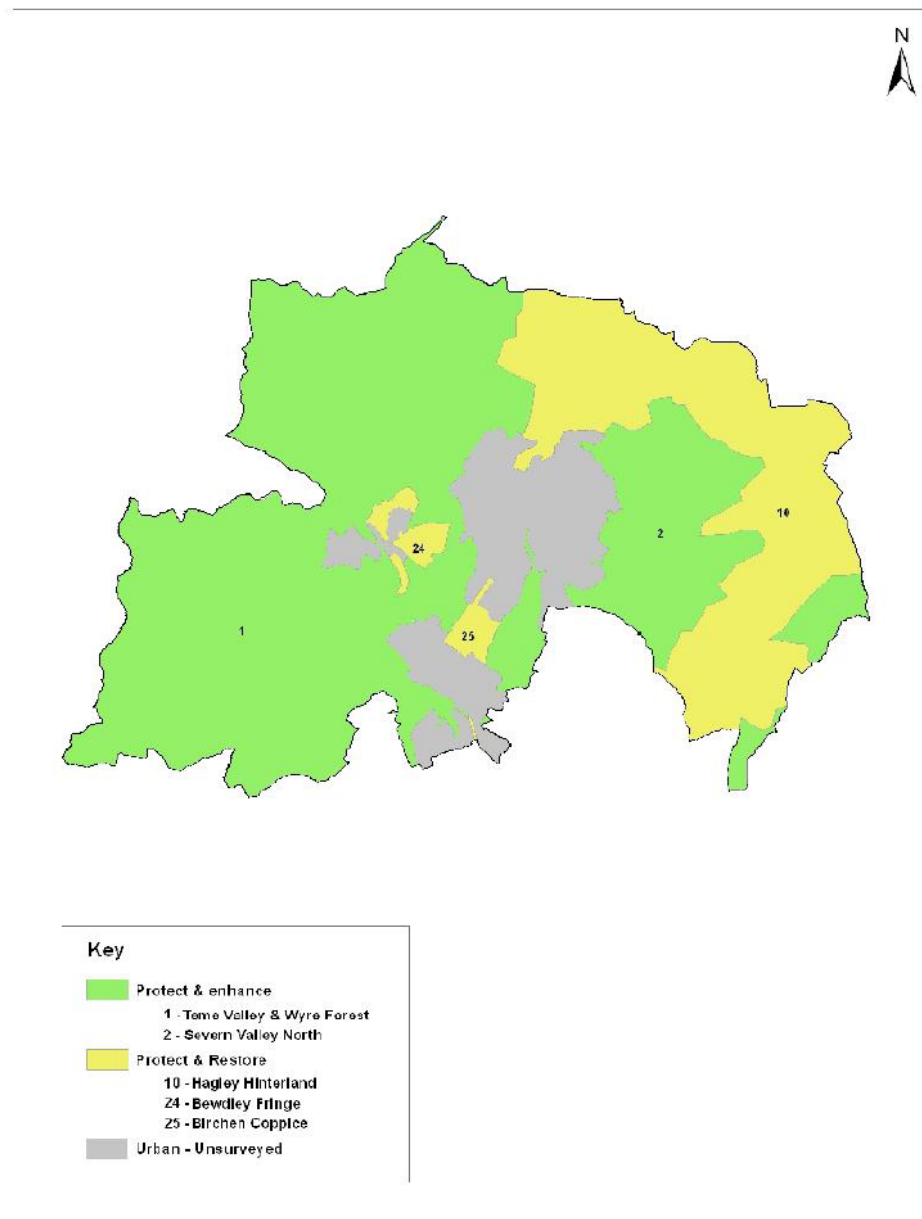
**4.5** The Environmental Character Areas have been placed into one of three categories based on their overall score for Green Infrastructure. These are:

- Protect and enhance
- Protect and restore
- Restore and create

**4.6** The Character Areas which cover Wyre Forest District are:

- Teme Valley & Wyre Forest - Protect and enhance
- Bewdley Fringe - Protect and restore
- Birchen Coppice - Protect and restore
- Hagley Hinterland - Protect and Restore
- Severn Valley North - Protect and Enhance

## Wyre Forest Green Infrastructure Environmental Character Areas



### Wyre Forest Site Allocations and Policies

Current local plan policy takes a positive approach to the provision of Green infrastructure as set out in Policy SAL.UP3 as follows:

#### **Policy SAL.UP3<sup>2</sup>**

##### **Providing a Green Infrastructure Network**

*The existing green infrastructure network, as set out within the Green Infrastructure Strategy, and the open spaces identified within the Wyre Forest District Open Space, Sport and Recreation Assessment, will be safeguarded from development. Proposals should create new, or enhance and retain existing, open space or green/blue infrastructure. New development should incorporate open space in accordance with the quantity, quality and accessibility standards set out within the most up-to-date open space, sport and recreation assessment.*

##### **1. Green Infrastructure Corridors**

<sup>2</sup> Wyre Forest District Site Allocations and Policies Local Plan - Adopted July 2013

*The Green Infrastructure Strategy identifies the following key green infrastructure corridors which new development will be required to contribute towards the delivery and enhancement of:*

- i. **River Severn and River Stour Corridors** - development along these corridors will be required to improve the attractiveness of the riverside environment, remove culverts where appropriate, enhance the biodiversity value and water quality of the river corridor, and ensure that the functional floodplain is maintained and restored. Development should recognise and enhance the multi-functional nature of these corridors and seize opportunities to link them with the wider green infrastructure network.*
- ii. **Staffordshire and Worcestershire Canal** - development along the canal corridor must not have a detrimental impact on the existing sustainable transport route or the character of the Conservation Area. Development should seek to enhance the biodiversity and water quality of the canal corridor whilst recognising the multi-functional nature of the corridor.*
- iii. **Public Rights of Way Network** - where appropriate.*

*To the north of Kidderminster Town Centre, the Council will safeguard the areas shown on the Policies Map in the Stour Valley for future development as a Country Park. Proposals for development which would prejudice the provision of a Country Park in these areas will not be permitted.*

## **2. Public Rights of Way**

*Developments which affect Public Rights of Way will be required to make adequate provision for the continuation or diversion of the route. New developments will be required to link into Public Rights of Way where appropriate. New Rights of Way will be established where possible.*

Policy SALUP3 is based on the Green Infrastructure Strategy<sup>3</sup> developed for the District, and identifies specific opportunities for strengthening the environmental and landscape character of the District, many of these areas being designated as Green Belt and some with nationally significant biodiversity designation, and environmental constraints such as flood risk. Specific green infrastructure enhancement opportunities which are covered by Green Belt designation are:

- The River Stour and River Severn corridors
- Hurcott Pools and Wood
- The A451 Corridor
- South Kidderminster Enterprise Park (Wilden Marsh)

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<sup>3</sup> Wyre Forest District Green Infrastructure Strategy – October 2012



## Appendix C Site-by-Site Analysis

This Appendix assesses the proposed development sites which are located in the Green Belt as set out in the table below.

### Proposed Housing Sites

Area	HELAA Ref	Location	Pages
Kidderminster (inc Urb Ex)	WFR/WC/18	SION HILL SCHOOL	1 – 4
	WFR/WC/15	LEA CASTLE HOSPITAL	5 – 8
	WFR/WC/16	LAND SOUTH OF PARK GATE ROAD	9 – 12
	BW/4 (North)	LAND SOUTH OF STOURBRIDGE ROAD	13 – 16
	OC/4	LAND R/O BALDWIN ROAD	17 – 21
	OC/13	LAND AT STONE HILL	22 – 34
	WFR/ST/1	CAPTAINS & THE LODGE	35 – 37
	WFR/ST/2	LAND OFF STANKLYN LANE	38 – 43
	WFR/ST/3	LAND NORTH OF STONE HILL	44 – 47
	AS/10	LAND R/O SPENNELLS & EASTER PARK	48 – 51
	WFR/WC/32	Land to the north west of the A451 Stourbridge Road, Lea Castle	52 – 55
	BW/4 (South)	Land to the west of Hurcott Lane	56 – 59
Stourport	LI/2	WYRE FOREST GOLF CLUB KINGSWAY	60 – 63
	LI/6	BOURNEWOOD NURSERY	64 – 67
	LI/7	BRADLEYS PADDOCKS	68 – 71
	LI/8	LICKHILL ROAD NORTH r/o SCOUT HUT	72 – 75
	MI/17	Land off Wilden Top Road, Wilden	76 – 79
	LI/5	Land off Bewdley Road North, Stourport	80 – 83
Bewdley & Rural West	WA/BE/1	STOURPORT ROAD TRIANGLE	84 – 87
	WA/UA/4	ALLOTMENTS UPPER ARLEY	88 – 90
	WA/BE/3	Land between Kidderminster Road and the A456, Bewdley	91 – 94
	WA/BE/5	Land to the south of Habberley Road, Bewdley	95 – 98
Rural East	WFR/CB/3	LAND AT STATION DRIVE BLAKEDOWN	99 – 102
	WFR/CC/7	LAND AT BROMSGROVE ROAD LOWER CHADDESLEY	103 – 106
	WFR/WC/12	LAWNSWOOD WESTHEAD ROAD NORTH COOKLEY	107 – 110
	WFR/WC/22	LAND OFF LOWE LANE FAIRFIELD	111 – 114

### Proposed Employment Sites

Area	HELAA Ref	Location	Pages
Kidderminster	WFR/WC/15	Lea Castle Hospital	115 – 118
Kidderminster	OC/5	Husum Way corner	119 – 122
Kidderminster	WFR/CB/7	South of Birmingham Road	123 – 126
Kidderminster	FPH/1	Settling Ponds	127 – 130
Kidderminster	FPH/27	Adj. Easter Park	131 – 134
Kidderminster	MI/18	Land to the north of Wilden Industrial Estate	135 - 138



## Areas of Development Restraint

Area	Location	Pages
Kidderminster	Land off Hayes Road, Fairfield	139 - 141
Kidderminster	Land off Lowe Lane, Fairfield	142 - 144
Kidderminster	Land off Kimberlee Avenue, Cookley	145 -147
Stourport	Land off Wilden Top Road, Wilden	148 - 150
Stourport	Four Acres Caravan Park	151 – 153
Kidderminster	Land between A451 and Hurcott Village	154 - 156

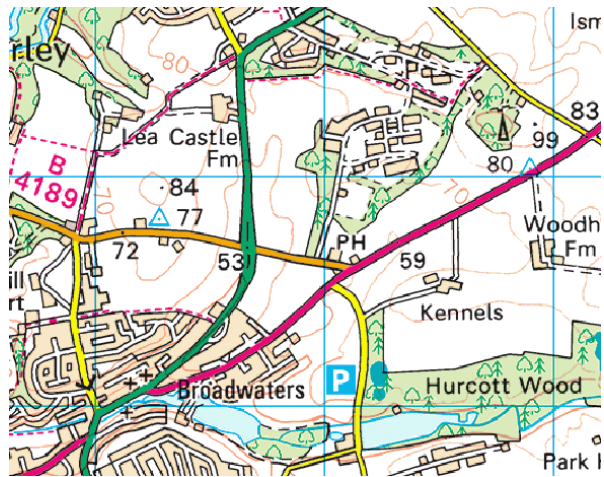
WFR/WC/18	SION HILL SCHOOL	2.1ha	46 units
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**Description**

A previously developed school site comprising derelict school buildings and overgrown playing fields on level ground. The site is adjacent to the existing urban edge to the south and bounded by Sion Hill to the west, a substantial hedgerow to the north and playing fields to the east. A public right of way runs along the southern boundary of the site and along with the built edge of Kidderminster at Ismere Way, Lea Castle Close and Charles Avenue is the principal visual receptor. The site is otherwise visually enclosed.

The site is part of Strategic Parcel N6.

**Location Plan and Photographs**







**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site is part of the current built edge of Kidderminster and enclosed to the north, west and south with playing fields to the east. As such development would not constitute sprawl into open countryside.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Development of the site will not contribute to the merger of towns or smaller settlements.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Development current built footprint would not contribute to encroachment.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Development would not affect the setting of an historic town or Conservation Area.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Development of the site would not compromise the purposes of the Green Belt strategically or locally because of its scale and containment physically and visually. There would be an effect on openness because of the introduction of built form into open land, but visual containment and previous development on the western part of the site reduces this impact.</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Yes, established through previous development of part of the site, a substantial northern boundary and established recreation uses to the east.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	Development would be an extension of the existing built edge of Kidderminster at Broadwaters and readily fit into the existing development pattern.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	PRoW runs along southern boundary.
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	Disused school on western part of the site.

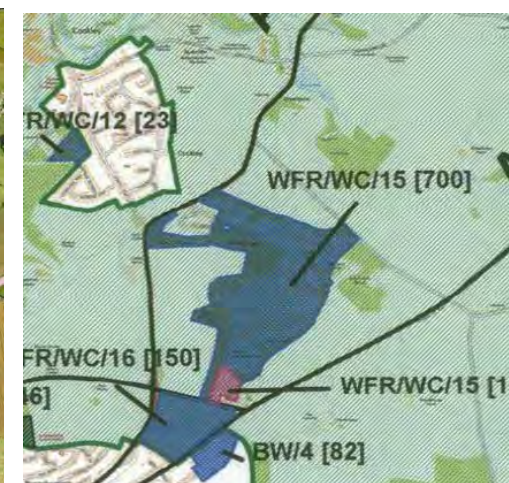
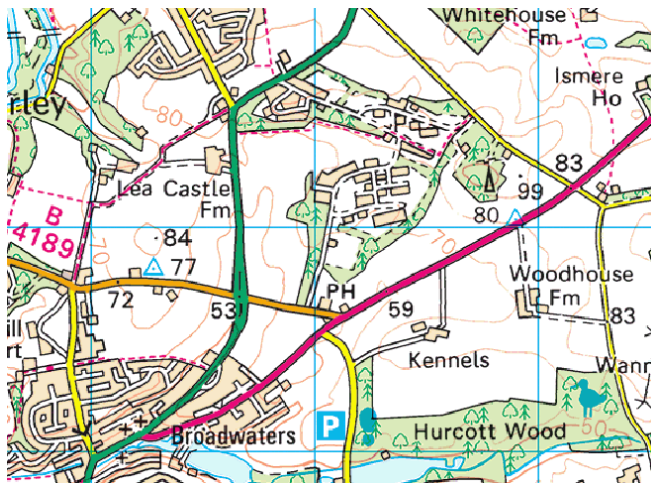
WFR/WC/15	LEA CASTLE HOSPITAL	46.47ha	700 units
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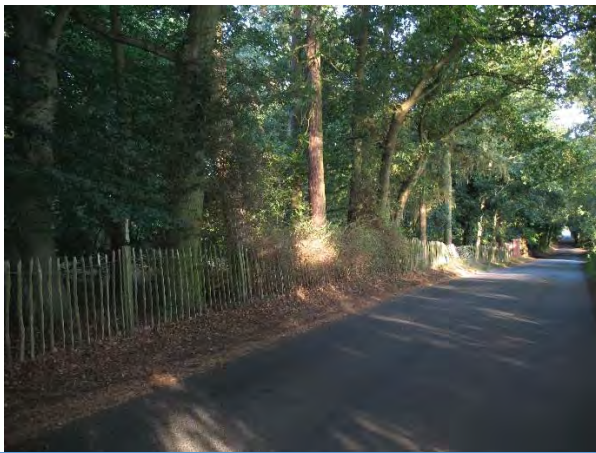
**Description**

A substantial site (46.47ha) previously in use as a hospital and now comprising a mix of derelict buildings and residential development. The site lies between the A451 Stourbridge Road and A449 Wolverhampton Road on land rising to 85m and has been screened from the surrounding area by extensive boundary planting of Corsican Pine and various native species. As such whilst there is a substantial built development footprint which extends towards Cookley to the west, the high degree of visual containment means that the sense of intrusion into the surrounding countryside is limited. The containing landscape to the east, west and north of the site is visually sensitive and of reasonable quality, being of an open character and falling away from the hill-top, with exposed slopes which are in extensive arable cultivation running down to the A451 and A449 and northward from Axborough Lane. The boundaries of the proposed site are largely defined by the woodland planting and whilst not forming a permanent boundary do form a substantive and clear edge. Public access is limited to one PRow between the A449 and Axborough Lane running east-west to the south then across the north of the site. There is no direct relationship with the urban edge of Kidderminster, but a strong proximate relationship with Cookley which lies across the A449 to the northwest. In advance of detailed survey, there are no recorded nature conservation or cultural heritage interests on the site.

The site is part of Strategic Parcel NE2.

**Location Plan and Photographs**





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Development beyond the current built footprint of the site would constitute sprawl by virtue of extending beyond its current physical and visual containment.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Development of the current built footprint of the site would not contribute to the coalescence of towns, but locally would be part of contiguous development between Kidderminster and Cookley should land to the south of Park Gate Road be brought forward for development. However, the visual containment of the site would lessen this impression.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Development would not entail encroachment into open countryside, the site being strongly bounded physically and visually.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Development would not have an impact in this respect.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The character of the site, being previously developed and strongly bounded physically and visually, means that the overall impact of development on its current built footprint on Green Belt purposes would be limited. However, should development encroach beyond current built footprint then the impact would be significantly greater, reflecting careful siting of past development on a plateau and the benefit of landscape planting containing visual impacts. The effect on openness of the Green Belt in this location would be neutral, reflecting the site's previously</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>developed nature although this is dependent upon retention of the current development footprint, building density and height.</p> <p>The site is contained by substantial woodland edge planting which provides clear boundaries and visual containment.</p>
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	<p>Whilst the site is detached from the urban edge of Kidderminster it is previously developed and redevelopment would constitute efficient use of land.</p>
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	<p>One PRow crosses the site east to west.</p>
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<p>There is an existing sports pitch.</p>
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<p>No</p>
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	<p>No</p>
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<p>The site is classed as previously developed land and is of a scale that could entail green infrastructure enhancements, particularly in combination with development across park Gate Road adjoining the built edge of Kidderminster.</p>

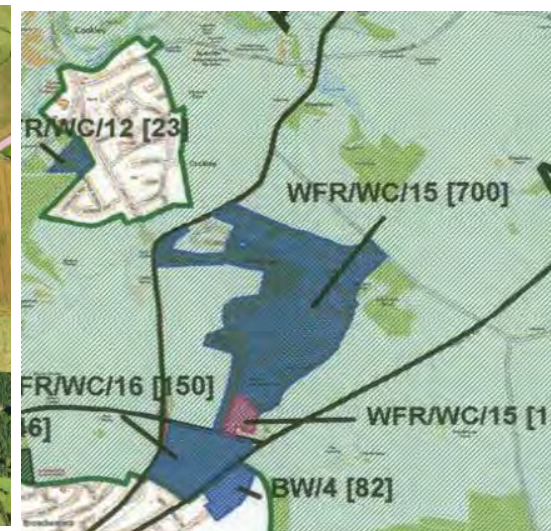
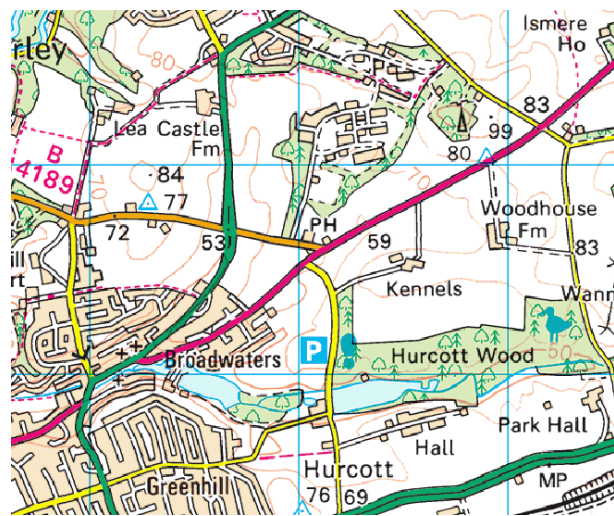
WFR/WC/16	LAND SOUTH OF PARK GATE ROAD	9.52ha	150 units	To include junction improvement to facilitate better access to Lea Castle. Site size reflects only land at Park Gate Road and not land to north of junction on Wolverley Road as originally submitted
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**Description**

A single field of 9.52ha currently in arable cultivation bounded by the A449 Wolverhampton Road, A451 Stourbridge Road, the B4189 Park Gate Road and the urban edge of Kidderminster at Heath Drive. The field forms rises from around 50m along the A449 to 65m at the junction between the A451 and B4189, and as such forms the easterly context of the A449 as it enters Kidderminster and when viewed from the B4189 Wolverley Road. The land visually complements the field directly opposite to the west of the A449. Being in arable cultivation, the field is of limited visual interest or character in itself, but is part of the northerly setting of the town and the exposed and harsh urban edge at Heath Drive and as such the site is reasonably visually sensitive within the context of this locality. It appears that development has in the past been kept back from the rising land toward Park Gate Road to avoid sprawl into open countryside, although the substantial Lea Castle site to the north of Park Gate Road modifies this perception to some degree. There is a high degree of containment by substantive boundaries on all sides of the site. There is no formal public access and in advance of detailed survey, there are no recorded nature conservation or cultural heritage interests on the site.

The site is Strategic Parcel NE1.

**Location Plan and Photographs**







**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The size and bounded character of the site means that sprawl from the urban edge would be contained.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Development of the site would bring Kidderminster and Cookley closer together, particularly in the context of proposed development at Lea Castle immediately to the north which would create a new context for the north eastern edge of Kidderminster.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is strongly bounded on all sides and contains the built edge of the town, preventing encroachment beyond its current limit. The land also contributes to maintaining openness through its visual connection to the north across the B4189 Park Gate Road, although this is compromised by significant development to the north. The parcel is visually exposed to the A449 and the A451, with past development has been kept back from encroaching onto this rising land.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site plays no direct role in this regard although it is a gateway site when approached via both the A451 and A449.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Whilst the site makes a contribution to Green Belt purposes through preventing the encroachment of the urban edge of Kidderminster into open countryside and hence visual intrusion, development would not damage the wider function of the Green Belt in this location. However, the site is a gateway to Kidderminster, viewed from the A451 and A449 and development would create a new context to the town in this location. The overall impact on openness is associated with the extension of the</p>

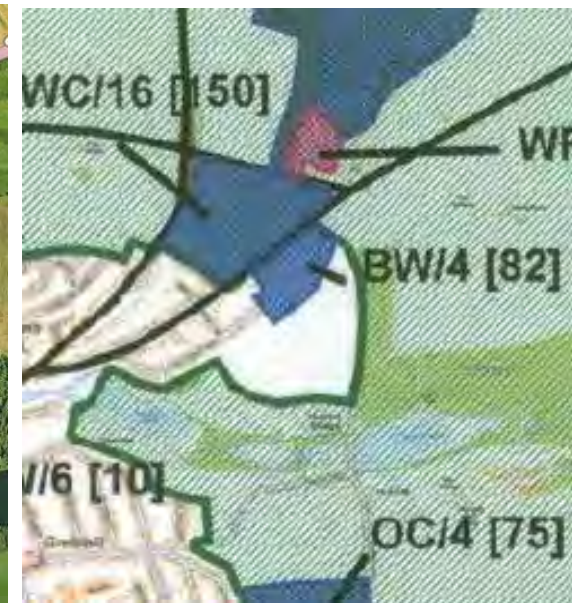
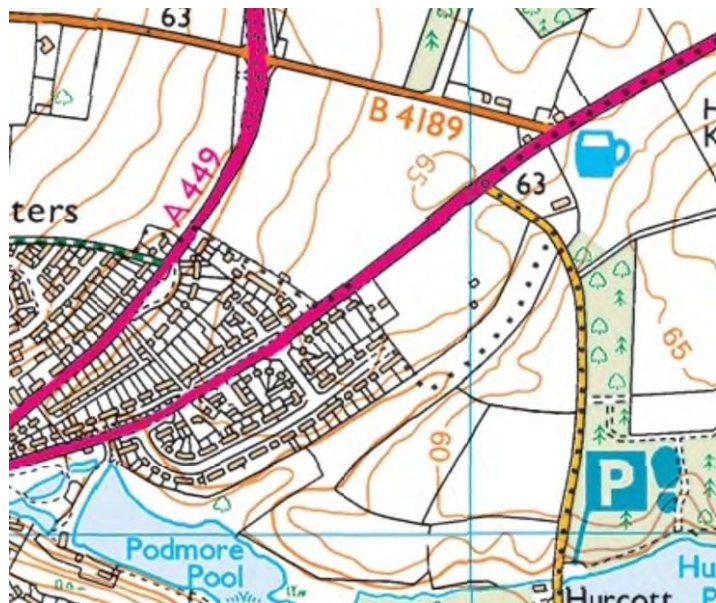
Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
		existing built edge of Kidderminster northwards on land which makes a contribution to Green Belt purposes in containing development. However, whilst the site is large and there would be a visual impact, development would not be out of character or proportion with the receiving environment.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	The site is well bounded.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	Development would be an extension of the built edge of Kidderminster which creates the opportunity for the integration of built form and functionality.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	Development could be accompanied by masterplanning work which incorporates green infrastructure links towards Kidderminster, particularly should development at Lea Castle progress.
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No, aside from the visual exposure of the site and its role as part of the gateway to Kidderminster.
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

BW/4	LAND SOUTH OF STOURBRIDGE ROAD	19.63ha	82 units	Development of field fronting Stourbridge Road only (Polygon reflects area to be developed 3.58 ha)
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**Description**

Land bounded by the A461 Stourbridge Road to the northwest, the built edge of Kidderminster to the southwest, Hurcott Lane to the north east and a hedgerow to the south east. From a plateau adjacent to the A451, the land falls away to the south east, and is prominent to the easterly entrance to Kidderminster along the A451. Originally in rough grazing use, the land appears to be lying fallow. There is no public access to the site and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.

**Location Plan and Photographs**





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Development would constitute sprawl along the A451, extending the built edge of Kidderminster to the north east into open countryside. However, the site is bounded by Hurcott Lane, so this particular effect would be contained.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Development of the site would not contribute to the coalescence of settlements.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>There are clear boundaries on three sides of the site and a hedgerow on the southern side. As such the wider countryside is unlikely to be encroached.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>There is no visual connection with the core of Kidderminster, although the site is part of the eastern gateway to the town.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to Green Belt purposes by virtue of its containment of the eastern edge of Kidderminster, preventing sprawl along the A451 and being part of the easterly setting for the town. Development of the site would not significantly damage Green Belt function in this location, although the prominence of the site and the visual connection with the wider countryside to the south, north and east means that</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>openness would be compromised, requiring particular attention to the scale and massing of development.</p> <p>The site has clear, substantial boundaries.</p>
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	<p>Development would be an extension of the built edge of Kidderminster and as such take advantage of local services.</p>
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	<p>None</p>
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<p>No</p>
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<p>No</p>
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	<p>No</p>
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<p>No</p>

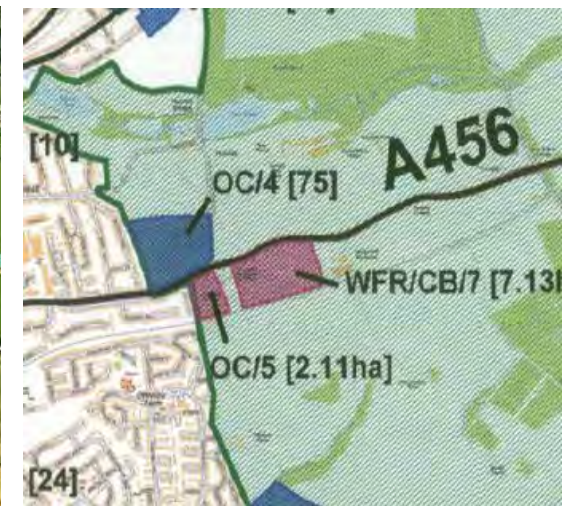
OC/4	LAND R/O BALDWIN ROAD	16.1ha	75 units	Limited development on Birmingham Road frontage only (Polygon reflects area to be developed 7.9 ha)
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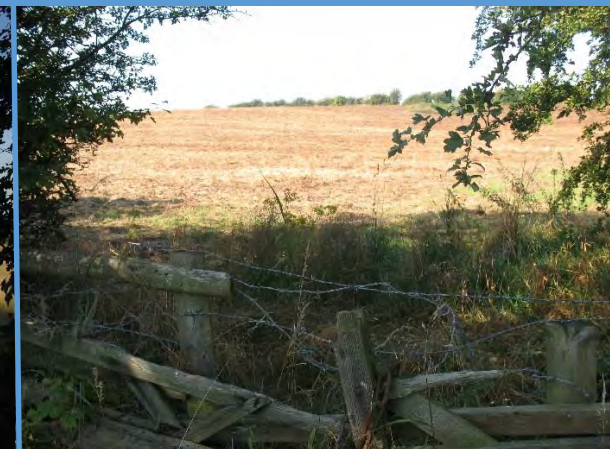
**Description**

Land situated between the A456 Birmingham Road, Hurcott Lane and the built edge of Kidderminster at Baldwin Road. The 16.1ha site comprises two fields in use as rough grazing on rising land to a spot height of 76m. As such the land on its south eastern flank is visually exposed, both by virtue of topography and absence of substantive boundary vegetation. At 76m, the land is one of a series of high points in this locality, offering extensive views across open countryside to the north and east, and in turn being visible from the A451 Stourbridge Road at its junction with Hurcott Lane. The connection with the surrounding countryside is therefore significant and in combination with land immediately to the north and east is of distinctive and relatively sensitive character. It appears that past development has deliberately been kept to the west of this land to visually contain the urban edge as viewed from the A456 Birmingham Road, Baldwin Road lying behind the dome of this land. There is physical containment by substantive boundaries on three sides of the site, by contrast to the northern boundary which is an intermittent hedgerow. There is no formal public access and in advance of detailed survey, there are no recorded nature conservation or cultural heritage interests on the site.

The site is part of Strategic Parcel NE8.

**Location Plan and Photographs**









**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is of medium scale and well contained on three sides. As such it has a contribution to checking unrestricted sprawl.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The size and bounded character of the sites means that it has only a limited contribution in this respect.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to safeguarding the countryside from encroachment, being physically part of wider countryside to the north, west of Hurcott Lane, and visually part of open countryside to the east of Hurcott Lane.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site has no direct connection with the core of Kidderminster, but is nevertheless a gateway site which if developed would create a wholly new character to this area. As such it is sensitive.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The size and bounded character of the site mean that its contribution to preventing sprawl and encroachment are modest. The key issue is the elevation of the site which rises to 76m with previous development at Baldwin Road deliberately kept to the west to avoid exposure to open countryside to the north and east. Development of the site would fundamentally change the current visual relationship between town and country in this locality, with a significant effect on</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
		openness through the introduction of built development into an open countryside location beyond the current built edge of Kidderminster.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	The site is bounded on three sides, the fourth to the north being an insubstantial hedgerow which is an unconvincing development boundary.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	Development would be an extension of the existing urban edge of Kidderminster.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	The site is sensitive insofar as it is part of the eastern gateway to Kidderminster and is domed such that the prominence and visibility of development would be increased, creating a new edge to Kidderminster which thus far has been kept back from this exposed land.
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

OC/13	LAND AT STONE HILL	89.37	2000	No development near Stone village (Polygon reflects area to be developed 86.46 ha)
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## Description

### *Land to the north of the A448*

An extensive (60ha approx.) site situated to the east of Kidderminster at Comberton, immediately north of the A448 Comberton Road/Bromsgrove Road. The land is predominantly in arable use, of largely flat topography, rising gently to the east from an unnamed watercourse which is well defined by a linear woodland which in turn broadly forms the current eastern boundary of the built-up area of Kidderminster in this location. The site essentially comprises several large fields with limited internal boundaries (being variously intermittent hedgerow, farm tracks and drainage ditches). The outer boundaries are firmer, being the A448 to the south and intermittent hedgerows to the south east and north east, and the woodland belt associated with the watercourse to the north. However, these boundaries cannot be regarded as substantial. From within the site, there are various short, medium and long distance views to the south-east, east and north-west, although these are interrupted by tree blocks and belts and hedgerows creating an attractive open countryside prospect. Whilst not of notable quality, landscape character and condition appears to be reasonably good. Views into the site from the A448 are generally restricted by high, dense hedgerows but there are some glimpsed views travelling westwards downslope from Stone. Overall, the site is reasonably well visually contained, largely sitting within a hollow and exposed on its southern extent adjacent to the A488. However, the site is clearly part of a wider rural landscape which thus far has been set apart from the built edge of Kidderminster by the watercourse and associated tree belt to the east of the site. Public access is via a single PRow running west to east. Prior to site survey, there are no recorded nature conservation or cultural heritage interests on the site.

The site is part of Strategic Parcel E1.

### *Land to the south of the A448, north of Captain's Pool and Stanklyn Pool*

A 3.7ha (approx.) site comprising two arable fields bounded by the A448 to the north and woodland to the south, a hedgerow to the west, with no boundary to the east (defined only by the line of the high voltage power line). The fields are flat and largely visually contained by the dense hedgerow along the A448 and woodland to the south. The site is part of land which runs to the start of the village of Stone at Stanklyn Lane and in conjunction with land to the north of the A448 is part of open countryside which contains the village of Stone and forms the easterly context of, and entrance to, Kidderminster. There is no public access and prior to site survey, there are no recorded nature conservation or cultural heritage interests on the site.

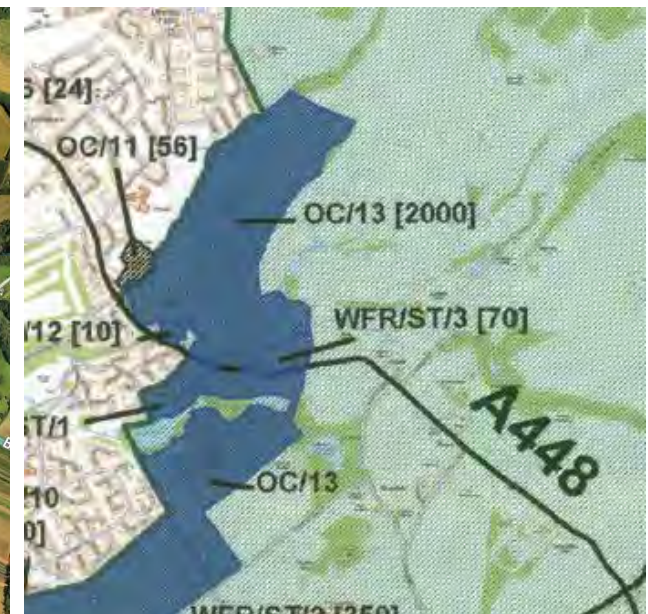
The site is part of Strategic Parcel SE1.

*Land to the north of Stanklyn Lane, south of Captain’s Pool and west of Stanklyn Pool*

This is the southern part of this site comprising approximately 23ha and comprises open arable land largely north facing towards Captain’s Pool, dropping around 20m, and south facing falling away to Stanklyn Lane. The site is sharply defined on its southern edges by a substantial hedge running along the ridgeline, and by Stanklyn Lane. The site comprises three arable fields and there are extensive views northward across to Offmore Farm/Comberton from the ridgeline at approximately 60m. There is one PRoW running the length of the southwest boundary of the site and across the southern extension to Stanklyn Lane. Prior to site survey, there are no recorded nature conservation or cultural heritage interests on the site.

The site is part of Strategic Parcel SE1.

**Location Plan and Photographs**



*Land to the north of the A448*









*Land to the south of the A448, north of Captain's Pool and Stanklyn Pool*



*Land to the north of Stanklyn Lane, south of Captain's Pool and west of Stanklyn Pool*





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><i>Land to the north of the A448</i></p> <p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>In the absence of strong boundaries, development would represent sprawl into open countryside and create a new relationship between the urban edge of Kidderminster and the open countryside. However, the establishment of significant outer boundary as part of strategic masterplanning would help to temper this effect to some degree.</p> <p><i>Land to the south of the A448, north of Captain’s Pool and Stanklyn Pool</i></p> <p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>In isolation, development would represent sprawl of the built edge of Kidderminster into open countryside, particularly in the absence of a clear outer boundary. This would be need to be created and should be done so in combination with the topography of the site and related to proposed development to the north of the A448.</p> <p><i>Land to the north of Stanklyn Lane, south of Captain’s Pool and west of Stanklyn Pool</i></p> <p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The containment of the site by strong boundaries means that sprawl would be contained, although the significant size of the site and its topography means that there could such a perception. Masterplanning in combination with adjacent sites would be required to help reinforce actual and perceived containment.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><i>Land to the north of the A448</i></p> <p><b>CONTRIBUTION</b></p> <p>Locally, development would extend the urban edge towards the village of Stone.</p> <p><i>Land to the south of the A448, north of Captain’s Pool and Stanklyn Pool</i></p> <p><b>CONTRIBUTION</b></p> <p>Locally, development would extend the urban edge towards the village of Stone.</p> <p><i>Land to the north of Stanklyn Lane, south of Captain’s Pool and west of Stanklyn Pool</i></p> <p><b>LIMITED CONTRIBUTION</b></p> <p>There is no identified effect in his regard.</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><i>Land to the north of the A448</i></p> <p><b>CONTRIBUTION</b></p> <p>The land, as part of a larger parcel, was assessed as making a contribution to this purpose, being open countryside beyond the current urban edge at Comberton/Offmore Farm. Development would compromise this sense of openness, physically and visually, extending development into open countryside with no clear containing boundary.</p> <p><i>Land to the south of the A448, north of Captain’s Pool and Stanklyn Pool</i></p> <p><b>CONTRIBUTION</b></p> <p>Development of this site would have an effect on openness, both as part of development within itself and as a wider development scheme, although the scale of the site is not significant and is contained visually by dense woodland to the south and to a lesser extent by roadside vegetation along the A448.</p> <p><i>Land to the north of Stanklyn Lane, south of Captain’s Pool and west of Stanklyn Pool</i></p> <p><b>CONTRIBUTION</b></p> <p>Development would represent encroachment into open countryside, creating a new relationship between town and country in this locality. Whilst the site is of a significant size, it is well bounded and thereby containable over the longer term. The elevated character of the site means that there is likely to be exposure to medium and long distance receptors although further work would be required to identify these.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><i>Land to the north of the A448</i></p> <p><b>LIMITED CONTRIBUTION</b></p> <p>This site has no direct visual connection to a historic town but does form part of the countryside context for the village of Stone to the east.</p> <p><i>Land to the south of the A448, north of Captain’s Pool and Stanklyn Pool</i></p> <p><b>LIMITED CONTRIBUTION</b></p> <p>This site has no direct visual connection to a historic town but does form part of the countryside context for the village of Stone to the east.</p> <p><i>Land to the north of Stanklyn Lane, south of Captain’s Pool and west of Stanklyn Pool</i></p> <p><b>LIMITED CONTRIBUTION</b></p> <p>This site has no direct visual connection to a historic town.</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><i>Land to the north of the A448</i></p> <p><b>CONTRIBUTION</b></p> <p>The site overall makes a contribution to Green Belt purposes by virtue of its role as open countryside containing the built edge of Kidderminster. In the absence of clear, significant boundaries, development would represent encroachment and sprawl into open countryside which could only be overcome through masterplanning which considered the development in a wider context which attended to the southeastern edge of the town more generally. Whilst there are few visual receptors in this locality and the site is generally well screened from the A448, development would create a fundamentally new relationship between town and country.</p> <hr/> <p><i>Land to the south of the A448, north of Captain's Pool and Stanklyn Pool</i></p> <p><b>CONTRIBUTION</b></p> <p>The site overall makes a contribution to Green Belt purposes by virtue of its role as open countryside containing the built edge of Kidderminster. Whilst the site is largely contained by substantial boundaries and the overall effect on Green Belt in this location (in combination with wider development) would not be significant, the absence of an eastern boundary is problematic. Whilst an external boundary could be created, it is suggested that it would be more sympathetic to halt development at the access road which bisects the site, using the topography to contain development rather than the arbitrary line of the high voltage power line.</p> <hr/> <p><i>Land to the north of Stanklyn Lane, south of Captain's Pool and west of Stanklyn Pool</i></p> <p><b>CONTRIBUTION</b></p> <p>The relatively well bounded nature of the site means that development means that development is readily contained, although the scale and topography of the site means that a new relationship between town and country would be created, extending development into visually exposed land where thus far development has used the topography to limit such exposure. This is particularly the case for land extending towards Stanklyn Lane, in combination with proposed land immediately to the southwest, although further work on long and medium distance visual receptors would be needed.</p>
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p><i>Land to the north of the A448</i></p> <p>Identifying external boundaries to this land is problematic, these being generally insubstantial hedgerows surrounding fields of varying sizes and shapes. The proposed site boundary uses a combination of these field boundaries to create a development parcel which would require extensive boundary treatment to create long term boundaries. Even then, these boundaries would be arbitrary in the sense of being created.</p> <hr/> <p><i>Land to the south of the A448, north of Captain's Pool and Stanklyn Pool</i></p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	<p>The site is strongly bounded to the north by the A448 and woodland to the south, whilst to the west is a poorly defined hedgerow and to the east a high voltage power line. The latter is a poor outer boundary, both in Green Belt and landscape terms, particularly given the function of the land (in combination with land to the north of the A448) as a new 'gateway to Kidderminster as well being part of the gap between the built edge of Kidderminster and the village of Stone.</p> <hr/> <p><i>Land to the north of Stanklyn Lane, south of Captain's Pool and west of Stanklyn Pool</i></p> <p>Boundaries of this site are clearly defined (if somewhat rectilinear) by strong hedgerows to the southeast and southwest and dense woodland to the north. As such the site is clearly defined and contained.</p> <hr/> <p><i>Land to the north of the A448</i></p> <p>Development of the site would be an extension of the current urban edge of Kidderminster at Comberton/Offmore Farm and could be readily integrated into this area physically and functionally.</p> <hr/> <p><i>Land to the south of the A448, north of Captain's Pool and Stanklyn Pool</i></p> <p>The geography of this site is problematic, being a narrow strip of land between woodland and the A448. It is dependent upon development to the north of the A448 and to the west (north of Captain's Pool) and along with land to the north of A448 would create a new urban edge to Kidderminster. Development in isolation from adjoining land would not create sustainable urban form.</p> <hr/> <p><i>Land to the north of Stanklyn Lane, south of Captain's Pool and west of Stanklyn Pool</i></p> <p>The scale of the site offers opportunities for the creation of a sustainable extension to the current built edge of Kidderminster at Spennells, in principle being not reliant on other land to the north (north of the A448) or the southwest (north of Stanklyn Lane) coming forward for development.</p>
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	<hr/> <p><i>Land to the north of the A448</i></p> <p>One PRoW running east-west.</p> <hr/> <p><i>Land to the south of the A448, north of Captain's Pool and Stanklyn Pool</i></p> <p>No public access</p> <hr/> <p><i>Land to the north of Stanklyn Lane, south of Captain's Pool and west of Stanklyn Pool</i></p> <p>One PRoW forming the south western edge of the site and one crossing the south of the site to Stanklyn Lane.</p>
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<hr/> <p><i>Land to the north of the A448</i></p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
		Public access is limited to one PRoW but a large development could include opportunities for sport and recreation provision (both informal and formal), part of a new Green Infrastructure context for the south east of Kidderminster.
		<i>Land to the south of the A448, north of Captain's Pool and Stanklyn Pool</i> Potentially part of a wider arc of Green Infrastructure provision, linking land to the north of the A448 with that north of Stanklyn Lane toward the A449 Worcester Road.
		<i>Land to the north of Stanklyn Lane, south of Captain's Pool and west of Stanklyn Pool</i> Opportunity for the creation of a new Green Infrastructure framework using existing PRoW and landscape structure, in combination with land to the north east and south west.
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<p><i>Land to the north of the A448</i> No</p> <p><i>Land to the south of the A448, north of Captain's Pool and Stanklyn Pool</i> No</p> <p><i>Land to the north of Stanklyn Lane, south of Captain's Pool and west of Stanklyn Pool</i> No</p>
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	<p><i>Land to the north of the A448</i> There are no biodiversity designations within the site.</p> <p><i>Land to the south of the A448, north of Captain's Pool and Stanklyn Pool</i> There are no biodiversity designations within the site.</p> <p><i>Land to the north of Stanklyn Lane, south of Captain's Pool and west of Stanklyn Pool</i> There are no biodiversity designations within the site.</p>
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<p><i>Land to the north of the A448</i> There is no derelict or damaged land within the site.</p> <p><i>Land to the south of the A448, north of Captain's Pool and Stanklyn Pool</i> There is no derelict or damaged land within the site.</p> <p><i>Land to the north of Stanklyn Lane, south of Captain's Pool and west of Stanklyn Pool</i> There is no derelict or damaged land within the site.</p>



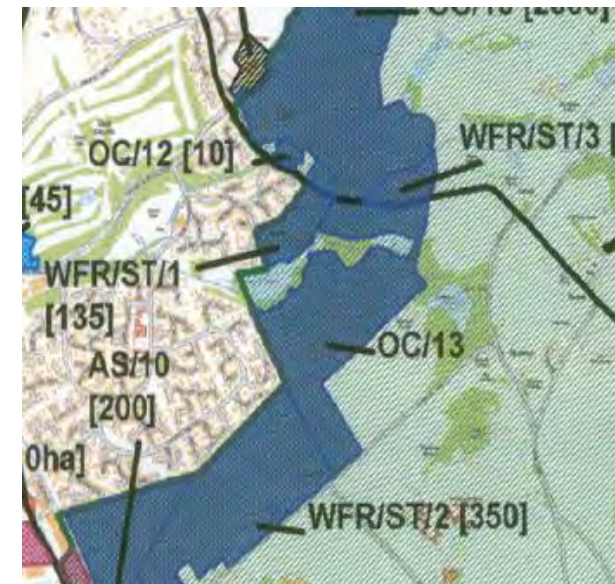
WFR/ST/1	CAPTAINS & THE LODGE	4.59ha	135 units	
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**Description**

A small (5.59ha) site bounded by the built edge of Kidderminster at Spennells, the A448 Comberton Road/Bromsgrove Road and Captain’s Pool. The site is flat and in use as rough grazing and caravan storage, with two large detached dwellings, with varying degrees of visual enclosure by dense hedgerows and woodland. There is no public access across the site, but a PRow runs adjacent to the built edge of Kidderminster which forms the northern boundary of the site. The site adjoins Captain’s Pool at its southwestern extent, which is in turn hydrologically connected to the Spennells Valley Nature Reserve to the west.

The site is part of Strategic Parcel SE1.

**Location Plan**



**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Development on this site would create a logical rounding off of the built edge of Kidderminster without creating sprawl along the A448.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Development would not contribute to coalescence.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The bounded character of the site means that development would not create a sense of encroachment into open countryside.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site has no role in this respect.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site makes only a limited contribution to Green Belt purposes, being well bounded with limited visual connection. Development would extend the current built edge of Kidderminster along the A448 but this would not be substantial and would visually contained by substantial boundary vegetation.</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	The site is contained by substantial boundaries on all sides.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	The site is adjacent to the existing built edge of Kidderminster at Spennells, accessed directly from the A448.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	Public access is limited to a PRoW defining the site's northern boundary. However, the site is adjacent to Captain's Pool and in turn a chain of woodland and water bodies connecting Wilden Marsh Nature Reserve, Spennells Valley Nature Reserve and the wider countryside around Stone.
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

WFR/ST/2	LAND OFF STANKLYN LANE	27.4ha	350 units	Large parts of site to be left undeveloped
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**Description**

A medium-scale (27.4ha) site in predominantly in arable cultivation (with some rough grazing to the west). The site is bounded to the northwest by the linear urban edge of Kidderminster at Spennells, to the southeast by Stanklyn Lane (the hamlet of Summerfield) and by a railway line to the southwest. The site slopes from the plateau at 60m, which holds and conceals the urban edge, down to Stanklyn Lane and has extensive views south eastwards across open countryside. The site has substantial hedgerow boundaries, apart from that abutting the urban edge which comprises garden fences, but is visually exposed to Stanklyn Lane because of its sloping aspect. In this sense there is a degree of connection with the wider open countryside, but there is nevertheless a sense of containment of the site as a whole. Landscape character and condition is of average quality, but with some evidence of the withdrawal of active land management evidenced through poor crop growth (in contrast to arable cultivation on land immediately to the north east). The site is traversed by various PRow which are very well used because of access from Spennells. Prior to site survey, there are no recorded nature conservation or cultural heritage interests on the site.

The site is part of Strategic Parcel SE1.

**Location Plan and Photographs**









**Green Belt Evaluation**

<b>Green Belt Purpose/ NPPF topic</b>	<b>Assessment Criteria</b>	<b>Contribution to Green Belt Purposes / Analysis</b>
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b> Development of this site would be a clear extension of the built edge of Kidderminster southeastwards, although containment by Stanklyn Lane means that it would not constitute sprawl. Development would not round-off the built edge in this location, but present the opportunity to create a more sympathetic edge than the harsh rectilinear edge which currently defines the southern boundary of the town. This is especially important in reducing the impression of sprawl because development would breach the slope behind which development has been kept and thus create a new visual relationship between the southern edge of Kidderminster and the wider countryside to the south.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b> Development would have no impact on this purpose in this location, although locally the identity of Summerfield would change along its northern extent.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b> Development would be contained by the urban edge of Kidderminster to the northwest, Stanklyn Lane to the southeast and reasonably strong hedgerow boundaries to the southwest and north east. As such, development, whilst taking open countryside, would not entail uncontained encroachment, although because of the topography of the site, being a plateau landscape which runs down to Stanklyn Lane, there is a perception of encroachment. Careful masterplanning would be required to help mitigate this impression.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b> There is no clear function of the site in this regard although a new southern edge to the town would be created by development (particularly when combined with wider development proposals).</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b> Overall the site makes a contribution to Green Belt purposes by virtue of its role in containing the southern edge of Kidderminster and having a strong visual connection with the wider countryside across Stanklyn Lane. Development would create a new urban edge to the town on southeasterly facing site, although in combination with adjacent sites, masterplanning could mitigate the direct visual impact of development and hence perception of spillage of the town into open countryside.</p>



Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Stanklyn Lane forms a strong external boundary to the southeast and whilst the southwestern and northeastern boundaries are weaker (being hedgerows) these could form reasonable boundaries (notwithstanding potential development in adjacent sites).
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	Yes, by being an extension of the current urban edge and by virtue of its offering opportunities for the incorporation of characteristics such as cycling infrastructure which help to make it more sustainable than it otherwise might be. The potential for the site to be part of a wider arc of development in this locality reinforces these opportunities.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	Various formal PRoW and informal paths which are intensively used for dog walking etc.
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	The land, particularly as part of a wider arc of development, could be the focus for extensive Green Infrastructure and wider access and recreation proposals which provide recreational opportunity and integrate a new urban edge with the wider countryside, visually and functionally.
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No, but potential for creating Green Infrastructure framework which links to the wider countryside.
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

WFR/ST/3	LAND NORTH OF STONE HILL	7.61	70	Only western part of site to be developed in order to safeguard setting of Stone village and adjacent listed buildings (Polygon reflects area to be developed 2.82 ha)
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**Description**

A small (2.8ha) site comprising part of one arable field bounded by the A448 to the south and Hoo Brook to the north, with no boundary to the east (defined only by the line of the high voltage power line). The field gently rises to 50m and is exposed to the A448 with only modest containment by a dense hedgerow along the A448 and vegetation along the line of Hoo Brook. The site is part of land which runs to the start of the village of Stone and in conjunction with land to the south of the A448 is part of open countryside which contains the village of Stone and forms the easterly context of, and entrance to, Kidderminster. There is no public access and prior to site survey, there are no recorded nature conservation or cultural heritage interests on the site.

The site is part of Strategic Parcel E1.

**Location Plan and Photographs**





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Development would create sprawl along the A448, both in itself and as part of wider development.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Development of the site would not contribute to the merger of towns, but would reduce the gap between the edge of Kidderminster (existing and proposed) and the village of Stone.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Boundaries to the south and the north are substantial, but there is no proposed eastern boundary (being defined only by the line of the high voltage transmission line).</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Development would have no direct effect in this sense, although a new entrance to Kidderminster would be created through development at this location.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to Green Belt purposes because of its role (in combination with adjacent land) in preventing encroachment into open countryside and in this instance sprawl along the A448. Absence of a significant eastern boundary is problematic, particularly given the gradually rising character of the site towards Stone. Development would introduce built form into a location which is exposed and as such have a proportionately</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
		greater impact on openness than that immediately to the east where the external boundary should be held. The impact on openness reflects that of site OC/13 across the A448 with similar problems of exposure and absence of an external boundary.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Strong boundaries to the north and south; absent to the east.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	Only as part of a wider development scheme.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

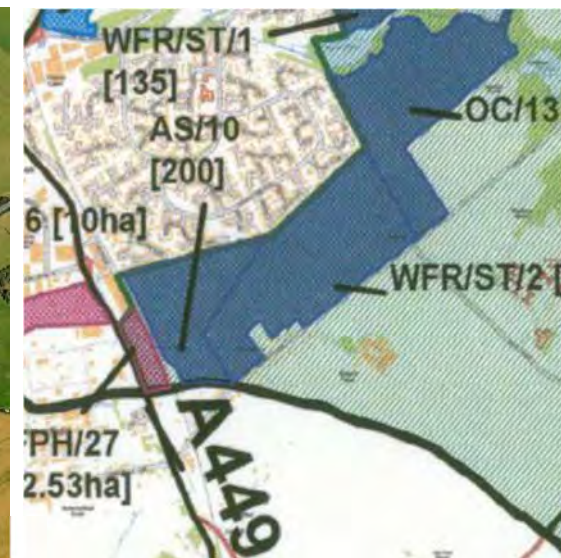
AS/10	LAND R/O SPENNELLS & EASTER PARK	13.48ha	200 units	Green infrastructure improvements and upgrading of existing footpath network
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**Description**

A medium-scale site (13.5ha) bounded by a railway line to the west, the built edge of Kidderminster at Spennells to the north, part of the northern edge of the hamlet of Summerfield to the south and by a formal footpath (Railway Path) to the north. The land is currently in arable use and is of an open aspect with extensive views southwards from the ridgeline (at 60m). Despite the site’s exposure, there are only glimpsed views from Stanklyn Lane. Railway Path, which forms the northern boundary of the site, is a PRow and runs on eastward and also connects to an informal path (also called Railway Path which encircles the site). Prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.

The site is part of Strategic Parcel SE1.

**Location Plan and Photographs**





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site comprises a single field, bounded by a railway line to the west, the current urban edge to the north, the rear of properties along Stanklyn Lane to the south and a reasonably well defined (albeit gappy) hedgerow to the east. Development would not constitute sprawl because of the relatively high degree of physical and visual containment of the site and built form a clear extension of the existing urban area.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Development of the site would not lead to the merger of towns, although locally the separate identity of the dwellings strung along Stanklyn Lane which comprise Summerfield would largely disappear (particularly when viewed in combination with additional proposed development to the east).</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The extent of development is clearly defined by strong boundaries to the north, west and south and whilst western boundaries are less well-defined, they are nonetheless clear. The site is largely level reducing the extent of potential visual intrusion, although there are only very limited, glimpsed from surrounding roads. However, one PRow forms part of the northern edge of the site, from which there are views to the south across the site.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site plays no clear role in defining the setting for Kidderminster.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site contributes to the Green Belt in this location, in combination with land to the east, containing the southerly edge of Kidderminster and</p>



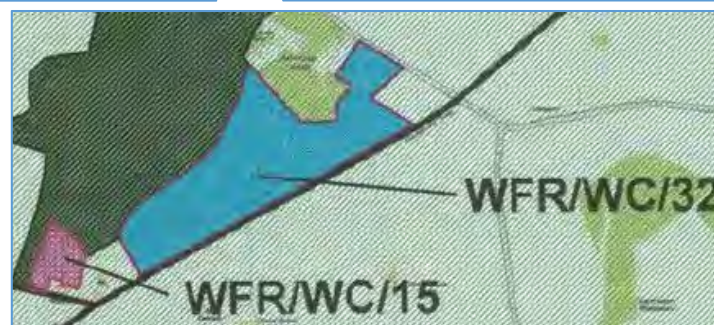
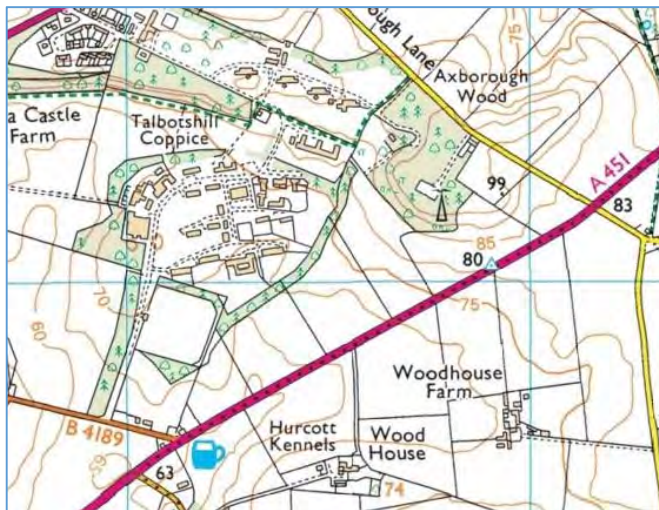
Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
		connecting visually (in combination with adjacent land to the east) with the wider countryside to the south. However, the site is well contained, level and not visually exposed, and as such development would not create uncontrolled sprawl overly intrusive encroachment into open countryside.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	The northern, western and southern boundaries of the site are strong and logical; the eastern boundary is less substantial.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	Yes by virtue of being an extension of the existing urban envelope to the north.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	One PRow forming part of the northern boundary of the site.
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No.
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

## Description

Land in arable use, rising from 65m to 99m north east from the A451, bounded to the south by the A451, to the north west by a woodland strip (screening the Lea Castle site) and woodland, to the north east by Axborough Lane (part) and to the south east by a field boundary. From the north eastern edge there are medium and longer distance views towards the south west, these diminishing to valley-side views on the approach to Park Gate Road. The site is open countryside which is visually related to land to the south east across the Stourbridge Road. There is no public access and prior to survey no biodiversity or cultural heritage interest.

The site is part of Strategic Parcel NE2.

## Location Plan and Photographs





**Green Belt Evaluation**

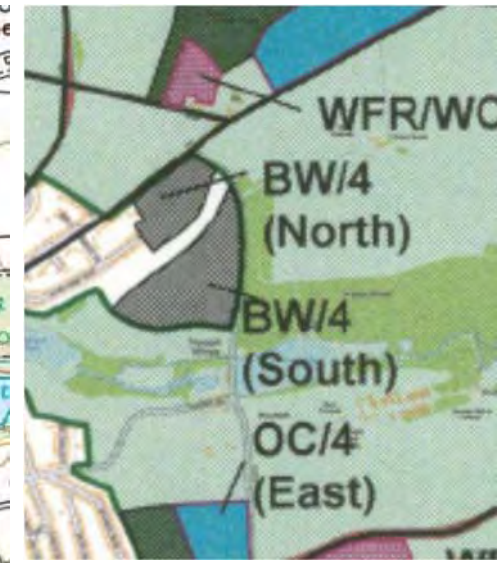
Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Development would create a both the impression and reality of sprawl of the urban area along the A451 into the open countryside between Kidderminster and Stourbridge. The land is detached from the current built limit of the town around half a mile to the south, and visually separate (screened by vegetation and topography) from the Lea Castle site to north west.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site makes a contribution in this respect, situated some two miles from Stourbridge and half a mile from Kidderminster.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is partially contained visually on its north western flank, but otherwise relies on the A451 Axborough Lane and weak field boundaries. As such, there is the potential for further encroachment and reinforcement of the impression of unconstrained development in the open countryside.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to this purpose by virtue of its location as part of the northerly gateway to Kidderminster, although there is no visual connection between the site and a Conservation Area.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Overall, the site makes a significant contribution to the Green Belt through its role in safeguarding the countryside from encroachment (clearly being visually and functionally part of the open countryside to the north of Kidderminster) and sprawl along the A451. Development would have a significant effect on openness reflecting the partial enclosure of the site and its visually sensitivity creating a fundamentally new character to this gateway to Kidderminster.</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	The site is strongly bounded by a woodland belt/woodland to the north west and the A451 to the south east. Otherwise, boundaries are weak, being insubstantial field divisions only.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	The site is part of open countryside to the north east of Kidderminster, Although adjacent to the currently unused Lea Castle Hospital Site immediately to the north west, on its own merits development of the site would constitute a stand-alone development in the open countryside.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**Description**

A single field in pastoral use on rising land from Podmore Pool bounded by Hurcott Lane to the east and field boundaries to the north west and south. There are medium to long distance views from Hurcott Lane across the site to the built edge of Kidderminster. There is no public access and prior to survey no biodiversity or cultural heritage interest.

**Location Plan and Photographs**





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to preventing sprawl into open countryside to the east of Kidderminster, although the site is reasonably well bounded physically and visually which limits this impact. Development would substantiate rather than round-off the urban edge of Kidderminster.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site makes a limited contribution in this respect.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site makes a clear contribution to safeguarding the countryside from encroachment, where development would be intrusive visually, although reasonably well contained.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site makes no contribution in this respect.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Overall, the site contributes to the Green Belt through preventing sprawl and encroachment, although the relatively well bounded nature of the site limits this role. The site is visually sensitive however, being strongly related to open countryside to the east and would require careful masterplanning, including realising potential for positive use of the Green Belt in this locality.</p>
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>• Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> </ul>	<p>The site is bounded but only significantly to the east along Hurcott Lane.</p>



Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>• Are the current boundaries logical?</li> <li>• Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> <li>• Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	Development would be an extension of the existing urban edge.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>• What is the degree of existing public access?</li> </ul>	None
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>• Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>• Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>• Are there any national or local biodiversity designations within the proposed site?</li> </ul>	Hurcott Pools SSSI/LNR is immediately to the south east. Potential for wider nature conservation and/or recreation enhancement.
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>• Is there any derelict land in the parcel?</li> <li>• Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

LI/2	WYRE FOREST GOLF CLUB KINGSWAY	8.2ha	80 units	To include provision for Burlish Top car parking. Development to be adjacent to existing housing. (Polygon reflects area to be developed 4.21 ha)
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**Description**

A small (8ha) site which is an extension of the urban edge at Burlish Park into land which was previously in extractive use but has been restored to rough grassland. The site is bounded to the south west by a hedgerow which contains development at Torridon Close/Elan Avenue, Kingsway to the southeast, with a substantial hedgerow/tree belt to the northeast. There is no defined boundary to the northeast. The site is gently undulating but of part of rising land to the northeast towards Burlish Top. It is an exposed site and development would be a clear extension of the urban edge in this location. There is no formal public access, but a well-used PRoW immediately to the north which is part of wider access to the semi-wooded heathland of Burlish Top Nature Reserve. Prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.

The site is part of Strategic Parcel SW4.

**Location Plan and Photographs**





**Analysis of the Contribution of the Site to the Green Belt**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to limiting sprawl containing development at Burlish Park immediately to the south. The site has strong boundaries on three sides but would require strong masterplanning to ensure that substantial external boundaries are established to ensure containment of a new urban edge and the clear definition between the built-up area and the open countryside which characterises this area.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site plays no significant role in this respect, although it would extend the built edge of Stourport northeastwards towards Kidderminster.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>There are clear site boundaries which could largely contain development particularly to the northwest, although the absence of a northeastern boundary is problematic and would need to be created to ensure the prevention of further encroachment into open countryside.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site plays no role in this respect.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site contributes to the Green Belt insofar as it is open land (although previously quarried and classed as previously developed) which relates to the wider countryside to the northeast and northwest. The site is well-bounded on three sides, but a new edge would be created to the northeast. Development will impact on the openness of the countryside in this location by virtue of the introduction of built form onto an exposed site but this is judged not to be significant because of site size and opportunities for</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>containment. The current extensive use of the site for informal public access which is related to the adjacent Burlish Top Nature Reserve would be lost.</p> <p>The boundaries to the site are variable, comprising Torridon Close/Elan Avenue to the south, Kingsway to the southeast a substantial hedgerow/tree belt to the northeast but no defined boundary to the northeast which would potentially create a severe urban edge as currently exists to the south. Otherwise development would be a logical extension of the current urban edge.</p>
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	<p>Development would be a clear extension of the existing urban edge at Burlish Top and as such be part of</p>
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	<p>No formal access but currently extensive informal use through a network of paths.</p>
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<p>There are significant opportunities for recreational enhancement in the vicinity given the importance of Burlish Top Nature Reserve immediately to the north as a focus of informal recreation.</p>
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<p>No</p>
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	<p>None within the site but Burlish Top Nature Reserve lies immediately to the north.</p>
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<p>The site appears to be previously developed land which has regenerated scrub vegetation and could potentially be further enhanced and linked to Burlish Top Nature Reserve immediately to the north.</p>

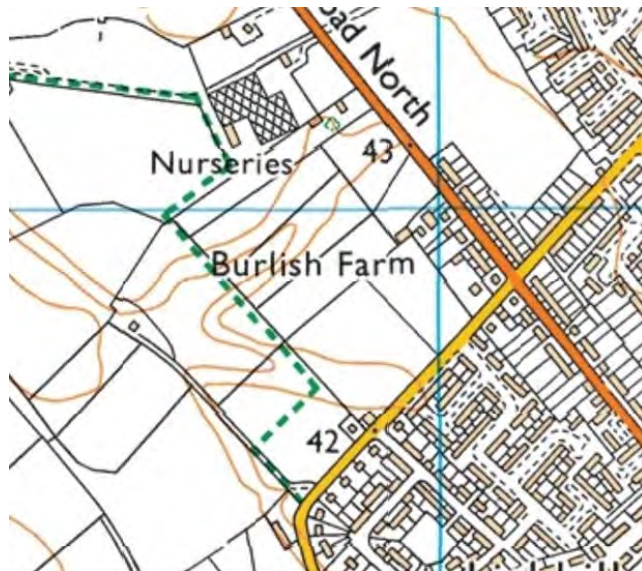
LI/6	BOURNEWOOD NURSERY	1.74ha	45 units
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### Description

A small site on flat land off Lickhill Road North in horticultural use. The site is well bounded by extensive tree planting to the north and west, resulting in strong visual containment and no connection to the open countryside to the north. There is no public access to the site. Prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.

The site is part of Strategic Parcel SW5.

### Location Plan and Photographs





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is well bounded physically and visually but is part of open countryside to the north west off Lickhill Road North.</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Development would be represent a further, albeit relatively minor, erosion of the gap between Stourport and Bewdley, although the size and strongly bounded character of the site which is adjacent to existing development would not represent a significant effect in this regard.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is clearly bounded with substantial hedgerows, although is part of open countryside to the north west of Stourport.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>There is no visual connection between the historic cores of Bewdley or Stourport.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to the Green Belt in this location by virtue of being part of wider undeveloped land which separates Bewdley and Sourport, Development would marginally extend the urban edge of Stourport northwestwards, although because of the size and bounded character of the site and its adjacency to existing built form, this is unlikely to be a significant effect in terms of advancing the urban edge into open countryside or substantially altering the perception of that edge (for example from across the River Severn).</p>
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>• Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>• Are the current boundaries logical?</li> <li>• Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>The site is bounded to the northwest and southwest by substantial hedgerows and woodland which contains the site physically and visually, as well as being adjacent to existing built form.</p>



Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>• Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	The site is in a relatively sustainable location as part of the urban edge of Stourport.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>• What is the degree of existing public access?</li> </ul>	The site is a plant nursery with no right of access.
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>• Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	There are no recreational opportunities.
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>• Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>• Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>• Is there any derelict land in the parcel?</li> <li>• Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	Development would be on previously developed land (albeit a currently an acceptable Green Belt use).

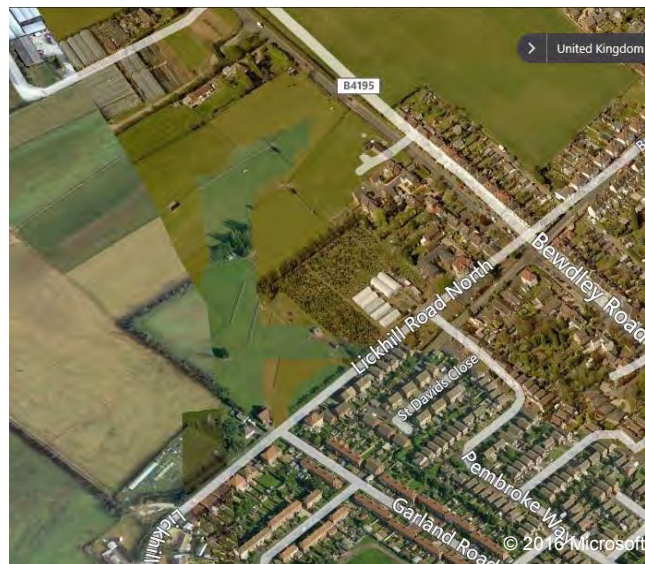
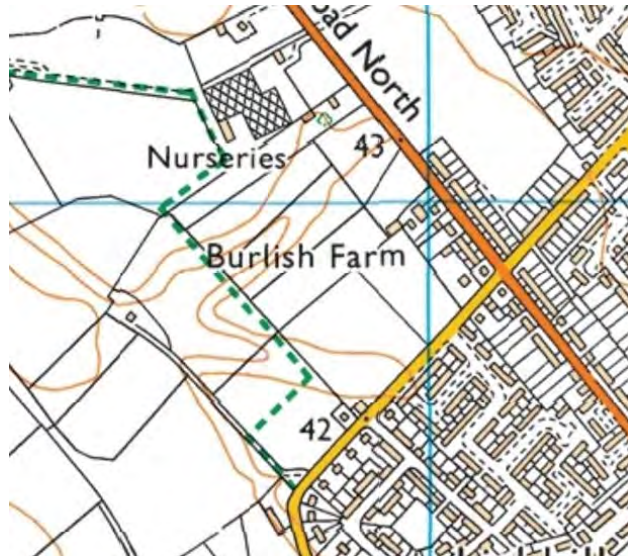
LI/7	BRADLEYS PADDOCKS	1.87ha	49 units
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**Description**

Adjacent to Lickhill Road North, the site is in grazing use. The land begins to fall away to the River Severn to the west and whilst visually enclosed by a substantial hedgerow to the north, has an open aspect to the west, with extensive views across to the dense woodland to the west of the River Severn. There is no public access and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.

The site is part of Strategic Parcel SW5.

**Location Plan and Photographs**





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is well bounded physically and visually but development would represent an extension of Stourport into open countryside to the north.</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Development would represent a further, albeit relatively minor, erosion of the gap between Stourport and Bewdley, although the size and strongly bounded character of the site which is adjacent to existing development would not represent a significant effect in this regard.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is clearly bounded with substantial hedgerows, but is nevertheless part of the wider countryside to the north west.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual; connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>There is no visual connection between the historic cores of Bewdley or Stourport.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to the Green Belt in this location by virtue of being part of wider undeveloped land which separates Bewdley and Sourport, Development would marginally extend the urban edge of Stourport northwestwards and although there are substantial hedgerows to the northwest and southwest the sloping character of the land offers views across the River Severn. The overall effect would be to advance the urban edge into open countryside and potentially alter the perception of that edge (for example from across the River Severn), particularly given the separation of the site from existing built development.</p>
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>• Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>• Are the current boundaries logical?</li> <li>• Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>The site is bounded by substantial (overgrown?) hedgerows which contains the site physically and visually, as well as being adjacent to existing built form.</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>• Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	The site is in a relatively sustainable location as part of the urban edge of Stourport.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>• What is the degree of existing public access?</li> </ul>	The site is a plant nursery with no right of access.
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>• Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	There are no recreational opportunities.
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>• Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>• Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>• Is there any derelict land in the parcel?</li> <li>• Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	Development would be on previously developed land (albeit a currently an acceptable Green Belt use).

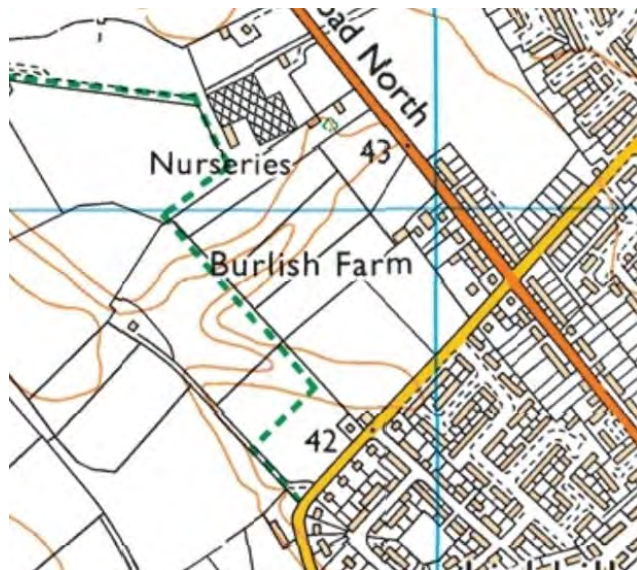
LI/8	LICKHILL ROAD NORTH r/o SCOUT HUT	2.24ha	58 units
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### Description

A site comprising open fields in grazing use adjacent to Lickhill Road North. The site is bounded by a dense hedgerow to the south west, but of an open aspect to the north, with no substantive feature defining the boundary. The site gently slopes towards the River Severn with extensive views to dense woodland to the west of the River Severn. There is public access via a PRow which crosses the site. Prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.

The site is part of Strategic Parcel SW5.

### Location Plan and Photographs





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The site is not well bounded physically and visually on its northwestern side and as such development would constitute sprawl into open countryside.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Development would contribute to the erosion of the gap between Stourport and Bewdley.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The site is only partially bounded, and critically not on its northwestern edge.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>There is no visual connection between the historic cores of Bewdley or Stourport.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The site makes a significant contribution to the Green Belt in this location by virtue of being part of wider undeveloped land which separates Bewdley and Stourport. Development would extend the urban edge of Stourport northwestwards into open countryside with the likelihood of substantially altering the perception of the urban edge (for example from across the River Severn), particularly given the separation of the site from existing built development.</p>



Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	The site is bounded by substantial hedgerows to the northeast associated with Bradleys Paddocks, to the southwest by a private track and associated hedgerow, by Lickhill Road North to the east, but with no boundary to the northwest, this leaving the site open to extensive views northwestwards.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	The site is in a relatively sustainable location as part of the urban edge of Stourport.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	A PRoW forms part of the southwestern boundary of the site and proceeds across the site northward
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	There are no recreational opportunities.
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**Description**

A single field in pastoral use to the east of Wilden village and immediately north of a substantial hotel. The land is at grade and part of a wider plateau which constitutes Wilden Top. There are limited views to the west, but middle and long distance views to the east. There is no public access and prior to survey no biodiversity or cultural heritage interest.

The site is part of Strategic Parcel SW12.

**Location Plan and Photographs**





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The southern reaches of Wilden village are arranged along Wilden Lane and washed over by Green Belt. There is localised sprawl in this location along the valley bottom to the west and, notwithstanding the presence of the hotel, development would spread this onto the plateau of Wilden Top.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is part of land which makes a significant contribution to preventing the merger of Kidderminster and Stourport.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Whilst the site is defined by various boundaries these vary considerably in their strength, the outer boundaries comprising substantial hedgerows. However, locally the land makes a contribution to this purpose because of its visual connection with the wider countryside, including glimpsed views to the east.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site does not make a direct contribution to this purpose.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The sites contributes to the openness of the countryside in this location which is part of open land between Kidderminster and Stourport. As such development would contribute to the erosion of this gap in what is an exposed plateau setting, creating localised sprawl from existing development along Wilden Lane. Even if substantial outer boundaries were present, development would constitute encroachment into open countryside.</p>

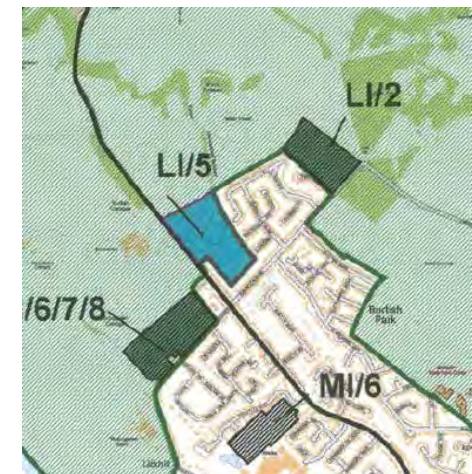
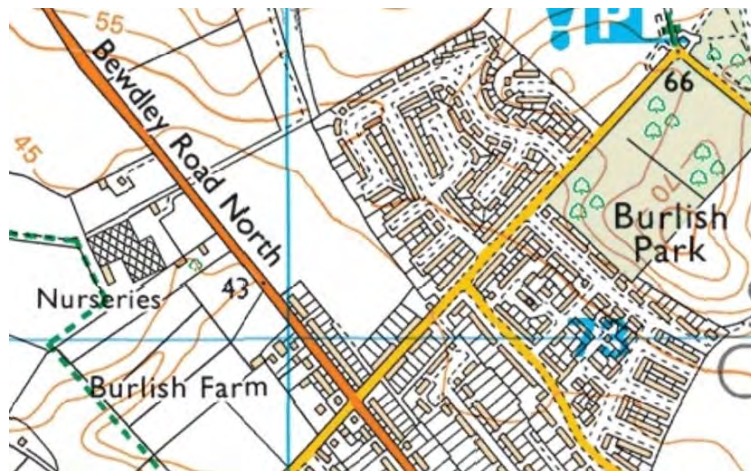
Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	The site strongly bounded on only two sides.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	Development would be separate from any recognisable urban or village edge.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

## Description

A single field in arable use forming part of the north western entrance to Stourport, adjacent to the current built of the town. The land is largely of level topography and there are short and middle distance views across it to open countryside between Stourport and Bewdley. The land is strongly bounded on all sides. There is no public access and prior to survey no biodiversity or cultural heritage interest.

Part of Strategic Parcel SW4.

## Location Plan and Photographs





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is adjacent to Bewdley Road North where there is evidence of incremental sprawl and development on this site would extend this northwestward. The site makes a contribution to the Green Belt in this respect. However, the external boundary creates a clear limit to this and development is more accurately rounding-off rather than sprawl.</p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to this purpose as part of the wider parcel.</p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is contained on all sides and would largely represent a rounding-off of the urban edge in this location. Whilst development would encroach into open countryside, closing off a view at the exit of Stourport along Bewdley Road North, the largely enclosed character of the site means that wider encroachment is avoided.</p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to this purpose by virtue of its location as part of the northwestern gateway to Stourport, although there is no visual connection between the site and a Conservation Area. There is therefore a sensitivity to the site in this respect although in light of the existing hard urban edge, this is a matter of design.</p>
<b>Overall Assessment of Contribution to Green Belt Purposes</b>	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is part of large tract of land forming a substantial part of the open countryside between Stourport, Kidderminster and Bewdley which makes a significant contribution to preventing sprawl, merger of towns, encroachment and the identity of towns. Thus, in principle, development would constitute harm to the Green Belt, although the local geography modifies this. Overall the land does make a contribution to Green Belt</p>



Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>purposes, specifically in respect of sprawl and protection against encroachment into open countryside. The enclosed character of this site and its close relationship with the existing urban edge means that damage to the purposes of the Green Belt is reduced.</p> <p>The site is strongly bounded on all sides.</p>
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	<p>Development would be an extension of the existing urban edge.</p>
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	<p>None</p>
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<p>No</p>
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<p>No</p>
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	<p>No</p>
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<p>No</p>

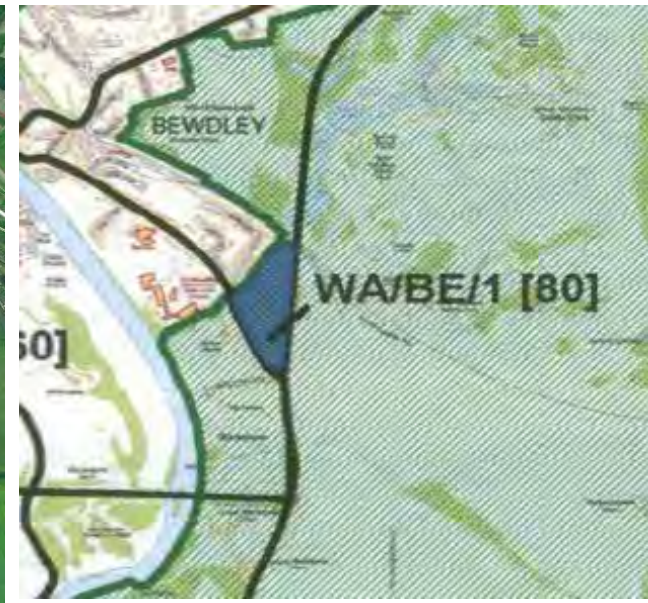
WA/BE/1	STOURPORT ROAD TRIANGLE	3.67ha	80 units
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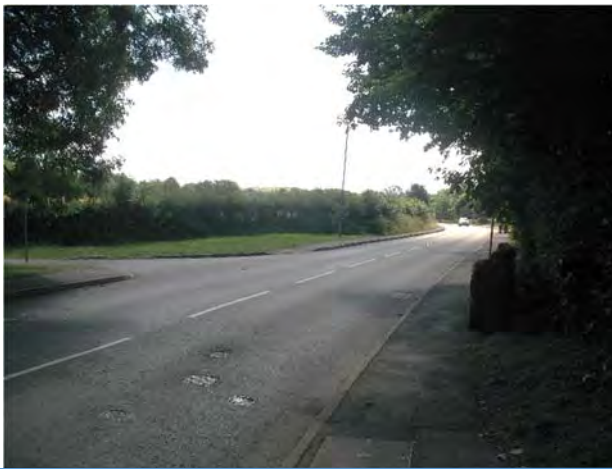
**Description**

A medium-scale (3.7ha) site comprising a single arable field which is strongly bounded by the A456 Stourport Road, the B4195 Stourport Road and an access track. The site is gently sloping with a broad east-west orientation and forms part of the southerly context for Bewdley as viewed from the B4195. There is no public access and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.

The site is part of Strategic Parcel SW3.

**Location Plan and Photographs**





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Development of the site would extend the developed edge of Bewdley southwards into the important gap between Bewdley and Stourport. However, the strongly bounded character of the site means that this is unlikely to constitute sprawl.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is part of the gap between Bewdley and Stourport and development would narrow that gap.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site has substantial boundaries on all sides and development would be contained physically. However, the sloping character of the site could create a degree of visual intrusion from the southern approach to the town along the A456.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Whilst there is no direct visual connection with the historic core of Bewdley, this site is part of the southern gateway to the town, accessed from the A456, and as such development would represent the creation of a new relationship between the current built edge and the wider countryside to the south of the town.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to the Green Belt in this location by virtue of its location in the gap between Bewdley and Stourport and visual connection to the wider open countryside which is part of that gap. However, the strongly bounded character of the site limits the effects of sprawl or encroachment. The likely effect on openness is judged to be limited given the location and bounded character of the site. Of greater potential significance is the role of the site as part of the southern</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>gateway to Bewdley and the effect that a concentrated development of 80 units could have, particularly given the rising topography of the ground.</p> <p>The site has substantial boundaries on all and development would be contained.</p>
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	<p>Development of the site, being adjacent to the current built edge and within walking distance of the town centre would be sustainable.</p>
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	<p>No public access.</p>
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<p>No</p>
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<p>Part of the southerly context for the historic core of Bewdley although there is no visual connection.</p>
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	<p>No</p>
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<p>No</p>

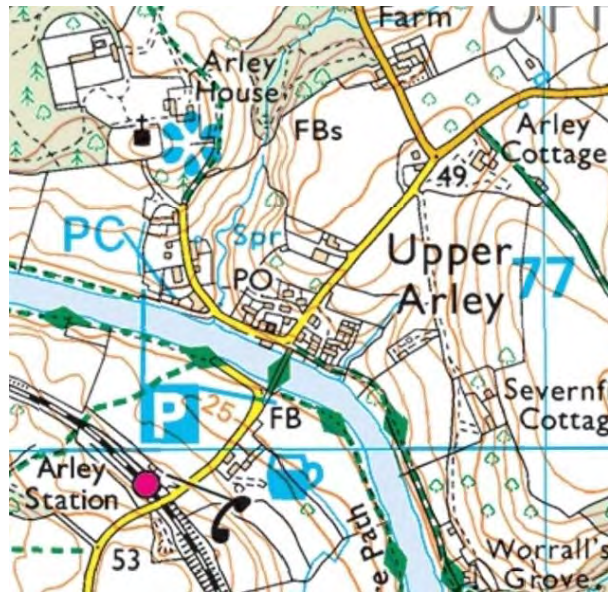
WA/UA/4	ALLOTMENTS UPPER ARLEY	0.46ha	10 units
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**Description**

A small (0.5ha) site previously in use as allotments which is on sloping land towards the River Severn and bounded by thick hedgerows and scrub on three sides and a steep embankment onto Arley Lane on the fourth, resulting in strong physical and visual containment. There is no public access and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.

The site is part of Strategic Parcel NW5.

**Location Plan**



**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site is enclosed physically and visually and development would not constitute sprawl.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Development would not contribute to merger.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The high degree of physical and visual enclosure limits encroachment into the open countryside to the east.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Development is of a scale and degree of physical and visual containment such that character of the village and its Conservation is unlikely to be compromised, subject to detailed scrutiny of development design.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The physical and visual enclosure of the site means that development would not compromise the purposes of the Green Belt strategically or locally and the effect on openness would not be significant, being an extension of the existing built edge of the village. The effect of development on openness is likely to be limited, reflecting the scale and physical and visual enclosure of the site.</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	The clear containment of the site means that development can be contained.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	Development would be an extension of the built edge of the village northwards.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	The site lies within the Upper Arley Conservation Area.
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

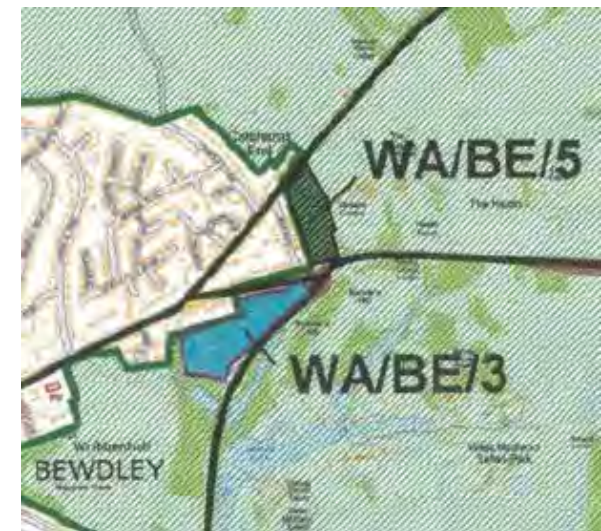
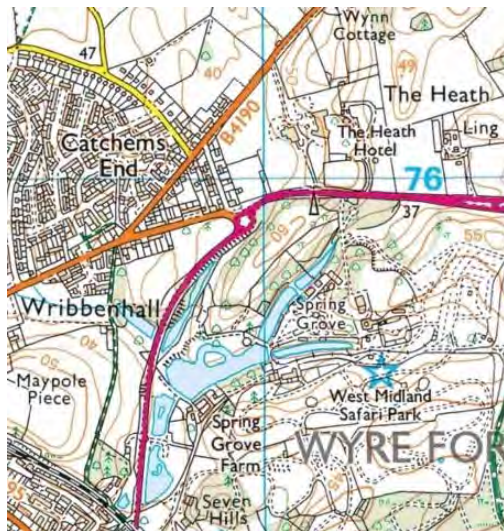


**Description**

Fields in arable/pastoral use situated off the principal gateway into Bewdley from Kidderminster. The land is largely enclosed by surrounding roads and substantial vegetation of varying density. There are direct views in from the A456 roundabout. There is no public access and prior to survey no biodiversity or cultural heritage interest.

The site is part of Strategic Parcel SW2.

**Location Plan and Photographs**





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes/Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Whilst the site is relatively small and well-bounded, it does make a contribution to preventing local sprawl along the Kidderminster Road and the A456.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The site is part of land which separates Bewdley, Kidderminster and Stourport and is judged to make a significant contribution to this purpose, albeit bounded by the A456.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is contained on its northern and southern sides, although the western boundary is less clear.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>As part of the northeastern gateway into Bewdley, the site makes a significant contribution, although there is no visual connection with the heart of the town.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Overall, and cumulatively, the site makes a significant contribution to Green Belt purposes because of its role as part of the wider tract of land separating Bewdley, Stourport and Kidderminster, its role as part of the gateway to Bewdley, a role in preventing wider encroachment and sprawl. Development would reduce openness by bringing the edge of Bewdley southeastwards to meet the A456, although this would act as a long-term edge.</p>

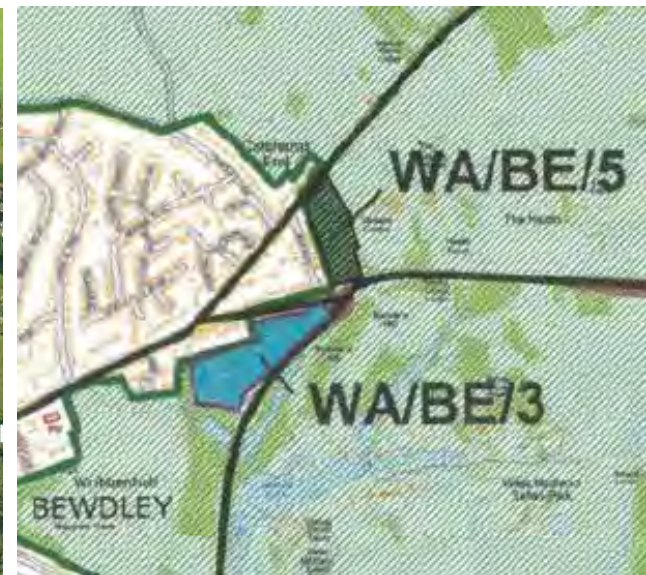
Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes/Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	The triangular site is bounded by the Kidderminster Road to the north, the A456 to the south east and a dense woodland belt to the south west.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	Development would be an extension of the existing urban edge of Wribbenhall/Catchems End along the Kidderminster Road.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**Description**

Two field in pastoral use, both of which abut the built edge of Bewdley at New Road, but one which is unbounded its eastern extent. There are restricted views into the site. There is no public access and prior to survey no biodiversity or cultural heritage interest.

The site is part of Strategic Parcel NW1.

**Location Plan and Photographs**





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The size of the site and containment by a hotel to the means that sprawl on Habberley Road will not occur. Equally, development would be an extension of the urban area and cannot be regarded as 'rounding-off'.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The site is part of a larger parcel which makes a significant contribution to preventing the merger of Bewdley and Kidderminster, and although relatively small, is clearly part of this wider land.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is contained on three sides and shades into the extensive grounds of a hotel immediately to the east. The hotel and grounds cannot be regarded as open countryside, but their scale and character contribute to overall openness in this locality.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is part of the eastern entrance to Bewdley, although there is no visual connection between the site and the historic centre of the town,</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The overall contribution to Green Belt purposes of the site is mixed. Whilst the site is relatively small and is an extension of the existing urban edge, it is nevertheless serves to contain the eastward expansion of Bewdley into the critical gap between development in this location and the built edge of Kidderminster. The presence of the hotel imparts a semi-urbanised character to the land, and development would add to this impression further reducing the gap</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
		between the towns, even though the site is reasonably well enclosed visually.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	The site is strongly bounded on three sides, with a partial boundary to the east adjoin the hotel grounds.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	Development would be an extension of the existing urban edge.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No



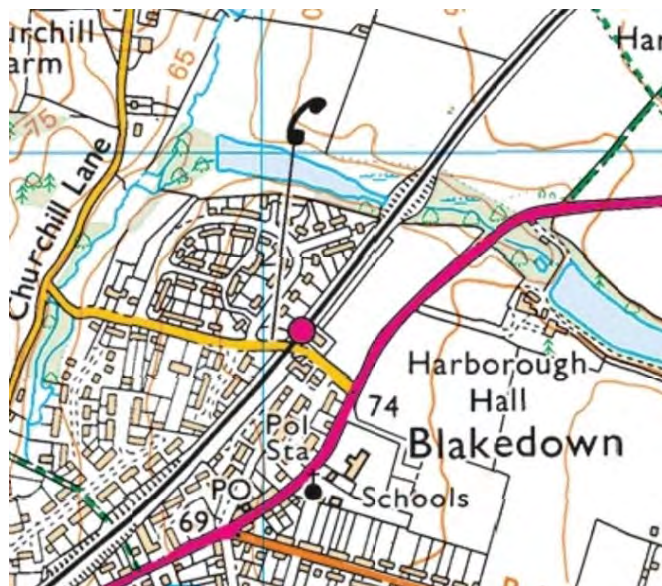
WFR/CB/3	LAND AT STATION DRIVE BLAKEDOWN	2.25ha	35 units	To include rail station car parking
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**Description**

A medium scale (2.3ha) site, is a single in arable use, bounded by Station Drive, a railway line, the A456 Birmingham Road and a hedgerow/thick woodland associated with a watercourse. The site is predominantly level but slopes gently down towards the watercourse. The site is visually well enclosed, although this is less strong on the A456 edge and the site forms part of the eastern entrance to Blakedown, complementing open land on the opposite side of the A456. There is no public access and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.

The site is part of Strategic Parcel NE11.

**Location Plan and Photographs**





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Development of the site would constitute sprawl, extending the built edge of Blakedown along the A456, although contained nature of the site means that this is only a localised effect. There would be a rounding off of northeastern edge of the village, and in doing so the creation of a new context to village and to some extent the loss of a rural context.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site plays no clear role in preventing coalescence.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is strongly enclosed on all sides, but adjoins/is part of open countryside to the north.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site does not contribute to the setting or special character of historic towns or villages, although is a gateway site into Blakedown.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to Green Belt purposes because of its containment of Blakedown particularly along the A456 Birmingham Road, The high degree of physical and visual containment limits the impact of development on the Green Belt, although this is a gateway site into Blakedown which is locally significant in turn demanding particular attention to edge treatment, built density and massing.</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	The site is clearly and strongly bounded on all sides.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	The site is adjacent to the built edge of Blakedown and would be a rounding off of the settlement footprint.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

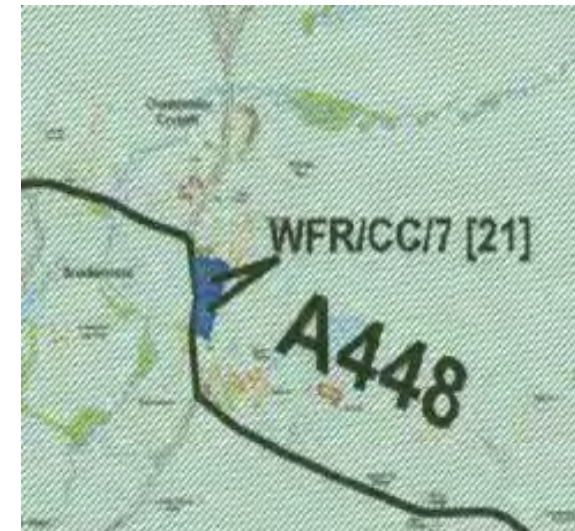
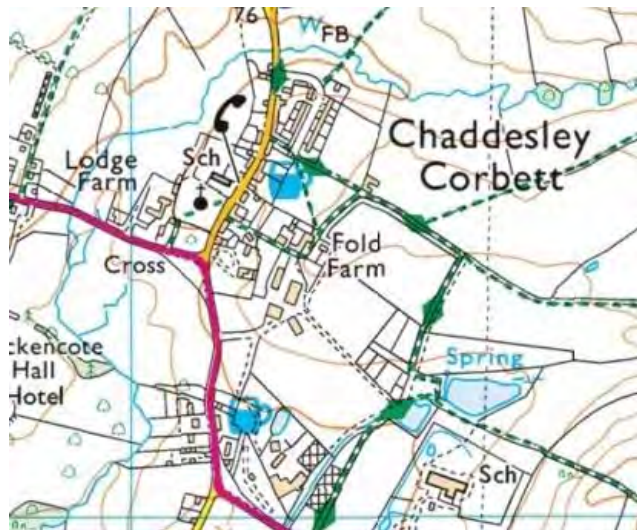
WFR/CC/7	LAND AT BROMSGROVE ROAD LOWER CHADDESLEY	1.31ha	21 units
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**Description**

A small (1.3ha) site adjacent to the A448 Bromsgrove Road, comprising two fields in horticultural use. The site is bounded to the north and south by property boundaries and to the east by a hedgerow. The site slopes towards the A448 and is visually exposed, although a substantial hedgerow conceals this to some degree. The site forms part of the eastern entrance to Chaddesley Corbett and development would form part of that context. There is no public access to the site and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.

The site is part of Strategic Parcel E9.

**Location Plan and Photographs**





**Analysis of the Contribution of the Site to the Green Belt**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Development of this site would contribute to a sense of localised sprawl along the A448, physically joining the current built edge of Chaddesley Corbett with outlying development on the north side of the A448 which comprises a public house, a substantial plant nursery and a recently constructed primary school.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>There would not be merger of settlements, but a merger of development creating a sense of coalescence along the A448, extending the continuous footprint of the village southwards from the existing core.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The bounded nature of the site on all sides means that long term encroachment into open countryside to the east can be prevented.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Alongside the potential sprawl, this is the most significant issue to be resolved because of close relationship of the site with the Conservation Area of the Chaddesley Corbett as marked by the prominent village church as the focal point for the historic core of the village.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Overall the site is judged to contribute to Green Belt purposes and development would compromise, on a limited scale, the role of the site in helping to prevent sprawl along the A448. The role of the site as part of the context for the Church and Conservation Area of the village is potentially significant, where development (even if set back from the road) would create a new setting for this vista. The analysis of the role of Chaddesley Corbett as</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	The site is clearly bounded by the A448 and built development on two sides.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	Development would be within the wider context of the village.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	There is no public access and the plot too small to provide any.
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	The site forms part of the southerly context for Chaddesley Corbett church and Conservation Area and as such is potentially sensitive.
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

a village which is washed over by Green Belt and recommended that this should remain so because of the close relationship between the built form of the village and its countryside context. Part of this is the permeability of built form throughout the village which is compromised by infill.



WFR/WC/12	LAWNSWOOD WESTHEAD ROAD NORTH COOKLEY	1.77ha	23 units	Potential for footpath link from adjacent housing estate to village facilities
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**Description**

A small site comprising isolated properties set in extensive grounds which includes dense woodland. The triangular site is bounded on two sites by Lea Lane to the north and the rear boundary of properties along Castle Road, but an informal path/track within dense woodland to the south. The site is visually strongly enclosed by extensive vegetation across its extent. There is no public access to the site and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.

The site is part of Strategic Parcel N7.

**Location Plan and Photographs**





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site is reasonably well contained, with a substantial hedge on the southern boundary, built development to the north and east and property boundaries to the northwest. As such development would be contained and not sprawl into open countryside physically, as well as visually, despite the site being on a southerly aspect.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Development of the site would not contribute to the merger of towns or smaller settlements.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Despite the reasonable degree of physical and visual enclosure of the site, development would contribute to encroachment, albeit modestly.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>There is no visual connection and development would not affect an historic town or local Conservation Area.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is well contained and development would not constitute sprawl or significant encroachment into open countryside. The openness of the countryside would be affected through the addition of built development, although this is not significant given the degree of enclosure on the site's southern boundary and opportunities for boundary treatment to reduce this impact.</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Development would be an extension of the existing urban area, defined on its southern edge by an informal, though well-used, footpath and substantial woodland.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	Yes, by being a modest extension of the existing footprint of Cookley.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	Informal footpath to the south.
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	Potential to formalise access around and possibly through the site to playing fields to the north off Lea Lane, for example.
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

WFR/WC/22	LAND OFF LOWE LANE FAIRFIELD	2.99ha	26 units	Only land to north of allotments to be developed. (Polygon reflects area to be developed 0.9 ha)
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**Description**

Part of land bounded by Fairfield Lane, Lowe Lane and Sebright Road, currently in grazing use and comprising two fields separated by a hedge. The site slopes gently from Fairfield Lane to Sebright Road and is visually exposed, from Lowe Lane and Fairfield Lane where the current built edge is prominent. The strength of the vegetation along Lowe Lane and Fairfield Lane varies considerably. There is no public access to the site and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.

**Location Plan and Photographs**





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Development would be an extension of the existing urban edge and partially round-off the existing development footprint of Fairfield, thus not constituting sprawl, although there is no substantial southern boundary to the site.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Development of the site would not contribute to the coalescence of settlements.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Whilst not open countryside <i>per se</i>, the site is part of open land falling away from the built edge of Fairfield in this location and is visually sensitive. The proposed site has no substantial southern boundary aside from that of the allotments immediately to the south.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site plays no role in this respect.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is reasonably well contained physically and visually and development would not undermine the role of the Green Belt in this location. Development would extend the built edge southwards creating a new aspect to the southwestern quarter of the settlement as seen from Lowe Lane.</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	There are firm boundaries to the west (Lowe Lane), north and east (built edge of Fairfield) but not to the south.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	Development would be a modest extension of the current built edge of Fairfield.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No



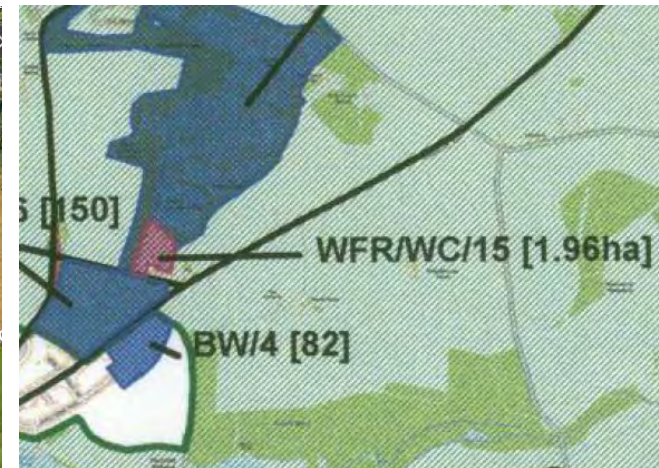
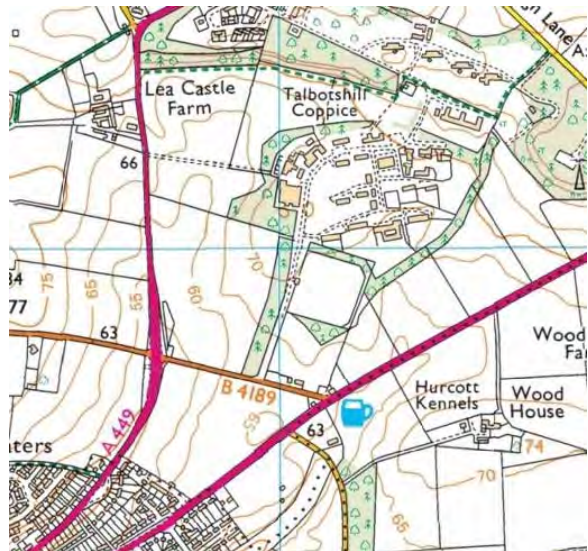
WFR/WC/15	Lea Castle Hospital	1.96ha	Potential employment site at Park Gate Road entrance
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**Description**

Situated off Park Gate Road the site is part of the plateau which holds the Lea Castle site. The land is level and is bounded to the north by a woodland belt, to the west by Lea Castle Drive and a woodland belt and to the south by properties along Park Gate Road. The site is visually well contained on three sides, in arable use and part of a broader easterly tract of farmland to the west of A451 Stourbridge Road. There is no public access and in advance of site survey the site has no nature conservation or cultural heritage interest.

The site is part of Strategic Parcel NE2.

**Location Plan and Photographs**





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Development would be an extension of the current development footprint, but not of an urban area <i>per se</i>. Reasonable long-term boundaries could be secured around three sides of the site, whilst definition of a boundary would be required to the east, as viewed from the A451.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Development would contribute to a closing of the gap between Kidderminster and Cookley, although potential development to the south of Park Gate Road and at Lea Castle is more significant in this respect.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Development would constitute a degree of encroachment into open countryside but this would not be significant being containable on the site's eastern border. Depending on the form of development, there could be visual intrusion as viewed from the A451 Stourbridge Road. .</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>There would be no effect on the setting or character of historic towns or other settlements.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Whilst development would constitute an extension of the developed footprint of previously developed land at Lea Castle, it would not create significant sprawl or encroachment, although the extent of visual intrusion (and hence impact on openness) would depend upon the nature of the built form introduced. Openness of the Green Belt would not be significantly compromise, although the introduction of built development would change the character of the immediate</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>locality. In the context of wider re-development of the Lea Castle site and the degree of containment of this site, the effect is not considered to be significant.</p> <p>The boundaries of the site on three sides are strongly defined; that to the east would require definition its absence could contribute to visual intrusion of the development, depending upon its character.</p>
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	<p>As part of a wider development of the Lea Castle site, as well as land to the south of Park Gate Road, the site would offer complementary employment opportunities.</p>
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	<p>None</p>
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<p>The site is adjacent to existing sports pitches which could be subject to enhancement.</p>
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<p>No</p>
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	<p>No</p>
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<p>No</p>

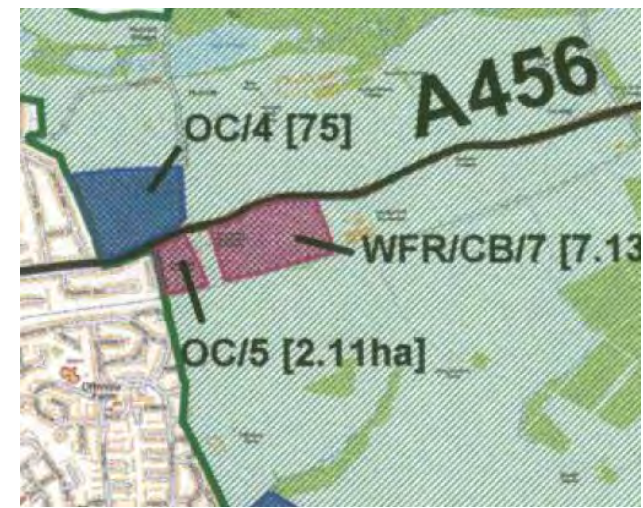
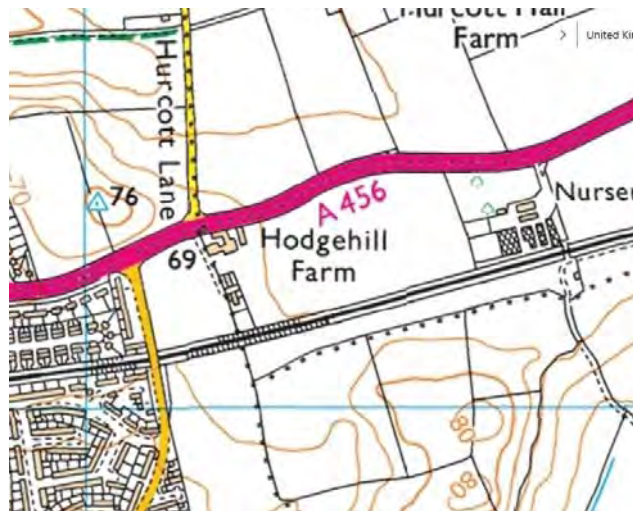
OC/5	Husum Way corner	2.11ha	Promoted for housing – suitable for employment uses in conjunction with WFR/CB/7
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**Description**

A single field in arable use, of level topography and bounded on all sides, by a railway line to the south, the A456 to the north, Husum Way to the west and various properties to the east. There are medium to long distance views southwards across the site which is adjacent to the built edge of Kidderminster across Husum Way to the west. There is no public access and prior to survey no biodiversity or cultural heritage interest.

The site is part of Strategic Parcel E1.

**Location Plan and Photographs**





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is relatively small and well bounded on all sites. Its contribution to preventing unrestricted sprawl in itself is modest. However in conjunction with potential development to the east the overall effect would be that of sprawl along the principal easterly entrance to Kidderminster.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site makes a limited contribution in this respect.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is contained on all sides and of small enough scale to not constitute encroachment per se although there are medium and long distance views across the site which form a visual connection to the wider countryside to the south. A more significant effect would occur if the site was developed in conjunction with land to the east and to the north, creating an urbanised effect in this elevated locality.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to this purpose by virtue of its location as part of the easterly gateway to Kidderminster, although there is no visual connection between the site and a Conservation Area.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Overall, the site makes a contribution to safeguarding the countryside from encroachment (being visually interconnected with the wider open countryside) and although having a limited role in preventing sprawl in itself, in combination with land to the east has a</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>more significant role. Development would not have a significant effect on openness, given the strongly bounded character of the site, although it is visually sensitive and development would create a new character to this gateway site.</p> <p>The site is strongly bounded on all sides.</p>
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	<p>Development would be an extension of the existing urban edge.</p>
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	<p>None</p>
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<p>No</p>
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<p>No</p>
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	<p>No</p>
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<p>No</p>



WFR/CB/7	South of Birmingham Road	7.13ha	Supported by landowner as potential employment site
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**Description**

A single field in arable use between a railway line and the A456 Birmingham Road. The site gently slopes from the A448 to the railway line and is well bounded on all sides. The site is exposed to the A456 with uninterrupted views across the site to the railway line and glimpsed views of the wider countryside beyond that. There is no public access and in advance of survey no records of biodiversity or cultural heritage interest.

The site is part of Strategic Parcel E1.

**Location Plan and Photographs**





**Green Belt Evaluation**

<b>Green Belt Purpose/ NPPF topic</b>	<b>Assessment Criteria</b>	<b>Contribution to Green Belt Purposes / Analysis</b>
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Development of this site would create sprawl along the A456 and whilst the site is well-bounded on all sides, the visual impact would be of greater significance than the size of the site suggests. The edge of Kidderminster would be extended into the open countryside between Kidderminster and Blakedown along a key gateway into the town. The effect of this site on the Green Belt purpose of checking sprawl would thus be significant.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Whilst there is no immediate contribution to this purpose, linear development along the A456 would reduce the open countryside gap between Kidderminster and Blakedown, although there is no visual connection between the two.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Although the site is well bounded on all sides, development would represent encroachment into open countryside, creating a fundamentally new character to this location.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site does not contribute directly to this purpose, although because of its location, it is the key eastern gateway into Kidderminster and as such is visually sensitive.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The site, despite being well-bounded, makes a significant contribution to preventing the sprawl of Kidderminster into open countryside and contributes to the prevention of encroachment more generally. Development would have a significant impact on openness in this locality, both in the immediate environs of the site and as part of the eastern entrance to Kidderminster. The introduction of significant built form would create a sense of sprawl along Birmingham Road. Any mitigation would need to address building form and height as well as effective masterplanning of the site.</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	The site is well bounded on all sides.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	The site is potentially within walking and cycling distance of residential areas but it is still detached from the urban envelope.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No, but is visually sensitive as a gateway site into Kidderminster.
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

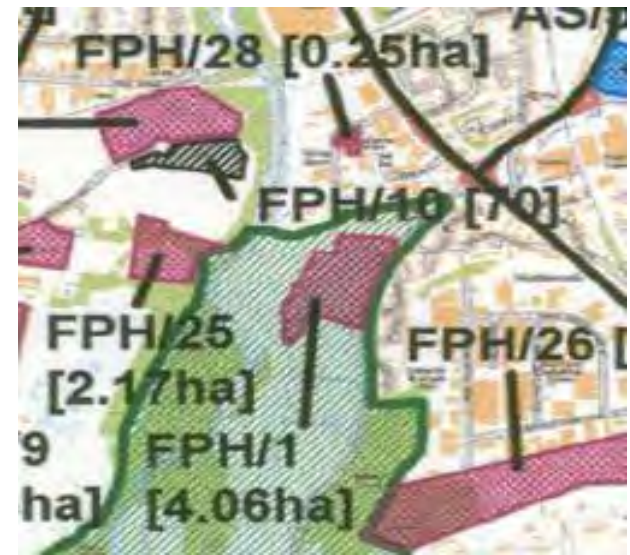
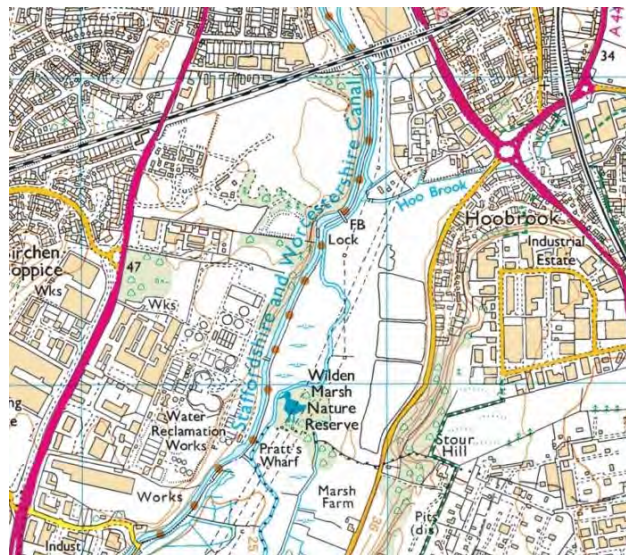
FPH/1	Settling Ponds	4.06	Promoted for housing –employment uses potentially less harmful to SSSI adjoining site (Polygon reflects area to be developed 4.06 ha)
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**Description**

A medium-scale (4ha) site which is derelict land and part of the wider Wilden Marsh which extends southwards towards Stourport. The land is not clearly defined in its extent apart from Wilden Lane which forms its eastern boundary. The site is flat and relatively concealed by extensive vegetation, reflecting its long-standing abandonment as a commercial use.

The site is part of Strategic Parcel SW8.

**Location Plan and Photographs**





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Development of the site would represent an extension of the built edge of Kidderminster into the wedge of open land centred on the River Stour and as such could be regarded as sprawl given the absence of clear southern and western boundaries and the introduction of built form into an otherwise open landscape. However, the size of the site and its containment by significant vegetation on its eastern boundary (and more generally within the site) limits this impact.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site plays no distinctive role in preventing the merger of Kidderminster and Stourport.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site, whilst being set within a reasonably extensive river valley landscape, is not part of open countryside. Nevertheless, the absence of clear southern and western boundaries potentially creates longer term issues of containment.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site plays no role in this regard.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Whilst the site is technically previously developed land, it is part of the wider River Stour Valley which forms a significant portion of the Green Belt separating Kidderminster and Stourport. Development of the site would not significantly contribute to coalescence given its size, but the apparent absence of clear boundaries to the south and west of the site creates uncertainty over longer term containment and thus greater impact on this narrow tongue of Green Belt.</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Longer term boundaries are currently unclear.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	The site is in a sustainable location.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	No public access.
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	Recreational access in the vicinity of the site associated only with the Staffordshire & Worcestershire Canal, with potential for enhancement of this corridor?
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	Wilden Pools SSSI
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	The site is previously developed land associated with the former British Sugar works to the west.



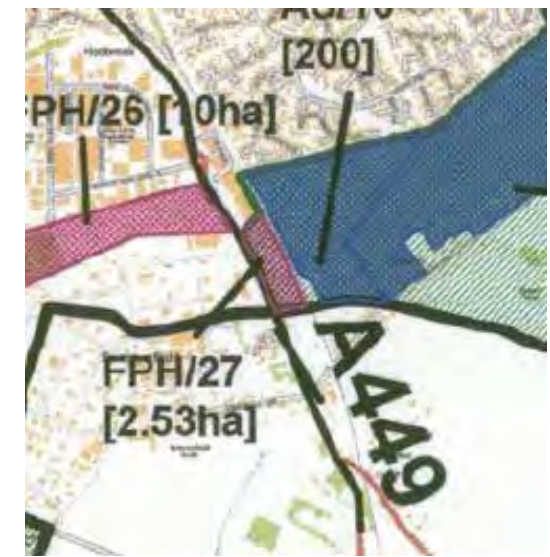
FPH/27	Adj. Easter Park	2.53ha	Accessible via existing junction
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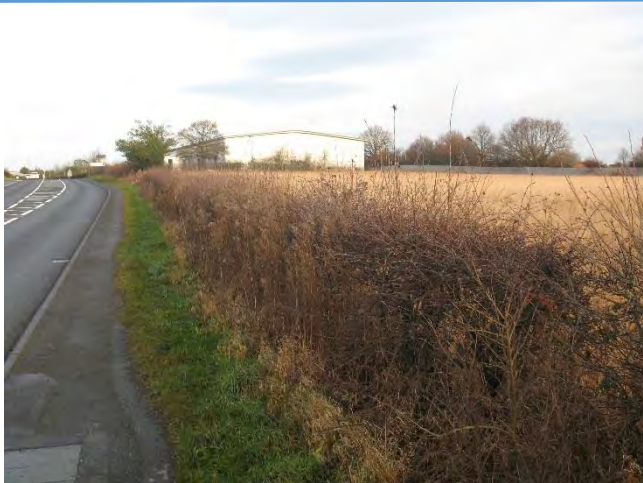
**Description**

A contained site in rough grazing use separated from the wider Green Belt to the east and south (within Wychavon District). The site is narrow with a railway line to the east, the A449 to the west and built development to the north and south.

The site is part of Strategic Parcel SE1.

**Location Plan**





**Green Belt Evaluation**

<b>Green Belt Purpose/ NPPF topic</b>	<b>Assessment Criteria</b>	<b>Contribution to Green Belt Purposes / Analysis</b>
<p>To check the unrestricted sprawl of large built-up areas</p>	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b>                      Whilst development of the site would extent the built edge of Kidderminster further along the A449, this would not constitute sprawl given the size of the site and its strong boundaries as well as the character of the broader locality which has become urbanised.</p>
<p>To prevent neighbouring towns merging into one another</p>	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b>                      The site plays no role in this respect.</p>
<p>To assist in safeguarding the countryside from encroachment</p>	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b>                      The site plays no role in this respect, being detached from the wider countryside to the east and south.</p>
<p>To preserve the setting and special character of historic towns</p>	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>CONTRIBUTION</b>                      The site performs a gateway function to Kidderminster to some degree although the extent of urbanisation in the locality greatly lessens its sensitivity.</p>
<p>Overall Assessment of Contribution to Green Belt Purposes</p>	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b>                      The site makes a very limited contribution to Green Belt purposes strategically and locally, being strongly bounded on all sides and largely visually isolated from the Green Belt to the east and south. The local context, which has a strongly urbanised character, adds to the sense of disconnection of the site from Green Belt purposes. Development would have a limited effect on openness, being dominated by urban uses to the north and west. However, a degree of sensitivity in the scale and massing of development would need to be exercised given the site's place as part of the southern gateway to Kidderminster along the A449.</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	The site is well bounded on all sides.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	The site is an extension to adjacent commercial development to the north.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	No
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

### Description

Land which is directly connected to the Wilden Industrial Estate and which appears to be in use as a storage area. There appears to be no proper northern boundary and the original boundary, which ran eastwards off the dog-lead in the PRow, appears to have been removed. There is no public access and prior to survey no biodiversity or cultural heritage interest.

Part of Strategic Parcel SW8.

### Location Plan and Photographs





**Green Belt Evaluation**

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>• Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from Green Belt could enduring long-term settlement boundaries be established?</li> <li>• Does the proposed site sensibly round-off an existing built-up area to help create good built form?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site is relatively small and well bounded on three sides, including to the south as part of the Wilden Industrial Estate and in terms of location and scale would not constitute sprawl.</p>
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> <li>• Would development of the proposed site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would potential development of the proposed site be a significant step leading towards coalescence of two settlements?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site makes a limited contribution in this respect given its size and relationship with the existing industrial estate.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>Incursion into the Green Belt does in principle constitute encroachment, although the scale in this circumstance is modest and does not damage openness more widely.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>• What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?</li> </ul>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site makes no direct contribution.</p>
Overall Assessment of Contribution to Green Belt Purposes	<ul style="list-style-type: none"> <li>• In light of the assessment of individual purposes, what is the overall contribution of the proposed site to the Green Belt, both individually and in a wider context?</li> </ul>	<p><b>CONTRIBUTION</b></p> <p>The site is part of Green Belt which is judged to make a significant contribution to maintaining the separation between Kidderminster and Stourport. In principle, erosion of the Green Belt in this location is damaging but the scale of the extension and its close relationship with existing development to the south would not constitute significant harm to Green Belt purposes overall.</p>
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> <li>• Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> </ul>	<p>The site is strongly bounded apart from its northern edge.</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
	<ul style="list-style-type: none"> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</li> </ul>	Development would be an extension of the existing industrial estate which has been removed from the Green Belt.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> <li>Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
Enhancing biodiversity	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the proposed site?</li> </ul>	No
Improving derelict and damaged land	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

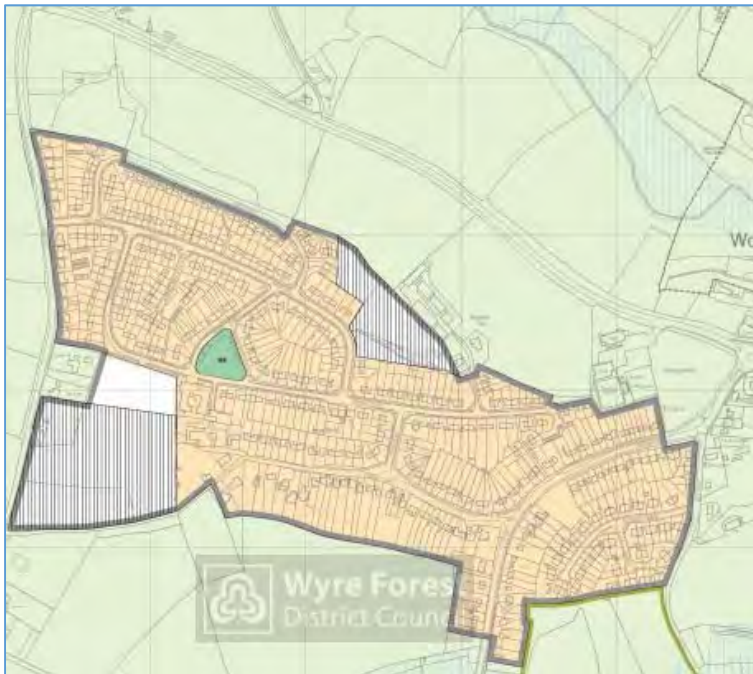


**Land off Hayes Road, Fairfield, Kidderminster**

**Description**

Rough pasture falling away from Hayes Road to a farmstead. There is no public access and the land is only fully visible from Hayes Road. There are views across the parcel from Hayes Road to the B4189 and woodland beyond.

**Location**

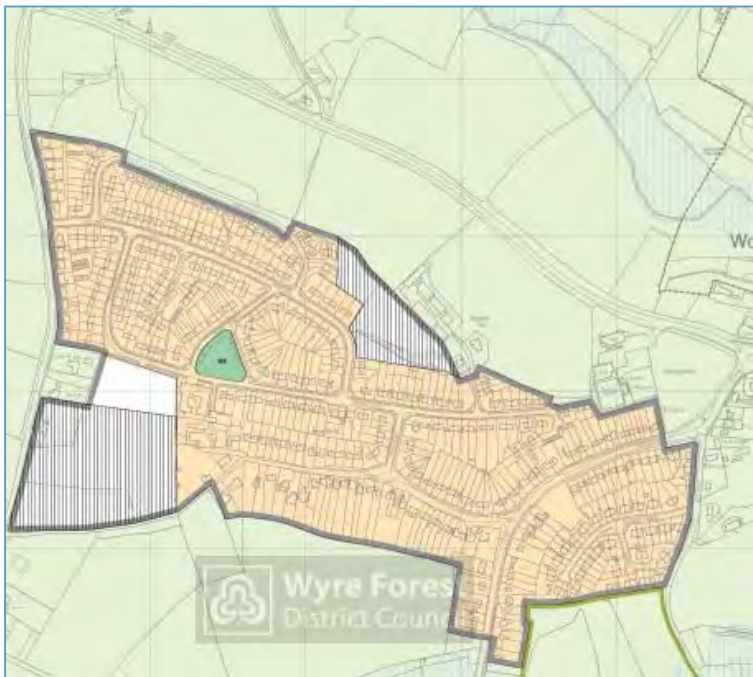


Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><i>a. Ribbon development</i></p> <p>Does the parcel play a role in preventing ribbon development, particularly along major transport corridors, and/or has the Green Belt already been compromised by ribbon development (significant role, moderate role, limited role)?</p> <p><i>b. Openness</i></p> <p>To what extent is the parcel free from development and have a sense of openness (strong, moderate, weak)?</p>	<p><b>Limited Contribution</b></p> <p>The location, scale and bounded quality of the site means that the land does not contribute to the prevention of sprawl.</p>
To prevent neighbouring towns from merging into one another	<p><i>Location of the parcel and distance between neighbouring settlements.</i></p> <p>Does the parcel lie directly between two settlements and form all or part of a gap between them?</p> <p>What is the width of the gap between settlements (&lt;1km, 1-2km, &gt;2km)?</p>	<p><b>Limited Contribution</b></p> <p>The site is immediately adjacent to the small settlement of Fairfield.</p>
To assist in safeguarding the countryside from encroachment	<p><i>a. Significance of existing urbanising influences</i></p> <p>Has the parcel been affected by the encroachment of urbanising development (comprises open countryside, some urbanisation, openness compromised)?</p> <p><i>b. Significance and permanence of boundaries/features to contain development and prevent encroachment</i></p> <p>Are there existing natural or man-made features/boundaries that would prevent encroachment in the long term (none, limited, substantial)?</p>	<p><b>Limited Contribution</b></p> <p>The location, scale and bounded quality of the site means that there would not be encroachment into the wider countryside.</p>
To preserve the setting and special character of historic towns	<p>What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection)?</p>	<p><b>Limited Contribution</b></p>

Topic	Criteria	Assessment
		The site is immediately adjacent to the small settlement of Fairfield with only limited visual connection to the village of Wolverley to the north east.
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>Limited Contribution</b> The scale, location and bounded quality of the site mean that it makes only a limited contribution to Green Belt purposes in this location. However, the land has a local contribution in providing short and medium-distance views to the north east.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	There are views across the land to Wolverley and the wider Green Belt in this location.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Opportunities for public access or to provide access/recreational opportunity	What is the degree of existing public access and/or provision of recreational facilities?	No current access, but possible potential for informal access.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	No
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No
Improving derelict and damaged land	Is there any derelict land in the parcel?	No

**Land off Lowe Lane, Fairfield, Kidderminster****Description**

Rough pasture falling away from Sebright Road (immediately adjacent non-ADR land been built-out) to Fairfield Lane, with evidence of allotment activity in the sub-parcel adjoining Fairfield Lane. There is no formal public access to the land, and glimpsed views across from Fairfield Lane, Lowe Lane and the new development of Sebright Road.

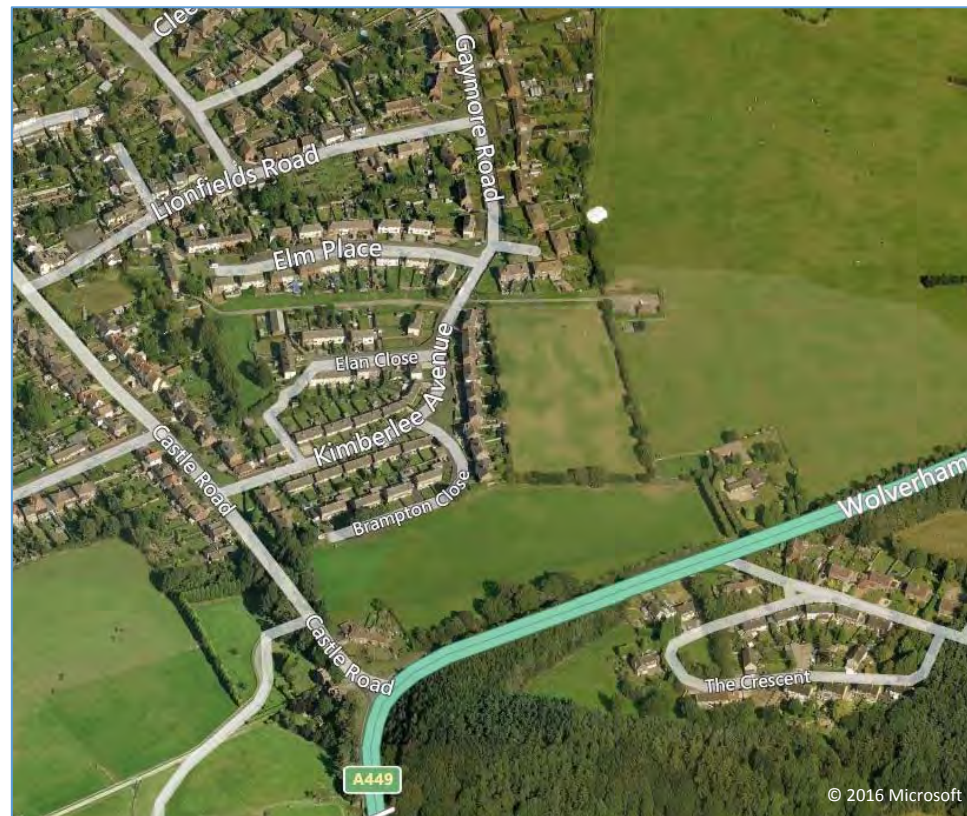
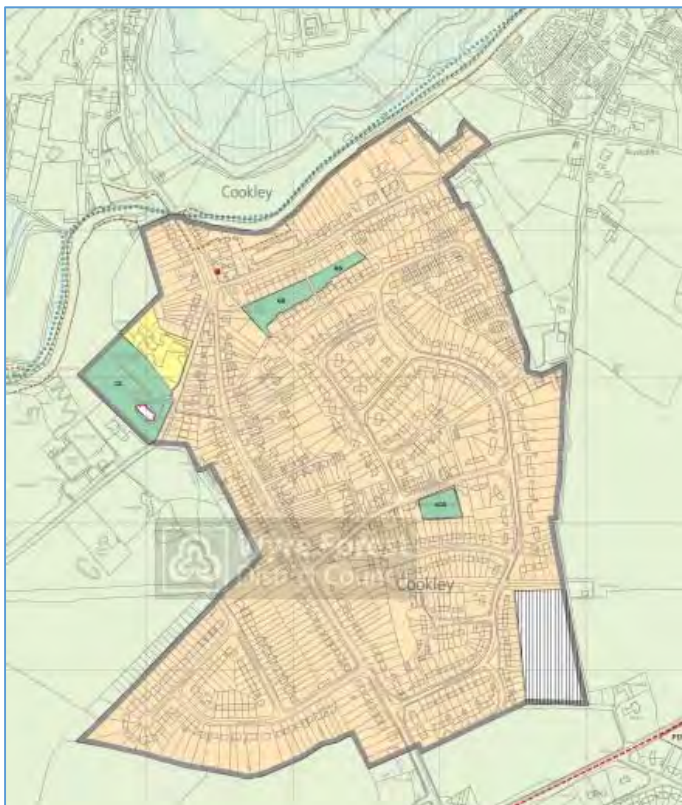
**Location**

Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><i>c. Ribbon development</i></p> <p>Does the parcel play a role in preventing ribbon development, particularly along major transport corridors, and/or has the Green Belt already been compromised by ribbon development (significant role, moderate role, limited role)?</p> <p><i>d. Openness</i></p> <p>To what extent is the parcel free from development and have a sense of openness (strong, moderate, weak)?</p>	<p><b>Limited Contribution</b></p> <p>The location, scale and bounded quality of the site means that the land does not contribute to the prevention of sprawl.</p>
To prevent neighbouring towns from merging into one another	<p><i>Location of the parcel and distance between neighbouring settlements.</i></p> <p>Does the parcel lie directly between two settlements and form all or part of a gap between them?</p> <p>What is the width of the gap between settlements (&lt;1km, 1-2km, &gt;2km)?</p>	<p><b>Limited Contribution</b></p> <p>The site is immediately adjacent to the small settlement of Fairfield.</p>
To assist in safeguarding the countryside from encroachment	<p><i>c. Significance of existing urbanising influences</i></p> <p>Has the parcel been affected by the encroachment of urbanising development (comprises open countryside, some urbanisation, openness compromised)?</p> <p><i>d. Significance and permanence of boundaries/features to contain development and prevent encroachment</i></p> <p>Are there existing natural or man-made features/boundaries that would prevent encroachment in the long term (none, limited, substantial)?</p>	<p><b>Limited Contribution</b></p> <p>The location, scale and bounded quality of the site means that there would not be encroachment into the wider countryside.</p>
To preserve the setting and special character of historic towns	<p>What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection)?</p>	<p><b>Limited Contribution</b></p> <p>The site is immediately adjacent to the small settlement of Fairfield with no visual connection to a Conservation Area.</p>

Topic	Criteria	Assessment
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<p><b>Limited Contribution</b></p> <p>The scale, location and bounded quality of the site mean that it makes only a limited contribution to Green Belt purposes in this location. However, the land has a local contribution in providing medium and filtered long-distance views to the south and thereby a connection to the wider Green Belt.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	There are views across the land to the wider Green Belt in this location, and from Fairfield Lane and Lowe Lane, and the land provides a rural context to the village in this location.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Opportunities for public access or to provide access/recreational opportunity	What is the degree of existing public access and/or provision of recreational facilities?	No current access, but possible potential for informal access.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	No
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No
Improving derelict and damaged land	Is there any derelict land in the parcel?	No

**Land off Kimberlee Avenue, Cookley****Description**

Rough grazing on gently rising land adjacent to the village of Cookley, bounded by hedgerows to the east and south, built development to the north and west. Public rights of way run through the land north – south and adjacent to its southern edge east – west, both of which afford middle and longer distance views of open countryside to the east.

**Location**

Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><i>e. Ribbon development</i></p> <p>Does the parcel play a role in preventing ribbon development, particularly along major transport corridors, and/or has the Green Belt already been compromised by ribbon development (significant role, moderate role, limited role)?</p> <p><i>f. Openness</i></p> <p>To what extent is the parcel free from development and have a sense of openness (strong, moderate, weak)?</p>	<p><b>Limited Contribution</b></p> <p>The location, scale and bounded quality of the site means that the land does not contribute to the prevention of sprawl.</p>
To prevent neighbouring towns from merging into one another	<p><i>Location of the parcel and distance between neighbouring settlements.</i></p> <p>Does the parcel lie directly between two settlements and form all or part of a gap between them?</p> <p>What is the width of the gap between settlements (&lt;1km, 1-2km, &gt;2km)?</p>	<p><b>Limited Contribution</b></p> <p>The site is immediately adjacent to the small settlement of Cookley.</p>
To assist in safeguarding the countryside from encroachment	<p><i>e. Significance of existing urbanising influences</i></p> <p>Has the parcel been affected by the encroachment of urbanising development (comprises open countryside, some urbanisation, openness compromised)?</p> <p><i>f. Significance and permanence of boundaries/features to contain development and prevent encroachment</i></p> <p>Are there existing natural or man-made features/boundaries that would prevent encroachment in the long term (none, limited, substantial)?</p>	<p><b>Contribution</b></p> <p>Whilst the land is of a small scale and bounded by reasonably substantial hedgerows, it nevertheless has a physical and visual connection with the wider open countryside to the east, with some longer distance views.</p>
To preserve the setting and special character of historic towns	<p>What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection)?</p>	<p><b>Limited Contribution</b></p>



Topic	Criteria	Assessment
		The site is immediately adjacent to the small settlement of Cookley with no visual connection to a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<p><b>Contribution</b></p> <p>Whilst the site is of a small scale and adjacent to existing built development on two sides, it nevertheless has a physical and visual connection with the wider Green Belt to the east. The effect of development on openness is likely to be limited, reflecting the scale and physical and visual enclosure of the site.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	There are views across the land to the wider Green Belt in this location and the land provides a rural context to the village in this location, with glimpsed views from the A449 Wolverhampton Road.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Opportunities for public access or to provide access/recreational opportunity	What is the degree of existing public access and/or provision of recreational facilities?	PRoW running through and adjacent.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	No
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No
Improving derelict and damaged land	Is there any derelict land in the parcel?	No

**Land off Wilden Top Road, Wilden, Stourport-on-Severn****Description**

Rough grazing on flat land immediately adjacent to Bigbury Lane and Wilden Top Road. A public right of way crosses the land east to west. The site is bounded by reasonably dense vegetation with limited views in and out.

**Location**

Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><i>g. Ribbon development</i></p> <p>Does the parcel play a role in preventing ribbon development, particularly along major transport corridors, and/or has the Green Belt already been compromised by ribbon development (significant role, moderate role, limited role)?</p> <p><i>h. Openness</i></p> <p>To what extent is the parcel free from development and have a sense of openness (strong, moderate, weak)?</p>	<p><b>Limited Contribution</b></p> <p>The location, scale and bounded quality of the site means that the land does not contribute to the prevention of sprawl.</p>
To prevent neighbouring towns from merging into one another	<p><i>Location of the parcel and distance between neighbouring settlements.</i></p> <p>Does the parcel lie directly between two settlements and form all or part of a gap between them?</p> <p>What is the width of the gap between settlements (&lt;1km, 1-2km, &gt;2km)?</p>	<p><b>Limited Contribution</b></p> <p>The site is immediately adjacent to the small settlement of Wilden.</p>
To assist in safeguarding the countryside from encroachment	<p><i>g. Significance of existing urbanising influences</i></p> <p>Has the parcel been affected by the encroachment of urbanising development (comprises open countryside, some urbanisation, openness compromised)?</p> <p><i>h. Significance and permanence of boundaries/features to contain development and prevent encroachment</i></p> <p>Are there existing natural or man-made features/boundaries that would prevent encroachment in the long term (none, limited, substantial)?</p>	<p><b>Limited Contribution</b></p> <p>The location, scale and bounded quality of the site means that there would not be encroachment into the wider countryside.</p>
To preserve the setting and special character of historic towns	<p>What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection)?</p>	<p><b>Limited Contribution</b></p> <p>The site is immediately adjacent to the small settlement of Wilden.</p>

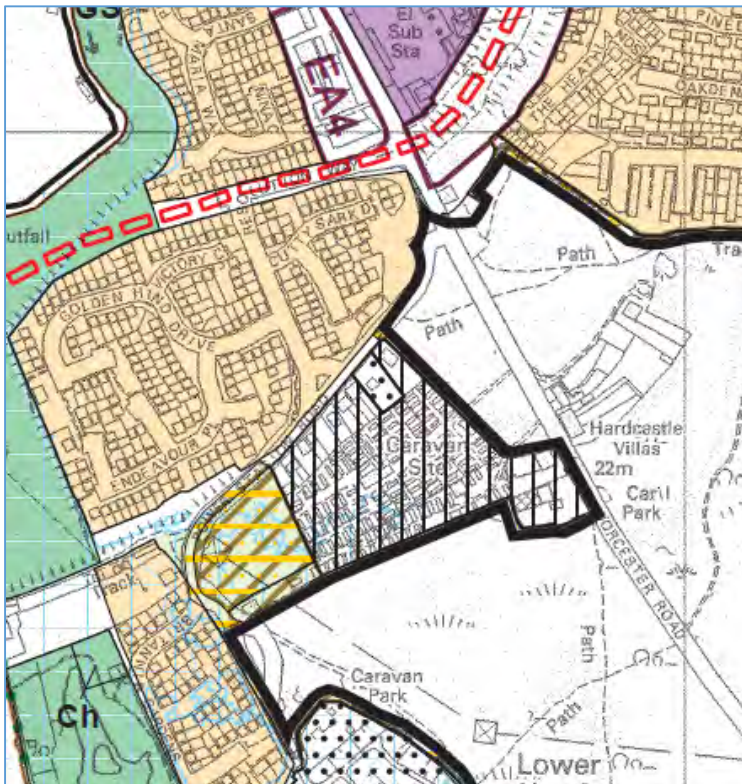
Topic	Criteria	Assessment
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<p><b>Limited Contribution</b></p> <p>The scale, location and bounded quality of the site mean that it makes only a limited contribution to Green Belt purposes in this location.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	The land plays no role in this respect.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Opportunities for public access or to provide access/recreational opportunity	What is the degree of existing public access and/or provision of recreational facilities?	Current access via a right of way with potential for informal access.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	No
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No
Improving derelict and damaged land	Is there any derelict land in the parcel?	No

**Four Acres Caravan Park, Stourport-on-Severn**

**Description**

Mobile homes and more permanent structures, including a garden nursery, covering a well-bounded site immediately adjacent to the built edge of Stourport. The land intrudes into the Green Belt and land designated for nature conservation at Hartlebury Common. There is no public access and views into the land are limited by dense vegetation.

**Location**



Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><i>i. Ribbon development</i></p> <p>Does the parcel play a role in preventing ribbon development, particularly along major transport corridors, and/or has the Green Belt already been compromised by ribbon development (significant role, moderate role, limited role)?</p> <p><i>j. Openness</i></p> <p>To what extent is the parcel free from development and have a sense of openness (strong, moderate, weak)?</p>	<p><b>Limited Contribution</b></p> <p>The location, scale and bounded quality of the site means that the land does not contribute to the prevention of sprawl.</p>
To prevent neighbouring towns from merging into one another	<p><i>Location of the parcel and distance between neighbouring settlements.</i></p> <p>Does the parcel lie directly between two settlements and form all or part of a gap between them?</p> <p>What is the width of the gap between settlements (&lt;1km, 1-2km, &gt;2km)?</p>	<p><b>Limited Contribution</b></p> <p>The site is immediately adjacent to the south eastern edge of Stourport.</p>
To assist in safeguarding the countryside from encroachment	<p><i>i. Significance of existing urbanising influences</i></p> <p>Has the parcel been affected by the encroachment of urbanising development (comprises open countryside, some urbanisation, openness compromised)?</p> <p><i>j. Significance and permanence of boundaries/features to contain development and prevent encroachment</i></p> <p>Are there existing natural or man-made features/boundaries that would prevent encroachment in the long term (none, limited, substantial)?</p>	<p><b>Limited Contribution</b></p> <p>The location, scale and bounded quality of the site means that there would not be encroachment into the wider countryside.</p>
To preserve the setting and special character of historic towns	<p>What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection)?</p>	<p><b>Limited Contribution</b></p> <p>The site is immediately adjacent to Stourport with no visual connection to a Conservation Area.</p>

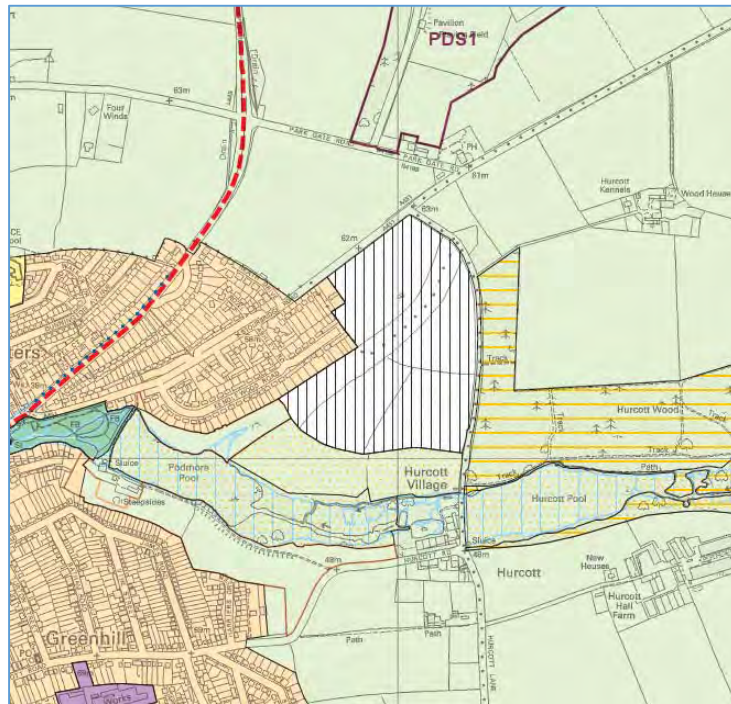
Topic	Criteria	Assessment
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<p><b>Limited Contribution</b></p> <p>The scale, location and bounded quality of the site mean that it makes only a limited contribution to Green Belt purposes in this location. The effect of development on openness is likely to be limited, reflecting the scale and physical and visual enclosure of the site.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	The land plays no role in this respect.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Opportunities for public access or to provide access/recreational opportunity	What is the degree of existing public access and/or provision of recreational facilities?	No public access.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	No
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No
Improving derelict and damaged land	Is there any derelict land in the parcel?	No

**Land between the A451 and Hurcott Village, Kidderminster**

**Description**

Land under pasture rising from Podmore Pool bounded by Hurcott Lane to the east, the A451 Stourbridge Road to the north west, the built edge of Kidderminster to the west and field boundaries to the south. There are medium to long distance views from Hurcott Lane across the site to the built edge of Kidderminster. There is no public access.

**Location**





Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><i>k. Ribbon development</i></p> <p>Does the parcel play a role in preventing ribbon development, particularly along major transport corridors, and/or has the Green Belt already been compromised by ribbon development (significant role, moderate role, limited role)?</p> <p><i>l. Openness</i></p> <p>To what extent is the parcel free from development and have a sense of openness (strong, moderate, weak)?</p>	<p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to preventing sprawl into open countryside to the east of Kidderminster, although the land is reasonably well bounded physically and visually which limits this impact. Development would substantiate rather than round-off the urban edge of Kidderminster.</p>
To prevent neighbouring towns from merging into one another	<p><i>Location of the parcel and distance between neighbouring settlements.</i></p> <p>Does the parcel lie directly between two settlements and form all or part of a gap between them?</p> <p>What is the width of the gap between settlements (&lt;1km, 1-2km, &gt;2km)?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site makes a limited contribution in this respect.</p>
To assist in safeguarding the countryside from encroachment	<p><i>k. Significance of existing urbanising influences</i></p> <p>Has the parcel been affected by the encroachment of urbanising development (comprises open countryside, some urbanisation, openness compromised)?</p> <p><i>l. Significance and permanence of boundaries/features to contain development and prevent encroachment</i></p> <p>Are there existing natural or man-made features/boundaries that would prevent encroachment in the long term (none, limited, substantial)?</p>	<p><b>CONTRIBUTION</b></p> <p>The land makes a clear contribution to safeguarding the countryside from encroachment, where development would be intrusive visually, although reasonably well contained.</p>
To preserve the setting and special character of historic towns	<p>What is the proximity and degree of visual connection with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection)?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The site makes no contribution in this respect.</p>

Topic	Criteria	Assessment
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<p><b>CONTRIBUTION</b></p> <p>Overall, the land contributes to the Green Belt through preventing sprawl and encroachment, although the relatively well bounded nature of the land limits this role. The site is visually sensitive however, being strongly related to open countryside to the east and would require careful masterplanning, including realising potential for positive use of the Green Belt in this locality.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	Development would be an extension of the existing urban edge.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Opportunities for public access or to provide access/recreational opportunity	What is the degree of existing public access and/or provision of recreational facilities?	No current access.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	No
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Hurcott Pools SSSI/LNR is immediately to the south east. Potential for wider nature conservation and/or recreation enhancement.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No



