

Lichfield District Council
Stage 2 Green Belt Review
Final Report

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1 Introduction

1.1 Overview

In September 2020, Ove Arup and Partners ('Arup') was appointed by Lichfield District Council ('the Council') to prepare a Stage 2 Green Belt Review as part of the evidence base for the Local Plan Review.

This study follows on from the Green Belt Review published in September 2019 ('the 2019 Green Belt Review') which was prepared by the Council and which Arup provided critical friend advice on. This study builds on the recommendations set out in the 2019 Green Belt Review, in particular: 'Where necessary undertake further site-specific Green Belt evidence to consider the impacts of particular sites, should any such sites be progressed'.

The Council is currently reviewing the Local Plan in order to create a new Local Plan which will provide direction on the future growth of the area. They are working towards the submission Local Plan scheduled for consultation in 2021. The Preferred Options Local Plan (Regulation 18) was published for consultation between November 2019 and January 2020. The 2019 Green Belt Review was published as part of the evidence base in the lead up to the consultation. The Preferred Options document states that there is a strategic need to make changes to the Green Belt boundary in order to accommodate the growth requirements of the district (Strategic Policy ONR1).

This study will assist the Council in undertaking its site selection work in order to identify the most appropriate Green Belt sites to take forward in the Local Plan. The study therefore focuses on submitted and SHLAA/ELAA sites rather than the broad area and parcel boundaries used in the 2019 Green Belt Review. The study will assess the sites' existing contribution to the five Green Belt purposes set out in national policy (applying the same methodology used in the 2019 Green Belt Review) and for those lower performing sites, it will then assess the potential harm to the Green Belt if the site were released.

This study does not directly apply any site selection criteria and only considers Green Belt factors. It will therefore identify the most appropriate sites (in purely Green Belt terms) for the Council to take forward for consideration for release, if required.

In relation to the recommendations set out in this study, it should be noted that:

- Recommendations to 'take site forward' or 'exclude from process' does not imply that a site will or will not be released from the Green Belt. Such decisions would be a matter of planning judgement through the local plan process.
- Alterations to Green Belt boundaries require exceptional circumstances, which are fully evidenced and justified, in accordance with paragraph 136 of the NPPF. The Council will need to demonstrate the exceptional circumstances case if they intend to release sites from the Green Belt.

- If the Council concludes that it is necessary to release sites from the Green Belt, first consideration should be given to land which is previously developed and/or well served by public transport (paragraph 138 NPPF). In addition, they will also need to consider how the impact of this can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land, in accordance with paragraph 138 of the NPPF.

1.2 Structure of Report

This report is structured as follows:

- Section 2 provides a review of national policy and guidance and considers whether they have been any changes to this since the publication of the 2019 Green Belt Review.
- Section 3 considers the adopted and emerging local planning policy context including the Preferred Option Local Plan consultation. It also provides a comparative review of the approaches to Stage 2 Green Belt Reviews / Green Belt Site Selection studies adopted by other local authorities and the key findings from these.
- Section 4 sets out the methodology to be applied in this study taking into account the findings from the review of policy, guidance and good practice.
- Section 5 sets out the findings from the Stage 1 Initial Site Sift. Appendix C sets out the full site list of the SHLAA and ELAA sites and Appendix D provides the accompanying maps showing the sites to be assessed as part of this study.
- Section 6 sets out the findings from the Stage 2 Green Belt purpose assessment applying the same methodology as the 2019 Green Belt Review. It provides a summary of the assessment findings by settlement. The Green Belt purpose assessment forms are provided in Appendix E.
- Section 7 sets out the findings from the Stage 3 Green Belt Impact Assessment. Sites which were assessed as having a minor or moderate role to Green Belt purposes in the Stage 2 assessment were taken through to Stage 3. A summary of the Stage 3 assessment findings is provided by settlement. The Green Belt impact assessment forms are provided in Appendix G.
- Section 8 provides a brief commentary on next steps.

2 National Policy, Guidance and Case Law

2.1 Overview

The following section provides a review of the latest national planning policy context and guidance in relation to the Green Belt drawing on the National Planning Policy Framework (NPPF) (February 2019) and Planning Practice Guidance (PPG) (July 2019). It also provides a review of recent case law relating to the Green Belt.

This section considers whether there have been any changes in national policy, guidance or case law since the publication of the 2019 Green Belt Review which may have implications on the approach or methodology.

2.2 National Planning Policy Framework (February 2019)

Section 13 of the NPPF provides the framework for protecting Green Belt land, and in particular paragraphs 133 and 134 of the NPPF sets out the role and purpose of the Green Belt, as follows:

“133. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence.”

134. Green Belt serves five purposes:

- a. “to check the unrestricted sprawl of large built-up areas;*
- b. to prevent neighbouring towns merging into one another*
- c. to assist in safeguarding the countryside from encroachment*
- d. to preserve the setting and special character of historic towns; and*
- e. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.”*

The NPPF states that: *“Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans”* (paragraph 136).

The NPPF makes clear that, in revising Green Belt boundaries, local planning authorities should have regard to their intended permanence and seek to ensure that the boundaries defined will endure beyond the plan period. Furthermore, *“where a need for changes to Green Belt boundaries is established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans”* (paragraph 136).

Paragraph 137 emphasises that before concluding that exceptional circumstances exist, the strategic policy making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. In order to demonstrate this, the strategy should do the following:

- a) *“Makes as much use possible of suitable brownfield sites and underutilised land;*
- b) *Optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and*
- c) *Has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.”*

Paragraph 138 of the NPPF seeks to align a review of Green Belt boundaries with sustainable patterns of development and strategic policy-making authorities are encouraged to consider the consequences for sustainable development of channeling 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. It also states: *“Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.”*

With regard to amending Green Belt boundaries, paragraph 139 states that plans should:

- “a) ensure consistency with the development plan’s strategy for meeting identified requirements for sustainable development;*
- b) not include land which it is unnecessary to keep permanently open;*
- c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;*
- e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and*
- f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.”*

2.3 Planning Practice Guidance (July 2019)

The PPG section on Green Belt provides guidance on the definition of openness. In relation to the factors which can be taken into account when considering the potential impact of development on the openness of the Green Belt, paragraph 001 notes that the courts have identified a number of matters which include, but are not limited to:

- *“openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;*
- *the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and*
- *the degree of activity likely to be generated, such as traffic generation.”* (Reference ID: 64-001-20190722) (Revision date: 22 07 2019)

Linking to paragraph 138 of the NPPF, paragraph 002 of the PPG section on Green Belt provides guidance for strategic policy-making authorities on compensatory improvements to the remaining Green Belt and the measures that could be considered, this includes:

- new or enhanced green infrastructure;
- woodland planting;
- landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);
- improvements to biodiversity, habitat connectivity and natural capital;
- new or enhanced walking and cycle routes; and
- improved access to new, enhanced or existing recreational and playing field provision. (Reference ID: 64-002-20190722, Revision date: 22 07 2019).

In order to ensure such compensatory improvements are secured, paragraph 003 recommends that early engagement with landowners and other interest groups is undertaken by the strategic policy-making authority once the areas of land necessary for release have been identified. Land ownership, the scope of works required and the appropriate use of conditions and Section 106 obligations will need to be considered as part of these discussions.

2.4 Emerging National Policy

2.4.1 Planning White Paper (August 2020)

The Planning White Paper ‘Planning for the Future’ was published by the Government for consultation in August 2020. The White Paper proposes

significant reforms to the planning system to streamline and modernise the planning process. The White Paper sets out three pillars for the future of planning: to review how development is planned, to bring a new focus to design and sustainability and to reform how infrastructure associated with development is delivered. It proposes long-term structural changes to the planning system rather than more immediate amendments to existing processes.

The White Paper proposes to categorise all areas of land into one of the following categories:

- Growth Areas (suitable for substantial development);
- Renewal Areas (suitable for development); or,
- Protected Areas.

Each category will bring with it different routes for securing the necessary consent for development.

In relation to land designated as Green Belt, the White Paper notes that the existing policy for protecting the Green Belt would remain (p32). The NPPF would remain as a clear basis for those matters which are best set out in national policy. ‘Protected Areas’ would include Green Belt land and references to the NPPF would be used to signpost what is permissible in ‘Protected Areas’. In summary there is little change to Green Belt policy proposed in the White Paper. It is likely that an update to the NPPF will be required as a result of the reforms however the policy protection for Green Belt will remain.

The consultation on the White Paper finished on 29 October 2020. Following on from this, the Government will need to bring forward legislation and policy changes in order to implement the reforms. Further detail on certain aspects of the reforms will need to be developed following the outcome of the consultation. The Government’s deadline for implementation of the reforms is end of 2024.

2.5 Recent Case Law

Latest case law relevant to this study focuses on the definition of openness. The case of *Turner v SSCLG* [2016] EWCA Civ 466 established the principle that openness has both a spatial and a visual dimension. The Judge stated that the concept of ‘openness’ is not “*narrowly limited to [a] volumetric approach...visual impact is implicitly part of the concept of ‘openness of the Green Belt.’*”

More recently, the Supreme Court case of *R (on the application of Samuel Smith Old Brewery) v North Yorkshire County Council* [2020] UKSC 3 considered the concept of openness. The Judge concluded:

“[Openness] is a matter not of legal principle but of planning judgement for the planning authority or the inspector” [Paragraph 25] ... “...There was no error of law on the face of the report. Paragraph 90 [now NPPF146] does not expressly refer to visual impact as a necessary part of the analysis, nor in my view is it made so by implication. As explained in my discussion of the authorities, the

matters relevant to openness in any particular case are a matter of planning judgement, not law.” [Paragraph 39]

The Supreme Court did not dispute the approach in *Turner* but acknowledged that *Turner* did not specify how visual effects may or may not be taken into account. The Supreme Court judgement clarifies that it is not an implicit requirement to consider the visual effects on Green Belt openness, however it does not imply that this is not ever relevant, it just wasn't in this case. Ultimately, it is a matter of planning judgement for the planning authority or the inspector.

2.6 Summary of Changes since the 2019 Green Belt Review

The 2019 Green Belt Review refers to the revised NPPF published in July 2018. This was the first revision of the NPPF since 2012. Following a technical consultation on the document, the Government made very minor changes to the text and published the updated NPPF in February 2019. The paragraphs referenced in the 2019 Green Belt Review were unchanged and are all still relevant to the assessment.

Whilst the Planning White Paper proposes considerable reforms to the planning system, this is only at consultation stage and further details will need to be developed following the consultation. The Government's deadline for implementing the reforms is end 2024. Therefore, there are no direct implications for this study.

In terms of the interpretation of Green Belt openness, Arup previously referred to the definition of openness set out in the case of *Turner* (see Section 2 of Annex A to the 2019 Green Belt Review). As discussed in Section 2.5 above, the recent Supreme Court case of *Samuel Smith Old Brewery* which was published in February 2020 does clarify that it is not an implicit requirement to consider the visual effects on Green Belt openness, however it does not imply that this is not relevant. The court did not dispute the approach previously set out in *Turner* and confirmed that it is a matter of planning judgement. The PPG (July 2019) does recognise that “*openness is capable of having both spatial and visual aspects*” and this remains unchanged following the *Samuel Smith* judgement.

In conclusion, the previous methodology used for the 2019 Green Belt Review is still applicable and relevant in accordance with the latest policy, guidance and case law. Applying the same methodology will ensure a consistent approach in the assessment of Green Belt sites.

3 Local Policy Context and Comparative Review

3.1 Overview

This section summarises the adopted and emerging local planning policy context relevant to the Green Belt. It also provides a comparative review of the approaches to Stage 2 Green Belt Reviews / Site Selection studies adopted by other local authorities and the key findings relevant to this study. Whilst the approaches vary significantly, there are similarities which can be drawn and which can be applied in shaping the method for the current study. All of these comparative studies have been through Examination and therefore provide sound, robust and credible examples.

The adopted local plan comprises the Local Plan Strategy (February 2015), the Local Plan Allocations document (July 2019), the Local Plan policies maps, a number of ‘made’ neighbourhood plans¹ and the adopted minerals and waste plans prepared by Staffordshire County Council.

3.2 Adopted Local Planning Policy

Paragraph 2.31-2.36 of the 2019 Green Belt Review explains the local Green Belt policy context in detail and it has therefore not been repeated here.

3.3 Emerging Local Planning Policy

The Council is currently reviewing the Local Plan in order to create a new Local Plan which will provide direction on the future growth of the area. The proposed regulation 19 submission consultation is scheduled for spring 2021. The Preferred Options Local Plan (Regulation 18) was published for consultation between November 2019 and January 2020.

3.3.1 Preferred Options Local Plan (November 2019)

Strategic Policy ONR1 (Green Belt) sets out the general presumption against development in the Green Belt echoing national Green Belt policy. It also acknowledges that there is a strategic need to make changes to the Green Belt boundary to accommodate the growth requirements of the district.

In particular, it states:

“The Green Belt boundary will be amended adjacent to Fazeley and Whittington, to accommodate strategic growth. New Green Belt will be identified to the north of Lichfield alongside the strategic development allocation and defined by the line

¹ Alrewas, Armtiage with Hansacre, Elford, Fradley, Lichfield City, Little Aston, Longdon, Shenstone, Stonnall, Wigginton Hopwas & Comberford and Whittington & Fisherwick neighbourhood plans are all ‘made’ and form part of the adopted development plan.

of HS2. This new Green Belt will define the northern extent of Lichfield city and prevent the coalescence of Lichfield and Fradley.

Further non-strategic changes to the Green Belt boundary which do not have a fundamental impact on the spatial strategy may be appropriate for all settlements within the Green Belt. The precise boundaries of such changes will be determined through neighbourhood plans or the allocations document.”

The policy also identifies a number of areas of safeguarded land (areas of development restraint) which are proposed to be removed from the Green Belt to meet development needs beyond the plan period.

Supporting paragraph 16.7 notes that the 2019 Green Belt Review has informed the planning judgement undertaken in relation to the changes to the Green Belt boundary.

Subsequent to the Preferred Options document the Council has continued to progress its plan-making. Ultimately the policy within the Preferred Options document will be superseded by subsequent versions of the plan.

2019 Green Belt Review

The 2019 Green Belt Review was published as part of the evidence base to the Preferred Options consultation. It provides a strategic and comprehensive review of the Green Belt within Lichfield district by determining the extent to which it meets the five Green Belt purposes set out in paragraph 134 of the NPPF. In order to do this it identified ‘broad areas’ and ‘smaller parcels’ using a defined boundary definition method (see Stage 3 of the 2019 Review). An assessment methodology was developed based on the five purposes of Green Belt drawing on national policy, guidance and good practice (see Stage 4 and Appendix A of the 2019 Review). The broad areas and parcels were assessed against the methodology applying a desktop assessment in the first instance followed by a site visit to verify the findings (see Stage 6 of the 2019 Review). The assessment concluded as to whether the broad areas and parcels made either no role, a minor role, a moderate role or an important role to Green Belt purposes (see Section 3 of the Review).

3.4 Comparative Review of Stage 2 Green Belt Reviews / Green Belt Site Selection Studies

A comparative review of Stage 2 Green Belt Reviews / Green Belt Site Selection Studies undertaken by other local authorities whose Local Plans have been found sound at Examination and have recently been adopted is provided in Appendix B. All of the Local Plans with the exception of Durham were adopted applying NPPF 2012.

The terminology applied to these studies varies considerably, some authorities refer to them as Stage 2 Green Belt Reviews or Studies whilst others incorporate elements within their Site Selection or Site Allocation process after completion of an initial Green Belt Review. Whilst the approaches vary significantly, there are similarities which can be drawn and which can be applied in shaping the method

for the current study. The approaches of the following authorities have been considered:

- Durham County Council (Local Plan adopted 21 October 2020)
- Nuneaton and Bedworth Council (Local Plan adopted 11 June 2019)
- Stevenage Council (Local Plan adopted 22 May 2019)
- Guildford Council (Local Plan adopted 25 April 2019)
- Kirklees Council (Local Plan adopted 27 February 2019)
- Barnsley Council (Local Plan adopted 3 January 2019)
- Cheshire East Council (Local Plan adopted 27 July 2017)

3.4.1 Parcels vs Sites

All of the authorities undertook an initial Green Belt Assessment or Review which assessed parcels, areas, or sites against the five Green Belt purposes and used the findings from this to feed into the site selection process. Some authorities directly assessed the submitted sites against the Green Belt assessment methodology (Durham, Cheshire East, Kirkless) whereas others used the parcel assessment findings and considered sites within those parcels (Guildford, Stevenage, Barnsley, Nuneaton and Bedworth).

Reference to sites includes sites put forward by developers or landowners as part of a 'Call for Sites' process as well as sites within the Council's SHLAA or ELR. These tend to align with ownership boundaries. In the case of Durham County Council, the Council proposed alternative boundaries to some submitted sites in order to ensure they would provide a readily recognisable and permanent new Green Belt boundary.

3.4.2 Sequential Approach

Nearly all of the authorities considered the parcels and sites in a sequential manner with the lower performing ones taken forward in the first instance. Nuneaton and Bedworth Council considered low performing parcels in the first instance however as there were insufficient numbers to meet their requirements, they considered low-medium performing parcels ensuring that the wider Green Belt was not unduly compromised. The Local Plan Inspector stated that this approach was justified. Similarly, Guildford Council only considered low sensitivity areas at first however due to shortfall early in the plan period and unmet needs within the HMA, they had to revisit this approach. Barnsley Council did not take areas which performed relatively strong or very strong through the subsequent stages. The Local Plan Inspector for Cheshire East Council noted positively that the Council had considered the Green Belt sites in a sequential manner based on their contribution to Green Belt purposes, ranging from 'no contribution', through to 'significant' and 'major contribution'.

3.4.3 Expanded Green Belt Reviews vs Site Selection

A number of authorities expanded their Green Belt Reviews to incorporate further elements which tended to include an assessment against development constraints. Guildford Council prepared a Green Belt and Countryside Study consisting of a number of volumes which included a Green Belt parcel purpose assessment, identification of potential development areas in the Green Belt, consideration of a potential new settlement in the Green Belt, a Green Belt Village Study and a study on countryside beyond the Green Belt. The Study identifies Potential Development Areas taking into account Green Belt factors combined with sustainability criteria (distance to services and facilities) and environmental capacity (flood risk).

Stevenage Council prepared a Part 1 and Part 2 Green Belt Review. Part 1 consisted of the definition and review of strategic scale parcels against Green Belt purposes whilst Part 2 broke down the parcels into smaller potential development areas undertaking further Green Belt assessments and capacity testing. The assessments involved site surveys applying Green Belt considerations, development constraints (flood risk, nature conservation designations, landscape sensitivity, heritage assets and access), and the existence of defensible Green Belt boundaries.

Kirklees Council undertook a strategic Green Belt Review in the first instance, followed by a two-stage assessment of the Green Belt edges which firstly considered topographical constraints, physical constraints and environmental constraints. Following this, an assessment against Green Belt purposes was undertaken.

Similarly, Barnsley Council undertook a three-stage Green Belt Review. Stage 1 involved a strategic Green Belt Review of General Areas against the purposes. Stage 2 involved an assessment against various constraints (flood risk, environmental and historic statutory designations, neighbouring and adjacent land uses, biodiversity and natural environment designations, topography, landscape character and visual considerations, historic environment, infrastructure showstoppers, and access, accessibility and connectivity). Stage 3 then involved identifying and assessing the resultant land parcels against the five purposes. Sites within the resultant land parcels were then considered against their site selection methodology.

The other authorities of Cheshire East, Durham and Nuneaton and Bedworth adopted a slightly different approach. After the initial Green Belt Assessment of General Areas and parcels, both Cheshire East Council and Durham County Council assessed the submitted sites against the Green Belt assessment methodology and then applied their site selection methodology to the sites. Nuneaton and Bedworth Council considered sites within low-medium performing parcels and took these through their site selection methodology.

It should be noted that all of the above approaches incorporate the same fundamental elements of a Green Belt purpose assessment and a development constraints assessment (or some form of site selection process). In some cases, the development constraints assessment represents their site selection process whereas

some authorities then apply their site selection methodology in addition to this. The terminology of the process, the order of the process and the title given to the study differs but ultimately the same considerations are included.

3.4.4 Constraints Criteria

All of the authorities applied Green Belt considerations alongside development constraints as part of their overall approach. The constraints considered and the approach to the assessment varied. A number of the authorities used similar criteria to the SHLAA and ELR utilising a pro-forma based approach. Barnsley, Kirklees and Cheshire East all applied a red/amber/green traffic light qualitative scoring system whereas Nuneaton and Bedworth and Durham utilised qualitative descriptions only. Barnsley Council also attached numerical scores to the traffic light system which was then totalled up to give a total score for each site. Barnsley, Kirklees and Cheshire East applied the same methodology and pro-forma to their non-Green Belt sites and their Green Belt sites.

3.4.5 Sustainability Appraisals

All of the authorities undertook separate sustainability appraisals of the sites which formed relevant considerations to the process. Cheshire East Council included the SA and HRA outcomes within the site selection pro-formas as part of the consideration of site suitability.

3.4.6 Green Belt Implications

In terms of Green Belt implications, beyond the consideration of the outcome from a Green Belt purpose assessment, many of the authorities considered the following factors:

- Would development of the site affect the openness and purposes of the Green Belt?
- Impact of development of the site on the surrounding Green Belt and any cumulative impacts of releasing adjacent sites?
- The resultant Green Belt boundary and whether it would be clearly defined with features which are readily recognisable and likely to be permanent?
- Whether there was an alternative boundary which would be strongly defined and durable?

When concluding whether there was an exceptional circumstances case, all of the Inspector's Reports considered the impact of removing the site on Green Belt function and purposes and whether there would be a strong defensible boundary remaining.

In the case of Durham County Council, although one of their proposed allocations performed strongly against three of the Green Belt purposes (purpose 1-3), the Inspector was satisfied that the site was well contained, it was in character with existing development, there was over 1km of open countryside which would be

maintained between the development and the nearest settlement, unrestricted sprawl would be prevented by the layout and landscaping of the site and the physical features around it, and all opportunities for development on brownfield land in the city had been considered.

In terms of boundaries, most sites in the County Durham Local Plan were defined using recognisable and permanent physical features. For one of the sites which had a weakly defined boundary of a fence and planting, the Inspector was satisfied that the proposed creation of a wide landscaped area would be effective in creating a recognisable and permanent boundary. This demonstrates that whilst recognisable and permanent features should be used in the first instance, if no defensible boundary exists, the creation of a new defensible boundary as part of the proposed policy allocation could be permissible.

3.4.7 Key Findings from the Comparative Review

The key findings from the above sections which are relevant to this study and any follow-on work to be undertaken by the Council are as follows:

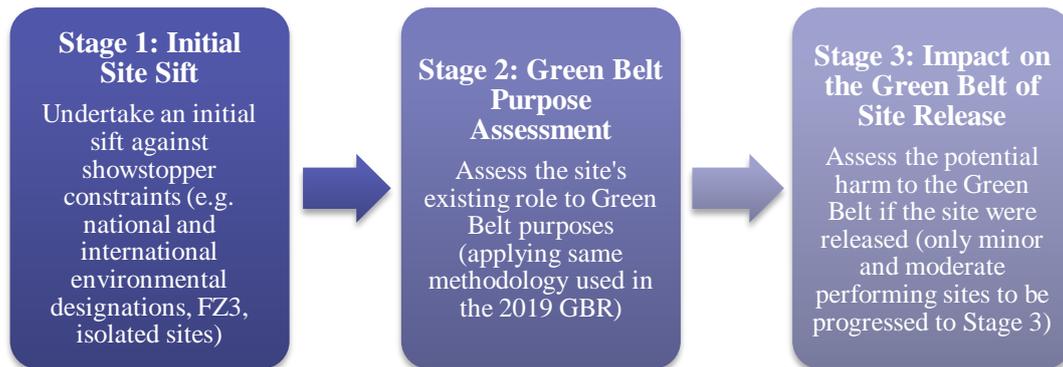
- The Green Belt purpose assessment of either areas, parcels or sites should form the starting point and the lower performing areas, parcels or sites should be considered in the first instance. A sequential approach should then be taken if the Council are unable to meet their requirements on this basis;
- A separate development constraints assessment (or site selection process) could be developed for Green Belt sites or alternatively the same site selection process could be applied as for non-Green Belt sites but incorporating Green Belt elements;
- As part of the development constraints assessment and/or site selection process a combination of qualitative and quantitative assessment criteria which will include planning judgements should be applied and clearly explained. These criteria could be similar to the SHLAA and ELAA and based on suitable, available and achievable criteria;
- In assessing development constraints/site selection, a red/amber/green traffic light scoring system presented in a proforma provides a logical and transparent means of demonstrating how sites have been considered;
- The impact of removing the site on Green Belt function and purposes should be considered alongside any potential cumulative impacts; and
- The resultant Green Belt boundary and whether this would be readily recognisable and likely to be permanent should also be considered.

4 Method

4.1 Overview

This section sets out the method which has been applied in this study. Figure 1 below illustrates the stages which have been undertaken. The following sections explain each stage in more detail.

Figure 1. Method Overview



As emphasised in Section 1 this study does not directly apply any site selection criteria and only considers Green Belt factors. It will therefore identify the most appropriate sites (in purely Green Belt terms) for the Council to take forward for consideration for release, if required. These sites will need to be taken through the Council's site selection methodology and considered against other evidence. Any proposed alterations to Green Belt boundaries will require exceptional circumstances to be fully evidence and justified in accordance with paragraph 136 of the NPPF.

4.2 Stage 1: Initial Site Sift

This involved an initial sift of the sites in order to remove those which are subject to showstopper constraints. Showstopper constraints include the following:

- National and International Environmental Designations (where more than 50% of the site falls within the designation);
- Flood Zone 3 (where more than 50% of the site is in Flood Zone 3); and
- For housing sites - Sites which are detached from a settlement and do not link to the settlement through adjoining sites and are not in close proximity to the settlement.²

² The justification for excluding such sites is because sites which are detached and not in close proximity to a settlement are not considered to represent sustainable locations for development. In relation to sites which are in close proximity but detached, additional land would need to be released from the Green Belt in order to join the site to the settlement.

- For employment sites – Sites which are detached from an inset settlement and are not clustered together or within an existing employment area.³

Where the site has either the same or very similar boundaries to a parcel from the 2019 Green Belt Review, the site has not been reassessed and the outcome from the 2019 Review has been used.

4.3 Stage 2: Green Belt Purpose Assessment

This stage involved an assessment of the site's existing role to Green Belt purposes (applying the same methodology used in the 2019 Green Belt Review which is set out in detail within section 2 of that document). The review of the latest national policy, guidance and case law in Section 2 above demonstrates that there have been no significant changes which would impact upon the Green Belt assessment methodology set out in the 2019 Green Belt Review. Applying the same methodology will ensure a consistent approach in the assessment of Green Belt sites.

Section 2 (Stage 4) at paragraphs 2.69-2.88 of the 2019 Green Belt Review sets out the method which has been applied. The same assessment categories of 'important role', 'moderate role', 'minor role' and 'no role' will be used. The same assessment form provided in Appendix A of the 2019 Green Belt Review has been utilised. **An extract of the method and the assessment form is included in Appendix B of this document for ease of reference.**

Sites which are assessed as having a minor or moderate role to Green Belt purposes have been progressed through to Stage 3. If there are not enough sites identified in order to meet the quantum of development required, the Council may need to revisit the process and consider sites which have an important role.

4.4 Stage 3: Impact on the Green Belt of Site Release

This stage has assessed the potential harm to the Green Belt if the site were to be released. The findings from the comparative review demonstrated that beyond the consideration of a site's existing contribution to Green Belt purposes, most of the local authorities considered the impact of removing the site on Green Belt function and purposes, alongside any potential cumulative impacts. Furthermore, the resultant Green Belt boundary and whether this would be readily recognisable and likely to be permanent was also a key consideration.

There is no recognised approach as to how this should be assessed, and the comparative review demonstrated that most authorities simply applied a brief commentary referencing Green Belt purposes. Table 1 below therefore sets out the qualitative criteria which have been used in the assessment:

³ A different approach is taken for employment sites compared to housing sites due to them having different locational criteria.

Table 1: Qualitative assessment criteria to consider Green Belt impact

| Key Question to Consider | How will this be assessed? |
|---|--|
| <p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p> | <p>This assessment will draw on the definitions set out in the 2019 Green Belt Review (see Appendix B) however it will consider <i>how development of the site would impact</i> upon the purposes instead of <i>how the site in its existing state contributes</i> to the purposes:</p> <p>Purpose 1 – would development of the site represent unrestricted sprawl of the large built-up area?</p> <p>Purpose 2 – would development of the site result in the merging of neighbouring towns⁴ or increase the potential for merging?</p> <p>Purpose 3 – would development of the site represent an encroachment into the countryside?</p> <p>Purpose 4 – would development of the site impact upon the setting or character of a historic town⁵?</p> <p>Purpose 5 – The Preferred Options Local Plan states that there is a limited supply of sites for development within the existing urban areas including brownfield sites. All opportunities for development on non-Green Belt land have been considered and explored before Green Belt release has been considered. This will form part of the Council’s exceptional circumstances case. Purpose 5 will therefore not be assessed as it is assumed that release of the site would not inhibit the regeneration of urban land.</p> |
| <p>Are there any cumulative impacts (due to release of adjacent sites)?</p> | <p>This will only be relevant if a number of sites in the same area are recommend for further consideration.</p> <p>The cumulative impacts should apply the same considerations as above taking all sites together.</p> |
| <p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p> | <p>Description of the resultant Green Belt boundary.</p> <p>If the resultant boundary features are not recognisable and permanent, is there an alternative boundary which could be used?</p> <p>If no alternative boundary, it is recommended that if the site is taken forward, the accompanying policy will need to specifically state that a recognisable and permanent</p> |

⁴ The ‘neighbouring towns’ are defined in the 2019 Green Belt Review as including all inset settlements within Lichfield District and adjacent Districts.

⁵ The ‘historic towns’ are defined in the 2019 Green Belt Review as Lichfield City, Tamworth and Rugeley and Cannock.

| | |
|------------|--|
| | new Green Belt boundary must be provided or the existing boundary requires strengthening. |
| Conclusion | <p>A summary will be provided which will conclude on the Green Belt impact as follows:</p> <ul style="list-style-type: none"> • Removal of the site (or sites, if cumulative) is likely to result in substantial harm to Green Belt function and purposes. • Removal of the site (or sites, if cumulative) is likely to result in limited harm to Green Belt function and purposes. • Removal of the site is not likely to harm Green Belt function and purposes. |

If it was concluded that removing the site (or sites, if cumulative) from the Green Belt is likely to result in substantial harm to the function and purposes of the Green Belt, it has been recommended that the site is excluded from the process. On the other hand, if it was concluded that removing the site is not likely to harm or is likely to result in limited harm to the function and purposes of the Green Belt, it has been recommended that the site is taken forward for further consideration by the Council. The Council will then need to apply their site selection methodology and consider any other evidence.

4.5 Duty to Cooperate

The Duty to Cooperate was a principle originally established within the Localism Act 2011 and further detailed within the NPPF and PPG. Paragraph 26 of the NPPF requires joint working to be undertaken in order to produce a positively prepared and justified strategy.

The 2019 Green Belt Review was fully consulted upon with statutory consultees and the District's Duty to Cooperate partners (see Stage 5a of the 2019 Green Belt Review). A schedule of the comments and the Council's consideration was provided within Annex A of the document. Given that this study builds on the previously agreed and consulted methodology and utilises the same method for Stage 2 of the assessment, further direct consultation on this Stage 2 Green Belt Review is not deemed necessary. Through ongoing discussions as part of the Duty to Cooperate those partners with whom the duty applies have been made aware of the ongoing work on the local plan review and its associated evidence base.

5 Stage 1: Initial Site Sift

This section sets out the finding of the Stage 1 Initial Site Sift. As set out Section 4.2, sites which were subject to showstopper constraints were sifted out and removed from the process. Showstopper constraints include the following:

- National and International Environmental Designations (where more than 50% of the site falls within the designation);
- Flood Zone 3 (where more than 50% of the site is in Flood Zone 3); and
- For housing sites - Sites which are detached from a settlement and do not link to the settlement through adjoining sites and are not in close proximity to the settlement.
- For employment sites – Sites which are detached from an inset settlement and are not clustered together or within an existing employment area.

Appendix C sets out the full site list of the SHLAA and ELAA sites and provides the findings from the initial site sift.

Detailed maps showing the sites to be assessed as part of this study are provided in Appendix D. Only those sites which form part of the Stage 2 Study (noted as ‘yes’ in the table in Appendix C) are shown on the maps in Appendix D.

6 Stage 2: Green Belt Purpose Assessment

6.1 Overview

This section sets out the findings of the Stage 2 Green Belt purpose assessment of the SHLAA and ELAA sites. As set out Section 4.3, an assessment of the site's existing role to Green Belt purposes was undertaken, applying the same methodology used in the 2019 Green Belt Review. The completed Green Belt assessment forms are provided in Appendix E. A summary of the assessment findings by settlement is provided below. Larger versions of the maps showing the overall assessment findings by settlements as well as a district wide map are provided in Appendix F.

This stage will enable sites which make a minor and moderate role to Green Belt purposes to be identified in order to progress these sites through to the next stage of the process. It is acknowledged that the assessment outcomes for some settlements were predominantly 'moderate' or 'minor' even when the site in question was very large. This reflects the geography of these settlements which are located in the centre of the Green Belt some distance away from the large built-up area and other settlements, resulting in the sites making either 'no' or 'minor' contribution to purpose 1 and purpose 2 (for example, Shenstone and Stonnall). By undertaking the Stage 3 assessment, this will enable a further filter to exclude those sites which would result in substantial harm to the Green Belt if they were removed.

Sites which had either the same or very similar boundaries to a parcel from the 2019 Green Belt Review were not reassessed as part of this stage and the outcome from the 2019 assessment was used. For completeness an assessment proforma of these sites has still been provided in Appendix E and the assessment has been copied across from the 2019 Green Belt Review. This applied to the following sites:

- SHLAA 101 - Same as Parcel Upper Longdon 1.
- SHLAA 103 - Very similar to Parcel Little Aston 2 although excludes the church.
- SHLAA 128 - Very similar to Parcel Little Aston 1 but slightly smaller.
- SHLAA 153 - Same as Parcel Stonnall 1.
- SHLAA 155 - Same as Parcel Stonnall 2.
- SHLAA 157 - Same as Parcel Burntwood 6.
- SHLAA 187 - Very similar to Parcel St Matts 4.
- SHLAA 207 - Same as Parcel Longdon 1.
- SHLAA 216 - Same as Parcel Brownhills 1.
- SHLAA 223 - Same as Parcel 1 Shenstone 2.

- SHLAA 275 - Very similar to Parcel Shenstone 4.
- SHLAA 266 – Very similar to Parcel Lichfield 9. It is slightly smaller but includes many of the same boundaries.
- SHLAA 288 - Same as Parcel Armitage with Handsacre 5.
- SHLAA 294 - Same as Parcel Hopwas 4.
- SHLAA 320 - Same as Parcel Whittington 6.
- SHLAA 344 – Same as Parcel Hammerwich 5
- SHLAA 368 – Very similar to Parcel Fazeley, Mile Oak and Bonehill 8.

It should be noted that some sites which collectively formed a parcel in the 2019 Green Belt Review may result in a different assessment outcome when considered individually. The parcel assessment outcome is still correct and consistent however the difference in the assessment reflects the different boundaries and characteristics of that individual site.

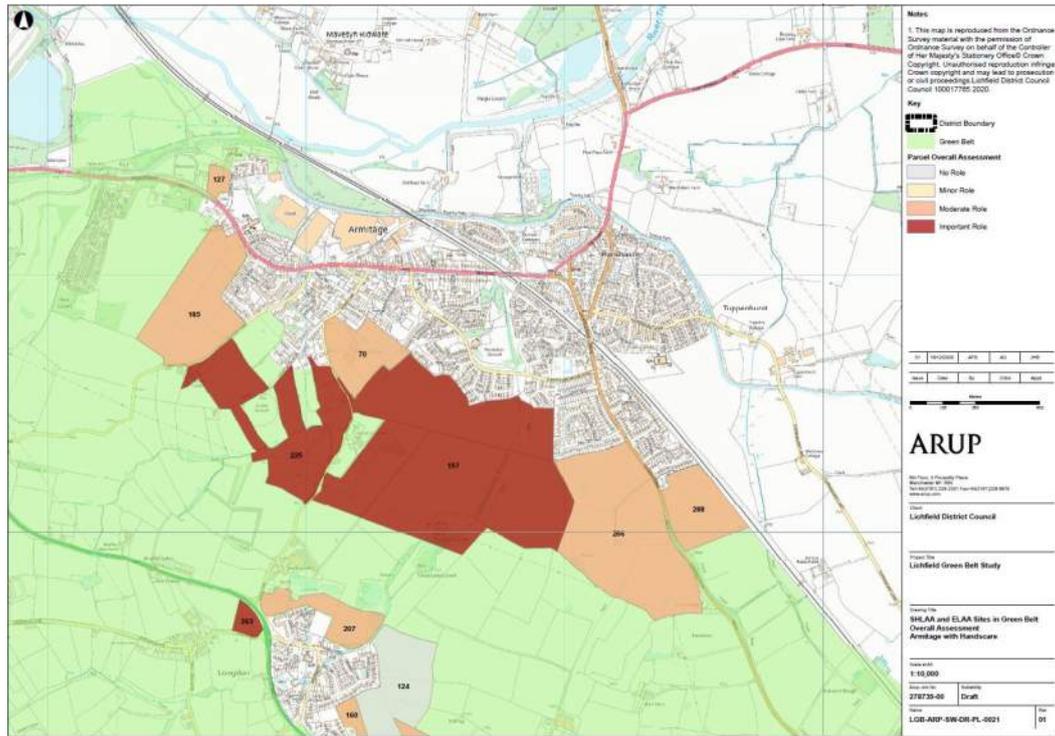
6.2 Armitage with Handsacre

Table 2 below provides a summary of the assessment findings for the sites around Armitage with Handsacre. Figure 2 below provides an illustration of the overall assessment for each site. Sites which were assessed as having a minor or moderate role to Green Belt purposes will be progressed through to Stage 3.

Table 2. Green Belt purpose assessment findings

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-----------|
| SHLAA 70 | No | Moderate | Moderate | No | Moderate | Moderate |
| SHLAA 127 | Minor | Moderate | Moderate | No | Moderate | Moderate |
| SHLAA 185 | Minor | Moderate | Important | No | Moderate | Moderate |
| SHLAA 197 | No | Important | Important | No | Moderate | Important |
| SHLAA 225 | Minor | Important | Important | No | Moderate | Important |
| SHLAA 286 | No | Moderate | Important | No | Moderate | Moderate |
| SHLAA 288 | No | Minor | Important | No | Moderate | Minor |

Figure 2. Green Belt purpose assessment findings - overall assessment



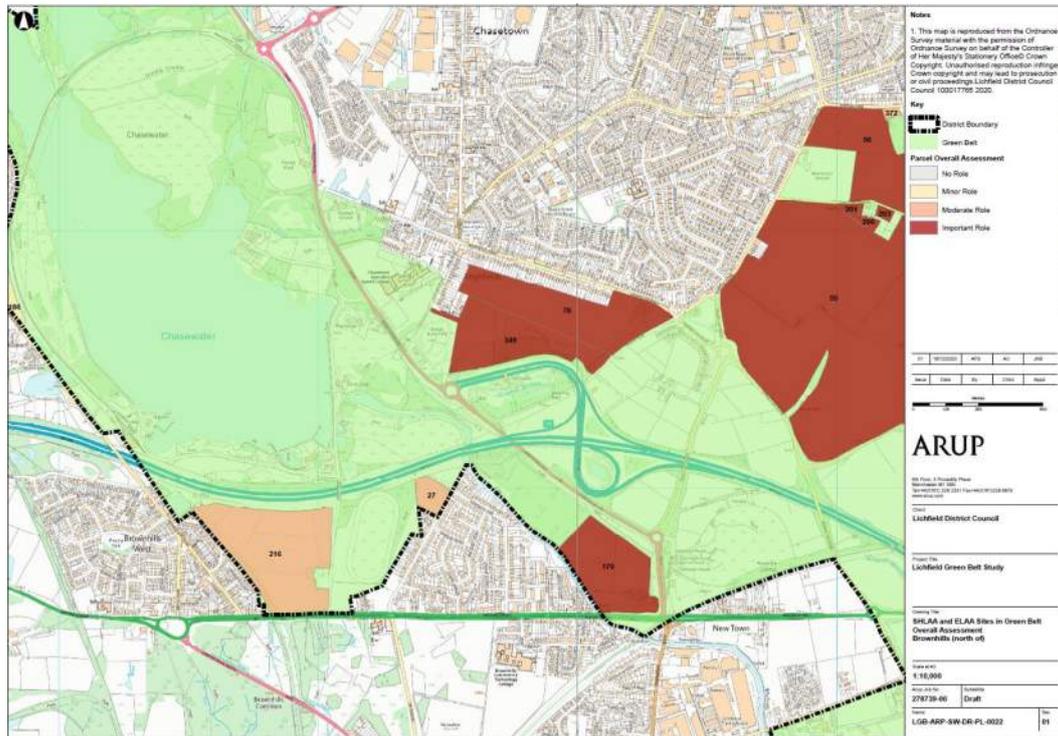
6.3 Brownhills (north of)

Table 3 below provides a summary of the assessment findings for the sites to the north of Brownhills. Figure 3 below provides an illustration of the overall assessment for each site. Sites which were assessed as having a minor or moderate role to Green Belt purposes will be progressed through to Stage 3.

Table 3. Green Belt purpose assessment findings

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-----------|
| SHLAA 27 | Moderate | Important | Moderate | No | Moderate | Moderate |
| SHLAA 170 | Important | Important | Important | No | Moderate | Important |
| SHLAA 216 | Moderate | Moderate | Important | No | Moderate | Moderate |

Figure 3. Green Belt purpose assessment findings - overall assessment



6.4 Burntwood (including St Matthews)

Table 4 below provides a summary of the assessment findings for the sites around Burntwood and St Matthews. Figure 4 below provides an illustration of the overall assessment for each site. Sites which were assessed as having a minor or moderate role to Green Belt purposes will be progressed through to Stage 3.

It is noted that SHLAA 35, 166 and 346 when combined have similar boundaries to Parcel Burntwood 3 in the 2019 Green Belt Review which was assessed as having an overall moderate role to Green Belt purposes. On their own, SHLAA 35 and SHLAA 166 have an overall important role to Green Belt purposes as their boundaries are different and they are not enclosed by Burntwood, having a stronger connection to the countryside.

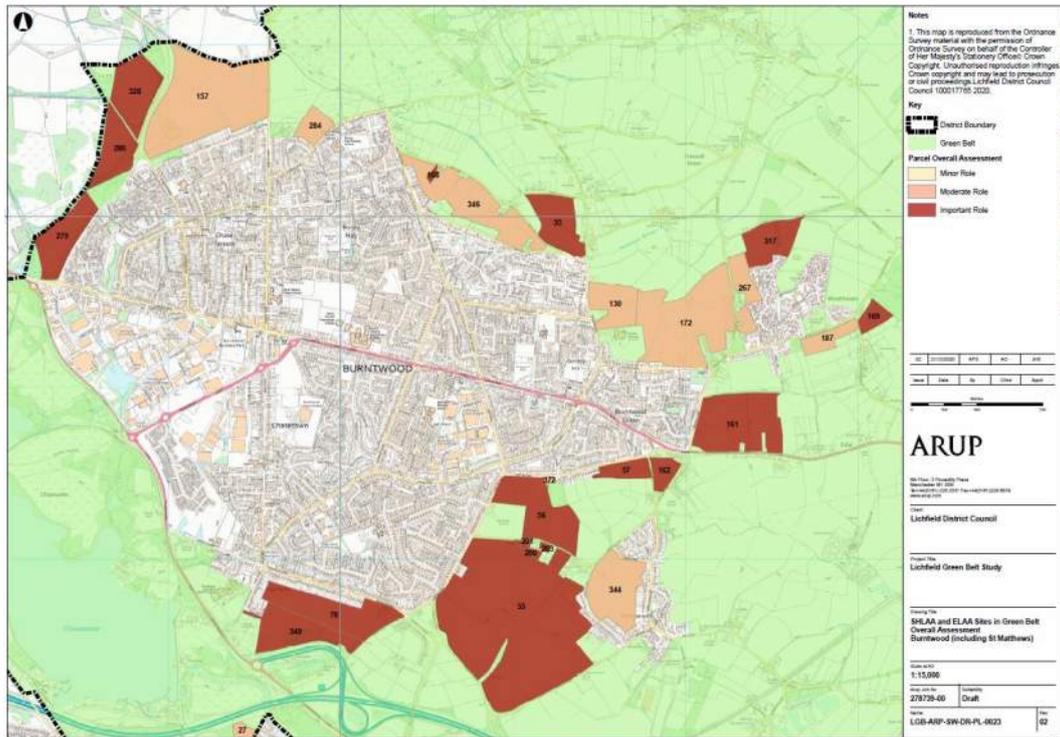
Table 4. Green Belt purpose assessment findings

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-----------|
| SHLAA 35 | Important | Minor | Important | No | Moderate | Important |
| SHLAA 55 | Important | Important | Important | No | Moderate | Important |
| SHLAA 56 | Important | Important | Important | No | Moderate | Important |

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-----------|
| SHLAA 57 | Important | Important | Important | No | Moderate | Important |
| SHLAA 78 | Important | Important | Important | No | Moderate | Important |
| SHLAA 130 | Moderate | No | Important | No | Moderate | Moderate |
| SHLAA 157 | Moderate | Minor | Moderate | No | Moderate | Moderate |
| SHLAA 161 | Important | Moderate | Important | No | Moderate | Important |
| SHLAA 162 | Important | Important | Moderate | No | Moderate | Important |
| SHLAA 166 | Important | Minor | Important | No | Moderate | Important |
| SHLAA 169 | Important | Moderate | Important | No | Moderate | Important |
| SHLAA 172 | Moderate | No | Moderate | No | Moderate | Moderate |
| SHLAA 187 | Moderate | Moderate | Moderate | No | Moderate | Moderate |
| SHLAA 200 | Important | Important | Important | No | Moderate | Important |
| SHLAA 201 | Important | Important | Important | No | Moderate | Important |
| SHLAA 203 | Important | Important | Important | No | Moderate | Important |
| SHLAA 267 | Moderate | No | Moderate | No | Moderate | Moderate |
| SHLAA 279 | Important | Moderate | Important | No | Moderate | Important |
| SHLAA 280 | Important | Minor | Important | No | Moderate | Important |
| SHLAA 284 | Moderate | Minor | Moderate | No | Moderate | Moderate |
| SHLAA 317 | Important | Minor | Important | No | Moderate | Important |
| SHLAA 328 | Important | Minor | Important | No | Moderate | Important |
| SHLAA 346 | Moderate | Minor | Moderate | No | Moderate | Moderate |
| SHLAA 349 | Important | Important | Important | No | Moderate | Important |

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|----------|
| SHLAA 372 | Moderate | Moderate | Moderate | No | Moderate | Moderate |

Figure 4. Green Belt purpose assessment findings - overall assessment



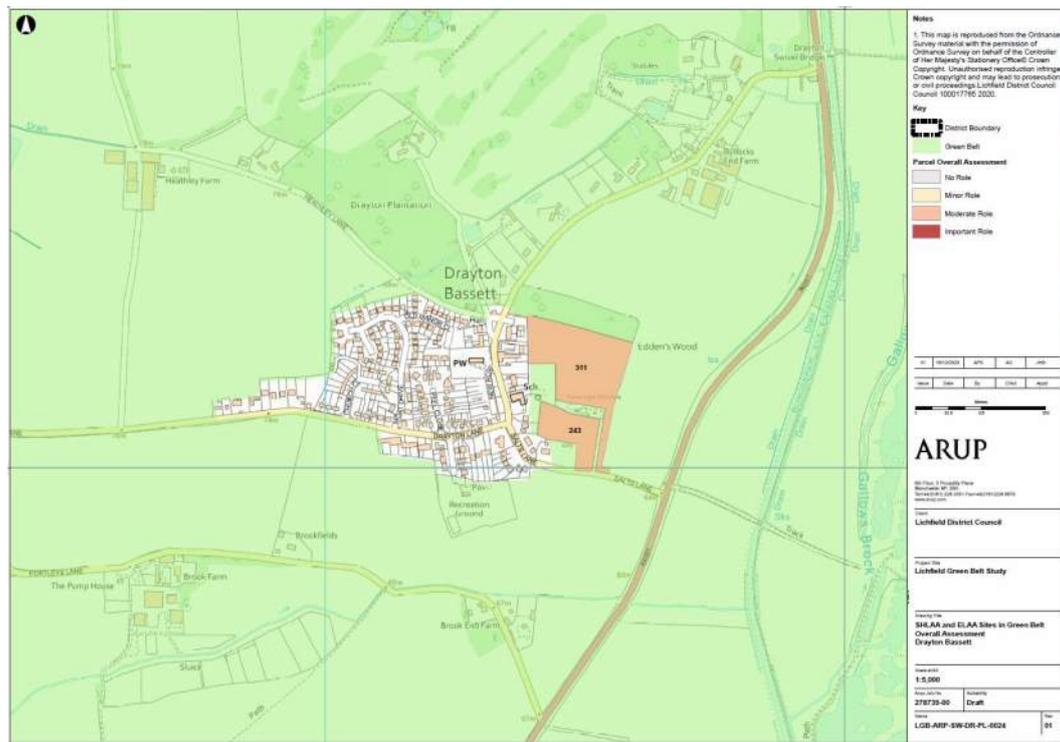
6.5 Drayton Bassett

Table 5 below provides a summary of the assessment findings for the sites around Drayton Bassett. Figure 5 below provides an illustration of the overall assessment for each site. Sites which were assessed as having a minor or moderate role to Green Belt purposes will be progressed through to Stage 3.

Table 5. Green Belt purpose assessment findings

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|----------|
| SHLAA 243 | No | Moderate | Important | No | Moderate | Moderate |
| SHLAA 311 | No | Moderate | Important | No | Moderate | Moderate |

Figure 5. Green Belt purpose assessment findings - overall assessment



6.6 Fazeley, Mile Oak and Bonehill

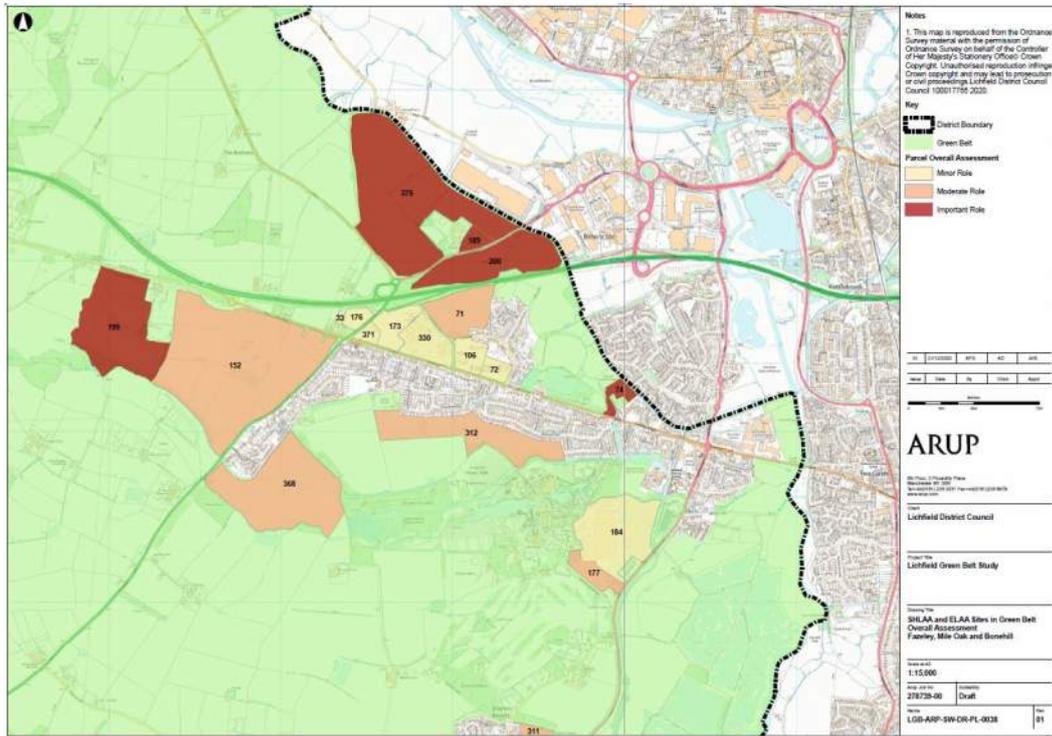
Table 6 below provides a summary of the assessment findings for the sites around Fazeley, Mile Oak and Bonehill. Figure 6 below provides an illustration of the overall assessment for each site. Sites which were assessed as having a minor or moderate role to Green Belt purposes will be progressed through to Stage 3.

Table 6. Green Belt purpose assessment findings

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-----------|
| ELAA 33 | No | Minor | No | No | Moderate | Minor |
| SHLAA 71 | Minor | Moderate | Moderate | No | Moderate | Moderate |
| SHLAA 72 | No | No | Minor | No | Moderate | Minor |
| SHLAA 74 | Important | Important | Moderate | Minor | Moderate | Important |
| SHLAA 106 | No | No | Minor | No | Moderate | Minor |
| SHLAA 152 | No | Minor | Important | No | Moderate | Moderate |

| Site Ref | 1st Purpose | 2nd Purpose | 3rd Purpose | 4th Purpose | 5th Purpose | Overall |
|-----------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|----------------|
| SHLAA 173 | No | No | Minor | No | Moderate | Minor |
| ELAA 176 | No | Minor | Minor | No | Moderate | Minor |
| ELAA 177 | Minor | Moderate | Moderate | No | Moderate | Moderate |
| ELAA 184 | Minor | Moderate | No | No | Moderate | Minor |
| SHLAA 189 | Important | Important | Minor | Minor | Moderate | Important |
| ELAA 199 | No | Minor | Important | No | Moderate | Important |
| ELAA 200 | Important | Important | Important | Minor | Moderate | Important |
| SHLAA 312 | No | Moderate | Important | No | Moderate | Moderate |
| SHLAA 330 | No | No | No | No | Moderate | Minor |
| SHLAA 368 | No | No | Important | No | Moderate | Moderate |
| SHLAA 371 | No | No | Minor | No | Moderate | Minor |
| SHLAA 376 | Important | Important | Important | Minor | Moderate | Important |

Figure 6. Green Belt purpose assessment findings - overall assessment



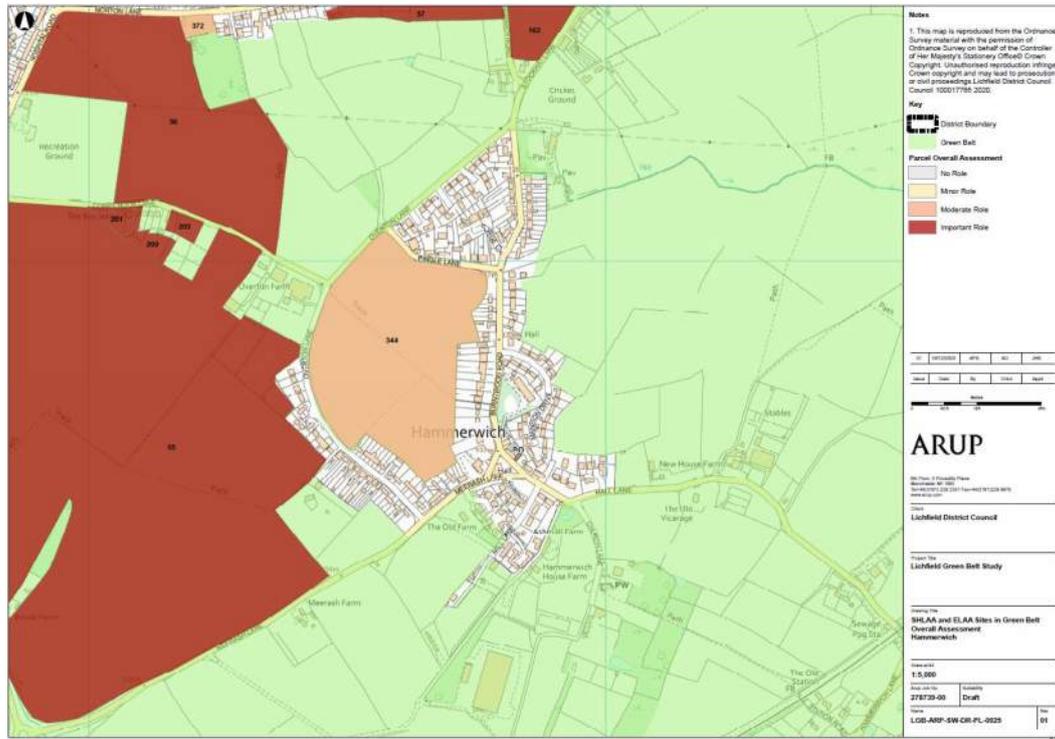
6.7 Hammerwich

Table 7 below provides a summary of the assessment findings for the site adjacent to Hammerwich. Figure 7 below provides an illustration of the overall assessment for the site, please see the section for Burntwood for the other sites shown. Sites which were assessed as having a minor or moderate role to Green Belt purposes will be progressed through to Stage 3.

Table 7. Green Belt purpose assessment findings

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|----------|
| SHLAA 344 | No | Moderate | Moderate | No | Moderate | Moderate |

Figure 7. Green Belt purpose assessment findings - overall assessment



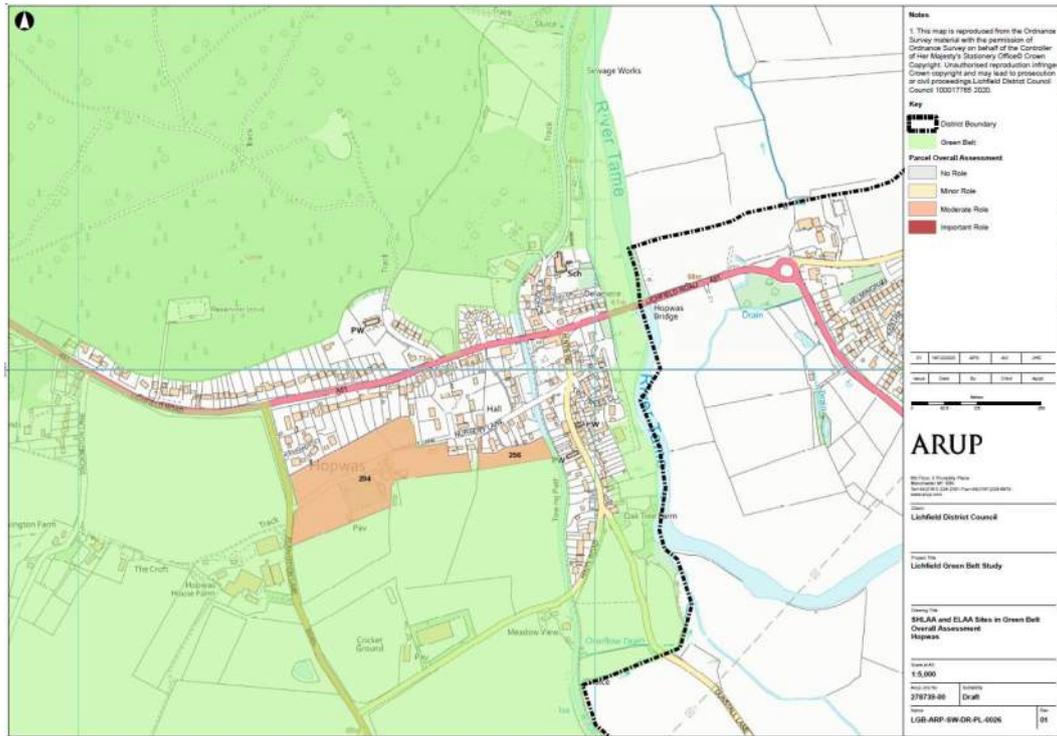
6.8 Hopwas

Table 8 below provides a summary of the assessment findings for the sites around Hopwas. Figure 8 below provides an illustration of the overall assessment for each site. Sites which were assessed as having a minor or moderate role to Green Belt purposes will be progressed through to Stage 3.

Table 8. Green Belt purpose assessment findings

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|----------|
| SHLAA 256 | No | Minor | Important | No | Moderate | Moderate |
| SHLAA 294 | No | Minor | Important | No | Moderate | Moderate |

Figure 8. Green Belt purpose assessment findings - overall assessment



6.9 Lichfield

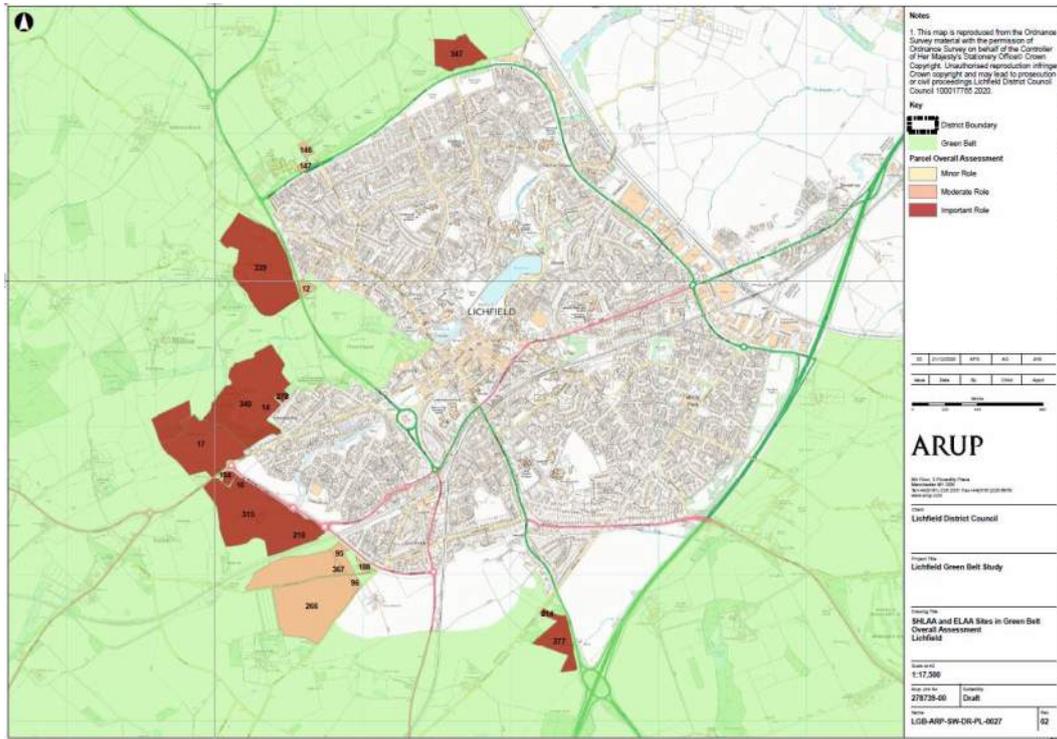
Table 9 below provides a summary of the assessment findings for the sites around Lichfield. Figure 9 below provides an illustration of the overall assessment for each site. Sites which were assessed as having a minor or moderate role to Green Belt purposes will be progressed through to Stage 3.

Table 9. Green Belt purpose assessment findings

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-----------|
| SHLAA 12 | Moderate | Minor | Moderate | Important | Moderate | Moderate |
| SHLAA 14 | Important | Minor | Important | Important | Moderate | Important |
| SHLAA 16 | Important | Minor | Important | Minor | Moderate | Important |
| SHLAA 17 | Important | Moderate | Important | Minor | Moderate | Important |
| SHLAA 95 | Important | Minor | Moderate | Moderate | Moderate | Moderate |
| SHLAA 96 | Important | Minor | Moderate | Moderate | Moderate | Moderate |
| SHLAA 134 | Important | Minor | Important | Minor | Moderate | Important |

| Site Ref | 1st Purpose | 2nd Purpose | 3rd Purpose | 4th Purpose | 5th Purpose | Overall |
|-----------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|----------------|
| SHLAA 146 | Important | Minor | Moderate | Minor | Minor | Moderate |
| SHLAA 147 | Moderate | Minor | Moderate | Moderate | Moderate | Moderate |
| SHLAA 188 | Important | Minor | Moderate | Minor | Moderate | Moderate |
| SHLAA 210 | Important | Minor | Important | Minor | Moderate | Important |
| SHLAA 214 | Important | Minor | Important | Minor | Moderate | Important |
| SHLAA 266 | Important | Minor | Moderate | Moderate | Moderate | Moderate |
| SHLAA 277 | Important | Minor | Important | Minor | Moderate | Important |
| SHLAA 278 | Important | Minor | Important | Important | Moderate | Important |
| SHLAA 315 | Important | Minor | Important | Important | Moderate | Important |
| SHLAA 339 | Important | Minor | Important | Important | Moderate | Important |
| SHLAA 340 | Important | Moderate | Important | Important | Moderate | Important |
| SHLAA 347 | Important | Minor | Important | Important | Moderate | Important |
| SHLAA 367 | Important | Minor | Moderate | Moderate | Moderate | Moderate |

Figure 9. Green Belt purpose assessment findings - overall assessment



6.10 Little Aston

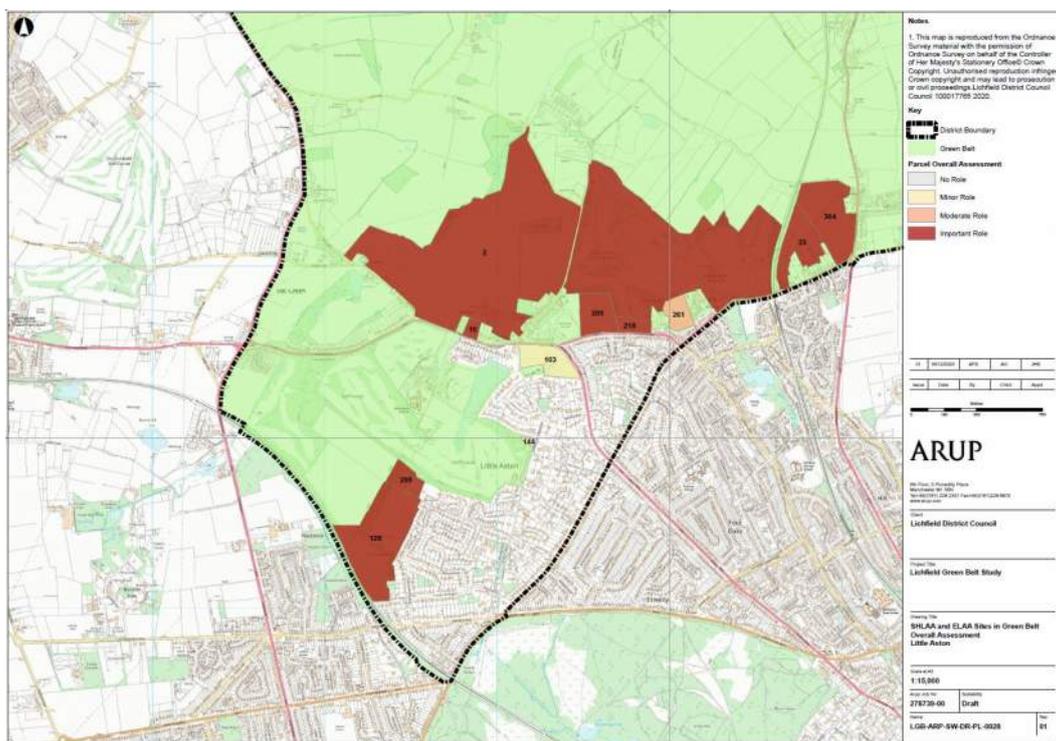
Table 10 below provides a summary of the assessment findings for the sites around Little Aston. Figure 10 below provides an illustration of the overall assessment for each site. Sites which were assessed as having a minor or moderate role to Green Belt purposes will be progressed through to Stage 3.

Table 10. Green Belt purpose assessment findings

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-----------|
| SHLAA 2 | Important | Moderate | Important | No | Moderate | Important |
| SHLAA 10 | Important | Minor | Important | No | Moderate | Important |
| SHLAA 23 | Important | Minor | Important | No | Moderate | Important |
| SHLAA 103 | Minor | No | Minor | No | Moderate | Minor |
| SHLAA 128 | Important | Minor | Important | No | Moderate | Important |
| SHLAA 144 | Minor | No | Minor | No | Moderate | Minor |

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-----------|
| SHLAA 205 | Important | Minor | Important | No | Moderate | Important |
| SHLAA 214 | Important | Minor | Important | Minor | Moderate | Important |
| SHLAA 218 | Important | Minor | Important | No | Moderate | Important |
| SHLAA 261 | Important | Minor | Moderate | No | Moderate | Moderate |
| SHLAA 277 | Important | Minor | Important | Minor | Moderate | Important |
| SHLAA 299 | Important | Minor | Important | No | Moderate | Important |
| SHLAA 304 | Important | Minor | Important | No | Moderate | Important |

Figure 10. Green Belt purpose assessment findings - overall assessment



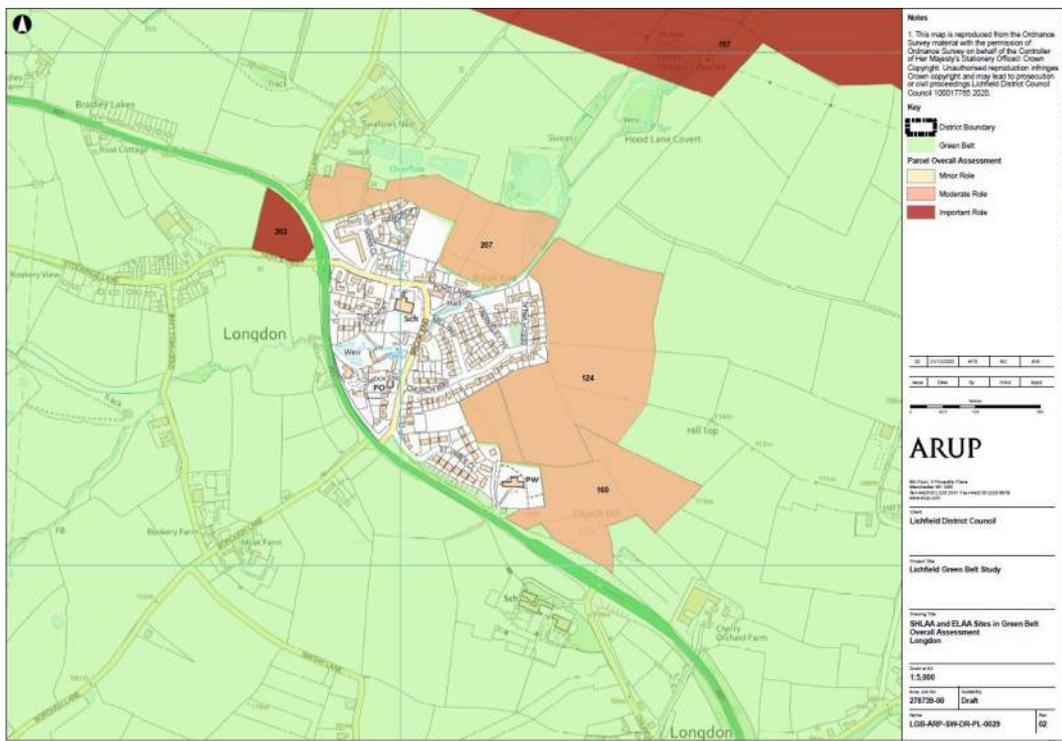
6.11 Longdon

Table 11 below provides a summary of the assessment findings for the sites around Longdon. Figure 11 below provides an illustration of the overall assessment for each site. Sites which were assessed as having a minor or moderate role to Green Belt purposes will be progressed through to Stage 3.

Table 11. Green Belt purpose assessment findings

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-----------|
| SHLAA 124 | No | Moderate | Important | No | Moderate | Moderate |
| SHLAA 160 | No | Minor | Important | No | Moderate | Moderate |
| SHLAA 207 | No | Moderate | Important | No | Moderate | Moderate |
| SHLAA 263 | No | Moderate | Important | No | Moderate | Important |

Figure 11. Green Belt purpose assessment findings - overall assessment



6.12 Norton Canes (Cannock Chase)

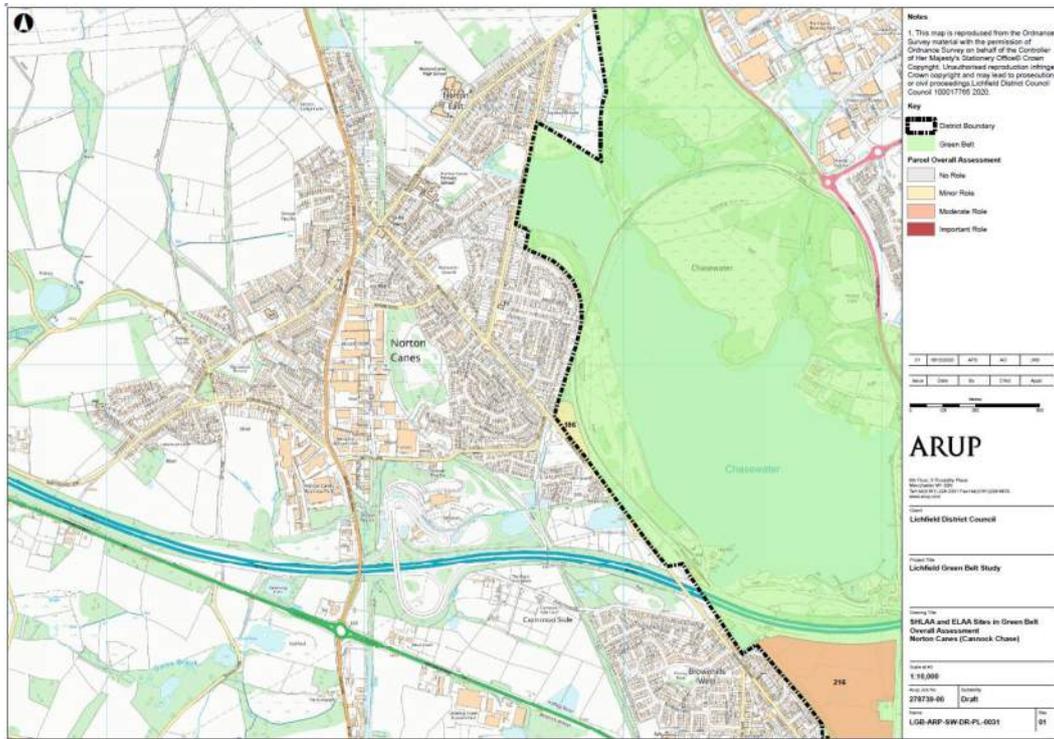
Table 12 below provides a summary of the assessment findings for the site adjacent to Norton Canes (within the Cannock Chase District). Figure 12 below provides an illustration of the overall assessment for each site. Sites which were assessed as having a minor or moderate role to Green Belt purposes will be progressed through to Stage 3.

Table 12. Green Belt purpose assessment findings

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|---------|
|----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|---------|

| | | | | | | |
|-----------|----|----------|-------|----|----------|-------|
| SHLAA 186 | No | Moderate | Minor | No | Moderate | Minor |
|-----------|----|----------|-------|----|----------|-------|

Figure 12. Green Belt purpose assessment findings - overall assessment



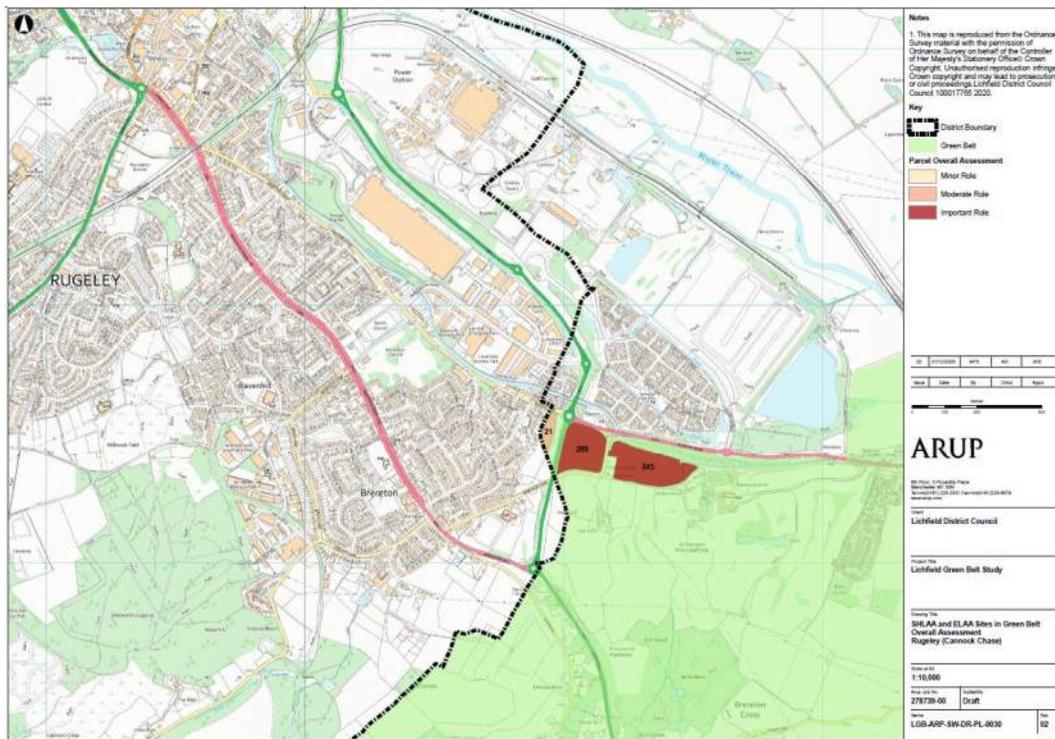
6.13 Rugeley (Cannock Chase)

Table 13 below provides a summary of the assessment findings for the sites adjacent to Rugeley (within the Cannock Chase District). Figure 13 below provides an illustration of the overall assessment for each site. Sites which were assessed as having a minor or moderate role to Green Belt purposes will be progressed through to Stage 3.

Table 13. Green Belt purpose assessment findings

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-----------|
| SHLAA 21 | Moderate | Moderate | Moderate | Minor | Moderate | Moderate |
| SHLAA 245 | Important | Important | Important | Minor | Moderate | Important |
| SHLAA 289 | Important | Important | Important | Minor | Moderate | Important |

Figure 13. Green Belt purpose assessment findings - overall assessment



6.14 Shenstone

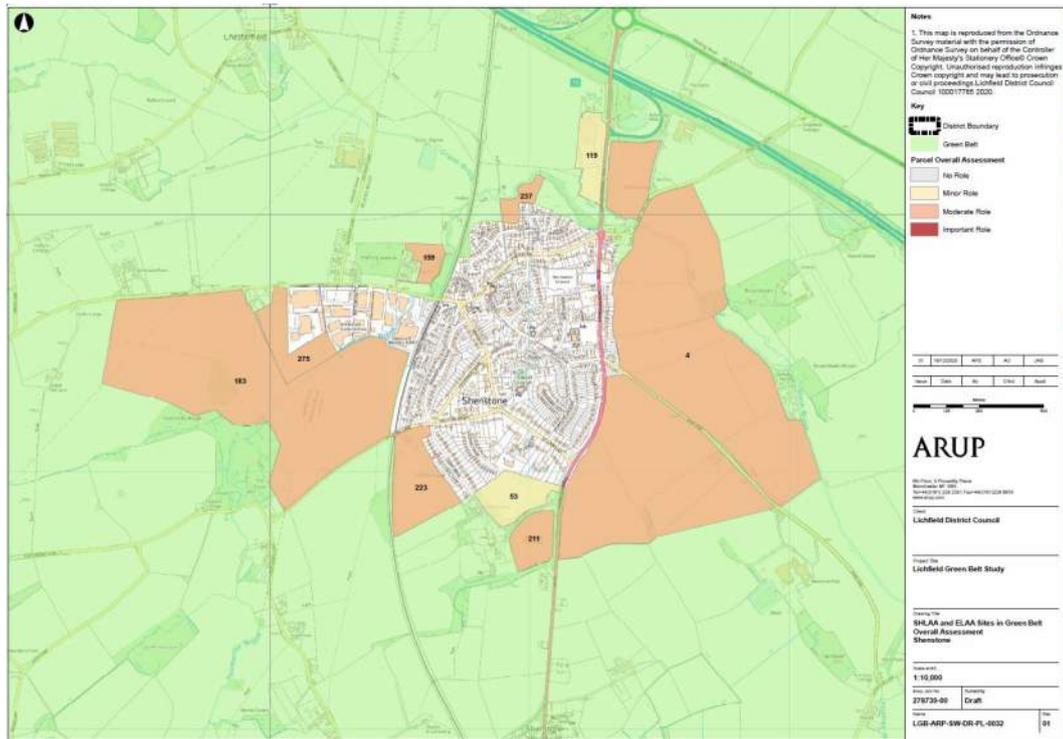
Table 14 below provides a summary of the assessment findings for the sites around Shenstone. Figure 14 below provides an illustration of the overall assessment for each site. Sites which were assessed as having a minor or moderate role to Green Belt purposes will be progressed through to Stage 3.

Table 14. Green Belt purpose assessment findings

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|----------|
| SHLAA 4 | No | Minor | Important | No | Moderate | Moderate |
| SHLAA 53 | No | Minor | Moderate | No | Moderate | Minor |
| SHLAA 119 | No | Minor | Minor | No | Moderate | Minor |
| SHLAA 159 | No | Minor | Important | No | Moderate | Moderate |
| SHLAA 183 | No | Minor | Important | No | Moderate | Moderate |
| SHLAA 211 | No | Minor | Important | No | Moderate | Moderate |
| SHLAA 223 | No | Minor | Important | No | Moderate | Moderate |

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|----------|
| SHLAA 237 | No | Minor | Important | No | Moderate | Moderate |
| SHLAA 275 | No | Minor | Important | No | Moderate | Moderate |

Figure 14. Green Belt purpose assessment findings - overall assessment



6.15 Stonnall

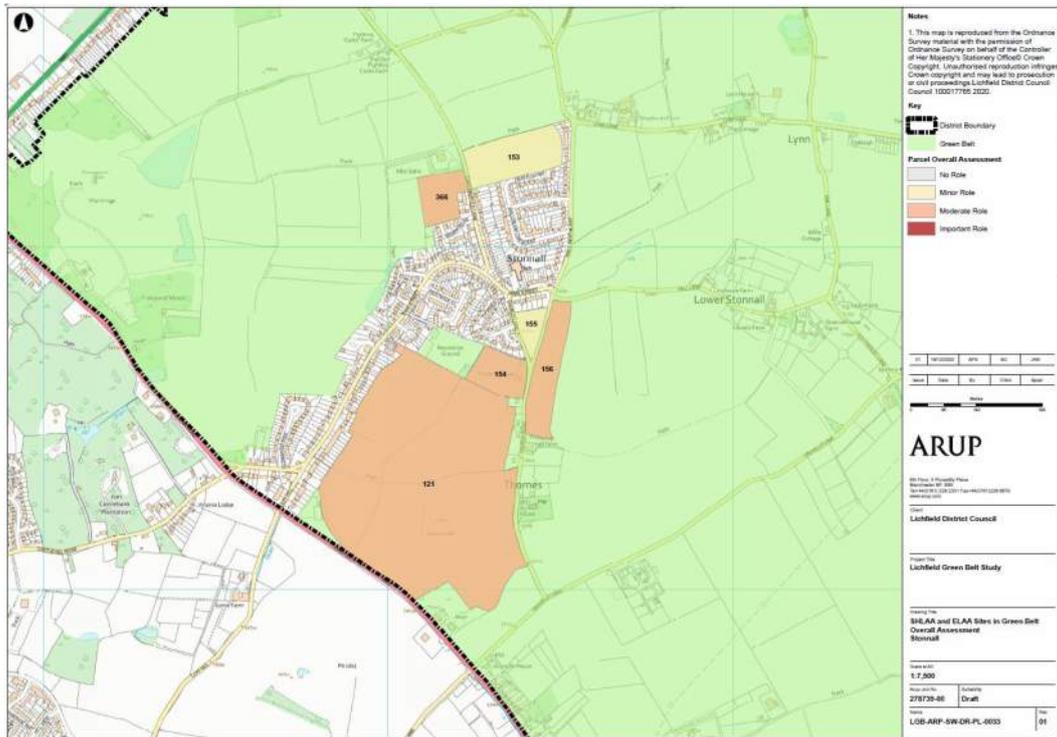
Table 15 below provides a summary of the assessment findings for the sites around Stonnall. Figure 15 below provides an illustration of the overall assessment for each site. Sites which were assessed as having a minor or moderate role to Green Belt purposes will be progressed through to Stage 3.

Table 15. Green Belt purpose assessment findings

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|----------|
| SHLAA 121 | No | Minor | Important | No | Moderate | Moderate |
| SHLAA 153 | No | No | Moderate | No | Moderate | Minor |
| SHLAA 154 | No | Minor | Important | No | Moderate | Moderate |

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|----------|
| SHLAA 155 | No | No | Moderate | No | Moderate | Minor |
| SHLAA 156 | No | Minor | Important | No | Moderate | Moderate |
| SHLAA 366 | No | Moderate | Important | No | Moderate | Moderate |

Figure 15. Green Belt purpose assessment findings - overall assessment



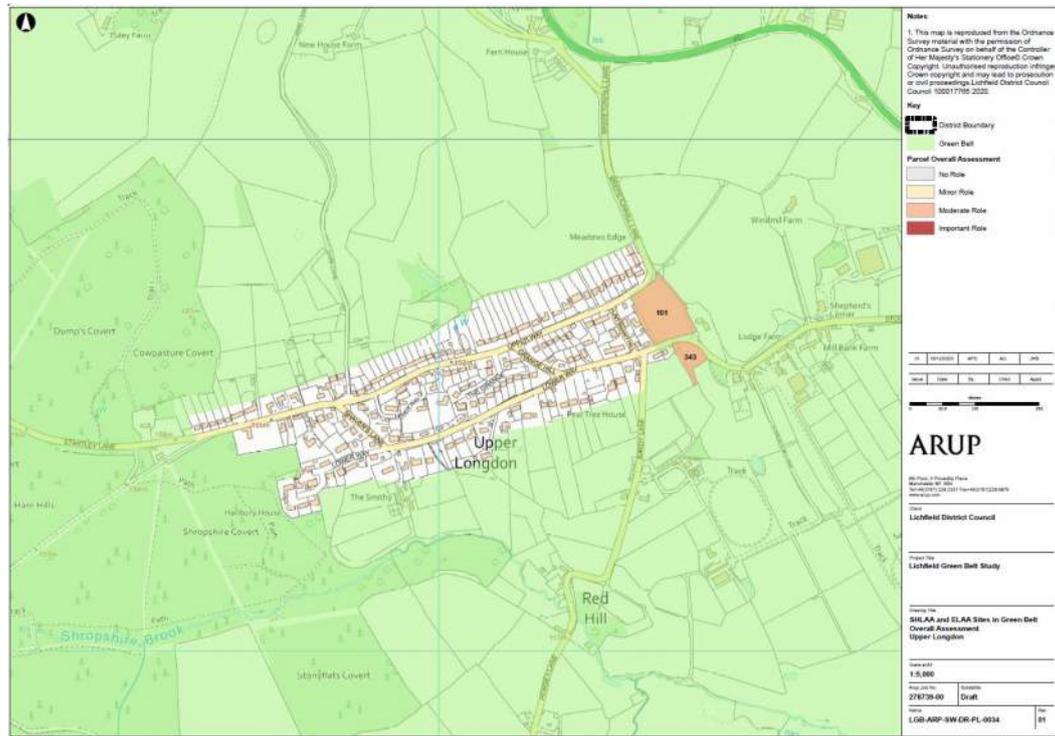
6.16 Upper Longdon

Table 16 below provides a summary of the assessment findings for the sites around Upper Longdon. Figure 16 below provides an illustration of the overall assessment for each site. Sites which were assessed as having a minor or moderate role to Green Belt purposes will be progressed through to Stage 3.

Table 16. Green Belt purpose assessment findings

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|----------|
| SHLAA 101 | No | Moderate | Moderate | No | Moderate | Moderate |
| SHLAA 343 | No | Moderate | Important | No | Moderate | Moderate |

Figure 16. Green Belt purpose assessment findings - overall assessment



6.17 Whittington

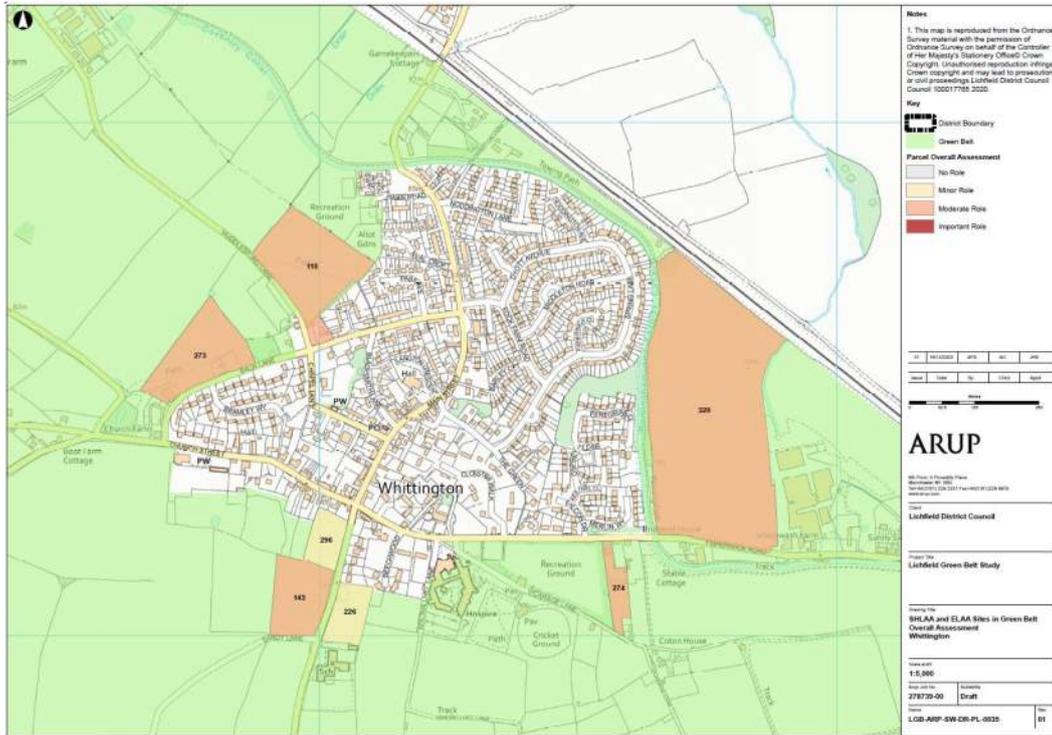
Table 17 below provides a summary of the assessment findings for the sites around Whittington. Figure 17 below provides an illustration of the overall assessment for each site. Sites which were assessed as having a minor or moderate role to Green Belt purposes will be progressed through to Stage 3.

Table 17. Green Belt purpose assessment findings

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|-----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|----------|
| SHLAA 115 | Minor | Minor | Important | No | Moderate | Moderate |
| SHLAA 143 | Minor | No | Important | No | Moderate | Moderate |
| SHLAA 226 | Minor | No | Moderate | No | Minor | Minor |
| SHLAA 273 | Minor | Minor | Important | No | Moderate | Moderate |
| SHLAA 274 | Minor | Minor | Important | No | Moderate | Moderate |
| SHLAA 296 | Minor | No | Moderate | No | Moderate | Minor |

| | | | | | | |
|-----------|-------|-------|-----------|----|----------|----------|
| SHLAA 320 | Minor | Minor | Important | No | Moderate | Moderate |
|-----------|-------|-------|-----------|----|----------|----------|

Figure 17. Green Belt purpose assessment findings - overall assessment



6.18 ELAA sites detached from a settlement

There are a number of ELAA sites which are completely detached from a settlement and therefore these have been included in this section. Table 18 below provides a summary of the assessment findings for these sites. Figure 18 and 19 below provides an illustration of the overall assessment for each site. Sites which were assessed as having a minor or moderate role to Green Belt purposes will be progressed through to Stage 3.

Table 18. Green Belt purpose assessment findings of the ELAA sites

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|----------|
| ELAA 93 | No | Minor | Moderate | No | Moderate | Minor |
| ELAA 123 | Minor | Minor | Important | No | Moderate | Moderate |
| ELAA 130 | Minor | Minor | Important | No | Moderate | Moderate |
| ELAA 131 | Minor | Minor | Important | No | Moderate | Moderate |

| Site Ref | 1 st Purpose | 2 nd Purpose | 3 rd Purpose | 4 th Purpose | 5 th Purpose | Overall |
|----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|----------|
| ELAA 183 | Minor | Minor | Important | No | Moderate | Moderate |
| ELAA 185 | Minor | Minor | Important | No | Moderate | Moderate |
| ELAA 186 | Minor | Minor | Important | No | Moderate | Moderate |
| ELAA 187 | Minor | Minor | Important | No | Moderate | Moderate |
| ELAA 188 | Minor | Minor | Important | No | Moderate | Moderate |
| ELAA 190 | Minor | Minor | Important | No | Moderate | Moderate |

Figure 18. Green Belt purpose assessment findings of ELAA sites – overall assessment

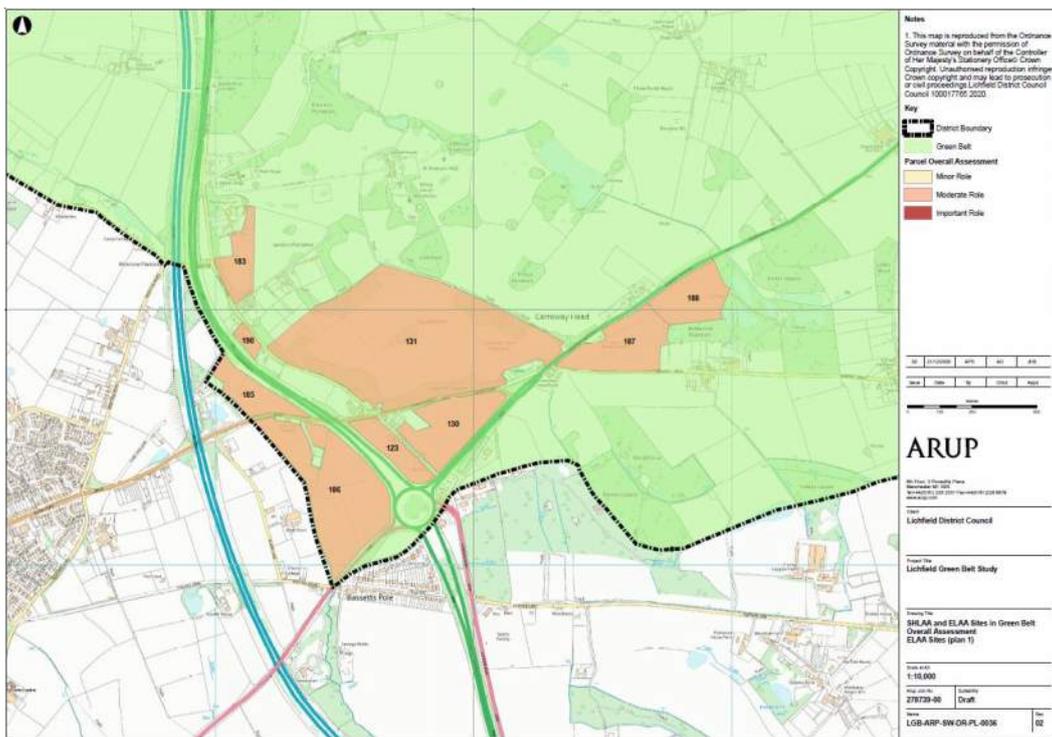
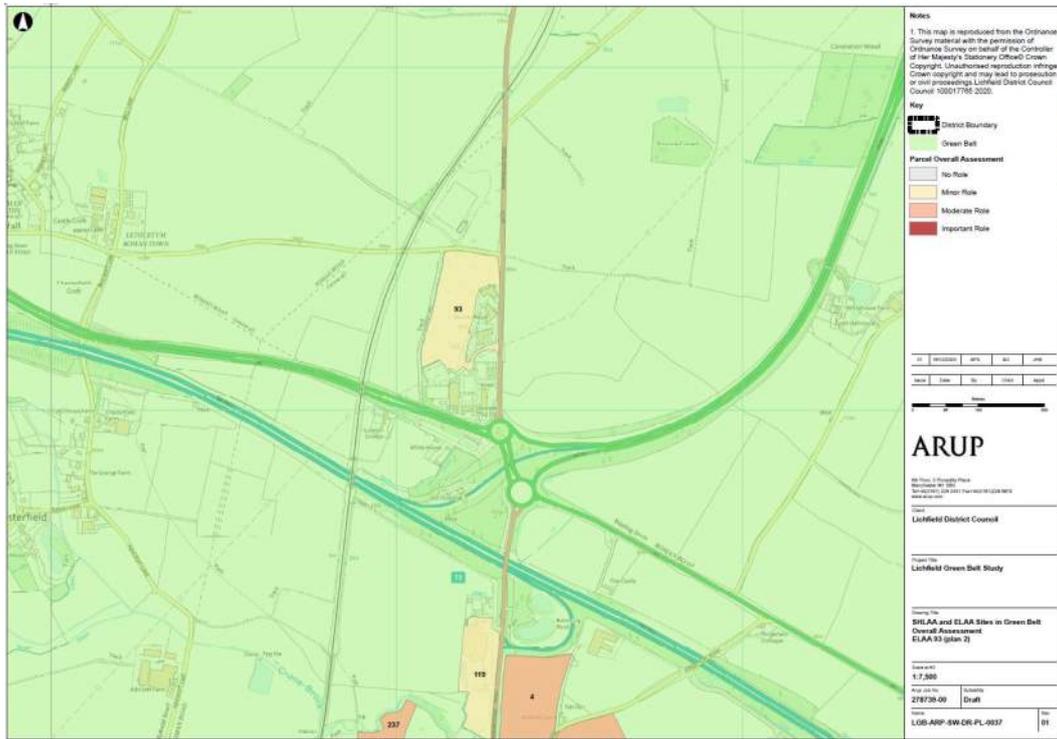


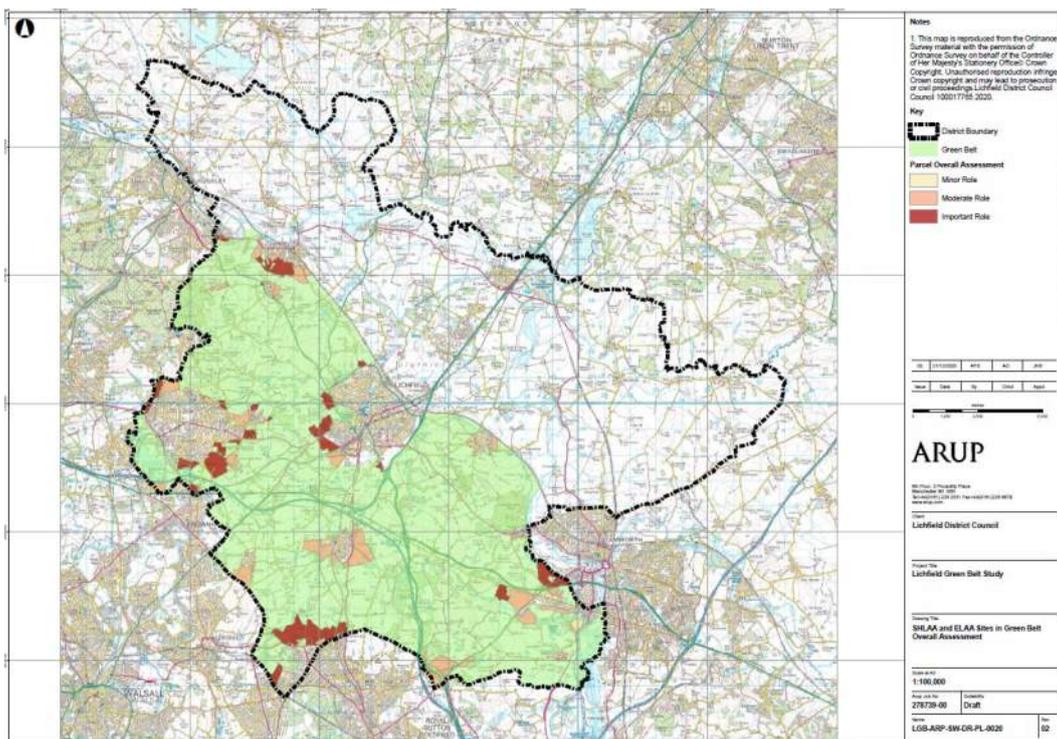
Figure 19. Green Belt purpose assessment findings of ELAA site 93 – overall assessment



6.19 Overall Assessment Map

Figure 20 below provides a district wide illustration of the overall assessment for each site. A larger version of this map is provided at Appendix F.

Figure 20. Green Belt purpose assessment findings - overall assessment



7 Stage 3: Impact on the Green Belt of Site Release

7.1 Overview

Sites which were assessed as having a minor or moderate role to Green Belt purposes in the Stage 2 assessment were taken through to the Stage 3 assessment. This section sets out the findings from Stage 3.

As set out in Section 4.4, Stage 3 provides an assessment of the potential harm to the Green Belt if the site were to be released. This includes consideration of the resultant Green Belt boundary and whether this would be readily recognisable and likely to be permanent.

A scale of harm was applied to the conclusions and the recommendations stemmed from this, as shown in Table 19 below.

Table 19. Approach to conclusions and recommendations for Stage 3.

| Conclusion | Recommendation |
|---|---|
| Removal of the site from the Green Belt is likely to result in substantial harm to the overall function and integrity of the Green Belt. | Exclude site from ongoing site selection process. |
| Removal of the site from the Green Belt is likely to result in limited harm to the overall function and integrity of the Green Belt. | Take site forward for further consideration. |
| Removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. | Take site forward for further consideration. |

In taking sites forward the Council will need to apply their site selection methodology and consider any other evidence. As set out Section 1.1, it is important to reiterate that:

- Recommendations to ‘take site forward’ or ‘exclude from process’ does not imply that a site will or will not be released from the Green Belt. Such decisions would be a matter of planning judgement through the local plan process.
- Alterations to Green Belt boundaries require exceptional circumstances, which are fully evidenced and justified, in accordance with paragraph 136 of the NPPF. The Council will need to demonstrate the exceptional circumstances case if they intend to release sites from the Green Belt.
- If the Council concludes that it is necessary to release sites from the Green Belt, first consideration should be given to land which is previously developed and/or well served by public transport (paragraph 138 NPPF). In addition,

they will also need to consider how the impact of this can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land, in accordance with paragraph 138 of the NPPF.

The detailed Stage 3 Green Belt Impact assessment forms can be found at Appendix G. A summary of the site conclusions and recommendations is detailed below for each settlement. Larger versions of the maps showing the Stage 3 conclusions and recommendations for each settlement as well as a district wide map are provided in Appendix H.

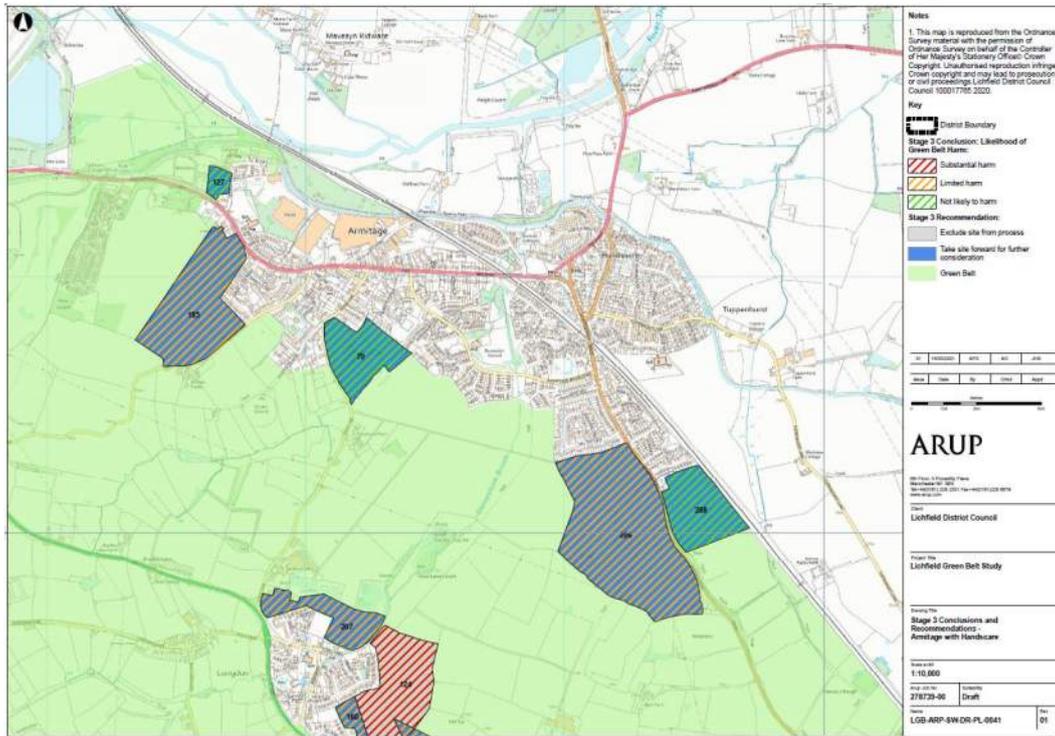
7.2 Armitage with Handsacre

Table 20 below provides a summary of the assessment findings for the sites around Armitage with Handsacre. Figure 21 below provides an illustration of the Stage 3 conclusion and recommendation for each site.

Table 20. Stage 3 conclusions and recommendations

| Site Ref | Stage 2 Overall Assessment | Stage 3 | |
|-----------|----------------------------|---|--|
| | | Conclusion: Likelihood of Green Belt Harm | Recommendation |
| SHLAA 70 | Moderate | Not likely to harm | Take site forward for further consideration. |
| SHLAA 127 | Moderate | Not likely to harm | Take site forward for further consideration. |
| SHLAA 185 | Moderate | Limited harm | Take site forward for further consideration. |
| SHLAA 286 | Moderate | Limited harm | Take site forward for further consideration. |
| SHLAA 288 | Minor | Not likely to harm | Take site forward for further consideration. |

Figure 21. Stage 3 conclusions and recommendations



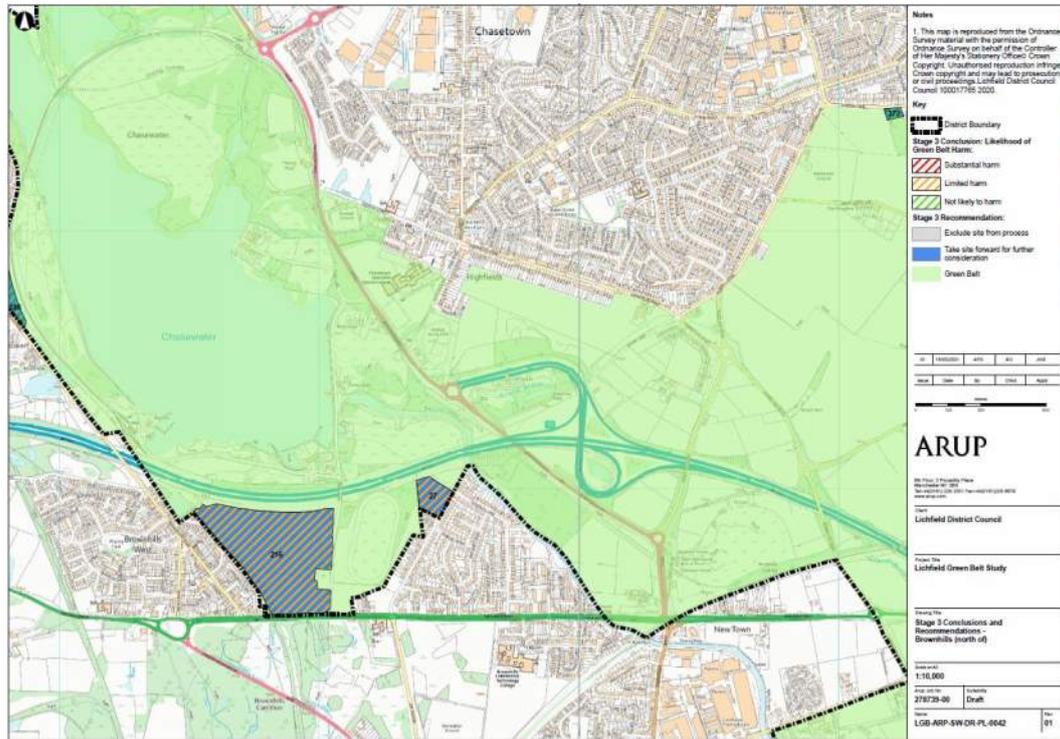
7.3 Brownhills (north of)

Table 21 below provides a summary of the assessment findings for the sites around Brownhills (north of). Figure 22 below provides an illustration of the Stage 3 conclusion and recommendation for each site.

Table 21. Stage 3 conclusions and recommendations

| Site Ref | Stage 2 Overall Assessment | Stage 3 | |
|-----------|----------------------------|---|--|
| | | Conclusion: Likelihood of Green Belt Harm | Recommendation |
| SHLAA 27 | Moderate | Limited harm | Take site forward for further consideration. |
| SHLAA 216 | Moderate | Limited harm | Take site forward for further consideration. |

Figure 22. Stage 3 conclusions and recommendations



7.4 Burntwood (including St Matthews)

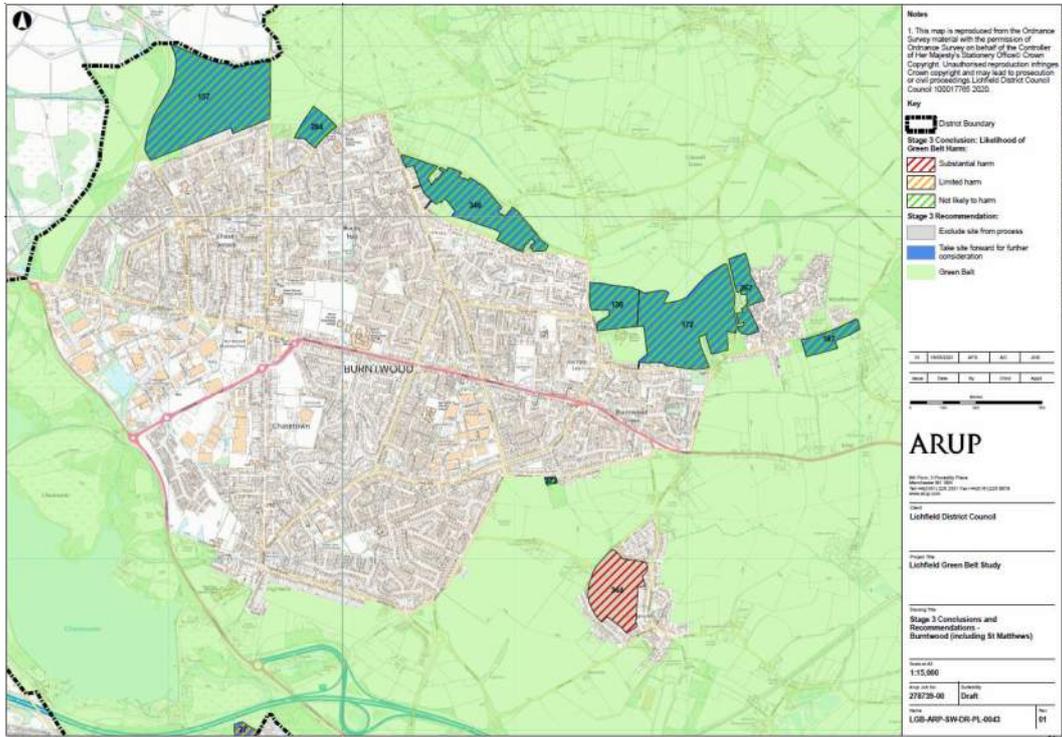
Table 22 below provides a summary of the assessment findings for the sites around Burntwood (including St Matthews). Figure 23 below provides an illustration of the Stage 3 conclusion and recommendation for each site.

Table 22 Stage 3 conclusions and recommendations

| Site Ref | Stage 2 Overall Assessment | Stage 3 | |
|-----------|----------------------------|---|--|
| | | Conclusion: Likelihood of Green Belt Harm | Recommendation |
| SHLAA 130 | Moderate | Not likely to harm | Take site forward for further consideration (alongside SHLAA 172). |
| SHLAA 157 | Moderate | Not likely to harm | Take site forward for further consideration. |
| SHLAA 172 | Moderate | Not likely to harm | Take site forward for further consideration. |
| SHLAA 187 | Moderate | Not likely to harm | Take site forward for further consideration (site would need |

| | | | |
|-----------|----------|--------------------|--|
| | | | to be extended west to join the settlement). |
| SHLAA 267 | Moderate | Not likely to harm | Take site forward for further consideration. |
| SHLAA 284 | Moderate | Not likely to harm | Take site forward for further consideration. |
| SHLAA 346 | Moderate | Not likely to harm | Take site forward for further consideration. |
| SHLAA 372 | Moderate | Not likely to harm | Take site forward for further consideration. |

Figure 23. Stage 3 conclusions and recommendations



7.5 Drayton Bassett

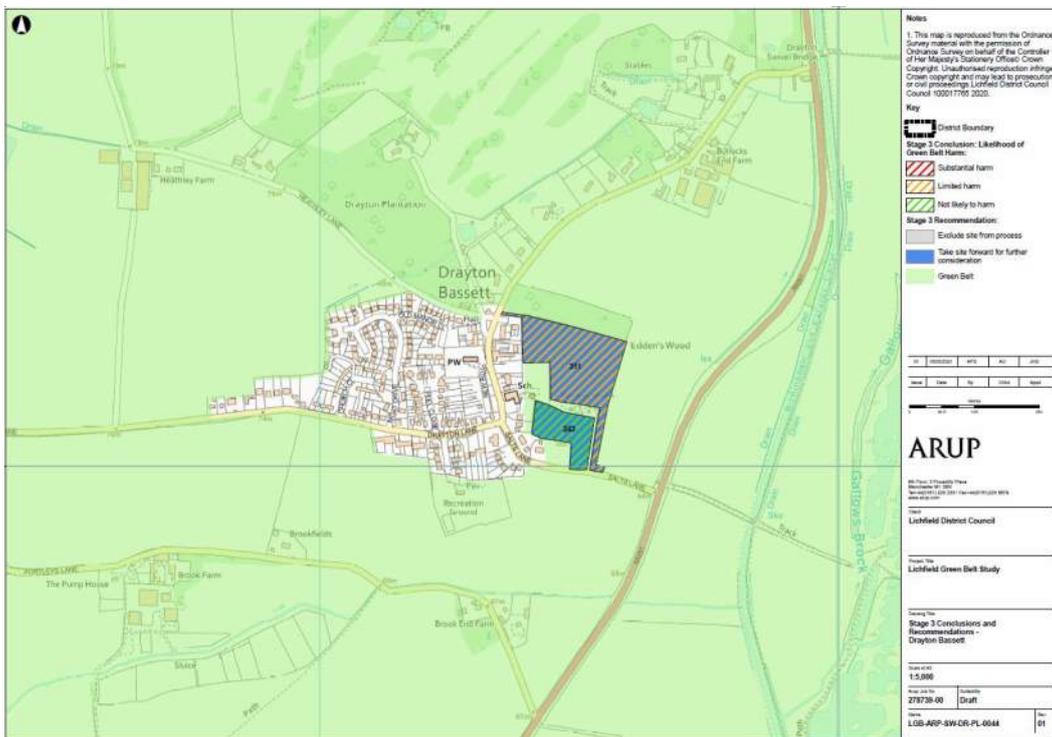
Table 23 below provides a summary of the assessment findings for the sites around Drayton Bassett. Figure 24 below provides an illustration of the Stage 3 conclusion and recommendation for each site.

Table 23. Stage 3 conclusions and recommendations

| Site Ref | Stage 3 |
|----------|---------|
|----------|---------|

| | Stage 2 Overall Assessment | Conclusion: Likelihood of Green Belt Harm | Recommendation |
|-----------|----------------------------|---|---|
| SHLAA 243 | Moderate | Not likely to harm | Take site forward for further consideration (site would need to be extended west to join the settlement). |
| SHLAA 311 | Moderate | Limited harm | Take site forward for further consideration (alongside SHLAA 243). |

Figure 24. Stage 3 conclusions and recommendations



7.6 Fazeley, Mile Oak and Bonehill

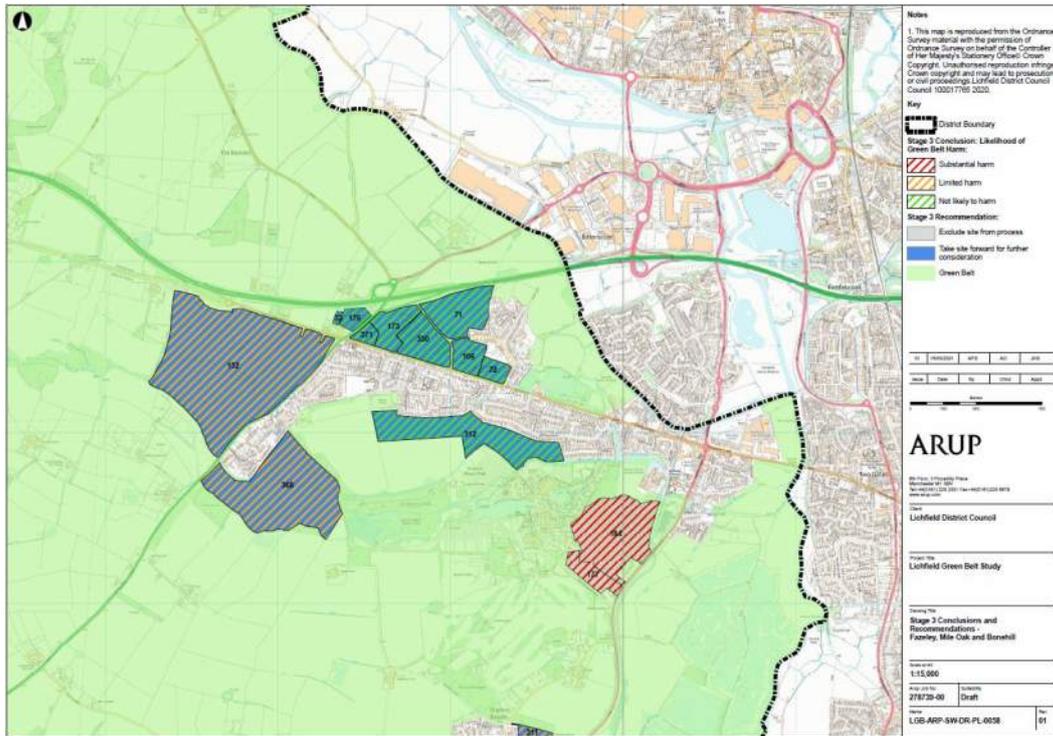
Table 24 below provides a summary of the assessment findings for the sites around Fazeley, Mile Oak and Bonehill. Figure 25 below provides an illustration of the Stage 3 conclusion and recommendation for each site.

Table 24. Stage 3 conclusions and recommendations

| Site Ref | Stage 2 Overall Assessment | Stage 3 | |
|----------|----------------------------|---|----------------|
| | | Conclusion: Likelihood of Green Belt Harm | Recommendation |
| | | | |

| | | | |
|-----------|----------|--------------------|---|
| ELAA 33 | Minor | Not likely to harm | Take site forward for further consideration (site would need to be extended south and/or taken forward alongside ELAA 176 and SHLAA 371). |
| SHLAA 71 | Moderate | Not likely to harm | Take site forward for further consideration. |
| SHLAA 72 | Minor | Not likely to harm | Take site forward for further consideration (alongside SHLAA 106). |
| SHLAA 106 | Minor | Not likely to harm | Take site forward for further consideration (alongside SHLAA 72). |
| SHLAA 152 | Moderate | Limited harm | Take site forward for further consideration. |
| SHLAA 173 | Minor | Not likely to harm | Take site forward for further consideration (alongside SHLAA 330 and 371). |
| ELAA 176 | Minor | Not likely to harm | Take site forward for further consideration (site would need to be extended south and/or taken forward alongside SHLAA 371). |
| ELAA 177 | Moderate | Substantial harm | Exclude site from process. |
| ELAA 184 | Minor | Substantial harm | Exclude site from process. |
| SHLAA 312 | Moderate | Not likely to harm | Take site forward for further consideration. |
| SHLAA 330 | Minor | Not likely to harm | Take site forward for further consideration (alongside SHLAA 173 and 371). |
| SHLAA 368 | Moderate | Limited harm | Take site forward for further consideration. |
| SHLAA 371 | Minor | Not likely to harm | Take site forward for further consideration (alongside SHLAA 173 and 330). |

Figure 25. Stage 3 conclusions and recommendations



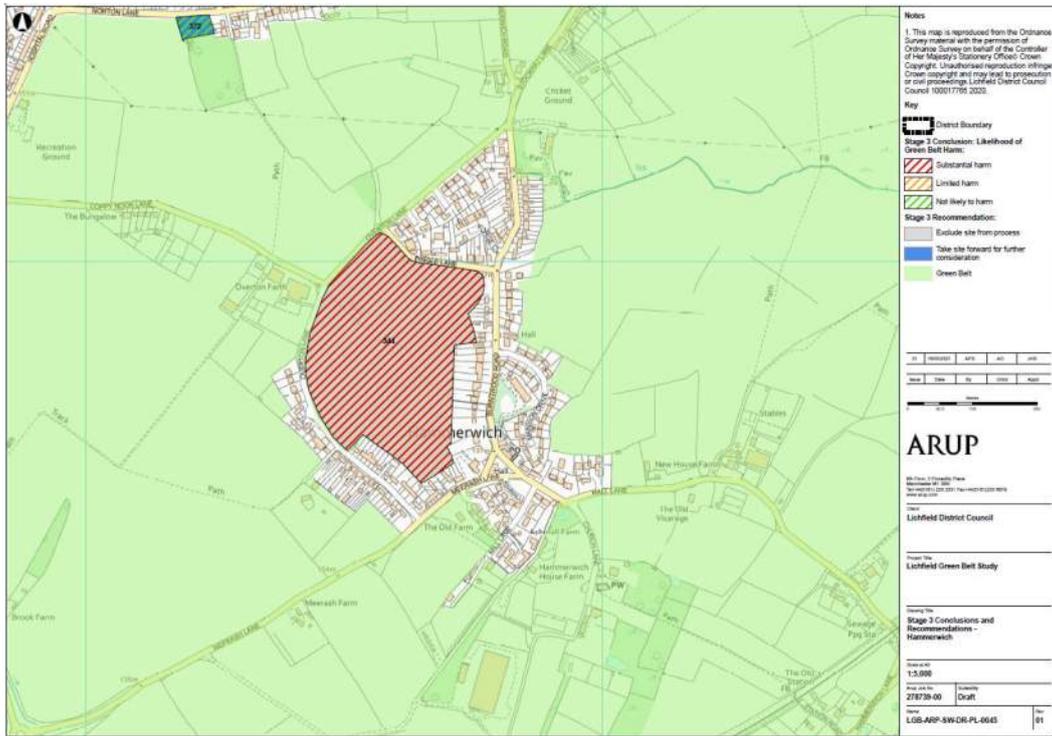
7.7 Hammerwich

Table 25 below provides a summary of the assessment findings for the site adjacent to Hammerwich. Figure 26 below provides an illustration of the Stage 3 conclusion and recommendation for each site.

Table 25. Stage 3 conclusions and recommendations

| Site Ref | Stage 2 Overall Assessment | Stage 3 | |
|-----------|----------------------------|---|----------------------------|
| | | Conclusion: Likelihood of Green Belt Harm | Recommendation |
| SHLAA 344 | Moderate | Substantial Harm | Exclude site from process. |

Figure 26. Stage 3 conclusions and recommendations



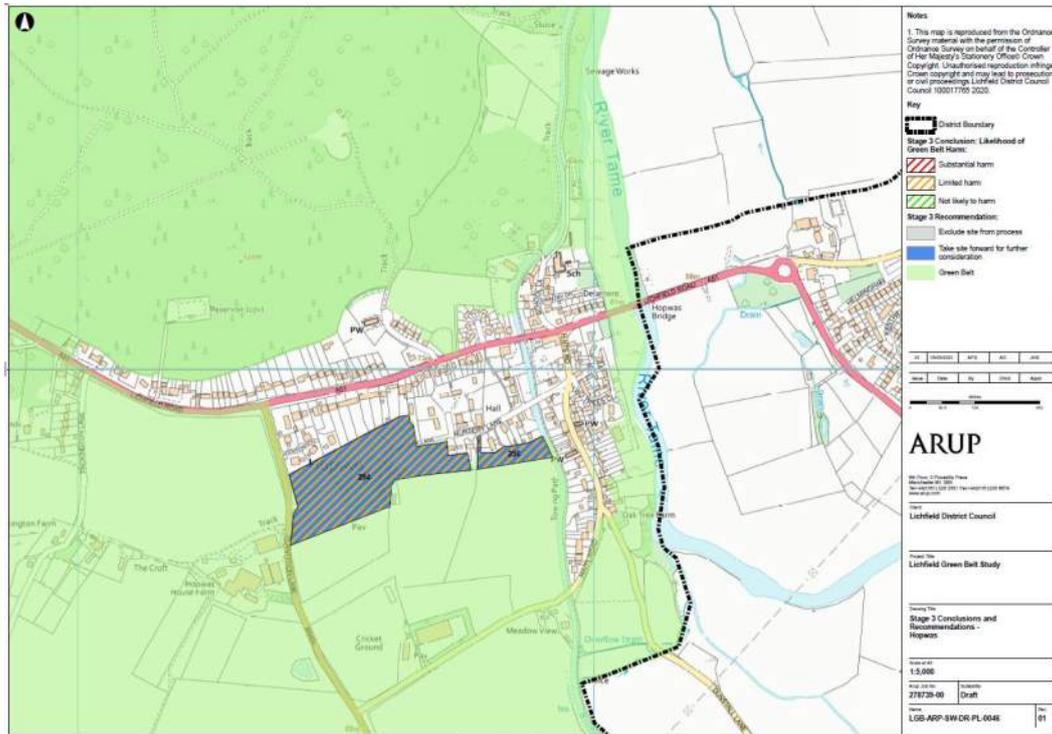
7.8 Hopwas

Table 26 below provides a summary of the assessment findings for the sites around Hopwas. Figure 27 below provides an illustration of the Stage 3 conclusion and recommendation for each site.

Table 26. Stage 3 conclusions and recommendations

| Site Ref | Stage 2 Overall Assessment | Stage 3 | |
|-----------|----------------------------|---|--|
| | | Conclusion: Likelihood of Green Belt Harm | Recommendation |
| SHLAA 256 | Moderate | Limited harm | Take site forward for further consideration. |
| SHLAA 294 | Moderate | Limited harm | Take site forward for further consideration. |

Figure 27. Stage 3 conclusions and recommendations



7.9 Lichfield

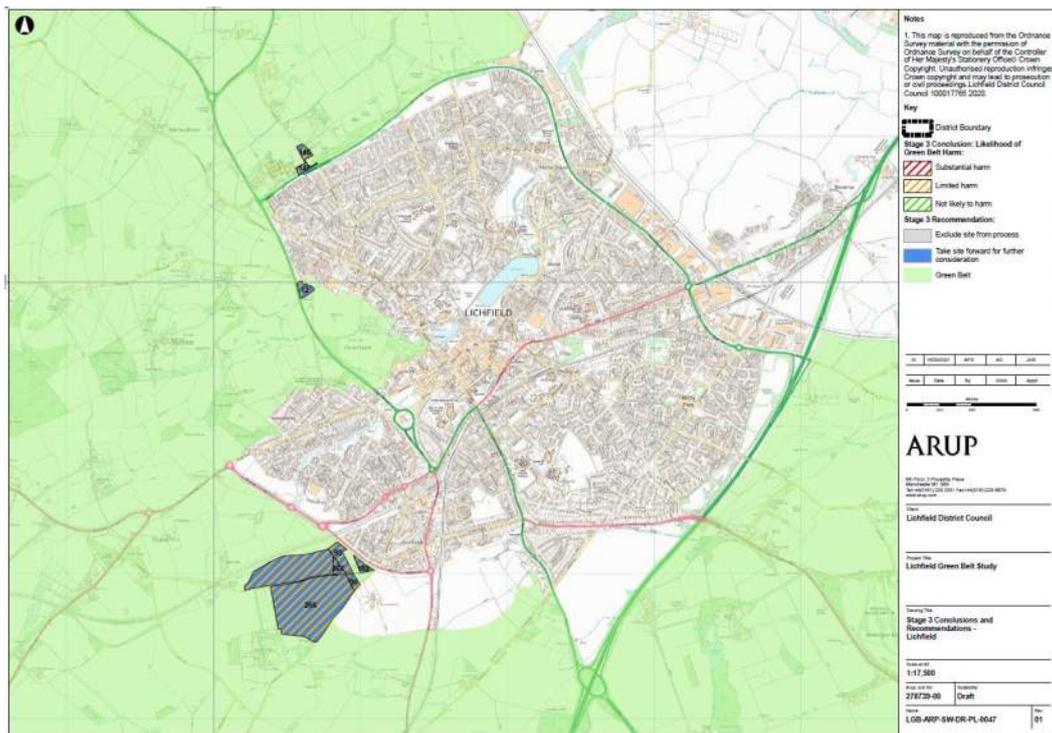
Table 27 below provides a summary of the assessment findings for the sites around Lichfield. Figure 28 below provides an illustration of the Stage 3 conclusion and recommendation for each site.

Table 27. Stage 3 conclusions and recommendations

| Site Ref | Stage 2 Overall Assessment | Stage 3 | |
|-----------|----------------------------|---|--|
| | | Conclusion: Likelihood of Green Belt Harm | Recommendation |
| SHLAA 12 | Moderate | Limited harm | Take site forward for further consideration. |
| SHLAA 95 | Moderate | Limited harm | Take site forward for further consideration. |
| SHLAA 96 | Moderate | Limited harm | Take site forward for further consideration. |
| SHLAA 146 | Moderate | Limited harm | Take site forward for further consideration (alongside SHLAA 147). |

| | | | |
|-----------|----------|--------------|--|
| SHLAA 147 | Moderate | Limited harm | Take site forward for further consideration. |
| SHLAA 188 | Moderate | Limited harm | Take site forward for further consideration. |
| SHLAA 266 | Moderate | Limited harm | Take site forward for further consideration (alongside SHLAA 95, 96, 188 and 367 – reflecting the boundaries of Parcel Lichfield 9). |
| SHLAA 367 | Moderate | Limited harm | Take site forward for further consideration (alongside SHLAA 95 and 188) |

Figure 28. Stage 3 conclusions and recommendations



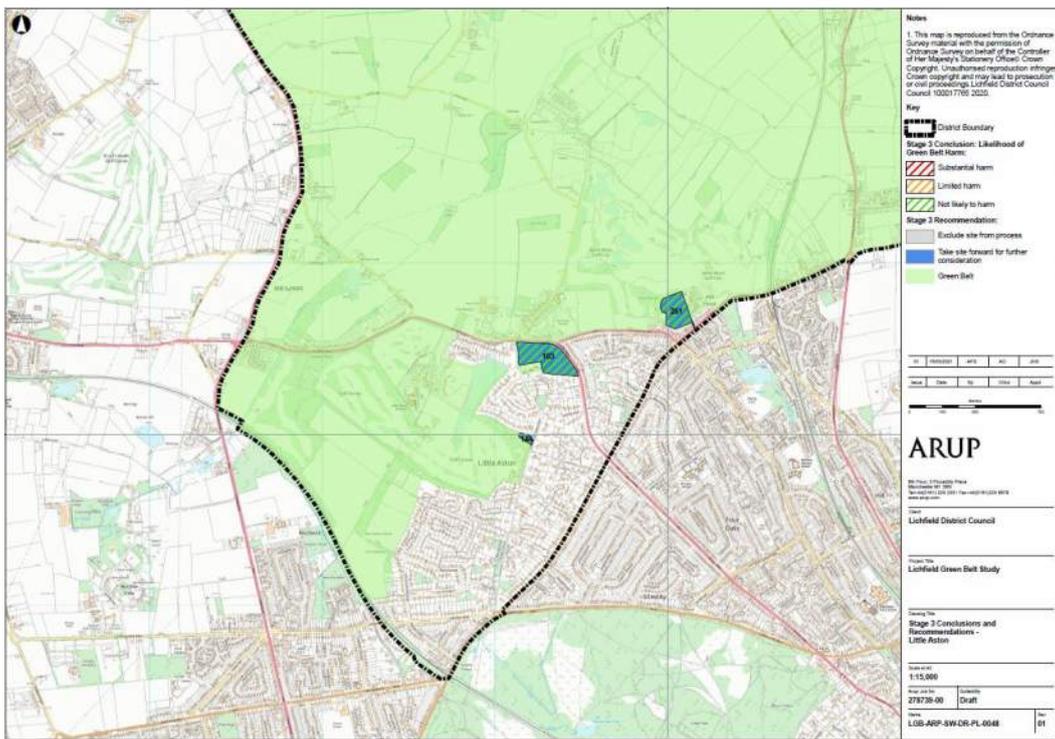
7.10 Little Aston

Table 28 below provides a summary of the assessment findings for the sites around Little Aston. Figure 29 below provides an illustration of the Stage 3 conclusion and recommendation for each site.

Table 28. Stage 3 conclusions and recommendations

| Site Ref | Stage 2 Overall Assessment | Stage 3 | |
|-----------|----------------------------|---|--|
| | | Conclusion: Likelihood of Green Belt Harm | Recommendation |
| SHLAA 103 | Minor | Not likely to harm | Take site forward for further consideration. |
| SHLAA 144 | Minor | Not likely to harm | Take site forward for further consideration. |
| SHLAA 261 | Moderate | Not likely to harm | Take site forward for further consideration. |

Figure 29. Stage 3 conclusions and recommendations



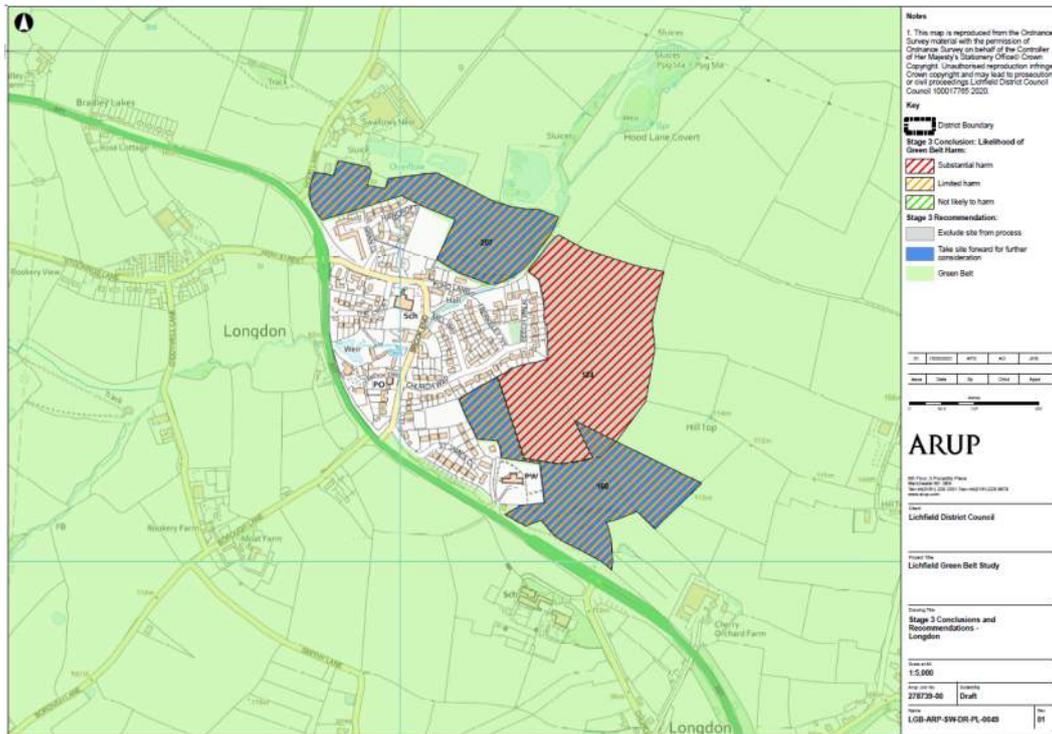
7.11 Longdon

Table 29 below provides a summary of the assessment findings for the sites around Longdon. Figure 30 below provides an illustration of the Stage 3 conclusion and recommendation for each site.

Table 29. Stage 3 conclusions and recommendations

| Site Ref | Stage 2 Overall Assessment | Stage 3 | |
|-----------|----------------------------|---|--|
| | | Conclusion: Likelihood of Green Belt Harm | Recommendation |
| SHLAA 124 | Moderate | Substantial harm | Exclude site from process. |
| SHLAA 160 | Moderate | Limited harm | Take site forward for further consideration. |
| SHLAA 207 | Moderate | Limited harm | Take site forward for further consideration. |

Figure 30. Stage 3 conclusions and recommendations



7.12 Norton Canes (Cannock Chase)

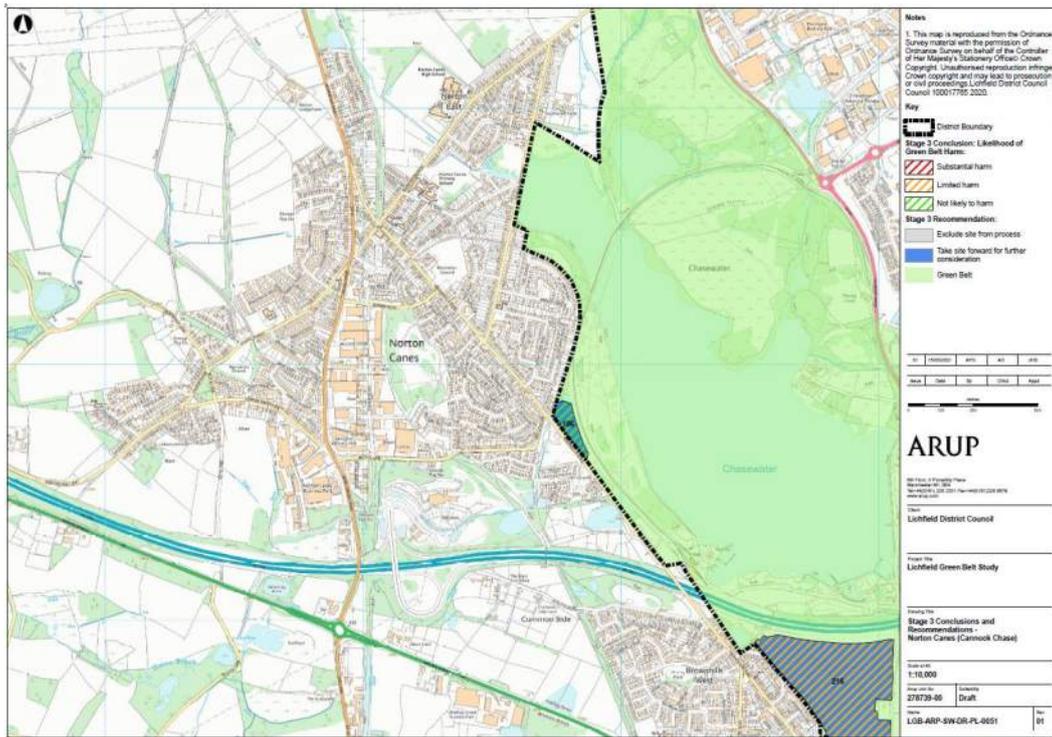
Table 30 below provides a summary of the assessment findings for the site adjacent to Norton Canes (Cannock Chase). Figure 31 below provides an illustration of the Stage 3 conclusion and recommendation for each site.

Table 30. Stage 3 conclusions and recommendations

| Site Ref | Stage 3 |
|----------|---------|
| | |

| | Stage 2 Overall Assessment | Conclusion: Likelihood of Green Belt Harm | Recommendation |
|-----------|----------------------------|---|--|
| SHLAA 186 | Minor | Not likely to harm | Take site forward for further consideration. |

Figure 31. Stage 3 conclusions and recommendations



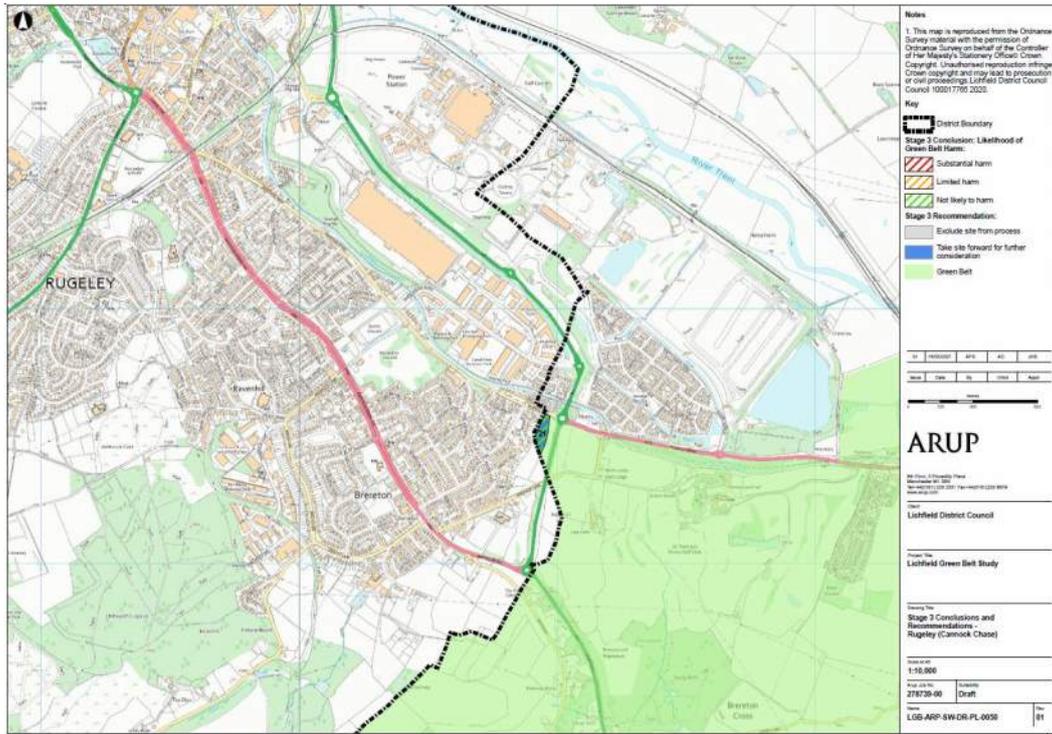
7.13 Rugeley (Cannock Chase)

Table 31 below provides a summary of the assessment findings for the site adjacent to Rugeley (Cannock Chase). Figure 32 below provides an illustration of the Stage 3 conclusion and recommendation for each site.

Table 31. Stage 3 conclusions and recommendations

| Site Ref | Stage 2 Overall Assessment | Stage 3 | |
|----------|----------------------------|---|--|
| | | Conclusion: Likelihood of Green Belt Harm | Recommendation |
| SHLAA 21 | Moderate | Not likely to harm | Take site forward for further consideration. |

Figure 32. Stage 3 conclusions and recommendations



7.14 Shenstone

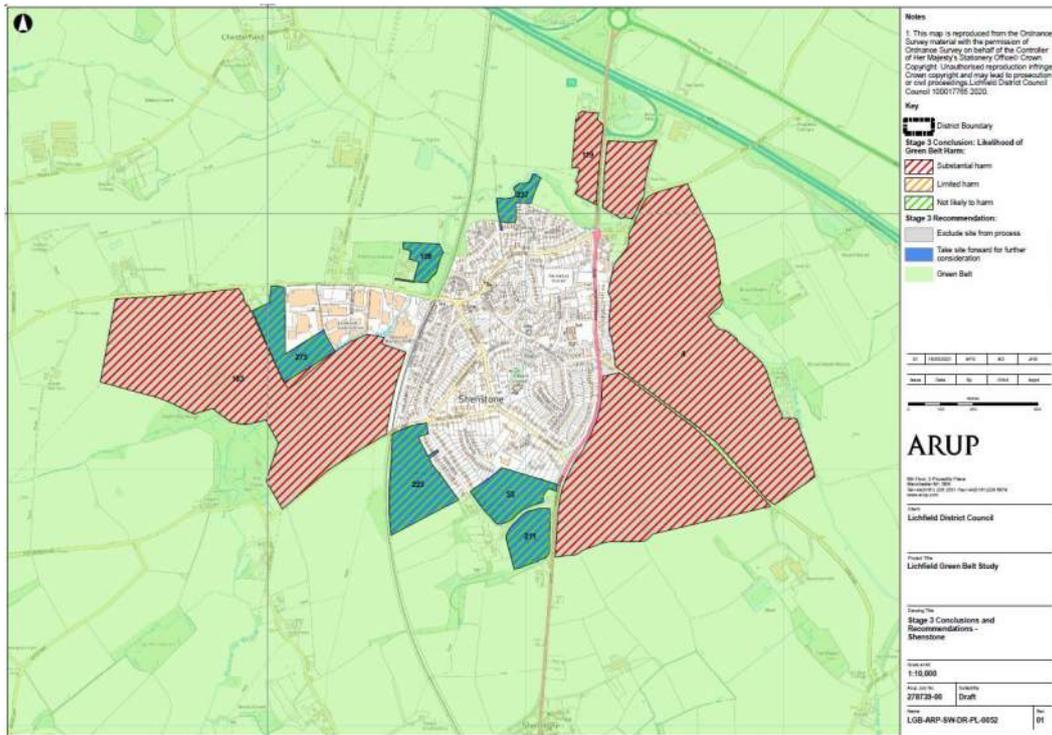
Table 32 below provides a summary of the assessment findings for the sites around Shenstone. Figure 33 below provides an illustration of the Stage 3 conclusion and recommendation for each site.

Table 32. Stage 3 conclusions and recommendations

| Site Ref | Stage 2 Overall Assessment | Stage 3 | |
|-----------|----------------------------|---|---|
| | | Conclusion: Likelihood of Green Belt Harm | Recommendation |
| SHLAA 4 | Moderate | Substantial harm | Exclude site from process. |
| SHLAA 53 | Minor | Not likely to harm | Take site forward for further consideration. |
| SHLAA 119 | Minor | Substantial harm | Exclude site from process. |
| SHLAA 159 | Moderate | Not likely to harm | Take site forward for further consideration (site would need to be extended south and/or east). |

| | | | |
|-----------|----------|--------------------|---|
| SHLAA 183 | Moderate | Substantial harm | Exclude site from process. |
| SHLAA 211 | Moderate | Not likely to harm | Take site forward for further consideration (alongside SHLAA 53). |
| SHLAA 223 | Moderate | Not likely to harm | Take site forward for further consideration. |
| SHLAA 237 | Moderate | Not likely to harm | Take site forward for further consideration. |
| SHLAA 275 | Moderate | Not likely to harm | Take site forward for further consideration. |

Figure 33. Stage 3 conclusions and recommendations



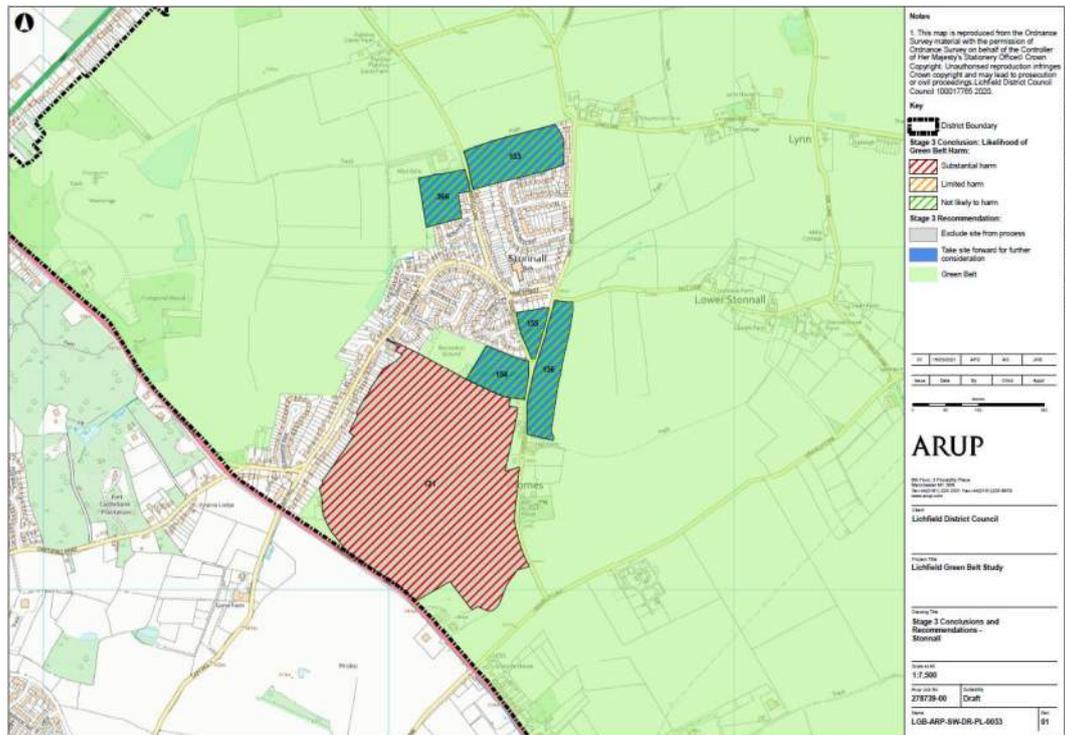
7.15 Stonnall

Table 33 below provides a summary of the assessment findings for the sites around Stonnall. Figure 34 below provides an illustration of the Stage 3 conclusion and recommendation for each site.

Table 33. Stage 3 conclusions and recommendations

| Site Ref | Stage 2 Overall Assessment | Stage 3 | |
|-----------|----------------------------|---|--|
| | | Conclusion: Likelihood of Green Belt Harm | Recommendation |
| SHLAA 121 | Moderate | Substantial harm | Exclude site from process. |
| SHLAA 153 | Minor | Not likely to harm | Take site forward for further consideration. |
| SHLAA 154 | Moderate | Not likely to harm | Take site forward for further consideration. |
| SHLAA 155 | Minor | Not likely to harm | Take site forward for further consideration. |
| SHLAA 156 | Moderate | Not likely to harm | Take site forward for further consideration. |
| SHLAA 366 | Moderate | Not likely to harm | Take site forward for further consideration. |

Figure 34. Stage 3 conclusions and recommendations



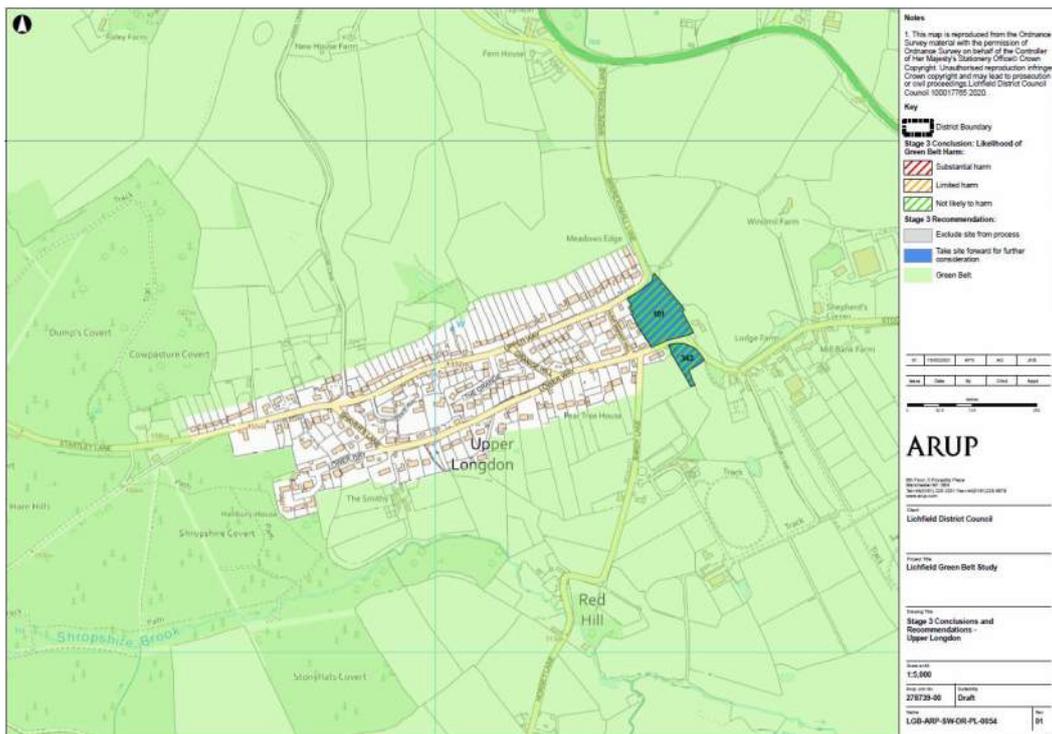
7.16 Upper Longdon

Table 34 below provides a summary of the assessment findings for the sites around Upper Longdon. Figure 35 below provides an illustration of the Stage 3 conclusion and recommendation for each site.

Table 34. Stage 3 conclusions and recommendations

| Site Ref | Stage 2 Overall Assessment | Stage 3 | |
|-----------|----------------------------|---|--|
| | | Conclusion: Likelihood of Green Belt Harm | Recommendation |
| SHLAA 101 | Moderate | Not likely to harm | Take site forward for further consideration. |
| SHLAA 343 | Moderate | Not likely to harm | Take site forward for further consideration. |

Figure 35. Stage 3 conclusions and recommendations



7.17 Whittington

Table 35 below provides a summary of the assessment findings for the sites around Whittington. Figure 36 below provides an illustration of the Stage 3 conclusion and recommendation for each site.

Table 35. Stage 3 conclusions and recommendations

| Site Ref | Stage 2 Overall Assessment | Stage 3 | |
|-----------|----------------------------|---|--|
| | | Conclusion: Likelihood of Green Belt Harm | Recommendation |
| SHLAA 115 | Moderate | Not likely to harm | Take site forward for further consideration. |
| SHLAA 143 | Moderate | Not likely to harm | Take site forward for further consideration (alongside SHLAA 296). |
| SHLAA 226 | Minor | Not likely to harm | Take site forward for further consideration. |
| SHLAA 273 | Moderate | Not likely to harm | Take site forward for further consideration. |
| SHLAA 274 | Moderate | Not likely to harm | Take site forward for further consideration. |
| SHLAA 296 | Minor | Not likely to harm | Take site forward for further consideration. |
| SHLAA 320 | Moderate | Limited harm | Take site forward for further consideration. |

Figure 36. Stage 3 conclusions and recommendations



7.18 ELAA sites detached from a settlement

Table 36 below provides a summary of the assessment findings for the ELAA sites which are completely detached from a settlement. Figure 37 and 38 below provides an illustration of the Stage 3 conclusion and recommendation for each site.

Table 36. Stage 3 conclusions and recommendations

| Site Ref | Stage 2 Overall Assessment | Stage 3 | |
|----------|----------------------------|---|--|
| | | Conclusion: Likelihood of Green Belt Harm | Recommendation |
| ELAA 93 | Minor | Substantial harm | Exclude site from process. |
| ELAA 123 | Moderate | Limited harm | Take site forward for further consideration (alongside adjacent ELAA sites – only as part of an employment cluster). |
| ELAA 130 | Moderate | Limited harm | Take site forward for further consideration (alongside adjacent ELAA sites – only as part of an employment cluster). |

| | | | |
|----------|----------|--------------|--|
| ELAA 131 | Moderate | Limited harm | Take site forward for further consideration (alongside adjacent ELAA sites – only as part of an employment cluster). |
| ELAA 183 | Moderate | Limited harm | Take site forward for further consideration (alongside adjacent ELAA sites – only as part of an employment cluster). |
| ELAA 185 | Moderate | Limited harm | Take site forward for further consideration (alongside adjacent ELAA sites – only as part of an employment cluster). |
| ELAA 186 | Moderate | Limited harm | Take site forward for further consideration (alongside adjacent ELAA sites – only as part of an employment cluster). |
| ELAA 187 | Moderate | Limited harm | Take site forward for further consideration (alongside adjacent ELAA sites – only as part of an employment cluster). |
| ELAA 188 | Moderate | Limited harm | Take site forward for further consideration (alongside adjacent ELAA sites – only as part of an employment cluster). |
| ELAA 190 | Moderate | Limited harm | Take site forward for further consideration (alongside adjacent ELAA sites – only as part of an employment cluster). |

Figure 37. Stage 3 conclusions and recommendations – ELAA sites

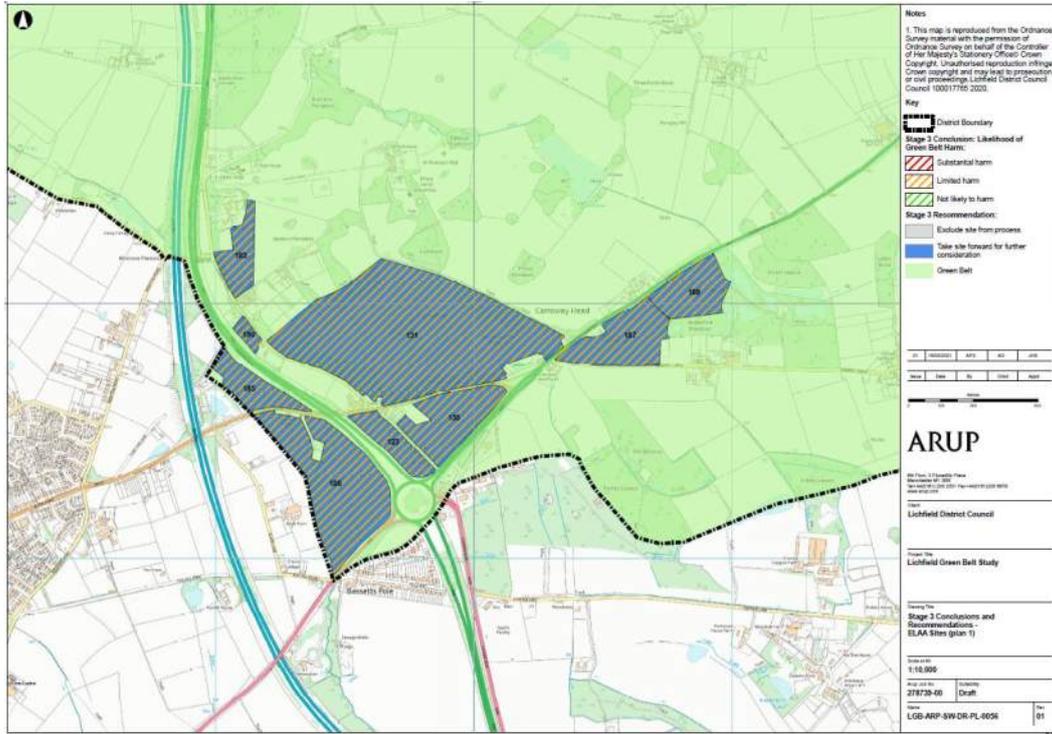
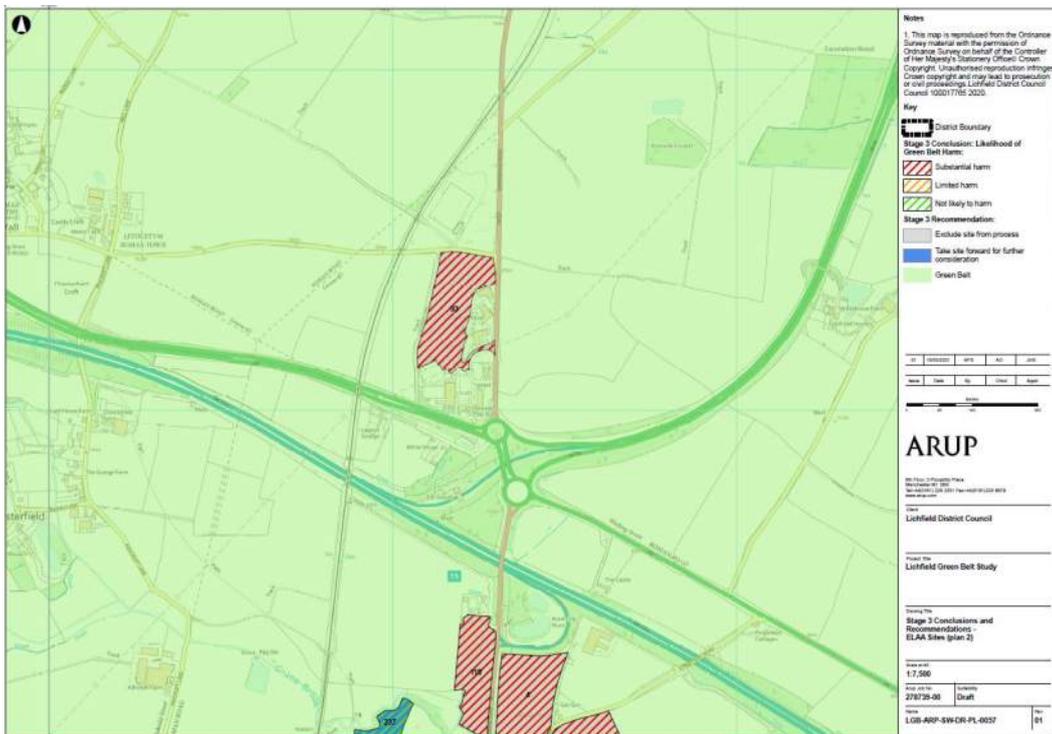


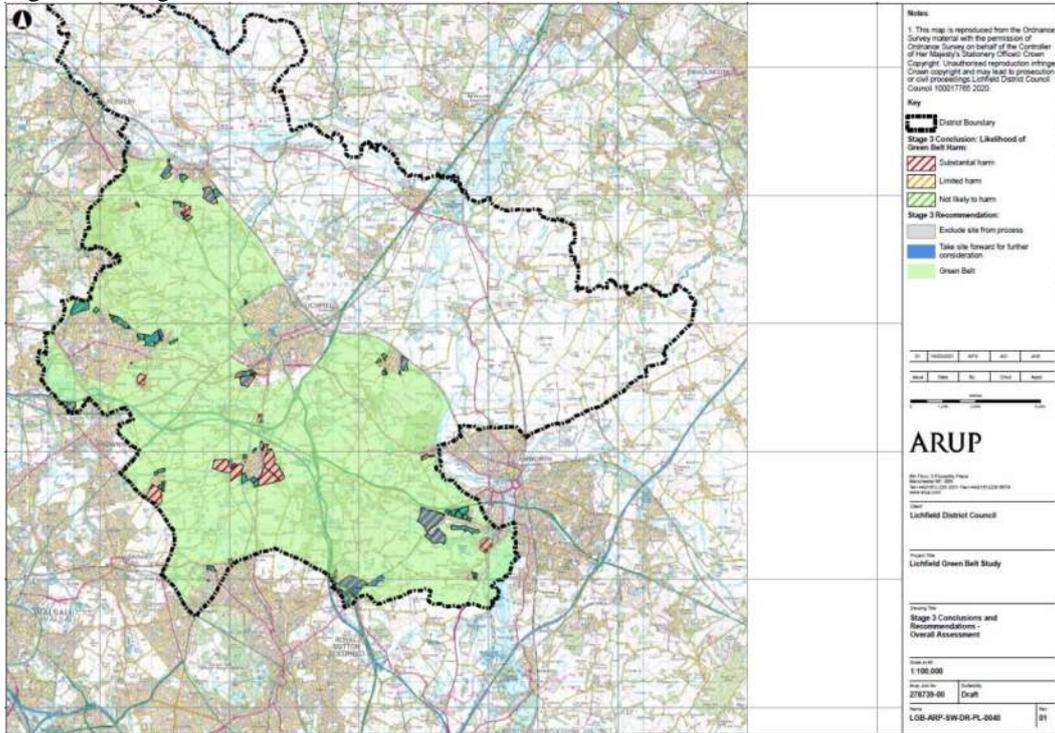
Figure 38. Stage 3 conclusions and recommendations – ELAA site 93



7.19 Stage 3 Conclusions and Recommendations Map

Figure 39 below provides a district wide illustration of the Stage 3 conclusions and recommendations for each site. A larger version of this map is provided at Appendix H.

Figure 39. Stage 3 Conclusions and Recommendations



8 Next Steps

This study has identified the most appropriate sites (in purely Green Belt terms) for the Council to take forward for consideration for release in the Local Plan, if required. Beyond the initial site sift (Stage 1) which removed showstopper constraints, no site selection criteria have been applied and only Green Belt factors have been considered.

The study has focused on SHLAA and ELAA sites and has provided an assessment of the site's existing contribution to the five Green Belt purposes set out in national policy (applying the same methodology used in the 2019 Green Belt Review) (Stage 2). Sites which were assessed as having a minor or moderate role to Green Belt purposes were taken through to Stage 3 which involved an assessment of the potential harm to the Green Belt if the site were released.

This study should be used to inform decision making as part of the site selection process to determine which sites to release. Sites which have been recommended to take forward for further consideration in this study will need to be taken through the Council's site selection methodology and considered against other evidence.

As set out previously, alterations to Green Belt boundaries require exceptional circumstances, which are fully evidenced and justified, in accordance with paragraph 136 of the NPPF. The Council will need to demonstrate the exceptional circumstances case if they intend to release sites from the Green Belt. They will also need to consider how the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land, in accordance with paragraph 138 of the NPPF.

Appendix A

Comparative Review of Stage 2 Green Belt Reviews / Green Belt Site Selection Studies

A1 Comparative Review of Stage 2 Green Belt Reviews / Green Belt Site Selection Studies

| Local Authority | Approach to Green Belt Site Selection | Arup Comments |
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| <p>County Durham Local Plan (adopted 21 October 2020)</p> | <p>The Council undertook a Green Belt Assessment of General Areas and parcels against the five purposes of Green Belt. Submitted sites were then assessed against the five purposes of the Green Belt. Alongside this, a site selection process was undertaken.</p> <p>The Council's Exceptional Circumstances documents details their approach to Green Belt site selection. Durham City is identified as one of the key locations for future development however it is constrained by the surrounding Green Belt. Once all other opportunities for accommodating development had been exhausted (including considering inset towns and villages close to Durham City and locations beyond the outer Green Belt boundary), Green Belt sites were considered. Sites which did not impact strongly against any of the five purposes were identified first before consideration was given to sites suggested through the Issues and Options 2016 and Preferred Options 2018. All sites assessed were subject to the same Green Belt assessments and site selection methodology (this reflected criteria set out in the SHLAA). This included the following criteria which were assessed using a qualitative approach with a written description:</p> <ul style="list-style-type: none"> • Green Belt assessment against the five purposes • Category 1 constraints (SPAs, SACs, Ramsar, SSSI, NNR, SAM, historic parks and gardens, ancient woodland, Flood Zone 3B, HSE inner zones, historic battlefield, local wildlife and geological sites) • Category 2 constraints (LNRs, GCN areas, HSE middle or outer zones, archaeological sites, high landscape value areas, heritage designations, woodland, TPOs, Grade 2 and 3 agricultural land, surface water flooding, PRoWs, Flood zones 2 and 3A, mineral safeguarding AONBs, Open space needs assessment). • Ecology considerations • Landscape considerations • Heritage considerations • Transport considerations • Planning considerations • Findings from the SA • Whether the resultant boundary represents a strongly defined durable Green Belt boundary? | <p>Following an assessment of General Areas and parcels against the five Green Belt purposes, an assessment of Green Belt sites against the five purposes was undertaken. Alongside this a site selection process was carried out which considered all the possible opportunities for development on non-Green Belt land. Once this was exhausted Green Belt sites were considered taking into account the findings from the Green Belt assessments as well as a wide variety of constraints, other considerations and the findings from the SA.</p> <p>In the Inspector's Report, the Inspector concludes that there are sound strategic reasons to focus development on Durham City in order to achieve sustainable development and the inner boundary of the Green Belt is tightly defined and all options for housing development on brownfield land and other land have been considered, there are no other suitable and available sites.</p> |

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| | <ul style="list-style-type: none"> • Whether there was an alternative boundary which would be strongly defined and durable? • Where the site was to be progressed, further assessments including viability testing and identification of an exceptional circumstances case was recommended. <p>Of the sites which were shortlisted, two sites provided opportunities for a revised site boundary to ensure they would be readily recognisable and permanent. Further Green Belt assessments and site selection reviews were undertaken to test alternative boundaries of the same site applying the same methodology.</p> <p>Local Plan Examination</p> <p>As part of the Inspector’s questions on the Local Plan Examination, Matter 4 included: ‘How would development on each of the six sites affect the purposes of including land in the Green Belt?’ The Council’s Matters Statement set out in turn how development on each of the proposed allocations would impact each purpose of the Green Belt and any harm resulting from this. When considering each site in turn in the Inspector’s Report, the Inspector did acknowledge that the largest site (Sniperley Park) would clearly reduce the openness and would represent encroachment into the countryside, however noted it was well contained and its scale, location and relationship to the city meant that development would be in character with the existing suburbs. The Inspector noted that the site performed strongly in terms of purpose 1-3 however over one kilometre of open countryside would be maintained between the development and Sacriston, and unrestricted sprawl would be prevented by the layout and landscaping of the site and the physical features around it. The Inspector concluded that as all opportunities for development on brownfield land in the city have been taken there are sound strategic reasons for residential development in this part of the county, the development would not undermine urban regeneration (paragraph 84).</p> <p>The Inspector also asked the Council to confirm whether the revised Green Belt boundaries defined in the Plan were clearly defined, using physical features that are readily recognisable and likely to be Permanent. Most sites were defined by recognisable and permanent physical features. For one of the sites which had a weakly defined boundary of a fence and planting, the Inspector was satisfied that the creation of a 20m wide landscape area (as stated in the policy wording) would be effective in creating a recognisable and permanent boundary (see paragraph 97).</p> | <p>Therefore removal of land from the City of Durham Green Belt is justified in order to provide market and affordable housing in a way that achieves sustainable patterns of development. The Inspector was satisfied with the strategic exceptional circumstances case and then went on to consider the site-specific exceptional circumstances in turn.</p> <p>The Inspector considered how development of each site would impact upon the five purposes of Green Belt, he considered whether the resultant Green Belt boundary would be readily recognisable and likely to be permanent and also considered whether the plan had set out compensatory improvement measures for the remaining Green Belt. He concluded that exceptional circumstances existed to remove the three proposed sites.</p> |
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| | <p>As part of Matter 4, the Inspector also asked the Council to clarify whether the plan sets out justified and effective ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land. [It should be noted that this is a new requirement of the revised NPPF and therefore the other examples below did not consider this].</p> | |
| <p>Nuneaton and Bedworth Council Local Plan (adopted 11 June 2019)</p> | <p>The Council undertook a Joint Green Belt Study (2015) and used the findings of this to progress their site selection work.</p> <p>The Council's Housing Topic Paper (November 2017) sets out the approach to Green Belt site selection. It notes that the allocated sites have all been subject to a Sustainability Appraisal. At the Preferred Options stage it notes that a detailed site selection process was undertaken – this is evidenced in the Strategic Housing Site Selection Background Paper (2013). The Site selection process considered all the suitable/available sites within the Borough and identified ten Potential Development Areas that were considered most suitable, in planning terms, to contribute to the delivery of the housing needs in the Borough Plan. Following the Boroughwide search the proposed strategic locations were considered the most viable sites for new housing development. Each of these 10 Potential Development Areas were assessed under the SA Objectives and findings.</p> <p>As the Plan progressed to Publication stage and more sites were required to be found, the Topic Paper states that the Green Belt Study findings were used. The Council retained the highest performing Green Belt parcels, particularly where it serves a key purpose of separating settlements. The Council allocated sites that fit with the Council's preferred spatial approach, whilst also utilising the lowest performing Green Belt parcels. As there were not enough low performing parcels for all the required development, it was also necessary to utilise sites within low-medium performing parcels, as long as the wider Green Belt parcel was not unduly comprised. The sites were put through the Sustainability Appraisal and assessed against other reports in the evidence base including:</p> <ul style="list-style-type: none"> • Ecology and geodiversity assessment 2016 (F8) • Air Quality assessment 2016 (G5) • Local Plan viability assessment 2016 (H3) • Borough Plan heritage assessment 2016 (J7) • Strategic flood risk assessment level 2 2016 (N5) • Joint Warwickshire Partnership water cycle study 2017 (N6) | <p>The Council applied criteria similar to SHLAA criteria combined with Green Belt considerations, particularly relating to separation between settlements. A scoring system was not shown in the proformas and only a description was provided. The Council considered low performing parcels in the first instance however as there were not sufficient numbers, low-medium performing parcels were considered provided that the wider Green Belt was not unduly compromised.</p> <p>In the Inspector's Report, the Inspector commented on the Council's approach stating that they were justified in also considering low-medium sites whilst ensuring that the purpose and function of the Green Belt (particularly purpose 1 and 2) would not be unduly compromised. He noted that the performance of a Green Belt site is only one consideration and securing a sustainable pattern of</p> |

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| | <ul style="list-style-type: none"> • Nuneaton and Bedworth landscape capacity study 2017 (T13) • Playing pitch strategy 2016 -2031 (Y3) • Sport, recreation and community facilities strategy 2016-2031 (Y4) • Strategic transport assessment 2016 (Z6) <p>The Strategic Housing Site Selection Background Paper (2013) applied the following overarching and detailed assessment criteria:</p> <p>Overarching criteria</p> <ol style="list-style-type: none"> 1. Needs of Nuneaton and Bedworth (does it join the existing urban area) 2. Settlement hierarchy and role (does it join a settlement, settlement role in the hierarchy) 3. Urban focus and urban extensions (could it form an urban extension) 4. Green Belt (contribution to Green Belt purposes) 5. Separation of settlements (does it form a function separating settlements) <p>Detailed criteria</p> <ul style="list-style-type: none"> • Meeting housing needs • Access to employment and training • Support town centres • Step change in public transport along north south corridor • Access to town centre, major leisure and community facilities • Infrastructure and services • Impact on road network • Green infrastructure • Open space, landscape character and historic and natural features • Derelict and contaminated sites • Air quality • Flood risk • Wildlife and biodiversity • Decentralised energy • Agricultural land • Mineral safeguarding • Mineshafts <p>The Paper notes that both the conclusions of the sustainability appraisal and the issues and concerns raised during the consultation have contributed to the development of the Overarching Principles and the criteria for assessing land parcels.</p> | development is also critical. High performing sites were not considered. |
| Stevenage Borough Local Plan (adopted 22 May 2019) | <p>The Council's Green Belt Review Part 1 and 2 formed the evidence base to identify sites which may be suitable for release.</p> <p>Review of the Green Belt around Stevenage: Part 1 – Survey against Green Belt purposes (AMEC, 2013)</p> | The Council's Part 2 Green Belt Study identified potential areas for release based on Green Belt factors, followed by development |

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| | <p>The Part 1 work evaluated strategic scale parcels of land against the purposes of the Green Belt, as defined within the NPPF. Once the contribution these parcels make to the Green Belt was determined, the Part 2 work then progressed this further, breaking down the sites into smaller potential development areas and considering them in more detail in terms of their potential release.</p> <p>Review of the Green Belt around Stevenage: Part 2 – Site assessment and capacity testing (AMEC, 2015)</p> <p>The following method was applied in the Part 2 Study for the identification of parcels of land which could be proposed for removal from the Green Belt for release in the short and longer term. In some cases this might coincide with potential allocations.</p> <p>The segments identified in the Part 1 Green Belt Review have been used as the basis for the delineation of detailed parcels of land which could in principle form the basis for development areas. The segments were originally broadly drawn to reflect the strategic nature of the Part 1 study and were defined (reflecting the NPPF) using strong boundaries such as roads, railway lines and watercourses. The identification of parcels within these segments again seeks to use recognisable, distinct and permanent boundaries such as roads, but where this has not proven not to be possible, supplements these with field boundaries, hedgerows, woodland edges and Public Rights of Way which could in principle act as new boundaries should land be sought to be released. The identification of parcels which could form development areas does not imply that these areas could or should be released but demonstrates how development might in principle be accommodated should other aspects of the evidence base indicate that this is required.</p> <p>Site surveys undertaken jointly by a Chartered Landscape Architect and Chartered Town Planner to determine the potential for removing land from the Green Belt in respect of the following criteria:</p> <ul style="list-style-type: none"> • Would development of this parcel affect the openness and purposes of the Green Belt? • Would development of this parcel impact negatively on the visual amenity of the countryside/locality? • Would development relate well to the existing development pattern? • Would development detract from the landscape setting or special character of a settlement? <p>Identification of development constraints which need to be taken into consideration (flood risk, nature</p> | <p>constraints, and consideration of defensible Green Belt boundaries. A separate SA was also undertaken.</p> <p>In the Inspector’s Report, on a site by site basis the Inspector considered the outcomes from the Council’s Green Belt Review and the relative performance of the sites proposed to be allocated noting the impact of the removal of the site on the overall function of the Green Belt. She concludes that in the context of the Council’s housing need which cannot be met outside of the Green Belt and taking into account the thorough Green Belt site assessments and the resultant impact on the overall function of the Green Belt, exceptional circumstances exist to release the proposed sites.</p> |
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| | <p>conservation designations, landscape sensitivity, heritage assets and access).</p> <p>Identification of initial sustainability considerations which need to be explored in more detail elsewhere and tested through the Sustainability Appraisal of the Local Plan.</p> <p>Assessment of potential defensible Green Belt boundaries where (following the NPPF para 85) potential development sites/areas have been identified, specifically:</p> <ul style="list-style-type: none"> • Is this area of Green Belt associated with clearly defined boundary features which are readily recognisable and likely to be permanent? • Are there any issues which may weaken the ability of the Green Belt to endure beyond the plan period? | |
| <p>Guildford Council Local Plan: Strategy and Sites (adopted 25 April 2019)</p> | <p>The Green Belt and Countryside Study (GBCS) (2014) and the Housing Delivery Topic Paper set out the process for progressing Green Belt sites through the Local Plan.</p> <p>The Housing Delivery topic paper explores each spatial location and justifies the sites proposed to be allocated in the Submission Local Plan, as well as explaining why certain sites are considered inappropriate for allocation and/or considered appropriate for testing through the Sustainability Appraisal process.</p> <p>The Council's spatial hierarchy identifies a brownfield first policy including, where appropriate, previously developed land in the Green Belt. The following spatial options are considered to be the most sustainable locations:</p> <ul style="list-style-type: none"> • Guildford town centre • Guildford, and Ash and Tongham urban area • Inset villages • Identified Green Belt villages • Rural exception housing <p>Should these options provide insufficient land to meet the OAN, then these would represent the next options which we would choose to explore:</p> <ul style="list-style-type: none"> • Countryside beyond the Green Belt • Guildford urban extensions • New settlement at the former Wisley airfield • Development around villages <p>The Council considered constraints including the Surrey Hills Area of Outstanding Natural Beauty, the Thames Basin Heaths Special Protection Area, Green Belt, flood risk and infrastructure capacity, such as the road network.</p> | <p>The Council's Green Belt and Countryside Study (2014) which consisted of a number of volumes identified Potential Development Areas and Potential Major Development Areas which could meet development needs without harming the overall main purposes of the Green Belt. The PDAs were identified based on considerations including sustainability criteria (such as the walking distance to schools or shops) and environmental capacity (such as whether it is in the flood plain).</p> <p>In the Inspector's Report, the Inspector concluded that strategic-level exceptional circumstances did exist, and then considered the local-level exceptional circumstances on a site by site basis</p> |

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| | <p>The Green Belt and Countryside Study (GBCS) assesses all Green Belt and countryside land beyond the Green Belt and identifies Potential Development Areas (PDAs) and Potential Major Development Areas (PMDAs) that could potentially be developed should there be insufficient land within the urban areas to meet identified needs, without harming the overall main purpose of the Green Belt. The purpose of this study was to identify a wide range of spatial options that we could consider for allocation through the Local Plan process against a wider set of planning and sustainability considerations, subject to the existence of exceptional circumstances. The PDAs were identified based on considerations including sustainability criteria (such as the walking distance to schools or shops) and environmental capacity (such as whether it is in the flood plain).</p> <p>The study consists of a number of volumes. Stage one of the GBCS process was to sub-divide the borough into land parcels. These land parcels were identified on the basis that they were physically and visually contained with strong defensible boundaries. Each land parcel was then assessed against the four relevant purposes of the Green Belt (Purpose 5: to assist in urban regeneration is considered to apply equally to all land parcels). Relevant to this topic paper are Volume II which identifies PDAs around the urban areas, Volume III which identifies small-scale PDAs around the villages, Volume IV which recommends which villages should be inset and Volume V which identifies major PDAs around villages, a potential new settlement at former Wisley airfield and reconsiders Countryside beyond the Green Belt.</p> <p>The draft Local Plan (2014) treated all PDAs as reasonable options for development regardless of the extent to which the land parcel within which it sits scored against Green Belt purposes (as shown on the sensitivity map). However, following the feedback from consultation and the new evidence available, we reconsidered how Green Belt is used as a constraint. The Regulation 19 Local Plan (2016) sought to give weight to the sensitivity of the Green Belt parcel within which each PDA is located. Whilst PDAs have been identified on the basis that they would not fundamentally harm the main purposes of the Green Belt, there would nevertheless be, in relative terms, more harm caused by allocating sites within land parcels assessed as contributing more towards the purposes of the Green Belt than those judged to be of lesser Green Belt value. In giving greater weight to the sensitivity of the Green Belt, we have therefore sought to ameliorate the consequent impacts on the Green Belt as much as is reasonably possible.</p> | <p>taking into account the findings from the Council’s Green Belt and Countryside Study relating to the sensitivity of the site against the NPPF Green Belt purposes as well as the size of the site and its ability to contribute to the Borough’s housing requirement.</p> |
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| | <p>However, given the shortfall early in the plan period and unmet needs within the HMA, we consider that it is still necessary to consider the potential of each PDA regardless of its Green Belt sensitivity. This is discussed further below.</p> | |
| <p>Kirklees Council Local Plan (adopted 27 February 2019)</p> | <p>The Council undertook a Green Belt Review (April 2017) (see also Green Belt Review Supporting Document April 2017) and which provided a strategic review of the whole of the Green Belt and a review of the Green Belt edge and land immediately beyond it to determine the degree of constraint to development and the degree to which land performs a Green Belt role.</p> <p>The Green Belt edge review defined and assessed all of the edges of the Green Belt adjacent to an inset settlement (the inner Green Belt boundary) and undertook the following tests:</p> <p>Test 1 (this is a RAG test to establish the degree of constraint. Only land assessed as green or amber in Test 1 progressed to Test 2)</p> <p>Test 1a – topography constraint – slope analysis Test 1b – physical constraint (existing built form, heritage features, barriers (roads, railways), mineral workings). Test 1c – environmental constraint (protected trees, environmental designations, flood risk, hazardous buffer zones)</p> <p>Test 2 (Green Belt purpose assessment). If the edge failed Test 2a and was judged to constitute a strategic gap maintaining separation, it did not proceed to the remaining tests.</p> <p>Test 2a – Importance in preventing towns from merging (Purpose 2) Test 2b – Importance in checking unrestricted sprawl of large built up areas (Purpose 1) Test 2c – Importance in safeguarding the countryside from encroachment (Purpose 3). Test 2d – Degree to which development would be prejudicial to a historic asset or its setting (if relevant) (Purpose 4) Test 3a – Could this parcel of land be appropriately recycled while remaining within the Green Belt? (Purpose 5) Test 3b – Is the parcel of land correctly included within the Green Belt? (Purpose 5).</p> <p>The edge review was separate to the site allocation process as the edge review only considered the boundary edge and not the site itself. Each development option therefore had a 2 part Green Belt assessment – a RAG rating from the edge assessment and a RAG rating from the site allocation methodology assessment.</p> <p>The Kirklees Local Plan Methodology Part 2: Site Allocation Methodology (November 2016) sets the</p> | <p>The Council’s Green Belt Review included a strategic review of the Green Belt followed by a review of the inner Green Belt boundary applying constraints criteria followed by an assessment against Green Belt purposes. The RAG score from the edge assessment was combined with the RAG score from the site allocation methodology assessment. The Council applied the same Site Allocation Methodology to non-Green Belt and Green Belt sites. Green Belt sites smaller than 0.4ha were considered as part of a different document. The Council applied similar criteria to a SHLAA and used a R/A/G traffic light system.</p> <p>In the Inspector’s Report, the Inspector considered the findings the Council’s Green Belt Review and the impact on Green Belt function and whether there was a strong defensible boundary. Other factors and constraints to development from the site assessment work were also considered.</p> |

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| | <p>process for allocating urban and Green Belt sites. The Method notes that Green Belt sites which are less than 0.4ha have been assessed as part of the Green Belt Review and can be viewed in the Green Belt boundary changes document.</p> <p>The Site Allocation proforma considers the following factors:</p> <ul style="list-style-type: none"> • Settlement position (whether the site is within, on the edge or detached from an existing settlement) • Whether the site is within the green belt • Whether the site is greenfield or brownfield • Gross area in hectares • Site capacity (employment floorspace in square metres, housing capacity by number of dwellings) <p>The criteria below were assessed using a red/amber/green traffic light score and a description:</p> <ul style="list-style-type: none"> • Transport (site access, safety issues, public rights of way, pedestrian footways) • Public health (air quality considerations) • Education (primary and secondary school availability of places within the catchment area) • Historic environment (designated heritage assets, archaeological assets) • Flood/drainage (flood zone, surface water and drainage) • Environment Protection (contaminated land issues, proximity to landfill sites, HSE zones, requirements for a noise assessment or odour assessment) • Biodiversity (UK BAP priority habitats) • Other constraints (e.g. coal referral etc) • Open space (outcome from the open space assessment) • Green Belt (assessment conclusions taken from the Green Belt Assessment) • Green Belt edge (this is based on the site's position relative to the edge of a settlement using the outcomes of the Green Belt Edge Review as a guide. No edge assessment was carried out for sites detached from the settlement edge). • Exceptional circumstances • Site conclusions <p>The overall site conclusions for development options in the Green Belt included the configuration and relationship of the site to the settlement it abuts, the degree of infill or rounding off that could be achieved and the ability of the option to present a strong new defensible green belt boundary.</p> | |
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| | <p>Green: The site would present a reasonable extension relative to the settlement it abuts, would have little or no impact on the purposes of including land in the green belt and presents the opportunity to create a strong new defensible green belt boundary</p> <p>Amber: The site is located adjacent to a part of the green belt edge where assessment has shown that development would have some detrimental impact on the purposes of including land in the green belt and/or the site does not present a strong new defensible green belt boundary. Opportunity may exist that could mitigate this impact, such as the minor alteration to the option boundary or the removal of some additional land from the green belt</p> <p>Red: The site would not present a reasonable extension relative to the settlement it abuts and/or the site is located adjacent to a part of the green belt edge where assessment has shown that development would have a significant detrimental impact on the purposes of including land in the green belt, and/or it is located adjacent to a part of the green belt edge that is deemed to be significantly constrained and/or the option is remote from any settlement.</p> | |
| <p>Barnsley Council Local Plan (adopted 3 January 2019)</p> | <p>The Council undertook a 3 stage process. The Stage 1 Green Belt Review involved identification and assessment of General Areas within the Green Belt against the five purposes. Areas which performed relatively strong or very strong were not taken through the subsequent stages. The Stage 2 Green Belt Review involved a technical site assessment which focused on excluding quantitative and qualitative constraints:</p> <ul style="list-style-type: none"> • Flood risk • Environmental and historic statutory designations • Considering neighbouring and adjacent land uses • Biodiversity and natural environment designations • Topography • Landscape character and visual considerations • Historic environment • Infrastructure show stoppers • Access, accessibility and connectivity. <p>The Stage 3 Green Belt Review involved taking the resultant land parcels which are considered to be technically suitable for Green Belt release and re-assessing them against the original five ‘purposes’ of Green Belt defined by the NPPF using the approach established in Stage 1. Following this stage the Council assessed the resultant land parcels against the Housing and Employment Site Selection methodology.</p> | <p>The Council undertook a three stage Green Belt Review involving a General Area assessment against Green Belt purposes, followed by excluding areas impacted by constraints, followed by a Green Belt assessments of the resultant land parcels. The resulting parcels were then assessed through the Site Selection Methodologies.</p> <p>The HSSM is based on suitable, available, achievable (similar to a SHLAA) using a R/A/G traffic light criteria and numerical scoring. The employment site selection methodology uses ELR type criteria and</p> |

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| | <p>The Green Belt and Safeguarded Land Background Paper (2016) and the Housing Background Paper (January 2018) describes the process the Council applied in allocating sites.</p> <p>The Green Belt Background Paper states that the suitability of non-Green Belt land for development was considered through Housing, Employment and Gypsy and Traveller Site Selection. The emerging position was that there will not be sufficient non Green Belt land to meet the development needs of the Local Plan period which led to the Council commissioning a Green Belt Review. This appraised the Green Belt around the towns and larger villages of Barnsley against the five nationally-defined purposes of the Green Belt. Those areas of Green Belt which were considered to perform weakly against the purposes of the Green Belt were assessed against a number of high level technical constraints. Resultant parcels identified through this Green Belt Review were then assessed through the Site Selection Methodologies.</p> <p>The Housing Background Paper states that Green Belt is recognised to be an overriding constraint on supply in determining the housing requirement. The Green Belt General Areas identified by the Green Belt review that were assessed as fulfilling Green Belt purposes to a 'relatively strong' or 'very strong' degree have not been assessed through the Housing Site Selection Methodology (HSSM). This approach is considered reasonable in order to maintain the most strongly performing Green Belt, in line with existing and emerging national planning policy.</p> <p>If it is concluded that enough sites have not been identified through the HSSM it is then necessary to consider sites in the green belt. At this stage the methodology links with the Green Belt Review. In most instances sites identified through the green belt review as 'resultant parcels' that could be released from the green belt if needs require this are considered through the HSSM. As with sites outside the green belt the overall score and information gathered through the application of the methodology is considered. Planning judgement is then applied to decide if sites should be allocated for residential development in the draft Local Plan. Schedules are available which lay out how sites have performed through the HSSM process.</p> <p>The HSSM is based on suitable, available and achievable and a number of other factors. It uses a red/amber/green traffic light criteria which corresponds to a numerical score which is added up to give a total score for each site:</p> | <p>a numerical scoring system.</p> <p>In the Inspector's Report, the Inspector considers the allocations on a site by site basis. In considering whether exceptional circumstances exist she notes that alternative sites have been assessed and discounted and she considers the findings from the Green Belt Review and the site's fulfilment of Green Belt purposes.</p> |
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| | <p>1. Suitability – policy restrictions, physical problems or limitations, potential impacts and environmental conditions (this includes biodiversity, greenspace, landscape sensitivity, and landscape capacity).</p> <p>2. Availability – there are no known legal or ownership problems in bringing the site forward for development</p> <p>3. Achievability – it is economically viable to bring the site forward and there is capacity for the developer to complete and sell. This impacted by market factors, cost factors and delivery factors, such as build out rates (this considers market attractiveness and viability).</p> <p>The following factors were also considered:</p> <ul style="list-style-type: none"> • Transport (availability of rail and bus, accessibility to public transport, proximity to strategic highway network) • Proximity to services (proximity to key services, proximity to town centres) • Efficient use of land (soil quality, land type, relationship to existing area) • Environment (impact on Conservation Areas, impact on listed buildings, impact on Registered Park and Gardens), Flood Risk, AQMA) • Physical problems/ limitations (access infrastructure, drainage infrastructure, ground condition, geo-cavities, bad neighbours). <p>The final stage of the methodology involves the formation of an officer group to discuss sites included in the process.</p> <p>The Employment Site Selection Methodology considers the following factors providing a number of criteria which is given a numerical score:</p> <ul style="list-style-type: none"> • Meeting employment needs (potential to meet employment needs, potential to meet wider employment needs) • Accessibility (accessibility for employees, accessibility for business needs) • Deliverability (market attractiveness, potential uses, availability and constraints) • Location (location and land type) • Environment (environmental impacts) • Amenity (compatibility with surrounding land uses) • Local Plan compliance. | |
| <p>Cheshire East Local Plan Strategy (adopted 27 July 2017)</p> | <p>Following the Green Belt Assessment Update the Council undertook a Green Belt site selection process.</p> <p>The Council applied a sequential approach to site selection taking account of spatial strategy and objectives and integrating the SA / HRA process, and consultation outcomes.</p> | <p>Following the Green Belt Assessment Update the Council progressed to a site selection process.</p> <p>The Council utilised a detailed site selection</p> |

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| | <p>Stage 1 – Urban potential study evidencing how much need can be accommodated within the existing settlement.</p> <p>Stage 2 – Edge of settlement work including GB and non GB sites.</p> <p>Stage 3 – First site sift of sites promoted to CEC. Focus on sites which align with spatial strategy, exclusion of sites on the basis of availability and absolute constraints.</p> <p>Stage 4 – SA / HRA screening of site.</p> <p>Stage 5 – Site assessment of characteristics, Local Plan objectives and Green Belt.</p> <p>Stage 6 – Sequential review based on non-Green Belt sites first.</p> <p>Stage 7 – Short list of sites for comment by Infrastructure Providers.</p> <p>Stage 8 – Assessment of sites against outcomes of all previous stages and full SA / HRA assessment. Public consultation is factored into this stage.</p> <p>Stage 9 – Final site selection and justification.</p> <p>The Council produced a Site Selection Report for each of the settlements. This applied suitable, available and achievable criteria using a red/amber/green traffic light scoring system and providing a commentary on the sites.</p> <p>The following criteria and sub-criteria was applied:</p> <ol style="list-style-type: none"> 1. Available (site ownership) 2. Achievable (market attractiveness – economic viability, evidence from promoter/landowner) 3. Suitable: <ul style="list-style-type: none"> • Landscape impact • Impact on the character of the settlement and urban form • Impact on the Green Gap (only for Crewe and Nantwich) • Neighbouring uses • Highways access • Local highways • Impact on the strategic road network • Heritage assets • Flooding/drainage • Ecology • Tree Preservation Orders • Air quality • Minerals • SA Accessibility Assessment • Outcome of the HRA (Stage 4 Methodology) • Brownfield/greenfield • Agricultural Land Classification <p>It also considered the following Green Belt factors:</p> <ul style="list-style-type: none"> • Potential area for Green Belt release | <p>methodology applying suitable, available, achievable criteria applying a R/A/G traffic light scoring system and a detailed consideration of Green Belt implications. The outcomes from the SA and HRA were also included within the consideration of suitability.</p> <p>In the Inspector’s Report, the Inspector stated that the site selection process had been undertaken in a consistent, objective, comprehensive and transparent way, assessing the contribution that each site makes to the purposes of the Green Belt and the implications for the wider Green Belt, and the results have informed the final site-selection process. For each of the towns surrounded by the Green Belt, CEC has assessed whether development needs can be met, firstly by examining the likely contribution from sites within the urban areas and other non-Green Belt land, and then by assessing potential Green Belt sites in a sequential manner, depending on their contribution to Green Belt purposes, ranging from “no contribution” through to a “significant” and “major” contribution. He stated that</p> |
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| | | |
|--|---|--|
| | <ul style="list-style-type: none">• Green Belt Assessment of the potential area to be released• Resulting Green Belt boundary• Surrounding Green Belt• Exceptional circumstances | <i>“having considered all the evidence, I can find no fundamental flaws or errors in the approach or in the final assessments, particularly since it relies on matters of reasoned judgement.”</i> |
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Appendix B

Extract of Method and
Assessment Form from the 2019
Green Belt Review

Stage 4: Designing the assessment approach

- 2.69 The following approach draws from the approach used within the District's existing Green Belt evidence and good practice from recent reviews carried out within and beyond the housing market area (**Appendix B**). Following advice from Arup the approach has been modified to allow for a more nuanced assessment approach which is based upon a number of good practice examples and their own work which has been tested at examination.
- 2.70 The approach is designed to provide a simple, objective and consistent assessment of all parcels/areas. As discussed in preceding sections each assessment will consider the purposes of the Green Belt as defined within the NPPF⁵. In terms of the NPPF purposes the following will be assessed:
- a) To check the unrestricted sprawl of large built-up areas;
 - b) To prevent neighbouring towns merging into one another;
 - c) To assist in safeguarding the countryside from encroachment;
 - d) To preserve the setting and special character of historic towns; and
 - e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

First purpose:

- 2.71 It is important to define the terms within each purpose of the Green Belt. Specifically within the first purpose it is important to define what is meant by 'sprawl' and 'large-built up areas' for the purposes of the assessment. Arup recommended that specific definitions be included, those that will be used are as follows:
- **Sprawl:** To spread out over a large area in an untidy or irregular way (Oxford dictionary). Specific consideration is that the large built-up area could increase in size by an outward spread, reducing separation between settlements.
 - **Large built-up areas:** The settlements of Lichfield City, Burntwood and the cities, towns and settlements comprising the West Midlands conurbation around which the inner boundary of the Green Belt is drawn (these include Birmingham, Sutton Coldfield, Walsall, Aldridge, Brownhills, Rugeley and Tamworth). The inclusion of Lichfield and Burntwood within this definition recognises the need to consider the outward sprawl of the largest settlements within the District into the Green Belt, along with the need to prevent the sprawl of the conurbation.

⁵ The 2013 Supplementary Green Belt Review included two 'local roles' as part of the assessment. Following advice from Arup through the 'critical friend approach (stages 1 and 2)' these 'local' roles have been subsumed into the assessment criteria for the five NPPF purposes. The local roles will not be assessed separately. Specifically the local role regarding maintaining local settlement hierarchy has been subsumed into the second NPPF purpose (specific questions 6 and 7). The second local role regarding the character and setting of villages is incorporated into the assessment of NPPF purpose 4.

2.72 **Appendix A** sets out the assessment form which will be used for each parcel/area. This includes specific questions which will be considered when assessing a parcels contribution to the first purpose.

Second purpose:

2.73 Within the second purpose it is important to define what will be meant by ‘neighbouring towns’ and ‘merging’:

- **Neighbouring towns:** Any town or settlement located adjacent to a town or settlement within Lichfield District or those towns or settlements within adjacent Districts. All settlements (including inset settlements which enables the incorporation of the ‘local role’ relating to local settlement hierarchy⁶) within the study area and adjacent authorities are considered settlements within the assessment.
- **Merging:** The joining or combining with, either through general sprawl or ribbon development.

2.74 The specific questions which will be asked when assessing each parcel/area with regards to the second purpose are set out at **Appendix A**.

Third purpose:

2.75 The third purpose relates to the potential encroachment into the countryside which relates to all land beyond the settlement boundaries and urban areas of those settlements inset within the Green Belt. Arup recommended that these be defined as had been previously within the 2013 Green Belt Review:

- **Countryside:** Generally open land with little built development and mainly rural land uses including agriculture and forestry.
- **Encroachment:** A gradual advance beyond certain limits – determined as the edge of existing built development within a settlement.

2.76 The specific questions which will be assessed under this purpose are set out in detail at **Appendix A**.

Fourth purpose:

2.77 Key to the fourth purpose is the definition of ‘historic town’. The District’s existing evidence defined this as Lichfield and Tamworth, with one of the ‘local roles’ being the consideration of the setting of a conservation area or village. Within the District only Lichfield City has been defined as a historic town given that the adopted local plan emphasises the historical importance of the city. It is noted that the Cannock Chase Green Belt Review defined both Rugeley and Cannock as historic towns in the context of the fourth purpose.

⁶ As set out within the Green Belt Review Supplementary Report 2013 Lichfield District is broadly an area of towns and villages separated by broad tracks of agricultural land. The geographic spread of settlements is intrinsically part of the character of the District. It should be noted that a number of Green belt Reviews prepared within the GBHMA take this approach, including the Strategic Green Belt Review (within the Strategic Growth Study), Cannock Chase Green Belt Review and Tamworth’s Green Belt Review.

- 2.78 The historic towns includes:
- Lichfield City;
 - Tamworth; and
 - Rugeley and Cannock (as defined by the Cannock Chase Green Belt Review 2016).
- 2.79 The following terms will also be defined as follows in the context of the fourth Green Belt purpose:
- **Setting:** The surroundings of the town that are associated with the history of its development and show a relationship between the town and country (for example through views);
 - **Special character:** The unique combination of features that together make up the reason for identification as an historic town e.g. individual or groups of buildings, street layout, roofs, spires, landforms, trees; and
 - **Features:** Historic features will be defined as those historic elements which are defined by national or local designations including, Conservation Areas, Historic Parks and Gardens, Listed Buildings.
- 2.80 For the purposes of the assessment where historic core is referenced this will usually relate to the conservation area boundary, particularly in relation to Lichfield City. The specific questions which will be assessed under this purpose are set out in detail at **Appendix A**.

Fifth purpose:

- 2.81 The fifth purpose (e) at paragraph 134 of the NPPF is considered to be more difficult to assess as it is a function of the whole Green Belt to assist in urban regeneration. All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of Greenfield land available for development and encouraging developers to utilise derelict and/or urban sites. There is limited brownfield land available within Lichfield District, as evidenced through the Council's Land Availability Assessments and Brownfield Land Register. The Strategic Growth Study demonstrates that there is a considerable supply of brownfield urban sites within the housing market area, predominantly in Birmingham and the Black Country authorities. As such it is clear that the Green Belt within Lichfield would play a moderate role in encouraging the use of derelict urban land. It is not considered possible to assess whether a particular parcel/area in isolation makes a greater contribution to this purpose than another. As such all parcels will be scored the same against this criteria.

Undertaking the assessment:

- 2.82 Under the assessment of each purpose a set of specific questions will be asked (as set out at **Appendix A**). These specific questions have been identified to enable a clearer appraisal of each role and are set out within an example assessment form at **Appendix A**. It is considered these questions are consistent with similar questions/criteria asked within the Green Belt studies being undertaken by neighbouring authorities.
- 2.83 The previous Green Belt studies within the District incorporated two 'local roles' of the Green Belt within Lichfield District. Indeed it is common practice within Green Belt reviews to incorporate local factors into the assessment under the NPPF purposes. The first 'local

role' was 'Maintaining the local settlement hierarchy and pattern' with the second being that of 'preserving the character and setting of villages'. Arup recommend that these local roles are incorporated into the NPPF Green Belt purposes for clarity and completeness.

- 2.84 Table 1 (**Appendix A**) sets out the proposed assessment form which will be used for the individual site assessments of each parcel and area considered by the review.
- 2.85 Further to the assessment against the Green Belt roles each site will be considered in terms of the positive uses Green Belts can serve as identified within paragraph 141 of the NPPF. Whilst this section of the assessment will not be categorised it does provide a useful addition to the context of the appraisal. These elements of the assessment area detailed within table 1.

Assessment categories:

- 2.86 The following assessment categories will be applied to parcel/area assessments; **important role, moderate role; minor role; and no role**. The first three categories are retained from the existing Green Belt evidence, which avoided numerical scoring and is considered to represent good practice, consistent with the good practice examples (**Appendix B**). Arup recommended that a fourth 'no role' category be included in order to allow for those instances where land is assessed as not fulfilling the specific Green Belt purpose. For example there could be instances where due to a parcel's location it serves no function in preventing neighbouring towns from merging (purpose b). The assessment should in such an instance recognise that the parcel does not serve that particular purpose.
- 2.87 The assessment categories are defined as follows:
- **Important role** – contributes to the Green Belt purpose in a strong and undeniable way;
 - **Moderate role** – contributes to the majority of the Green Belt purpose but does not fulfil all of the role;
 - **Minor role** – contributes in a limited way to the Green Belt purpose; and
 - **No role** – makes no contribution to the Green Belt purpose.

Overall assessment:

- 2.88 The NPPF does not propose that any one purpose is more important than the other with all purposes in effect carrying equal weight. As such the councils previous Green Belt evidence provided an overall assessment for each parcel/area which was determined by the highest category assessed for any of the green belt purposes. For example if three purposes score **minor** but one was assessed as **important** the overall assessment of the parcel would be **important**. Arup recommend that a more nuanced approach be applied which enables a finer grain overall assessment to be undertaken. The following rules will be used when determining a parcel/areas overall assessment:
- No parcel/area should be assessed as 'no' overall unless each of the five purposes is assessed as a 'no';

- Where there is a 4 / 1 split – the majority category should always be applied, unless the majority is ‘no’, in which case the overall should be ‘minor’.

Example:

| | | | | | |
|----------|----|----------|----------|----------|----------|
| Moderate | No | Moderate | Moderate | Moderate | Moderate |
|----------|----|----------|----------|----------|----------|

Exception:

| | | | | | |
|----|----|----|----|----------|-------|
| No | No | No | No | Moderate | Minor |
|----|----|----|----|----------|-------|

- Where there is a 3 / 2 split – the majority category should always be applied unless the ‘2’ categories are ‘important’. In this case, the overall should be ‘important’. The exception to this is where the majority is ‘no’. In this case the overall should be the minority category or the in-between category if relevant.

Example:

| | | | | | |
|-------|-------|----------|----------|----------|----------|
| Minor | Minor | Moderate | Moderate | Moderate | Moderate |
|-------|-------|----------|----------|----------|----------|

Exception:

| | | | | | |
|-----------|-----------|----------|----------|----------|-----------|
| Important | Important | Moderate | Moderate | Moderate | Important |
| No | No | No | Minor | Minor | Minor |
| No | No | No | Moderate | Moderate | Minor |

- Where there is a 3 / 1 / 1 split – the majority category should always be applied unless one of the minority categories is ‘important’ and one is ‘moderate’. In this case professional judgement should be applied. Where the majority is ‘no’, the middle category from the split should be the overall.

Example:

| | | | | | |
|-----------|-------|----------|----------|----------|----------|
| Important | Minor | Moderate | Moderate | Moderate | Moderate |
|-----------|-------|----------|----------|----------|----------|

Exception:

| | | | | | |
|-------|-------|-------|-----------|----------|------------------------------|
| Minor | Minor | Minor | Important | Moderate | Apply professional judgement |
| Minor | No | No | No | Moderate | Minor |

- Where there is a 2 / 2 / 1 split – the category to be applied depends on what the split and the minority lean towards. For example, where the minority category is ‘no’, the lower category of the split should be applied. The exception to this is where the minority category is ‘important’, in which case professional judgement should be applied.

Example:

| | | | | | |
|-------|-------|-------|----------|----------|-------|
| Minor | Minor | No | No | Moderate | Minor |
| Minor | Minor | No | Moderate | Moderate | Minor |
| No | No | Minor | Moderate | Moderate | Minor |

Exception:

| | | | | | |
|-----------|-------|-------|-----------|----------|------------------------------|
| Important | No | No | Moderate | Moderate | Apply professional judgement |
| Important | Minor | Minor | Important | Moderate | Important |

- Where 2 purposes are the same and the remaining 3 are all different, professional judgement should be applied.
- Where the 2/2/1 split applies and 2 categories are assessed as ‘important’ then the overall assessment will be ‘important’. This also applies in other scenarios where there are two ‘important’ categories and three of another category.

Example:

| | | | | | |
|-------|-------|----|-----------|----------|------------------------------|
| Minor | Minor | No | Important | Moderate | Apply professional judgement |
|-------|-------|----|-----------|----------|------------------------------|

- Applying professional judgement:** it is recognised that the overall assessment is not intended to be a number balancing exercise and a certain level of professional judgement should be applied to all of the above rules and particularly where one of the purposes is assessed as ‘important.’ It is recommended that the overall aim and purpose of the Green Belt as set out in paragraph 133 is considered when making this professional judgement.

Appendix A: Example parcel/area assessment form

Table 1: Parcel/area assessment form

| | | | |
|--|---|--|--|
| Green Belt land parcel/area name and reference | <Name of parcel/area to be inserted> | | |
| Description of parcel/area | <Insert description of parcel/area> | | |
| Assessment within Strategic Growth Study | <Insert the assessment (principal/supporting) from within the Strategic Growth Study. Where a parcel/area crosses assessment categories the category which covers a majority of the parcel/area will be used> | | |
| NPPF Green Belt purpose | Specific Questions | Category (Important, moderate, minor, no) | Comments – this will be used to provide commentary of the parcel/area assessment against the criteria for each parcel/area assessment. Below provides indication of how each category could be awarded. ⁸ |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the parcel/area directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of parcels that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the parcel and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller parcels only) Would development of the parcel/ area represent an outward extension of the large built-up area? | | <p>'No' – The parcel does not abut the large urban area or where a/the settlement lies wholly between the parcel/area and the West Midlands urban area and/or other part of the large urban area.</p> <p>'Minor' – The parcel does not abut the large urban area, or where the physical gap would be so large that the issue of sprawl is considered to be minor. Also where a parcel/area is well connected to the built area of a settlement along a number of sides and development could be considered to “round off”.</p> |

⁸ These are intended as a guide to the assessor, the assessment will require planning judgement.

| | | | |
|--|--|--|--|
| | <ol style="list-style-type: none"> 4. If released from GB could enduring long-term boundaries be established? 5. Is the parcel/area free from development? 6. Does the parcel/area have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) 7. Is the parcel/area well contacted to the built up area along a number of boundaries? Could development of the parcel/area be considered to “round off” the pattern of the built up area? | | <p>‘Moderate’ - The parcel/area abuts the large urban area, the parcel is free from built development (or very limited built development) and has a moderate sense of openness. Development would represent an outward expansion of the large built-up area. The physical gap between the area/parcel and other parts of the large urban area would be considered to be of moderate importance. For example where the gap is narrow and the development of the parcel/area would significantly reduce the gap.</p> <p>‘Important’ – The parcel/area abuts the large built up area, the parcel is free from development and has a strong sense of openness (no built form, long line views etc.), development would represents an unrestricted outward extension of the large built up area. The physical gap between the area/parcel and other parts of the large urban area would be considered important. For example where the gap is narrow and the development of the parcel/area would significantly reduce the gap.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important/Moderate/Minor/No</p> | | |
| <p>b) To prevent neighbouring towns merging into on another.</p> | <ol style="list-style-type: none"> 1. Does the parcel/area lie directly between two towns and form all or part of a gap between them? Where the parcel/area does form a gap what is the sensitivity and/or integrity of the parcel/area? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered | | <p>‘No’ – The parcel does not lie between two or more settlements and does not form any part of a gap between settlements.</p> <p>‘Minor’ – Parcel/area lies between two settlements where the distance between settlements is greater than 2km. Where there is intervening development between</p> |

| | | | |
|---|--|--|--|
| | <p>moderate, more than 2km will be considered as minor)⁹</p> <ol style="list-style-type: none"> 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the parcel/area appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this parcel/area prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the parcel/area be a significant step leading towards coalescence of two settlements? Would development of the parcel/area result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | | <p>settlements which impacts upon the open character of the parcel.</p> <p>'Moderate' – Parcel/area lies between two or more settlements where the distance between those settlements is between 1 and 2km. There are no or limited intervening development between settlements. Where development of a parcel could risk the physical connection and subsequent coalescence.</p> <p>'Important' – Parcel/area lies between two or more settlements, there are little/no intervening development between these settlements and the distance between settlements is less than 1km. Where development of the parcel would result in a physical connection between settlements and/or subsequent coalescence.</p> |
| Assessment (Important, moderate, minor, no) | Important/Moderate/Minor/No | | |
| c) To assist in safeguarding the countryside from encroachment. | <ol style="list-style-type: none"> 1. Does the parcel/area have the character of open countryside? - What is the nature of the land use in the parcel/area? 2. Is the parcel/area partially enclosed by a town or village built up area? | | 'No' – Where a parcel/area does not contain countryside or contains urbanising development which compromises 'openness'. |

⁹ The distances of 1 and 2 km utilised within this criteria reflect the settlement pattern and geography of the district in terms of what would be considered an important/moderate gap between settlements. This is reflective of the geographical distribution of the districts settlements which is part of the overall character of the District. This is based on good practice established through the existing Green Belt Review Supplementary Report 2013.

| | | | |
|---|--|--|--|
| | <ol style="list-style-type: none"> 3. What are the boundary features of the parcel/area with the settlement (if the parcel/area is connected to a settlement) and the boundary features with the countryside? 4. Has the parcel/area already been affected by encroaching development, is there development within the parcel (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the parcel/area? | | <p>'Minor' – The parcel/area contains countryside but also urbanising development which has reduced the 'openness' of the landscape. The parcel/area may be partially enclosed by existing built development of a settlement. Encroaching development within the area/parcel.</p> <p>'Moderate' – Parcel/area contains countryside and limited urbanising development and is relatively open in character. Parcel/area may be slightly enclosed by the existing built development of a settlement and contain an element of encroaching development.</p> <p>'Important' – Where the parcel/area contains countryside and contains no urbanising development. Where the parcel/area is not enclosed by existing built development and has limited to no encroaching development.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important/Moderate/Minor/No</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the parcel/area make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the parcel/area located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the parcel is scored as 'no' for this purpose. | | <p>'No' – where parcel/area is not located adjacent to historic town. No further criteria within the purpose will then be considered.</p> <p>'Minor' – parcel/area is within or adjacent to a historic town but has limited intervisibility with the historic core of the town and its historic features.</p> <p>'Moderate' – parcel/area is within or adjacent to a historic town with good intervisibility with the historic core of the town and its historic features.</p> |

| | | | |
|--|--|-----------------|---|
| | <ol style="list-style-type: none"> 2. Can features of the historic town be seen from within the parcel/area? Does the parcel/area have good intervisibility with the core¹⁰ of the historic town? 3. Is the parcel/area in the foreground of views towards the historic town from public places? 4. Is there public access within the parcel/area? 5. Does the parcel/area form part of an historic landscape that is related to an historic town? | | <p>'Important' - parcel/area is within or adjacent to a historic town with strong intervisibility with the historic core of the town and its historic features.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important/Moderate/Minor/No</p> | | |
| <p>e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land.</p> | <p>All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one parcel/area considered in isolation makes more of a contribution to this purpose. What can be said is that all parcels make an equally significant contribution to this purpose and as such are each scored as 'moderate' as this is the of middle scoring range.</p> | <p>Moderate</p> | <p>All parcels/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>All parcels/areas to be assessed as moderate.</p> | | |
| <p>Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each parcel/area but is not categorised as part of the assessment.</p> | | | |

¹⁰ Relates to the Conservation area which forms the historic core of the historic town.

| | | |
|--|--|--|
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the parcel/area? | |
| Retain and Enhance landscapes and visual amenity | 1. Is the parcel/area part of or adjacent to the AONB? Does it contribute to the setting of the AONB? 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) 3. Does it provide views into and from open countryside? | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the parcel/area? 2. Is there any potential for creation or enhancement of appropriate habitat within the parcel/area? | |
| Improving derelict and damaged land | 1. Is there any derelict land in the parcel/area? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | |

Appendix C

Stage 1: Findings from the Initial Site Sift

C1 Stage 1: Initial Site Sift Findings – SHLAA Site List

| Site Ref | Site Location | Assess as part of Stage 2 Study? | Justification / Notes |
|----------|--|----------------------------------|---|
| 2 | Land north of Little Aston | Yes | |
| 4 | East of Birmingham Road, Shenstone | Yes | Note: Approximately 5% within FZ3. |
| 10 | Aldridge Road 22, Land Adjacent to, Little Aston | Yes | |
| 12 | Shingle Cottage, South of, Abnalls Lane | Yes | |
| 13 | Lichfield Christ Church Primary School, North of | No | Justification: Detached from an inset settlement, no adjoining sites. |
| 14 | Land North of Leomansley View | Yes | |
| 16 | Sandyway Farm, East of, | Yes | |
| 17 | land at hilltop grange | Yes | |
| 21 | Rugeley Road, South of (Part CC District) | Yes | |
| 23 | Land north of Blake Street | Yes | |
| 27 | Whitehorse Road, Land Off, | Yes | Note: Not within a SSSI but located in-between a SSSI. |
| 35 | Land north of Meg Lane, Burntwood | Yes | Note: 41% within FZ3. |
| 53 | Court Drive Land Off, Shenstone | Yes | |
| 55 | Hanney Hay Road, North of, Burntwood, Area 1 | Yes | Note: Approximately 10% within FZ3. |

| Site Ref | Site Location | Assess as part of Stage 2 Study? | Justification / Notes |
|----------|---|----------------------------------|---|
| 56 | Hospital Road, East of, Burntwood, Area 2 | Yes | Note: Approximately 32% within FZ3. |
| 57 | Norton Lane, west of, Burntwood | Yes | |
| 70 | Brick Kiln Farm, Land at, Armitage with Handsacre | Yes | |
| 71 | Aldin Close/Plantation Ln, Land off, Mile Oak | Yes | |
| 72 | Lichfield Street/ Park Lane, Land off, Mile Oak | Yes | |
| 74 | Bonehill Mill, Lichfield Street, Fazeley | Yes | |
| 78 | Highfields Road, Land off, Chasetown | Yes | Note: Approximately 10% within FZ3. |
| 81 | Cross in Hand Lane | No | Justification: Detached from an inset settlement, no adjoining sites. |
| 90 | East of Birmingham Road, Shenstone Wood End | No | Justification: Detached from inset settlement, adjacent to a washed over village. |
| 95 | Land north of Fosseyway Lane | Yes | |
| 96 | Land north of Fosseyway Lane | Yes | |
| 101 | Lower Way, North of, Upper Longdon | Yes - Stage 3 only | Justification: Same as parcel Upper Longdon 1 so do not reassess for Stage 2. |
| 103 | Land off Walsall Road, Little Aston | Yes - Stage 3 only | Justification: Very similar to parcel Little Aston 2 although excludes the church so do not reassess for Stage 2. |
| 106 | Mile Oak, Fazeley | Yes | |

| Site Ref | Site Location | Assess as part of Stage 2 Study? | Justification / Notes |
|----------|---|----------------------------------|--|
| 115 | Huddlesford Lane, Whittington | Yes | |
| 119 | Birmingham Road, Wyevale Garden Centre, Shenstone | Yes | Justification: Detached from an inset settlement however connected by adjoining site. |
| 121 | land off Chester Road, Stonnall (Plot 1) | Yes | |
| 124 | Beech Walk, South and East of, Longdon | Yes | |
| 127 | Church Farm, Armitage | Yes | |
| 128 | Little Aston, South of golf course | Yes - Stage 3 only | Justification: Very similar to Little Aston 1 but slightly smaller so do not reassess for Stage 2. |
| 130 | Rugeley Road, land to the east of | Yes | |
| 134 | Sandyway Farm | Yes | |
| 143 | Common Lane, Land West of, Whittinton | Yes | Justification: Not adjacent to an inset settlement however connected by adjoining sites and is in close proximity. |
| 144 | Tufton Cottage, Roman Road, Little Aston | Yes | |
| 145 | Station Road, Land off, Hammerwich | No | Justification: Detached from an inset settlement, no adjoining sites. |
| 146 | Grange Lane, Land west of, Lichfield | Yes | Justification: Not adjacent to an inset settlement however connected by adjoining site and is in close proximity. |
| 147 | Eastern Avenue, Lichfield | Yes | |

| Site Ref | Site Location | Assess as part of Stage 2 Study? | Justification / Notes |
|----------|---|----------------------------------|--|
| 152 | Land west of Sutton Road, Mile Oak | Yes | |
| 153 | Cartersfield Lane, Land East of, Stonnall | Yes - Stage 3 only | Justification: Same as parcel Stonnall 1 so do not reassess for Stage 2. |
| 154 | Thornes House, Stonnall | Yes | |
| 155 | Church Road & Church Lane, Stonnall | Yes - Stage 3 only | Justification: Same as Parcel Stonnall 2 so do not reassess for Stage 2. |
| 156 | Church Road, East of, Stonnall | Yes | |
| 157 | Bleak House Farm, Burntwood | Yes - Stage 3 only | Justification: Same as Parcel Burntwood 6 so do not reassess for Stage 2. |
| 159 | Shenstone Pumping Station, Lynn Lane | Yes | Justification: Detached from an inset settlement however in very close proximity (approximately 40m). Note: Approximately 20% within FZ3. |
| 160 | Rear of Church Way, Longdon | Yes | |
| 161 | Farewell Lane, Burntwood | Yes | |
| 162 | Land at Stockhay Lane, Hammerwich | Yes | |
| 166 | Most Lea Farm, Meg Lane, Burntwood | Yes | |
| 169 | St Matthew's Road, Burntwood | Yes | Justification: Not adjacent to an inset settlement however connected by existing development in the Green Belt. |
| 170 | Land at Ogley Hay Road, Burntwood | Yes | Note: adjacent to a SSSI. |

| Site Ref | Site Location | Assess as part of Stage 2 Study? | Justification / Notes |
|----------|---|----------------------------------|---|
| 172 | Land west of Coulter Ln, Burntwood | Yes | |
| 173 | Land West of Sir Robert Peel Hospital, Mile Oak | Yes | |
| 183 | Land West of Shenstone | Yes | Note: Approximately 10% within FZ3. |
| 185 | Land to the South of Rugeley Road, Armitage | Yes | Note: Similar to Parcel Armitage 3 however smaller with different boundaries so reassess for Stage 2. |
| 186 | Land East of Brownhills Road | Yes | Note: Within Brownhills Road Retained Biodiversity Alert Site. |
| 187 | St. Matthew's Road, land south of | Yes - Stage 3 only | Justification: Very similar to parcel St Matts 4 so do not reassess for Stage 2. |
| 188 | Land north of Fossey Lane, Lichfield | Yes | |
| 189 | Bonehill Road, Florascope Ltd. | Yes | |
| 191 | East of Pool Lane, North of Brownhills | No | Justification: 90% within a SSSI. |
| 193 | Land south of Aldridge Road | No | Justification: Detached from an inset settlement, no adjoining sites. |
| 194 | Chester Road, Porsche Garage | No | Justification: Detached from an inset settlement, no adjoining sites. |
| 195 | Grange Lane, Land at Grange Lea | No | Justification: Detached from an inset settlement, no adjoining sites. |
| 197 | land south of Armitage | Yes | Note: Approximately 5% within FZ3. |
| 198 | land north of Rugeley Road, Armitage | No | Justification: Detached from an inset settlement, no adjoining sites. |

| Site Ref | Site Location | Assess as part of Stage 2 Study? | Justification / Notes |
|----------|---|----------------------------------|---|
| 200 | Land off Coppy Nook Lane, Hammerwich (1) | Yes | Justification: Not adjacent to an inset settlement however connected by adjoining sites and is in close proximity. Note: Approximately 10% within FZ3. |
| 201 | Land off Coppy Nook Lane, Hammerwich (2) | Yes | Justification: Not adjacent to an inset settlement however connected by adjoining sites and is in close proximity. |
| 202 | Land off Coppy Nook Lane, Hammerwich (3) | No | Justification: Approximately 59% within FZ3. |
| 203 | Land off Coppy Nook Lane, Hammerwich (4) | Yes | Note: Approximately 46% within FZ3. |
| 205 | Land north of Little Aston Lane | Yes | |
| 207 | land north of Longdon | Yes - Stage 3 only | Justification: Same as Parcel Longdon 1 so do not reassess for Stage 2. |
| 210 | Land South East of Sandyway Farm, Lichfield | Yes | |
| 211 | Land south of Court Drive, Shenstone | Yes | |
| 213 | Stockhay Lane, land rear 37 | No | Justification: Approximately 80% within FZ3 and detached from an inset settlement. |
| 214 | Knowle Lane, Roman Way, Lichfield | Yes | |
| 215 | Forge Lane, Forge Cottage, Little Aston | No | Justification: Adjoins other sites however completely detached from an inset settlement and not in close proximity. |

| Site Ref | Site Location | Assess as part of Stage 2 Study? | Justification / Notes |
|----------|--|----------------------------------|--|
| 216 | Land at Highfields House Farm, Burntwood | Yes - Stage 3 only | Justification: Same as parcel Brownhills 1 so do not reassess for Stage 2. |
| 217 | White Horse Road, North of Brownhills | No | Justification: 100% within a SSSI. |
| 218 | Land at Little Aston Lane, Little Aston | Yes | |
| 223 | Land adj Court Drive, Shenstone | Yes - Stage 3 only | Justification: Same as parcel Shenstone 2 so do not reassess for Stage 2. |
| 225 | Land South of Armitage with Handsacre | Yes | |
| 226 | Land at Common Lane | Yes | |
| 237 | Land north of Shenstone | Yes | Note: Within The Little Holmes retained Biodiversity Alert Site. |
| 243 | Salts Lane, land off, Drayton Bassett | Yes | Justification: Similar to parcel Drayton B 1 however slightly different boundaries so reassess for Stage 2. |
| 245 | Armitage Road, land off, Hawkesyard (2) | Yes | |
| 256 | Nursery Lane, land off, Hopwas | Yes | |
| 261 | Blake Street, Cottage Farm, land adj | Yes | |
| 263 | A51, land adjacent, Longdon | Yes | |
| 266 | Land off Fossey Lane | Yes – Stage 3 only | Justification: Very similar to Parcel Lichfield 9. It is slightly smaller but includes many of the same boundaries. When combined with other adjoining sites, it is nearly the |

| Site Ref | Site Location | Assess as part of Stage 2 Study? | Justification / Notes |
|----------|---|----------------------------------|--|
| | | | same. Therefore do not reassess for Stage 2. |
| 267 | Coulter Lane, land east of, Burntwood | Yes | |
| 269 | Land south of Beech Gate | No | Justification: Detached from an inset settlement, no adjoining sites. |
| 273 | Back Lane, Church Farm, land at | Yes | Justification: Similar to parcel Whittington 2 however smaller area with different boundaries so reassess for Stage 2. |
| 274 | Fisherwick Road, land adj 76 | Yes | |
| 275 | Lynn Lane, land off, Shenstone | Yes - Stage 3 only | Justification: Very similar to parcel Shenstone 4 so do not reassess for Stage 2. |
| 277 | London Road, land off, Lichfield | Yes | |
| 278 | Leomansley View, land off | Yes | |
| 279 | Stables Way, land west | Yes | Note: Approximately 15% within a SSSI. |
| 280 | Ironstone Road, land west | Yes | |
| 284 | Chorley Road, Land North of, Boney Hay, Burntwood | Yes | |
| 286 | Lichfield Rd., Land west of, Handsacre | Yes | |
| 288 | Lichfield Rd., East of, Handsacre | Yes - Stage 3 only | Justification: Same as parcel Armitage with Handsacre 5 so do not reassess for Stage 2. |
| 289 | A513/A51 East of Rugely Power Station | Yes | |

| Site Ref | Site Location | Assess as part of Stage 2 Study? | Justification / Notes |
|----------|--|----------------------------------|--|
| 294 | Plantation Lane, Land Off, Hopwas | Yes - Stage 3 only | Justification: Same as parcel Hopwas 4 so do not reassess for Stage 2. |
| 296 | Common Lane, West of, Whittington | Yes | |
| 299 | Roman Lane, Adj., Barns Farm, Little Aston | Yes | Justification: Similar to parcel Little Aston 1 however slightly different boundaries so reassess for Stage 2. |
| 304 | Birmingham Rd., Land West of , Shenstone Woodend | Yes | |
| 305 | Smarts Ave, Land North of, Shenstone Woodend | No | Justification: Detached from an inset settlement, adjacent to a washed over village. |
| 306 | Land north of Watford Gap, Shenstone Woodend | No | Justification: Detached from an inset settlement, adjacent to a washed over village. |
| 311 | Salts Ln., drayton Ln., Land to N, Drayton Bassett | Yes | Note: Approximately 5% within FZ3. |
| 312 | Land r/o Mile Oak/Fazeley | Yes | |
| 315 | Limburg Av., south weest of, Lichfield | Yes | |
| 317 | Coulter Lane, land east of, Burntwood | Yes | |
| 320 | Land at Sheepwash Farm | Yes – Stage 3 only | Justification: Same as parcel Whittington 6 so do not reassess for Stage 2. |
| 327 | Birmingham Road., 263, Shenstone Wood End | No | Justification: Detached from an inset settlement, adjacent to a washed over village. |
| 328 | Ironstone Road, land off, Burntwood | Yes | Justification: Not adjacent to an inset settlement however is connected by |

| Site Ref | Site Location | Assess as part of Stage 2 Study? | Justification / Notes |
|----------|--|----------------------------------|---|
| | | | adjoining sites and is in close proximity. |
| 330 | Plantation Lane, Sir Robert Peel Hospital | Yes | |
| 331 | Land north of Little Aston (wider site) | No | Justification: Adjoins other sites however completely detached from an inset settlement and not in close proximity. |
| 334 | Drayton Lane., Cranebrook, Drayton Bassett | No | Justification: Detached from an inset settlement, no adjoining sites. |
| 339 | East of Abnalls Lane, Lichfield | Yes | Note: Scheduled Ancient Monument (Maple Hayes moated site) within it. |
| 340 | Land north of Walsall Road, Lichfield | Yes | |
| 343 | South of Stockings Lane, Upper Longdon | Yes | |
| 344 | Land west of Hammeriwch | Yes – Stage 3 only | Justification: Same as parcel Hammerwich 5 so do not reassess for Stage 2. Note: Approximately 17% within FZ3. |
| 346 | Meg Lane, Land north of, Burntwood | Yes | |
| 347 | Stychbrook Farm, Eastern Avenue, Lichfield | Yes | |
| 349 | Land north of M6 Toll | Yes | Note: Approximately 5% within FZ3. |
| 361 | Lynn Lane, Lynn Lane Farm | No | Justification: Adjoins other sites however completely detached from an inset settlement and not in close proximity. |

| Site Ref | Site Location | Assess as part of Stage 2 Study? | Justification / Notes |
|----------|---|----------------------------------|--|
| 366 | Land at Cartersfield Lane, Stonnall | Yes | |
| 367 | Land of Sandfields Cottage | Yes | Justification: Not adjacent to an inset settlement however is connected by adjoining sites and is in close proximity. |
| 368 | Land east of Sutton Road, Mile Oak | Yes – Stage 3 only | Justification: Very similar to Parcel Fazeley, Mile Oak and Bonehill 8 so do not reassess for Stage 2. Note Approximately 20% within FZ3. |
| 371 | Land at The Bungalow, Bonehill Road, Mile Oak | Yes | |
| 372 | Land at 117, Norton Lane | Yes | |
| 374 | Land south of Fotherley Lane | No | Justification: Adjoins other sites however completely detached from inset settlement and is not in close proximity. Adjacent to a washed over village. |
| 376 | Land north of Bonehill Road, Bonehill | Yes | |

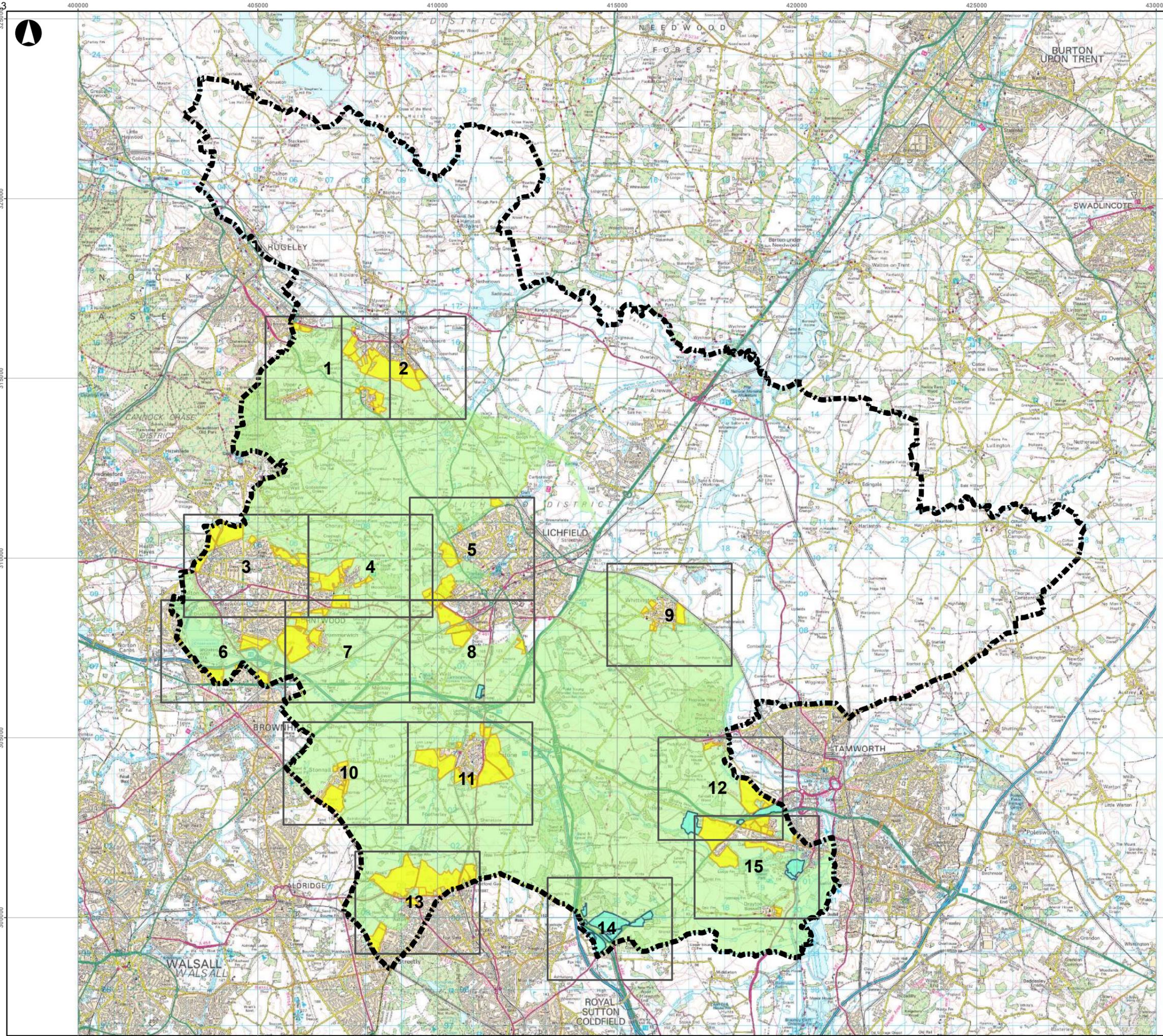
C2 Stage 1: Initial Site Sift Findings – ELAA Site List

| Site Ref | Site Location | Assess as part of Stage 2 Study? | Justification / Notes |
|----------|-----------------------------------|----------------------------------|---|
| 33 | Mile Oak Business Centre | Yes | |
| 93 | Lichfield South | Yes | Justification: Detached from an inset settlement however forms part of an existing employment area in the Green Belt. |
| 123 | North of Bassetts Pole | Yes | Justification: Detached from an inset settlement however forms part of a cluster of sites. |
| 130 | Land North Bassetts Pole (2) | Yes | Justification: Detached from an inset settlement however forms part of a cluster of sites. |
| 131 | Land North East Bassetts Pole | Yes | Justification: Detached from an inset settlement however forms part of a cluster of sites. |
| 176 | North of Sutton Road | Yes | |
| 177 | North of Drayton Manor Park Drive | Yes | Justification: Detached from an inset settlement however adjoins another site. |
| 183 | South of Canwell Estate | Yes | Justification: Detached from an inset settlement however forms part of a cluster of sites. |
| 184 | Drayton Manor Industrial Estate | Yes | Note: Approximately 30% within FZ3. |
| 185 | North of Slade Road | Yes | Justification: Detached from an inset settlement however forms part of a cluster of sites. |
| 186 | Slade Farm | Yes | Justification: Detached from an inset settlement however forms part of a cluster of sites. |

| Site Ref | Site Location | Assess as part of Stage 2 Study? | Justification / Notes |
|-----------------|-----------------------------|---|--|
| 187 | North of Shirrall Drive | Yes | Justification: Detached from an inset settlement however forms part of a cluster of sites. |
| 188 | South of Cranebrook Hill | Yes | Justification: Detached from an inset settlement however forms part of a cluster of sites. |
| 190 | South west of London Road | Yes | Justification: Detached from an inset settlement however forms part of a cluster of sites. |
| 199 | Land west of Mile Oak | Yes | Justification: Detached from an inset settlement however adjoins another site. |
| 200 | Land south of Bonehill Road | Yes | |

Appendix D

Site Maps showing sites to be assessed as part of the Stage 2 Study



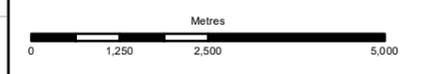
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-  Drawing Extent
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-  ELAA Sites
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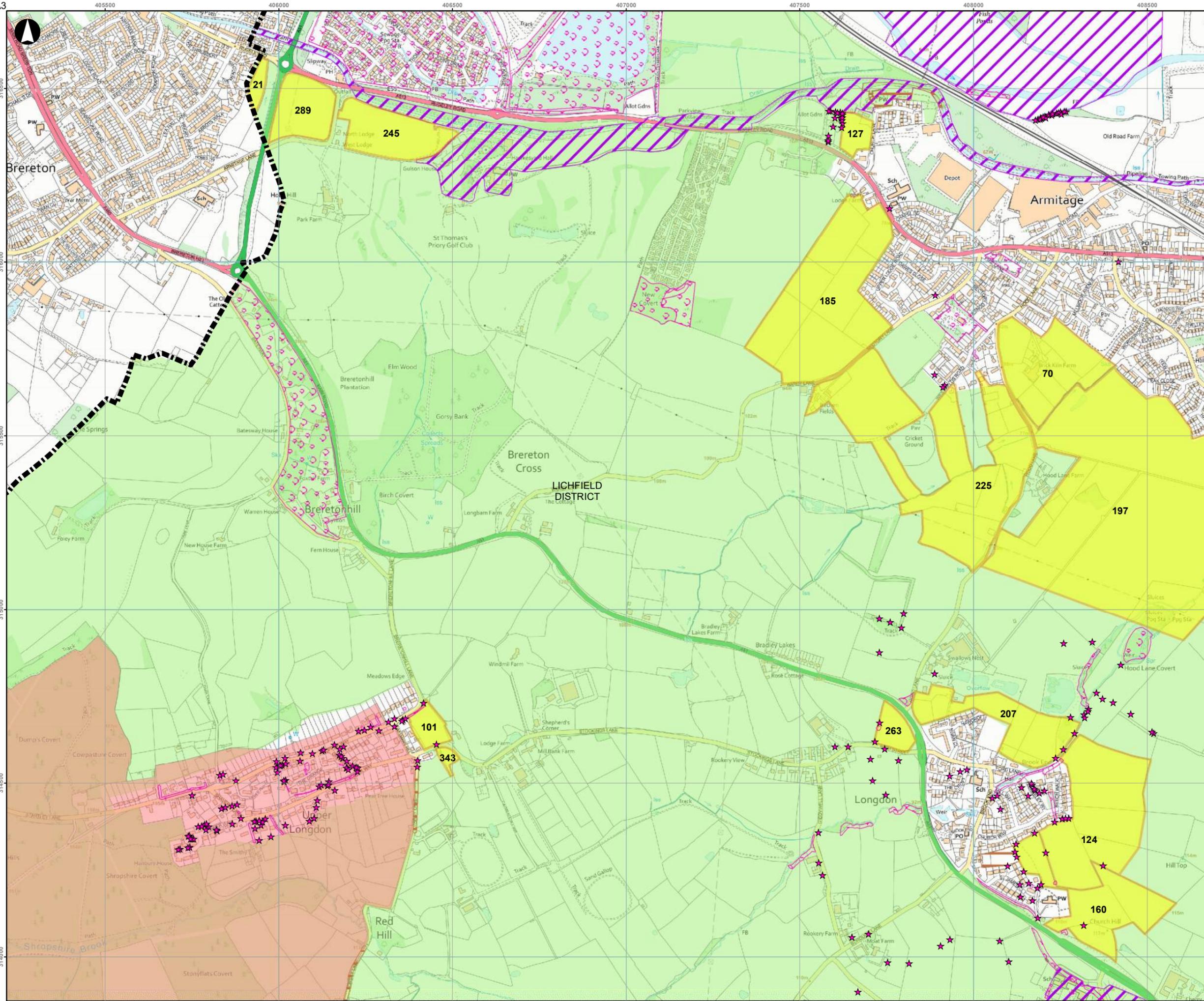
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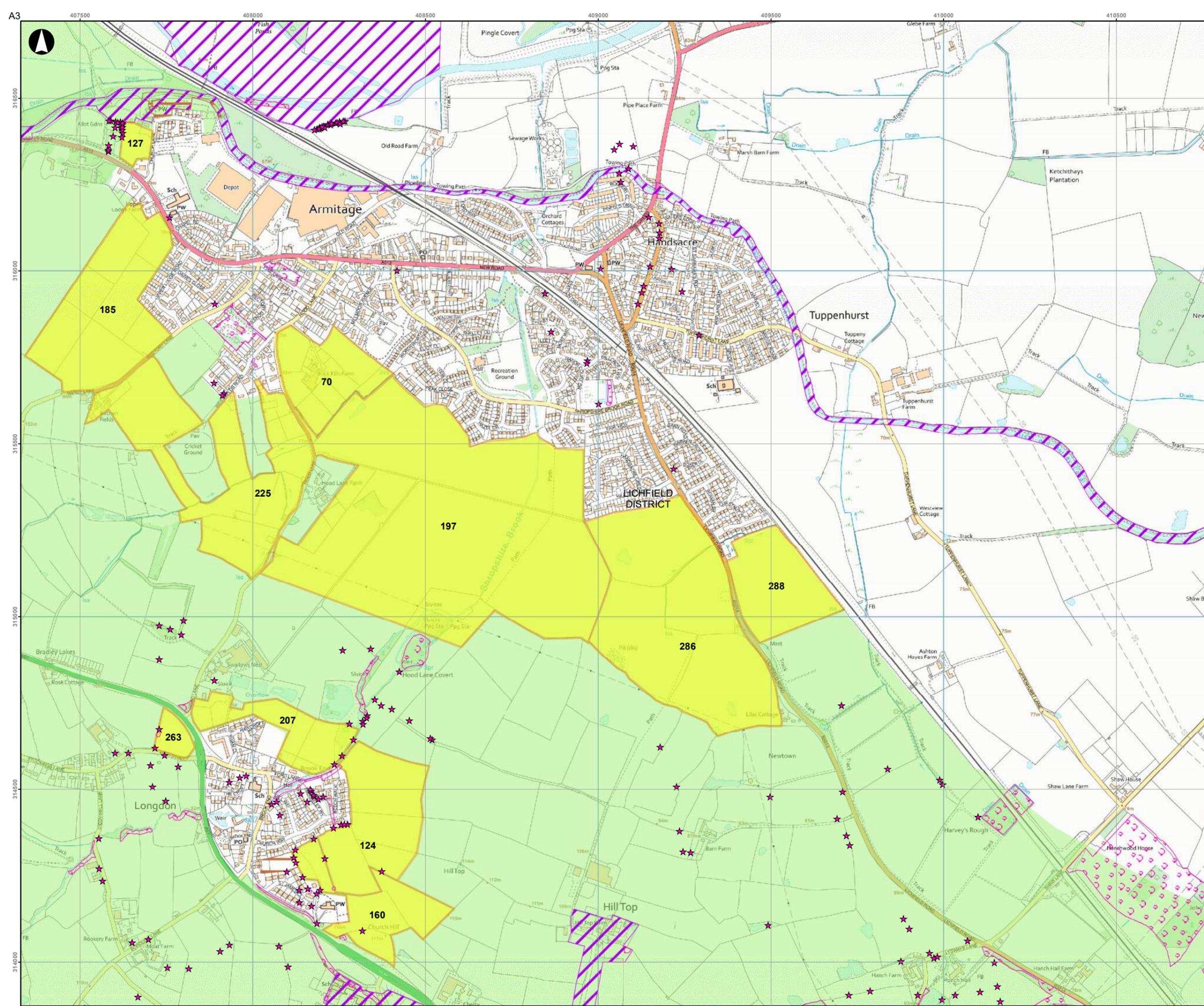
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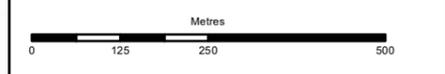
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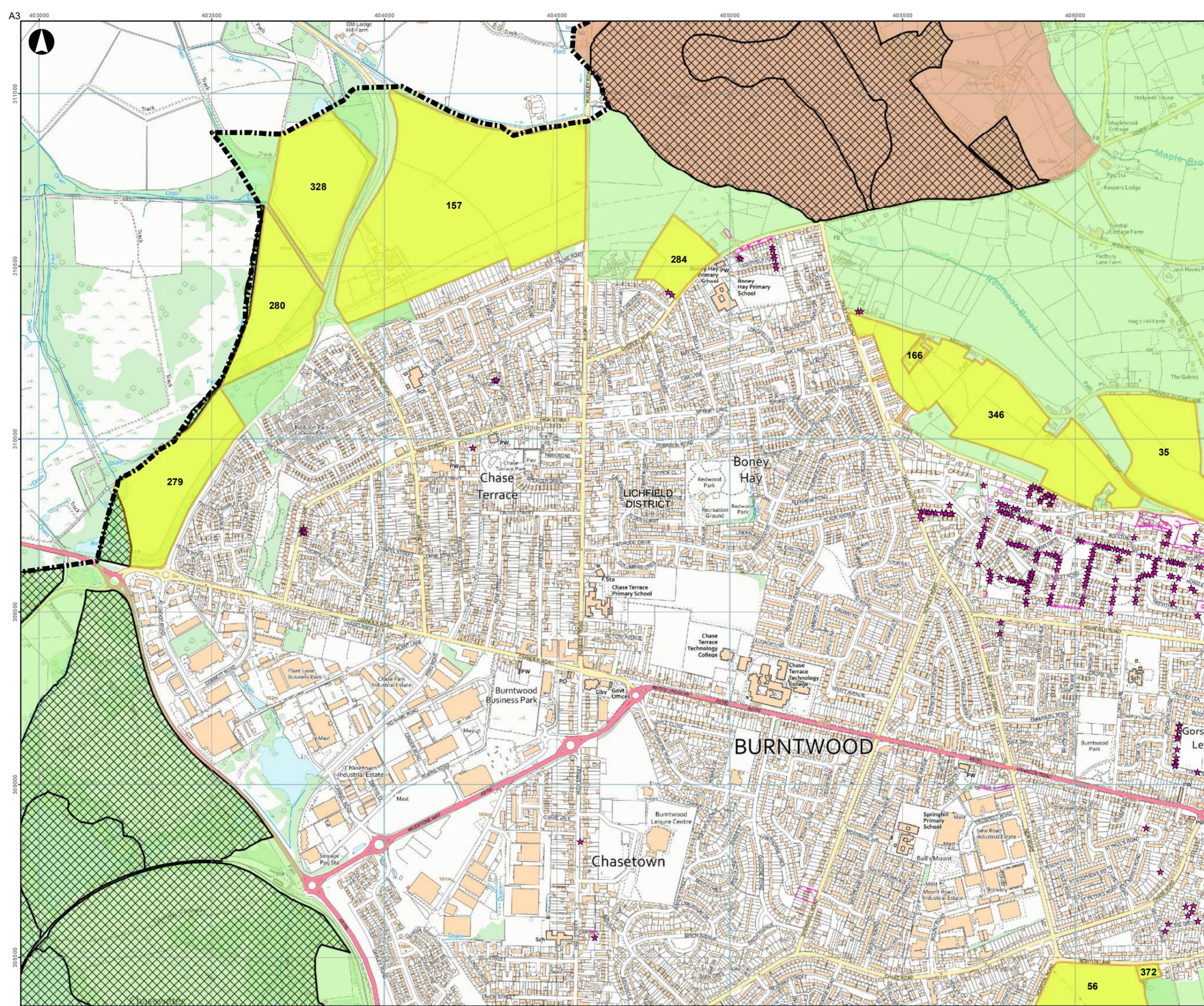
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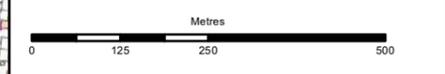


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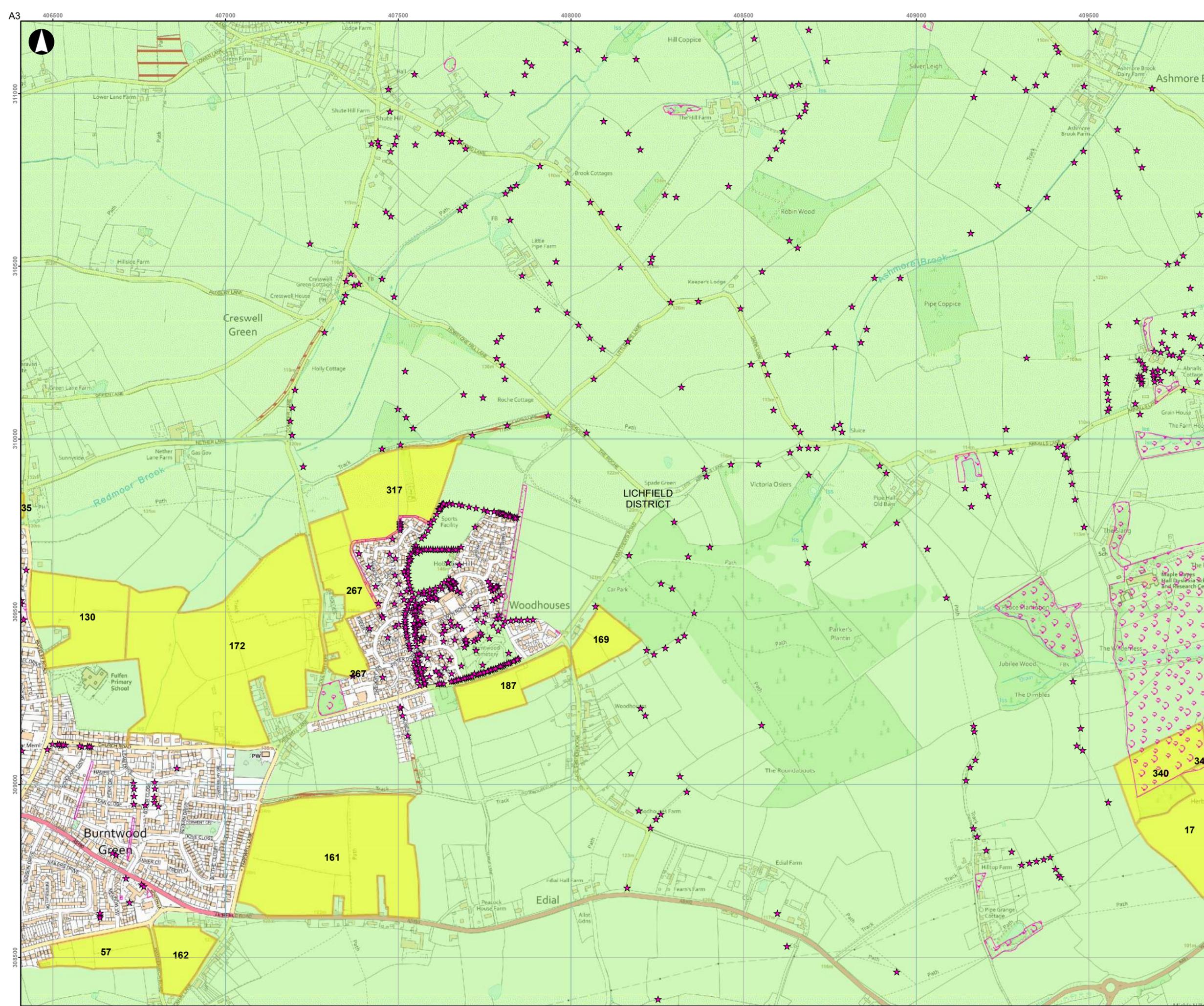
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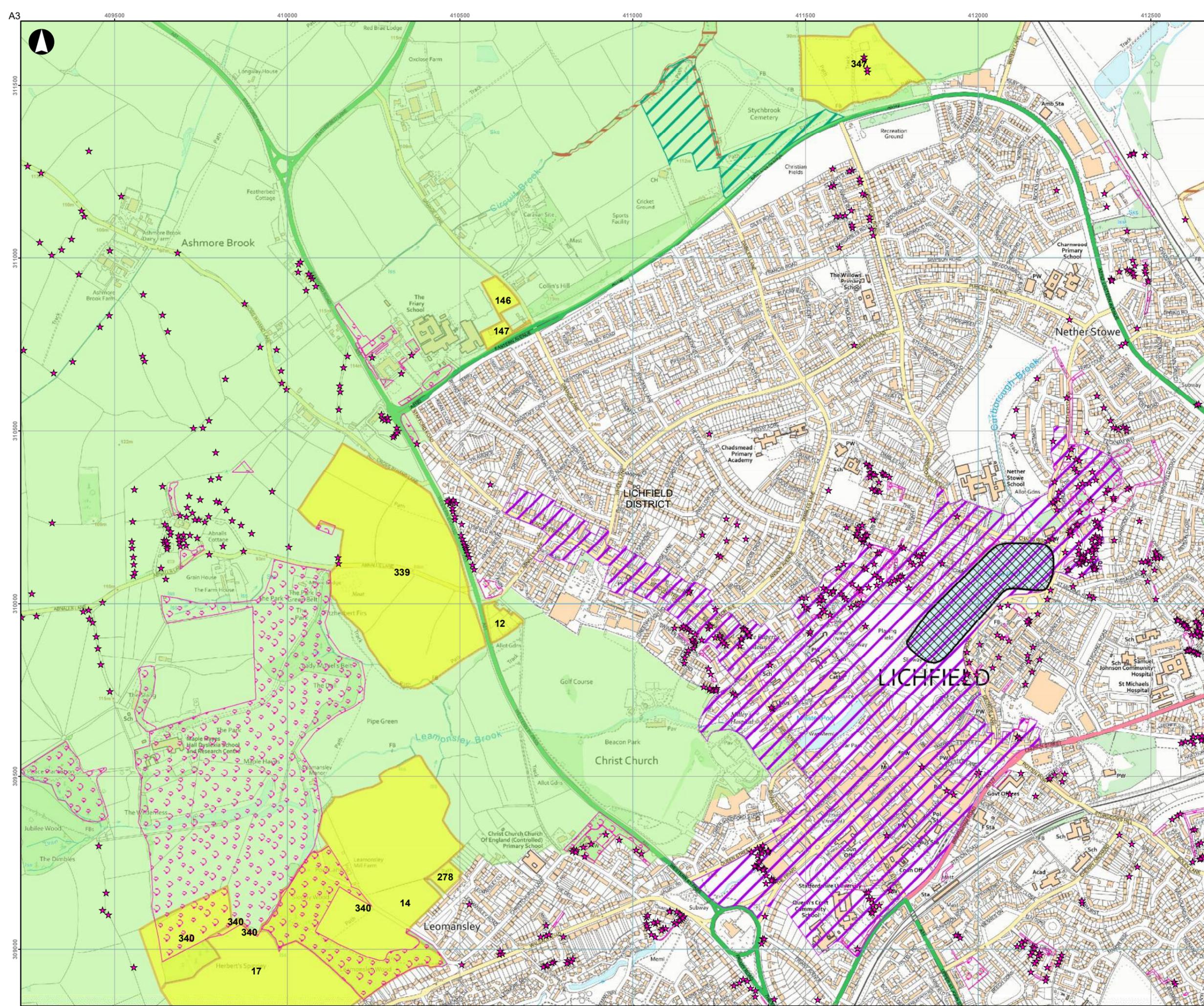
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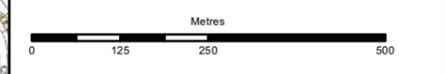


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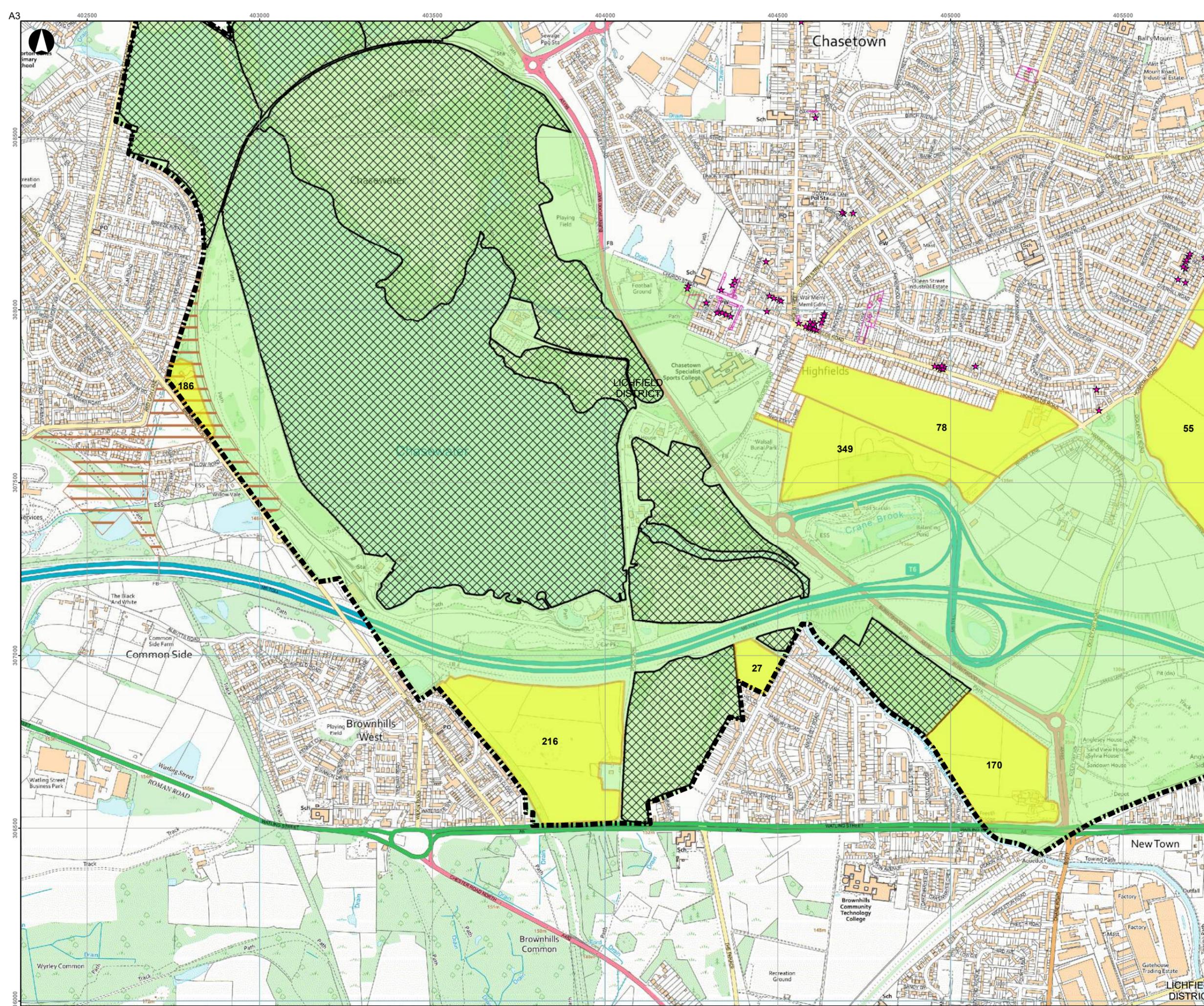
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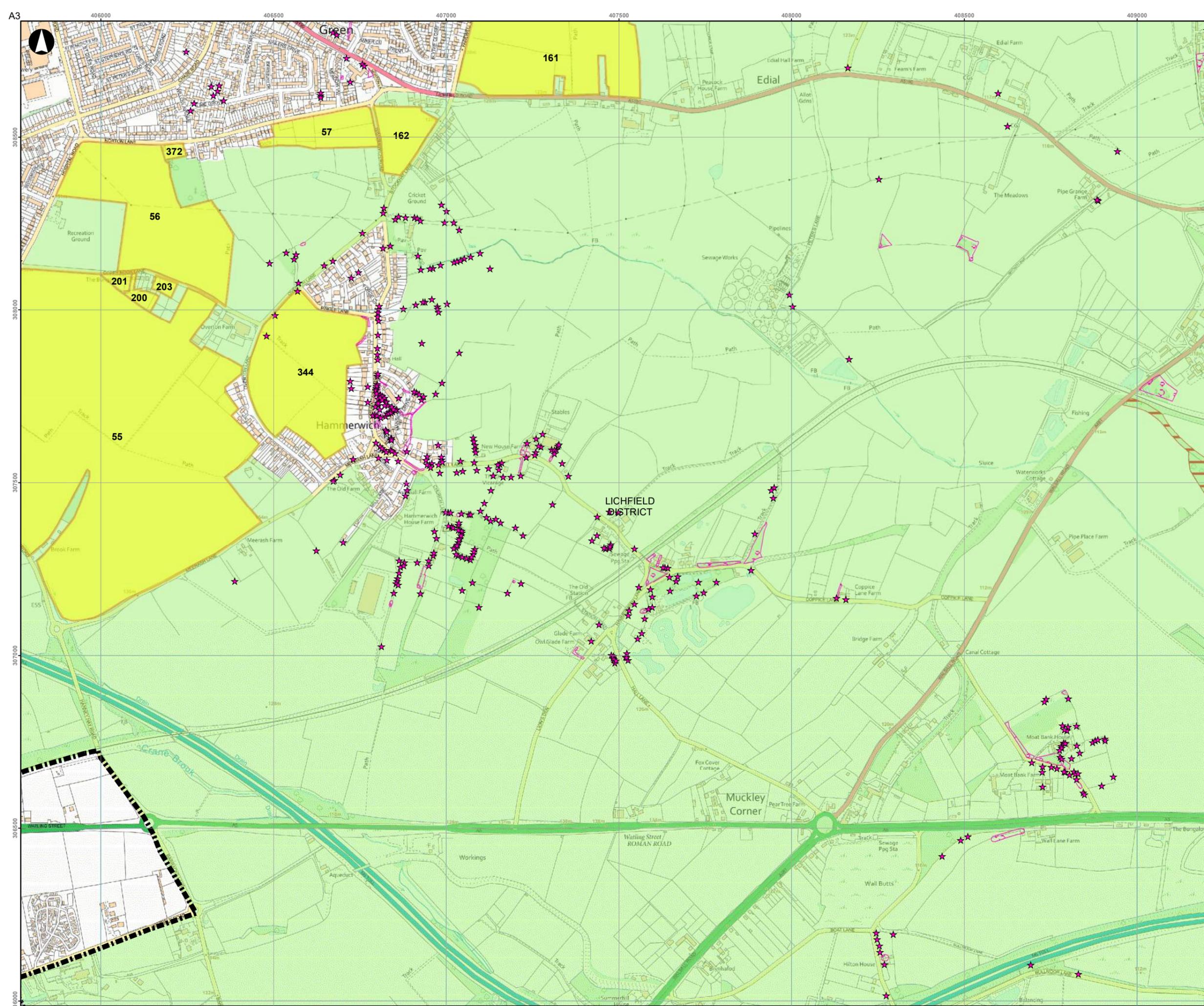
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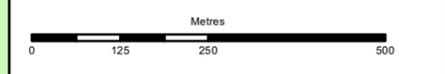
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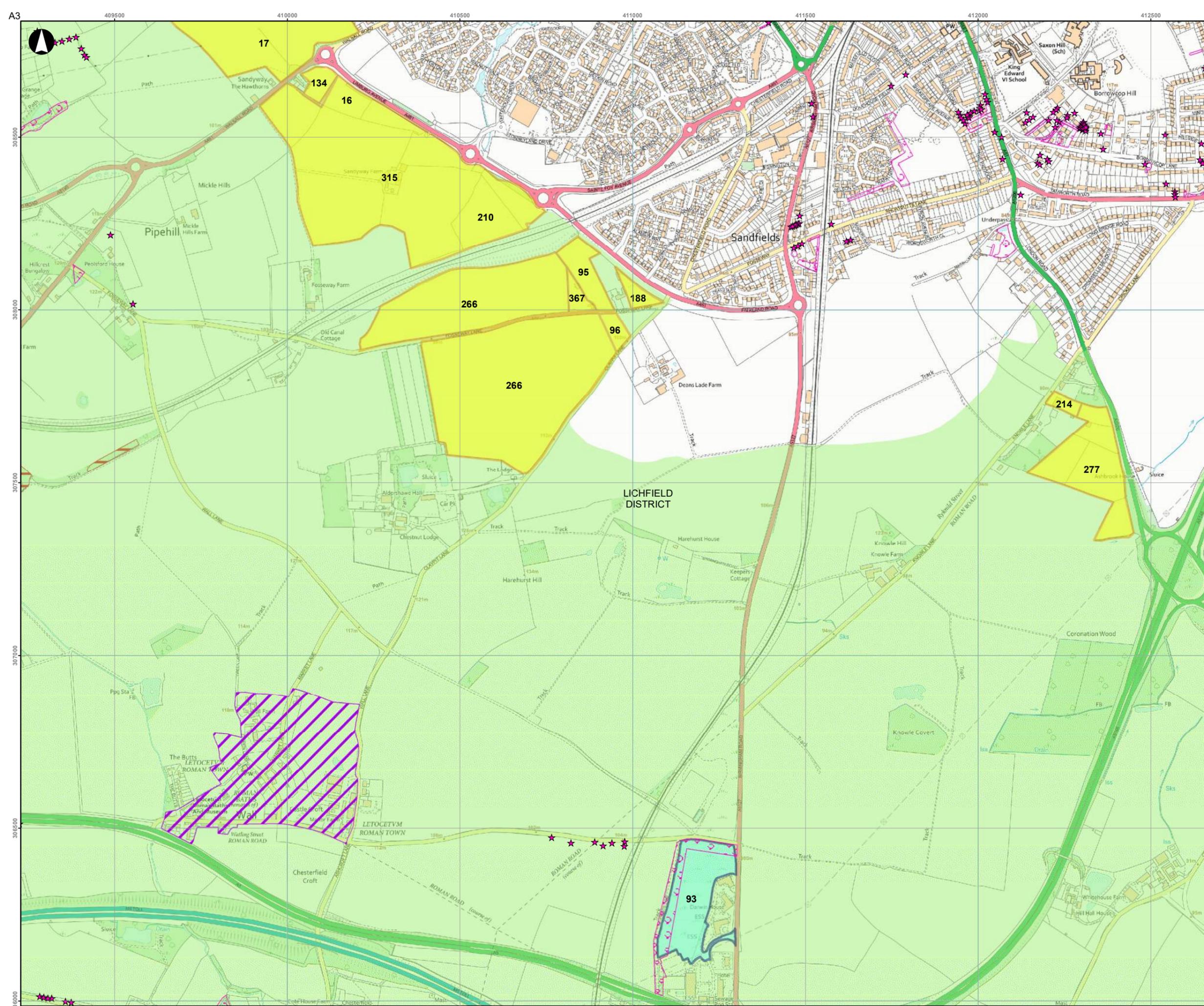
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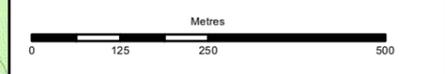


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- District Boundary
 - Tree Preservation Order (Single)
 - Tree Preservation Order (Multiple)
 - SHLAA Sites
 - ELAA Sites
 - SSSI
 - Biodiversity Alert Site
 - Conservation Area
 - Local Nature Reserve
 - Special Areas of Conservation
 - Area of Outstanding Natural Beauty
 - Green Belt

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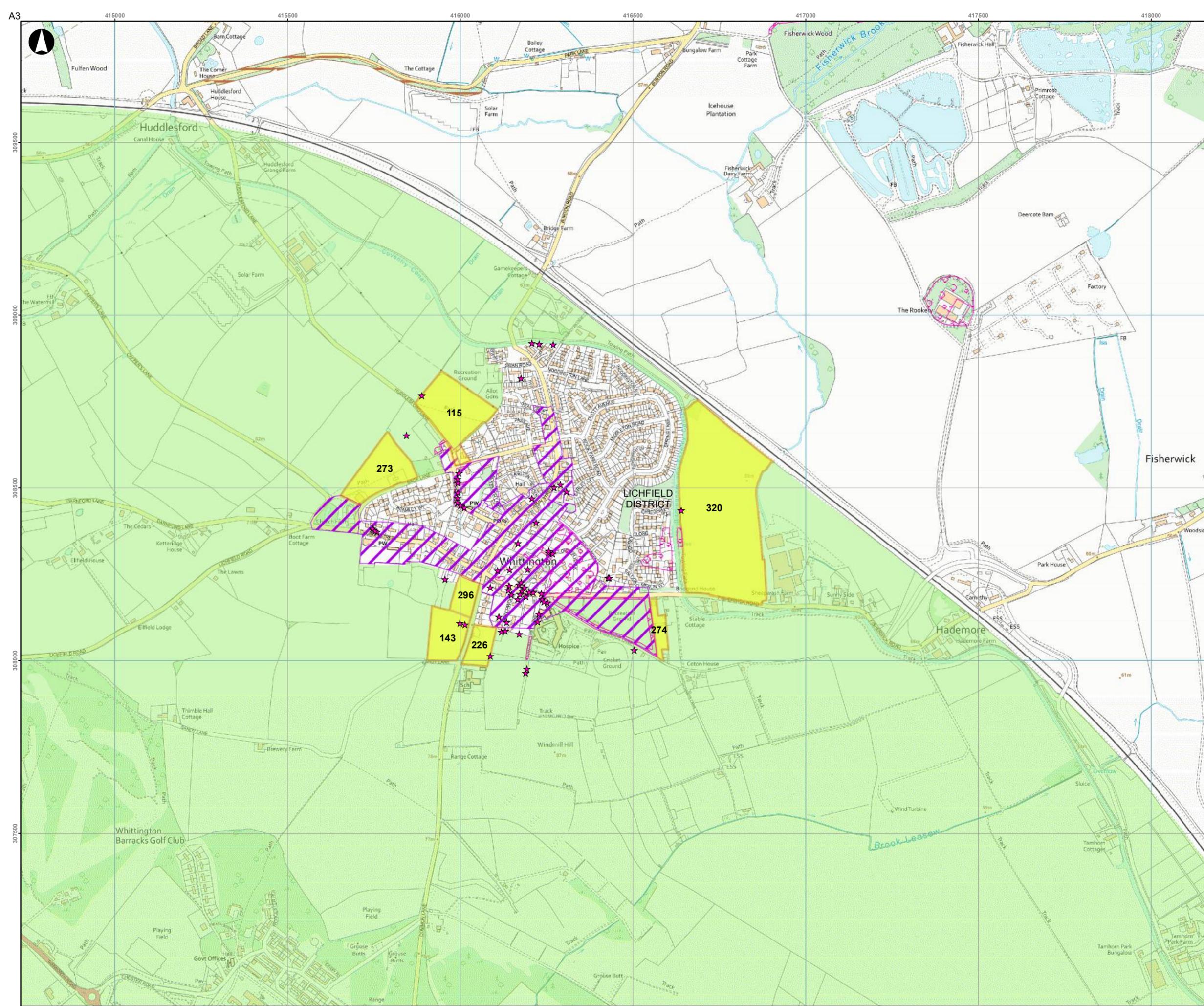
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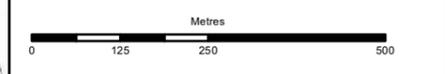


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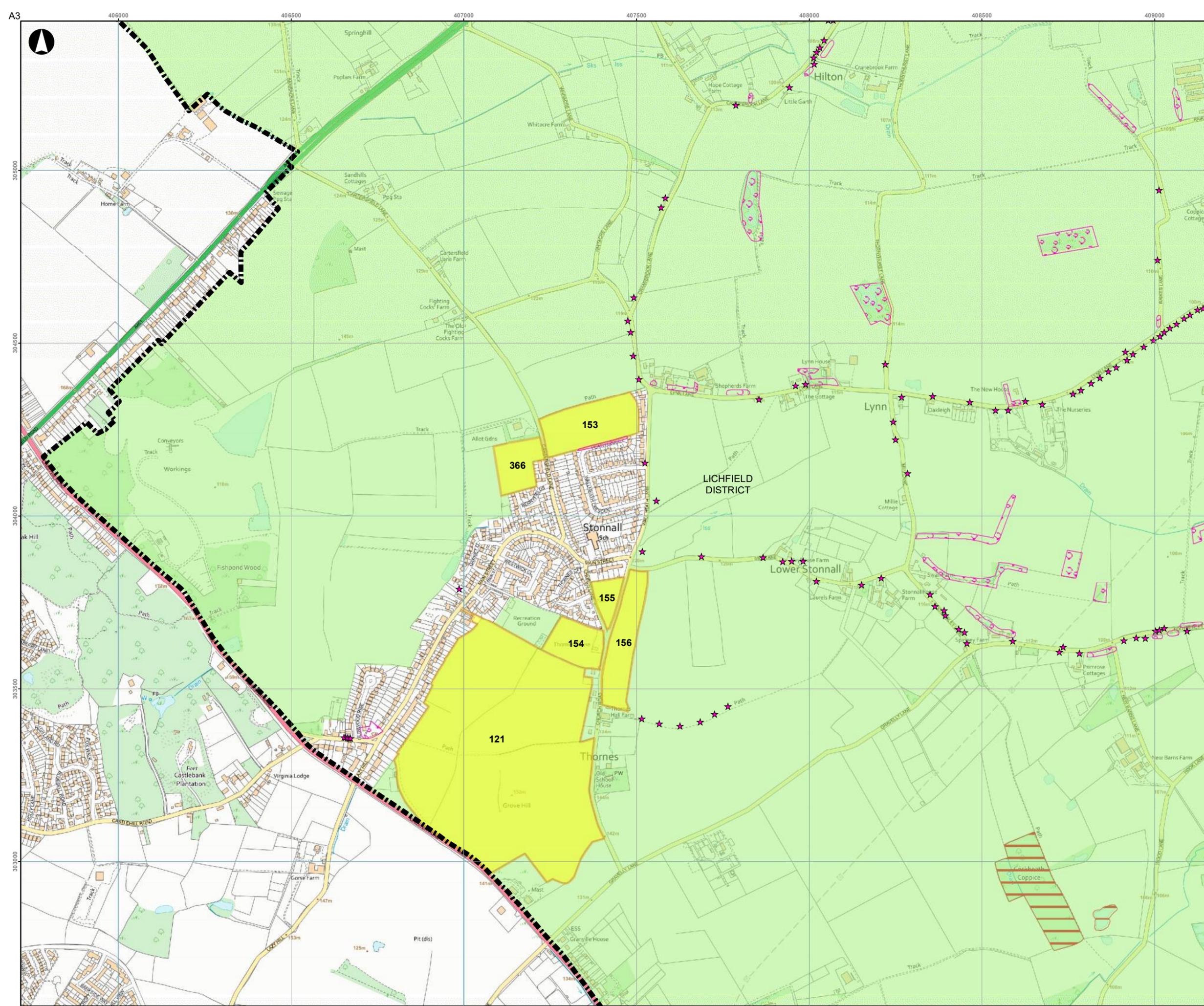
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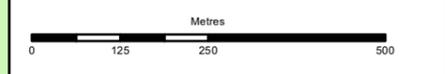


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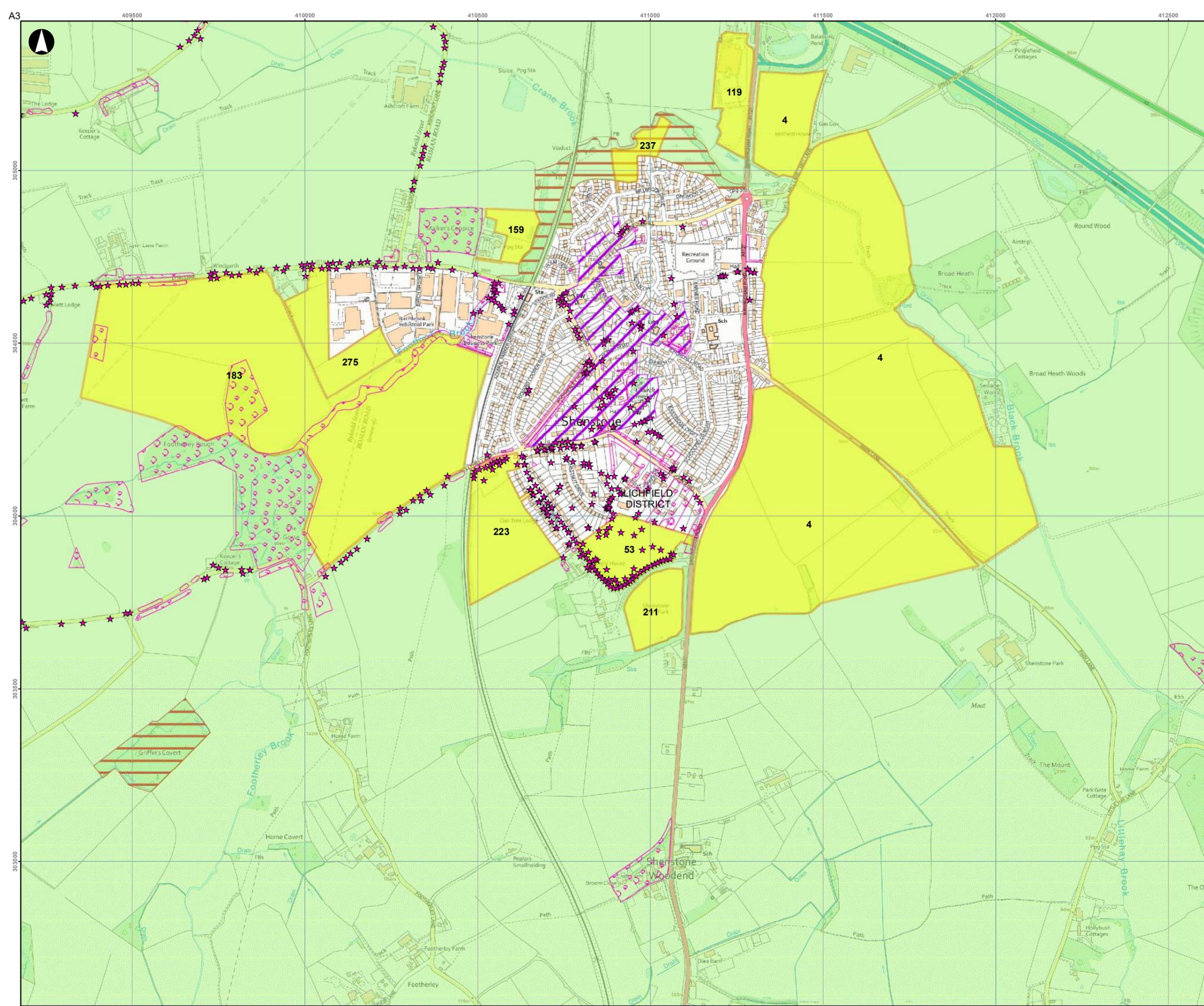
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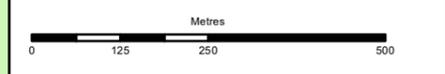
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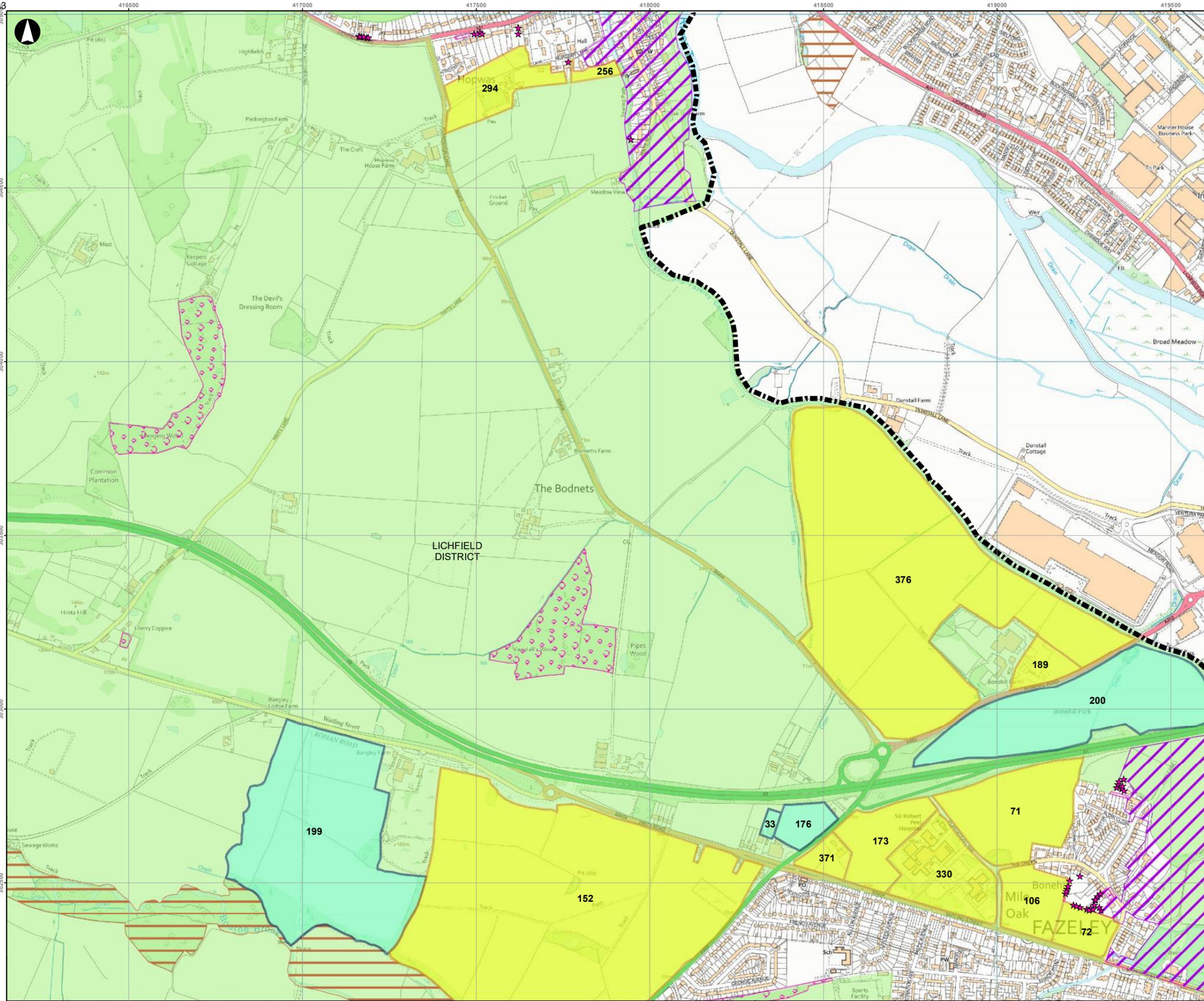
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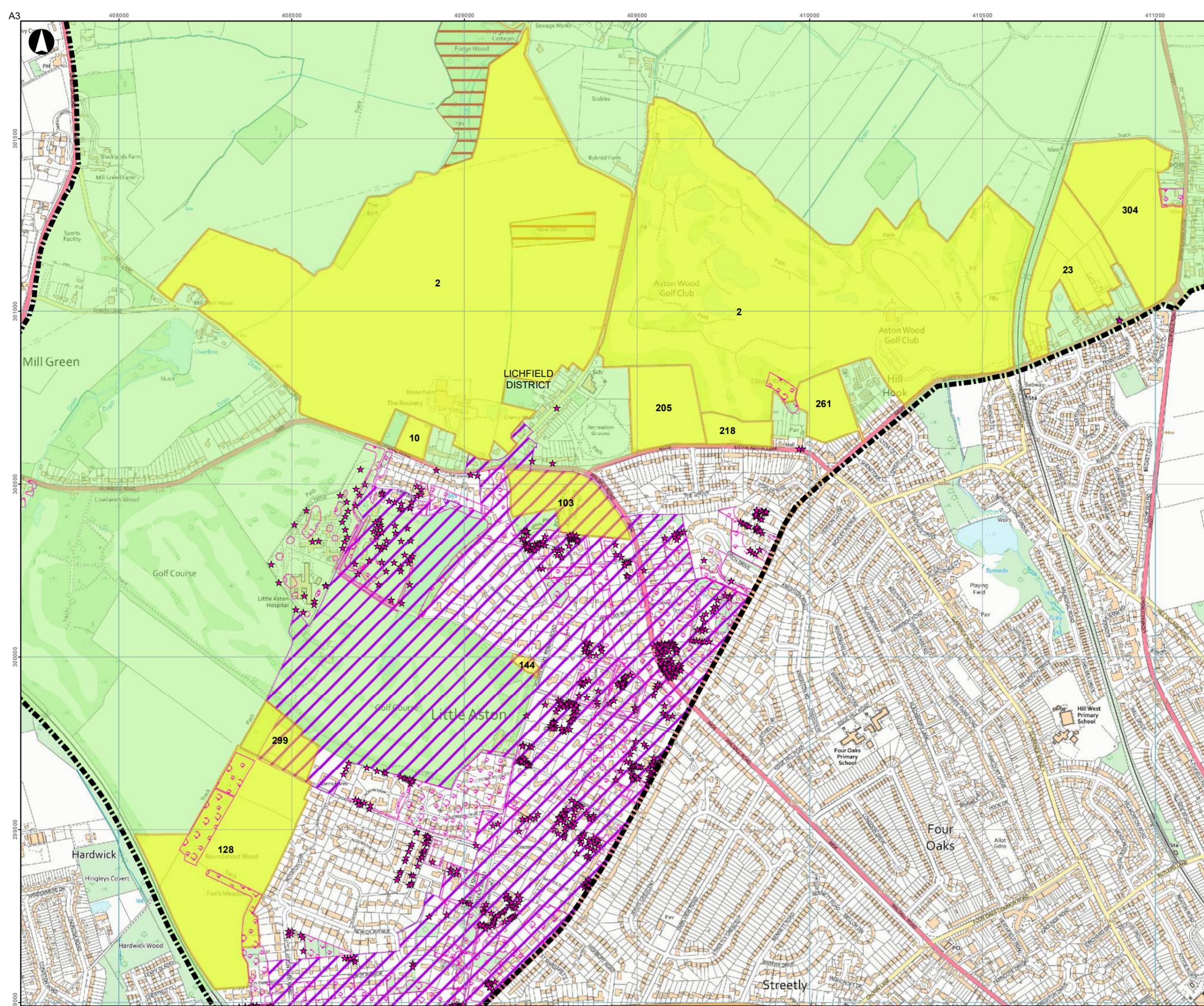
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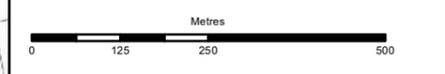
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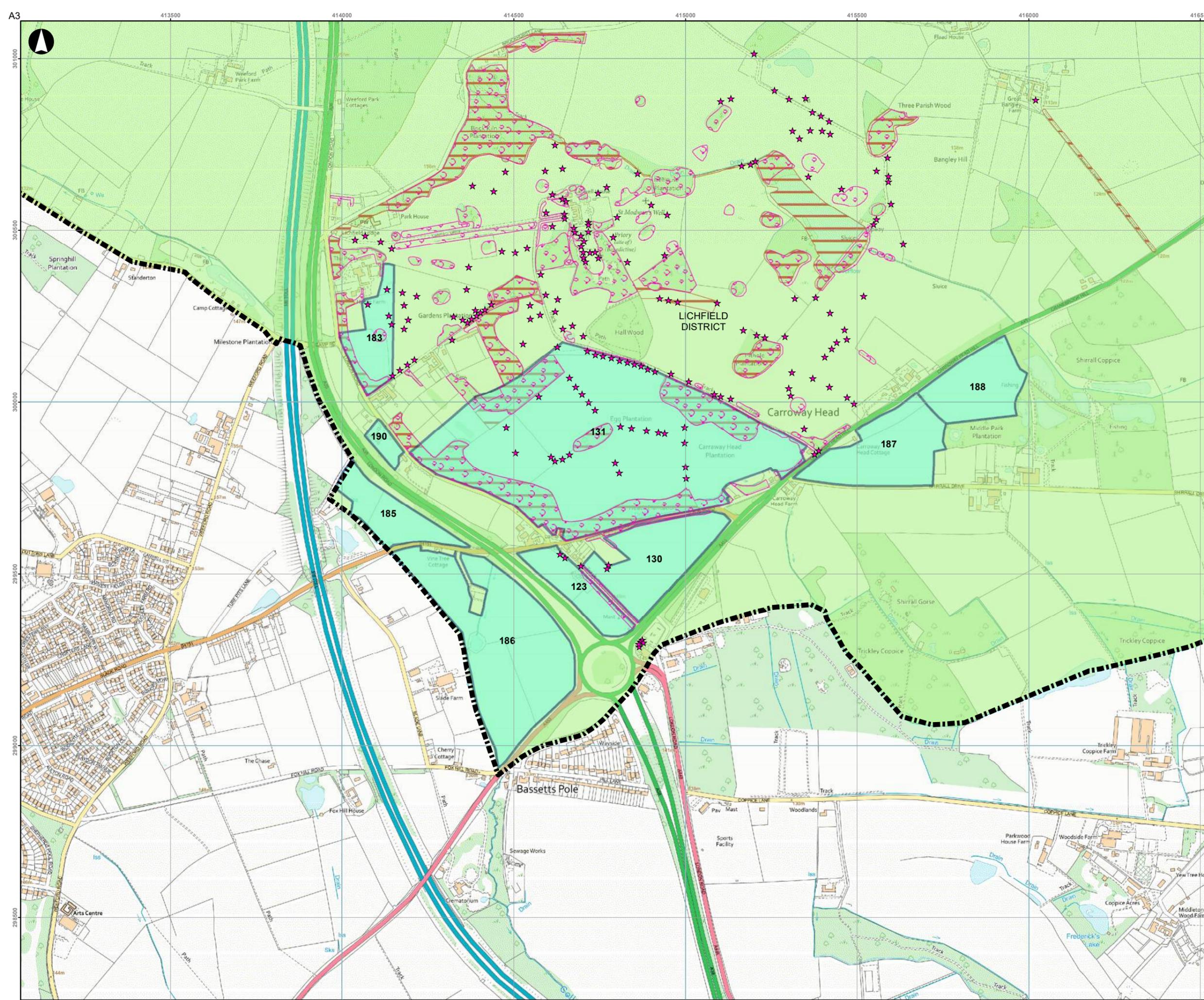
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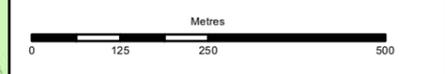


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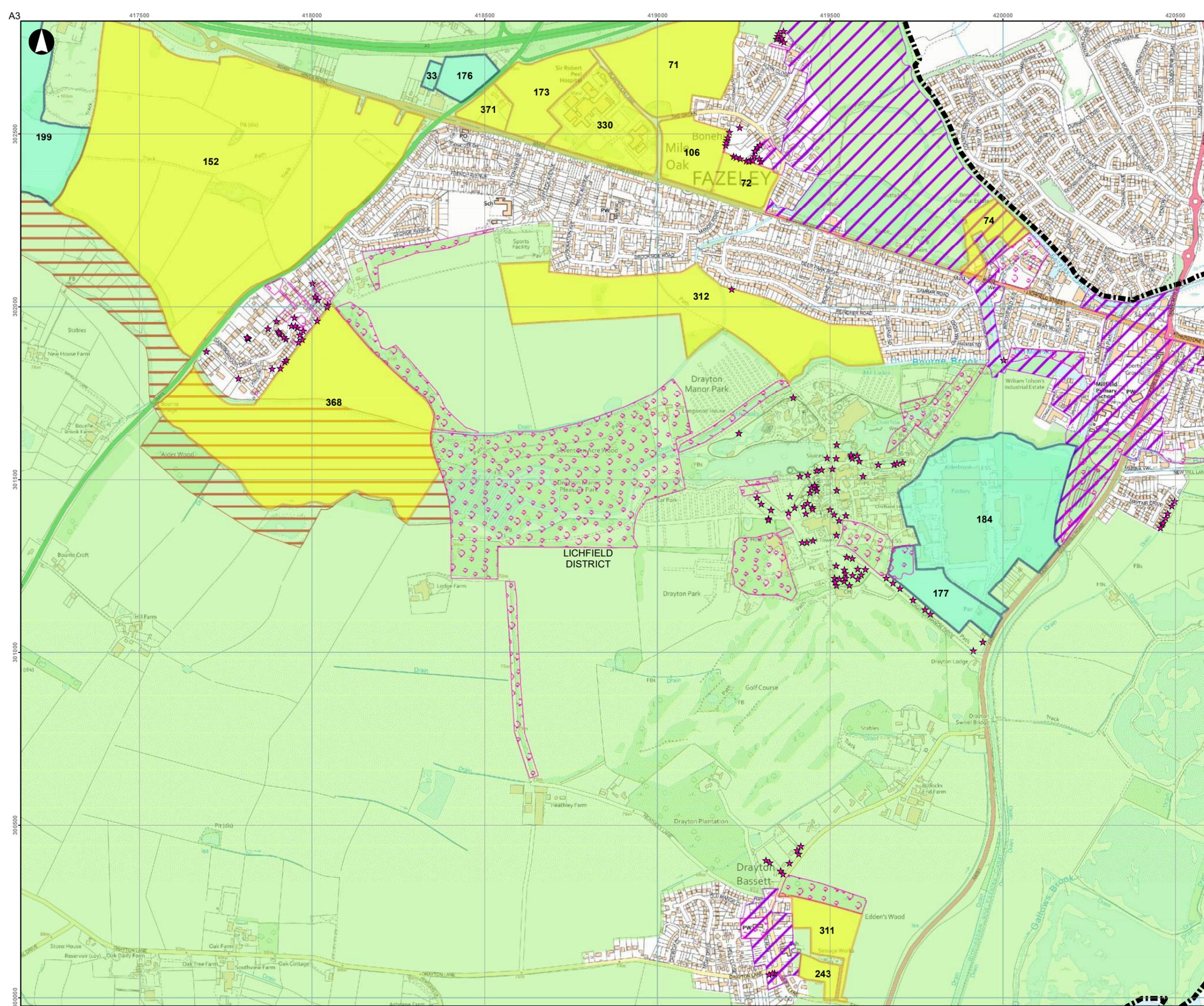
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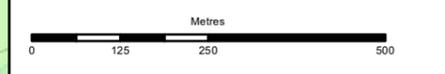
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Appendix E

Stage 2: Green Belt Purpose Assessment Forms

E1 Armitage with Handsacre

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| Green Belt site reference | SHLAA 70: Land at Brick Kiln Farm, Armitage with Handsacre | | |
| Description of site | Site is approximately 5.98 hectares and is located to the south of the settlement of Armitage with Handsacre. The site is connected to the settlement along its western and northern boundary. The western boundary is defined by Hood Lane. The northern boundary is defined by residential curtilages. The south eastern boundary is defined by a field boundary with trees and hedgerow. The site consists of agricultural uses including Brick Kiln Farm. The topography of the site is generally flat. Surrounding land uses include open countryside and agricultural land to the south, and the settlement to the north, east and west, including Armitage Bowls Pavilion to the north east. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within Parcel Armitage with Handsacre 2 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of | <p>No.</p> <p>Gap to Rugeley is approximately 2.3km</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> | <p>The site does not directly abut the large built-up area. The closest large built up area is Rugeley which is approximately 2.3km to the west however the built form of the village lies between the site and the large built up area. The West Midlands conurbation is approximately 10km to the south.</p> <p>Development of the site would not represent an outward extension of the large built-up area.</p> <p>If released from the Green Belt long term boundaries could be established</p> |

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| | <p>openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form)</p> <p>7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area?</p> | <p>Site is connected to the village on two sides. Development of the site could be considered to ‘round off’ to a degree.</p> | <p>using road boundaries. There is no development within the site (the only development consists of agricultural uses) and there is a sense of openness both in visual and spatial aspects.</p> <p>The site is connected to the village along its northern and western boundary and could be considered to ‘round off’ the settlement to a degree.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>No – site does not abut the large built-up area. The closest large built up area is Rugeley which is approximately 2.3km away. The settlement lies between the site and the large built up area. The site is connected to the village along two boundaries and development could be considered to ‘round off’ the settlement.</p> | | |
| <p>b) To prevent neighbouring towns merging into on another.</p> | <ol style="list-style-type: none"> Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the | <p>Yes.</p> <p>Moderate – approximately 1km between Armitage and Longdon.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>No.</p> | <p>Site lies between Armitage with Handsacre and Longdon (to the south). Gap between the settlements is approximately 1km. As such growth of Armitage to the south would reduce the gap between the settlements.</p> <p>There is no intervening development between the settlements.</p> <p>Development of the site would not result in the merging of Armitage and Longdon however it would reduce the gap to approximately 820m.</p> |

| | | | |
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| | <p>danger of a subsequent coalescence between such settlements?</p> <p>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</p> | | |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Moderate – Site lies between Armitage and Longdon. The gap between the settlements is approximately 1km. Development of the site would lead to a reduction in the gap to approximately 820m. There is no intervening development between the settlements.</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <p>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</p> <p>2. Is the site partially enclosed by a town or village built up area?</p> <p>3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside?</p> <p>4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)?</p> <p>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</p> | <p>Yes.</p> <p>Yes.</p> <p>Residential properties and road to the settlement. Field boundary and road to the countryside.</p> <p>No.</p> <p>Yes – roads.</p> | <p>The site is in agricultural use and open in character. The site has the character of countryside.</p> <p>The site is enclosed by the settlement to the north and west which creates a sense of enclosure and has an urbanising influence on the site.</p> <p>There is no development within the site. The only development consists of agricultural uses.</p> <p>The site’s boundaries include roads which could assist in preventing encroachment.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Moderate – Site has the character of open countryside and does not contain urbanising development. The site is enclosed by the settlement to the north and west which has an urbanising influence on the site.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <p>1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose.</p> <p>2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town?</p> | <p>No.</p> | <p>The site is not located adjacent to a historic town.</p> |

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| | <ol style="list-style-type: none"> 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | | |
| Assessment (Important, moderate, minor, no) | No – the site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Moderate – Assessment records 3/2 split with three moderate categories therefore the majority category of moderate is applied. The site plays a moderate role in protecting the countryside from encroachment, preventing towns from merging and assisting in urban regeneration. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | <ol style="list-style-type: none"> 1. What is the degree of existing public access? | There is no public access within the site. | |
| Opportunities for outdoor sport and recreation | <ol style="list-style-type: none"> 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |

| | | |
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| Retain and Enhance landscapes and visual amenity | <ol style="list-style-type: none"> 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) 3. Does it provide views into and from open countryside? | <p>No.</p> <p>No.</p> <p>Yes.</p> |
| Enhancing biodiversity | <ol style="list-style-type: none"> 1. Are there any national or local biodiversity designations within the site? 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | <p>No.</p> <p>Possibly.</p> |
| Improving derelict and damaged land | <ol style="list-style-type: none"> 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | <p>No.</p> <p>No.</p> |

| | | | |
|--|---|--|--|
| Green Belt site reference | SHLAA 127: Church Farm, Armitage | | |
| Description of site | Site is approximately 0.89 hectares and is located to the north west of the settlement of Armitage with Handsacre. The site is connected to the settlement along its eastern and southern boundary. The eastern boundary is defined by Church Lane. The south eastern boundary is defined by the curtilage of Loxley Hall School. The southern boundary is defined by Rugeley Road. The northern boundary is defined by residential curtilages. The western boundary is defined by residential curtilages and a field boundary. The site consists of an overgrown field with an undulating topography and established trees. Surrounding land uses include a residential property and allotments to the west, residential properties and St John the Baptist Church to the north, and the settlement to the east and south east. There is a mobile home park located further to the west of the site. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within Parcel Armitage with Handsacre 2 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, | <p>No.</p> <p>Gap to Rugeley is approximately 1.6km</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> | <p>The site does not directly abut the large built-up area. The closest large built up area is Rugeley which is approximately 1.6km to the west. Approximately 900m to the west is the recent residential development on the site of the former Rugeley Power Station (Hawkesyard). The West Midlands conurbation is approximately 10km to the south.</p> <p>Development of the site would not represent an outward extension of the large built-up area.</p> <p>If released from the Green Belt long term boundaries could be established using road boundaries. There is no development within the site and there is</p> |

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| | <p>views and vegetation whereas spatial openness relates to the level and type of built form)</p> <p>7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area?</p> | <p>Site is connected to the village on two sides. Development of the site could not be considered to ‘round off’ to a degree.</p> | <p>a sense of openness both in visual and spatial aspects.</p> <p>The site is connected to the village along its eastern and southern boundaries however due to the shape of the site, development could not be considered to ‘round off’ the settlement.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Minor – site does not abut the large built-up area. The closest large built up area is Rugeley which is approximately 1.6km away. Physical gap between site and large built up area is large enough that issue of sprawl would be considered minor. However, site lies within the gap between large built-up area (Rugeley) and village.</p> | | |
| <p>b) To prevent neighbouring towns merging into on another.</p> | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? | <p>Yes.</p> <p>Important – approx 1.2km between Armitage and Rugeley but 900m between Armitage and residential development at the former Rugeley Power Station (Hawkesyard).</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p> <p>No.</p> | <p>Site lies between Armitage with Handsacre and Rugeley (to the west). Gap between the settlements is approximately 1.2km although it is 900m to the built area at the former Rugeley Power Station (Hawkesyard) at its narrowest. As such growth of Armitage to the west would reduce the gap between the settlements.</p> <p>There is intervening development along Rugeley Road including the Hawkesyard Estate and a mobile home park.</p> <p>Development of the site would not result in the settlement merging and it would not reduce the gap between the settlements due to the size and location of the site. The settlement already extends further west beyond the site boundary to the south of the site.</p> |

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| | 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | | |
| Assessment (Important, moderate, minor, no) | Moderate – Site lies between Armitage and Rugeley. The gap between the settlements is approximately 900m due to the residential development at the former Rugeley Power Station. Development of the site would not reduce the gap between the settlements due to the size and location of the site. The settlement already extends further west beyond the site boundary. | | |
| c) To assist in safeguarding the countryside from encroachment. | <ol style="list-style-type: none"> Does the site have the character of open countryside? - What is the nature of the land use in the site? Is the site partially enclosed by a town or village built up area? What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes.</p> <p>No.</p> <p>Church Lane to the settlement. Residential curtilages and field boundary to the countryside.</p> <p>No.</p> <p>Yes – roads.</p> | <p>The site consists of an overgrown field and is open in character.</p> <p>The site is not enclosed by the settlement as it only abuts Armitage along its eastern boundary and partly to the south however there is existing development which bounds the site to the north and west which creates a sense of enclosure and has an urbanising influence on the site.</p> <p>There is no development within the site.</p> <p>The site’s boundaries include roads which could assist in preventing encroachment.</p> |
| Assessment (Important, moderate, minor, no) | Moderate – Site has the character of open countryside and does not contain urbanising development. The site is enclosed by existing development and the settlement to the north, east, south and west which creates a sense of enclosure and has an urbanising influence on the site. | | |
| d) To preserve the setting and special character of historic towns | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? | No. | The site is not located adjacent to a historic town. |

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| | <ol style="list-style-type: none"> Is the site in the foreground of views towards the historic town from public places? Is there public access within the site? Does the site form part of an historic landscape that is related to an historic town? | | |
| Assessment (Important, moderate, minor, no) | No – the site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Moderate – Assessment records 3/1/1 split with three moderate categories therefore the majority category of moderate is applied. The site plays a moderate role in protecting the countryside from encroachment, preventing towns from merging and assisting in urban regeneration. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | <ol style="list-style-type: none"> What is the degree of existing public access? | There is no public access within the site. | |
| Opportunities for outdoor sport and recreation | <ol style="list-style-type: none"> Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |

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| Retain and Enhance landscapes and visual amenity | <ol style="list-style-type: none"> 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) 3. Does it provide views into and from open countryside? | <p>No.</p> <p>No.</p> <p>Yes.</p> |
| Enhancing biodiversity | <ol style="list-style-type: none"> 1. Are there any national or local biodiversity designations within the site? 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | <p>No.</p> <p>Possibly.</p> |
| Improving derelict and damaged land | <ol style="list-style-type: none"> 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | <p>No.</p> <p>No.</p> |

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| Green Belt site reference | SHLAA 185: Land to the South of Rugeley Road, Armitage | | |
| Description of site | Site is approximately 12.6 hectares and is located to the south west of the settlement of Armitage with Handsacre. The site is connected to the settlement along its northern boundary. The northern boundary is partly defined by Rugeley Road and partly by residential curtilages of properties on Upper Lodge Road. The eastern boundary is defined by Rectory Lane. The southern boundary is defined by a field boundary. The western boundary is defined by a field boundary. The site comprises open field in agricultural use. The topography of the site is generally flat with a gentle slope to the south west. Surrounding land uses consist of open countryside and agricultural land to the south and west. A mobile home park is located further west. The settlement is located to the east and north. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within Parcel Armitage with Handsacre 3 although this encompasses a slightly larger area. Assessed as having an overall moderate role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>No.</p> <p>Gap to Rugeley is approximately 1.8km</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Site is connected to the village on one side. Development of</p> | <p>The site does not directly abut the large built-up area. The closest large built up area is Rugeley which is approximately 1.8km to the west. The West Midlands conurbation is approximately 10km to the south.</p> <p>Development of the site would not represent an outward extension of the large built-up area.</p> <p>If released from the Green Belt long term boundaries could be established using road boundaries. There is no development within the site and there is a sense of openness both in visual and spatial aspects.</p> <p>The site is connected to the village along its northern boundary and</p> |

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| | 7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area? | the site could not be considered to ‘round off’ to a degree. | development could not be considered to ‘round off’ the settlement. |
| Assessment (Important, moderate, minor, no) | Minor – site does not abut the large built-up area. The closest large built up area is Rugeley which is approximately 1.8km away. Physical gap between site and large built up area is large enough that issue of sprawl would be considered minor. However, site lies within the gap between large built-up area (Rugeley) and village. | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes.</p> <p>Moderate – approximately 1.8km between Armitage and Rugeley.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>No.</p> | <p>Site lies between Armitage with Handsacre and Rugeley (to the west). Gap between the settlements across the site is approximately 1.8km. As such growth of Armitage to the west would reduce the gap between the settlements. The site falls within this gap.</p> <p>There is intervening development along Rugeley Road including the Hawkesyard Estate and a mobile home park.</p> <p>Development of the site would not result in the settlement merging however it would reduce the gap between the settlements from 1.8km to 1.6km.</p> |

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| <p>Assessment (Important, moderate, minor, no)</p> | <p>Moderate – Site lies between Armitage and Rugeley. The gap between the settlements is approximately 1.8km across the site. Development of the site would reduce the gap between the settlements to approximately 1.6km. There is intervening development between the settlements.</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes.</p> <p>No.</p> <p>Residential curtilages, roads and field boundaries.</p> <p>No.</p> <p>Yes – roads.</p> | <p>The site consists of agricultural land and is open in character.</p> <p>The site is not enclosed by the settlement as it only abuts Armitage along its northern boundary.</p> <p>There is no development within the site.</p> <p>The site’s boundaries include roads which could assist in preventing encroachment.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No.</p> | <p>The site is not located adjacent to a historic town.</p> |

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| Assessment (Important, moderate, minor, no) | No – the site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Moderate – Assessment records 2/1/1/1 split with one important category therefore professional judgement is to be applied. The site plays an important role in protecting the countryside from encroachment and plays a slightly more limited role in other purposes. The site plays a moderate role in preventing towns from merging. Taking all purposes into account, an overall assessment of moderate is applied. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access within the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) 3. Does it provide views into and from open countryside? | No. No. Yes. | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No. | |

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| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly. |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No. No. |

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| Green Belt site reference | SHLAA 197: Land South of Armitage | | |
| Description of site | Site is approximately 61.4 hectares and is located to the south of the settlement of Armitage with Handsacre. The site is connected to the settlement along its northern boundary. The northern boundary is defined by residential curtilages. The eastern boundary is defined partly by residential curtilages and partly by a field boundary. The southern boundary is not defined by any physical features on the ground. The western boundary is defined partly by Hood Lane, partly by a farm curtilage and partly by a field boundary with trees and hedgerow. The topography of the site is generally flat. The site consists of agricultural land. The surrounding land uses consists of open countryside and agricultural land to the east, west and south. The settlement is located to the north. The settlement of Longdon is located further south of the site. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | The northern section of the site is within Parcel Armitage with Handsacre 2. Assessed as having an overall moderate role to Green Belt purposes. The rest of the site is within Broad Area 1. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, | <p>No.</p> <p>Gap to Rugeley is approximately 2.3km</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> | <p>The site does not directly abut the large built-up area. The closest large built up area is Rugeley which is approximately 2.3km to the west however the built form of the village lies between the site and the large built up area. The West Midlands conurbation is approximately 10km to the south.</p> <p>Development of the site would not represent an outward extension of the large built-up area.</p> <p>If released from the Green Belt long term boundaries could not be established due to the southern boundary not being defined by physical features on the ground. There is no development within the site and there is</p> |

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| | views and vegetation whereas spatial openness relates to the level and type of built form) 7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area? | Site is connected to the village on one side. Development of the site could not be considered to ‘round off’. | a sense of openness both in visual and spatial aspects. The site is connected to the village along its northern boundary and could not be considered to ‘round off’ the settlement. |
| Assessment (Important, moderate, minor, no) | No – site does not abut the large built-up area. The closest large built up area is Rugeley which is approximately 2.3km away. The settlement lies between the site and the large built up area. | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? | <p>Yes.</p> <p>Moderate – approximately 1km between Armitage and Longdon.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>No.</p> | <p>Site lies between Armitage with Handsacre and Longdon (to the south). Gap between the settlements is approximately 1km. As such growth of Armitage to the south would reduce the gap between the settlements.</p> <p>There is no intervening development between the settlements.</p> <p>Development of the site would significantly reduce the gap between the settlements and could lead to subsequent coalescence. Although development would not result in the settlements merging, it would reduce the gap from approximately 1km to 400m (a reduction of 60%).</p> |

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| | 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | | |
| Assessment (Important, moderate, minor, no) | Important – Site lies between Armitage and Longdon. The gap between the settlements is approximately 1km. Development of the site would significantly reduce the gap between the settlements and could lead to subsequent coalescence. The remaining gap would be approximately 400m therefore an assessment of important is considered appropriate. | | |
| c) To assist in safeguarding the countryside from encroachment. | <ol style="list-style-type: none"> Does the site have the character of open countryside? - What is the nature of the land use in the site? Is the site partially enclosed by a town or village built up area? What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes.</p> <p>No.</p> <p>Residential properties to the settlement. Field boundary, road and no physical features to the countryside.</p> <p>No.</p> <p>No.</p> | <p>The site is in agricultural use and open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Armitage along its northern boundary.</p> <p>There is no development within the site.</p> <p>The site's southern boundary is not defined by any physical features on the ground and would not be able to prevent encroachment.</p> |
| Assessment (Important, moderate, minor, no) | Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development. | | |
| d) To preserve the setting and special character of historic towns | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as 'no' for this purpose. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? Is the site in the foreground of views towards the historic town from public places? Is there public access within the site? | No. | The site is not located adjacent to a historic town. |

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| | 5. Does the site form part of an historic landscape that is related to an historic town? | | |
| Assessment (Important, moderate, minor, no) | No – the site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 2/2/1 split with two important categories therefore the overall assessment is important. The site plays an important role in protecting the countryside from encroachment and in preventing Armitage and Longdon from merging. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access within the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) 3. Does it provide views into and from open countryside? | No. No. Yes. | |

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| Enhancing biodiversity | <ol style="list-style-type: none"> 1. Are there any national or local biodiversity designations within the site? 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | <p>No.</p> <p>Possibly.</p> |
| Improving derelict and damaged land | <ol style="list-style-type: none"> 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | <p>No.</p> <p>No.</p> |

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| Green Belt site reference | SHLAA 225: Land South of Armitage with Handsacre | | |
| Description of site | Site is approximately 16.1 hectares and is located to the south of the settlement of Armitage with Handsacre. The site consists of a number of fields which surround Armitage cricket ground creating a forked shape to the settlement. The site is connected to the settlement along its northern boundary. The northern boundary is defined by residential curtilages. There is a small section of Westfields Road which forms the northern boundary. The eastern boundary is defined by Hood Lane. The western boundary is defined by Rectory Lane. The southern boundary is defined by field boundaries. There is a farm located to the west of the site. The site consists of open countryside and agricultural land. The topography of the site is generally flat. The cricket ground is located in the middle of the site however it is excluded from the site boundary. The surrounding land uses consists of open countryside and agricultural land to the east, west and south. The settlement is located to the north. The settlement of Longdon is located further south of the site. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | The northern sections of the site which are adjacent to the settlement are within Parcel Armitage with Handsacre 4. Assessed as having an overall important role to Green Belt purposes. The rest of the site is within Broad Area 1. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, | <p>No.</p> <p>Gap to Rugeley is approximately 2.1km</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> | <p>The site does not directly abut the large built-up area. The closest large built up area is Rugeley which is approximately 2.1km to the west. The West Midlands conurbation is approximately 10km to the south.</p> <p>Development of the site would not represent an outward extension of the large built-up area.</p> <p>If released from the Green Belt long term boundaries could be established along road boundaries. There is no development within the site and there is a sense of openness both in visual and spatial aspects.</p> |

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| | views and vegetation whereas spatial openness relates to the level and type of built form) 7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area? | Site is connected to the village on one side. Development of the site could not be considered to ‘round off’. | The site is connected to the village along its short section of northern boundary due to the fork shape of the site. Development could not be considered to ‘round off’ the settlement. |
| Assessment (Important, moderate, minor, no) | Minor - site does not abut the large built-up area. The closest large built up area is Rugeley which is approximately 2.1km away. Physical gap between site and large built up area is large enough that issue of sprawl would be considered minor. However, site lies within the gap between large built-up area (Rugeley) and village. | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes.</p> <p>Important – approximately 900m between Armitage and Longdon.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>No.</p> | <p>Site lies between Armitage with Handsacre and Longdon (to the south). Gap between the settlements is approximately 900m. As such growth of Armitage to the south would reduce the gap between the settlements. The site lies within this gap.</p> <p>There is no intervening development between the settlements.</p> <p>Development of the site would significantly reduce the gap between the settlements and could lead to subsequent coalescence. Although development would not result in the settlements merging, it would reduce the gap from approximately 900m to 390m (a reduction of 57%).</p> |

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| Assessment (Important, moderate, minor, no) | Important – Site lies between Armitage and Longdon. The gap between the settlements is approximately 900m. Development of the site would significantly reduce the gap between the settlements and could lead to subsequent coalescence. The remaining gap would be approximately 390m. | | |
| c) To assist in safeguarding the countryside from encroachment. | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes.</p> <p>No.</p> <p>Residential properties to the settlement. Field boundary and roads to the countryside.</p> <p>No.</p> <p>No.</p> | <p>The site is in agricultural use and open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Armitage along a small section of its northern boundary.</p> <p>There is no development within the site.</p> <p>The site's eastern and western boundaries are defined by roads which could assist in preventing encroachment.</p> |
| Assessment (Important, moderate, minor, no) | Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development. | | |
| d) To preserve the setting and special character of historic towns | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as 'no' for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No.</p> | <p>The site is not located adjacent to a historic town.</p> |

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| Assessment (Important, moderate, minor, no) | No – the site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 2/1/1/1 split with two important categories therefore the overall assessment is important. The site plays an important role in protecting the countryside from encroachment and in preventing Armitage and Longdon from merging. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access within the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. Armitage Cricket Ground is located in the middle of the site but is excluded from the site boundary. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) 3. Does it provide views into and from open countryside? | No. No. Yes. | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No. | |

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| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly. |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No. No. |

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| Green Belt site reference | SHLAA 286: Land west of Lichfield Road, Handsacre | | |
| Description of site | Site is approximately 10.2 hectares and is located to the south east of the settlement of Armitage with Handsacre. The site is connected to the settlement along its northern boundary and part of its eastern boundary. The northern boundary is defined by residential curtilages of properties along Hill Top View. The eastern boundary is defined by Lichfield Road. The southern and western boundaries are defined by field boundaries. The site consists of agricultural land. The topography of the site is generally flat. Surrounding land uses to the south and west consist of open countryside and agricultural land. The settlement is located to the north and east. The settlement of Longdon is located further to the south west of the site. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | The northern section of the site is within Parcel Armitage with Handsacre 6. Assessed as having an overall moderate role to Green Belt purposes. The rest of the site is within Broad Area 1. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>No.</p> <p>Gap to Rugeley is approximately 3.3km</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Site is connected to the village on two sides. Development of</p> | <p>The site does not directly abut the large built-up area. The closest large built up area is Rugeley which is approximately 3.3km to the west. The built form of the settlement lies between the site and Rugeley. The West Midlands conurbation is approximately 10km to the south.</p> <p>Development of the site would not represent an outward extension of the large built-up area.</p> <p>If released from the Green Belt long term boundaries could be established along road boundaries. There is no development within the site and there is a sense of openness both in visual and spatial aspects.</p> |

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| | 7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area? | the site could be considered to ‘round off’ to a degree. | The site is connected to the settlement along its northern boundary and part of its eastern boundary therefore development of the northern section of the site could be considered to ‘round off’ the settlement. Development of the whole site would not ‘round off’ the settlement. |
| Assessment (Important, moderate, minor, no) | No - site does not abut the large built-up area. The closest large built up area is Rugeley which is approximately 3.3km away. Development of the site would not represent an outward extension of the large built-up area. | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? | <p>Yes.</p> <p>Moderate – approximately 1km between Armitage and Longdon.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p> | <p>Site lies between Armitage with Handsacre and Longdon (to the south). Gap between the settlements is approximately 1km. As such growth of Armitage to the south would reduce the gap between the settlements.</p> <p>There is no intervening development between the settlements.</p> <p>Development of the site would not result in the merging of Armitage and Longdon however it would reduce the gap to approximately 806m.</p> |

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| | 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | | |
| Assessment (Important, moderate, minor, no) | Moderate – Site lies between Armitage and Longdon. The gap between the settlements is approximately 1km. Development of the site would lead to a reduction in the gap to approximately 806m. There is no intervening development between the settlements. | | |
| c) To assist in safeguarding the countryside from encroachment. | <ol style="list-style-type: none"> Does the site have the character of open countryside? - What is the nature of the land use in the site? Is the site partially enclosed by a town or village built up area? What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes.</p> <p>Yes - partially.</p> <p>Residential properties to the settlement. Field boundary and road to the countryside.</p> <p>No.</p> <p>No.</p> | <p>The site is in agricultural use and open in character. The site has the character of countryside.</p> <p>The northern section of the site is enclosed by the settlement to the north and east however due to the shape and scale of the site, the majority of the site is not enclosed and is open in character.</p> <p>There is no development within the site.</p> <p>The site’s eastern boundary is defined by a road which could assist in preventing encroachment.</p> |
| Assessment (Important, moderate, minor, no) | Important – Site has the character of open countryside and is free from urbanising development. The majority of the site is not enclosed by existing development. | | |
| d) To preserve the setting and special character of historic towns | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? Is the site in the foreground of views towards the historic town from public places? Is there public access within the site? | No. | The site is not located adjacent to a historic town. |

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| | 5. Does the site form part of an historic landscape that is related to an historic town? | | |
| Assessment (Important, moderate, minor, no) | No – the site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Moderate – Assessment records 2/2/1 split with one important category therefore professional judgement is to be applied. The site plays an important role in protecting the countryside from encroachment but plays a slightly more limited role for other purposes. The site plays a moderate role and in preventing Armitage and Longdon from merging. Taking all purposes into account, an overall assessment of moderate is applied. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access within the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No. No. | |

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| | <ol style="list-style-type: none"> 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) 3. Does it provide views into and from open countryside? | Yes. |
| Enhancing biodiversity | <ol style="list-style-type: none"> 1. Are there any national or local biodiversity designations within the site? 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | No. Possibly. |
| Improving derelict and damaged land | <ol style="list-style-type: none"> 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No. No. |

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| Green Belt site reference | 288: East of Lichfield Road, Handsacre (Site is the same as Parcel Armitage with Handsacre 5 so same assessment has been applied) | | |
| Description of site | Site is approximately 6.8 hectares and is located on the south-eastern edge of the village. The site is bounded to the north by the curtilages of the residential properties on Chestnut Close, to the east and west by the West Coase Mainline and Lichfield Road respectively. The southern boundary is formed by a field boundary marked by hedgerows and trees. The site consists of a single agricultural field which is similar in character to those adjacent. The site is generally flat. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Parcel Armitage with Handsacre 5. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>No.</p> <p>Gap to Rugeley is approx. 3.6km.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Site is only bounded on one</p> | <p>The site does not directly abut the large built-up area. The closest large built-up area is the urban area of Rugeley which is 3.6km to the west of the edge of the site. However, the built form of the settlement lies between the site and Rugeley.</p> <p>Lichfield is some 4km to the south. The edge of the West Midlands conurbation is approximately 10km to the south.</p> <p>Development of the site would not represent an outward extension of the large built-up area.</p> <p>If released from the Green Belt long term boundaries could be established, for example, along the railway, roads and field boundaries.</p> <p>There is no development within the site.</p> |

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| | 7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area? | side by built development. Development of site could not be considered to ‘round off’. | Site is only connected to settlement along the northern edge. Development of whole site could not be considered to ‘round off’ settlement. |
| Assessment (Important, moderate, minor, no) | No – site does not abut the large urban area. The settlement lies between the site and the large built-up area (Rugeley). West Midlands conurbation is approx. 10km to the south. Site is only connected to the village on one boundary and would not be considered to ‘round off’ settlement. | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes.</p> <p>Minor – Approx. 4.5km between Armitage with Handsacre and Lichfield.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p> | <p>Site lies between Armitage with Handsacre and Lichfield (to the south). Gap between settlements is approx. 4.5km. As such development of Armitage with Handsacre to the south would reduce the gap.</p> <p>There is intervening development between the settlements including the village of Elmhurst which is washed over by Green Belt and development at Seedy Mill.</p> <p>Development of the site would not result in the merging of settlements nor would it lead to a significant reduction in the gap between settlements.</p> |

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| <p>Assessment (Important, moderate, minor, no)</p> | <p>Minor – Site lies between Armitage with Handsacre and Lichfield, where the gap is approx. 4.5km. Distance between towns and landscape means development of the site would not result in merging of towns.</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes.</p> <p>No.</p> <p>Railway, road and field boundaries to countryside. Residential curtilages to the settlement.</p> <p>No.</p> <p>Yes.</p> | <p>The site is entirely in agricultural use. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement, as the built area only bounds the northern edge of the site.</p> <p>There is no encroaching development within the site.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – Site has the character of open countryside and does not contain urbanising development. The site is not enclosed by existing development.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No.</p> | <p>The site is not located adjacent to a historic town.</p> |

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| Assessment (Important, moderate, minor, no) | No – the site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Minor – Assessment records 2/1/1/1 split as such professional judgement is applied. The site plays an important role in protecting the countryside but performs a limited role in other aspects. The assessment recognises that the Green Belt in this location plays a more limited role in preventing the sprawl of large-urban areas. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | No public footpaths. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) 3. Does it provide views into and from open countryside? | No. No. Yes. | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No. | |

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| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly. |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No. No. |

E2 Brownhills (north of)

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| Green Belt site reference | SHLAA 27: Land Off Whitehorse Road | | |
| Description of site | Site is approximately 1.43 hectares is located to the north of Brownhills, south east of Chasewater and south of Burntwood. The surrounding land uses include road infrastructure and residential development. The site comprises of an open field with established trees. The site is located on the edge of Brownhills and its eastern boundary with the settlement is defined by White Horse Road. The northern boundary is defined by an access track, the western boundary is defined by the M6 toll and field boundaries and the southern boundary is defined by residential properties along Hill Close. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Brownhills 2 although this encompassed a larger area. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception | <p>Yes</p> <p>Site directly abuts the large built up area of Brownhills. Within the gap between Brownhills and Burntwood.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> | <p>The site directly abuts to the large built-up area of Brownhills which forms the West Midlands conurbation.</p> <p>Development of the site would represent an outward extension of the large built-up area (Brownhills). If released from the Green Belt long term boundaries could be established due to nearby physical features (M6 Toll Road, White Horse Road). There is no development within the site. The site is connected to the settlement to the east and the south and given the strong boundary of the M6 toll road to the west, development of the site could be considered to round off the settlement pattern to a degree.</p> |

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| | <p>of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form)</p> <p>7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area?</p> | Yes | |
| Assessment (Important, moderate, minor, no) | Moderate – the site is adjacent to the large built up area of Brownhills. There is no development within the site, and it has a sense of openness although this is limited by the M6 toll road. The site is connected to Brownhills along two sides and development of the site could be considered to ‘round off’ the settlement to a degree. | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? | <p>Yes</p> <p>Important – Approximately 770m between Burntwood and Brownhills in this location.</p> <p>No</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>Site lies between Burntwood and Brownhills. The gap between Burntwood and Brownhills across the site is approximately 770m. As such growth of Brownhills to the north east would reduce the gap between the settlements. The gap between Burntwood and Brownhills is approximately 560m at its narrowest point.</p> <p>Development of the site would reduce the gap between Burntwood and Brownhills, although it would not represent the narrowest gap between the settlements, the gap would be reduced to approximately 620m. It would not physically merge the settlements however the remaining gap between them would be significantly reduced and could therefore lead to subsequent coalescence between the settlements.</p> |

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| | 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | | |
| Assessment (Important, moderate, minor, no) | Important – The site lies between Burntwood and Brownhills. The gap between the settlements across the site is approximately 770m. Development of the site would significantly reduce the gap and could lead to subsequent coalescence. | | |
| c) To assist in safeguarding the countryside from encroachment. | <ol style="list-style-type: none"> Does the site have the character of open countryside? - What is the nature of the land use in the site? Is the site partially enclosed by a town or village built up area? What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>Yes - partially</p> <p>Roads, existing development and field boundaries</p> <p>No</p> <p>Yes – roads.</p> | The site is open in character consisting of an open field with established trees. The site has the character of countryside. The site directly abuts Brownhills along its eastern boundary and southern boundary and is therefore partially enclosed by the settlement. The M6 provides further enclosure to the north west and has an urbanising influence. The site's boundaries consist of roads, existing development and field boundaries. The roads (White Horse Road and M6 toll) could assist in preventing encroachment. There is no encroachment within the site. |
| Assessment (Important, moderate, minor, no) | Moderate – The site has the character of open countryside and is free from urbanising development. The site is partially enclosed by the settlement and the M6 toll road creating an urbanising influence. | | |
| d) To preserve the setting and special character of historic towns | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as 'no' for this purpose. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? Is the site in the foreground of views towards the historic town from public places? Is there public access within the site? | No | The site is not located adjacent to a historic town. |

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| | 5. Does the site form part of an historic landscape that is related to an historic town? | | |
| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Moderate – Assessment records 3/1/1 split with one important category therefore professional judgement is applied. The site plays an important role in preventing the merging of Brownhills and Burntwood however it plays a slightly lesser role in other purposes. Given that development of the site would not result in the narrowest gap between the settlements, an overall assessment of moderate has been applied. The site plays a moderate role in checking the unrestricted sprawl of the large built up area, safeguarding the countryside from encroachment and in assisting in urban regeneration. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |

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| Retain and Enhance landscapes and visual amenity | <ol style="list-style-type: none"> 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) 3. Does it provide views into and from open countryside? | <p>No</p> <p>No</p> <p>Yes</p> |
| Enhancing biodiversity | <ol style="list-style-type: none"> 1. Are there any national or local biodiversity designations within the site? 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | <p>No</p> <p>Possibly</p> |
| Improving derelict and damaged land | <ol style="list-style-type: none"> 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | <p>No</p> <p>No</p> |

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| Green Belt site reference | SHLAA 170: Land at Ogle Hay Road, Burntwood | | |
| Description of site | Site is approximately 8.73 hectares is located to the north of Brownhills, south east of Chasewater and south of Burntwood. The surrounding land uses include road infrastructure and residential development. The site comprises agricultural land with a depot located in the south eastern corner of the site. The site is located on the edge of Brownhills and the south western boundary with the settlement is defined by the Wyrley and Essington Canal. The northern and eastern boundary is defined by Burntwood Way A5195, the western boundary is defined by mature trees and the southern boundary is defined by Watling Street (A5). The topography of the site is generally flat sloping gently from south to north with Watling Street at a raised level. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Brownhills 3 although this encompassed a larger area. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>Yes</p> <p>Site directly abuts the large built up area of Brownhills. Within the gap between Brownhills and Burntwood.</p> <p>Yes</p> <p>Yes</p> <p>Yes – mostly.</p> <p>Yes</p> <p>Yes</p> | <p>The site directly abuts to the large built-up area of Brownhills which forms the West Midlands conurbation. Development of the site would represent an outward extension of the large built-up area (Brownhills). If released from the Green Belt long term boundaries could be established due to nearby physical features (Burntwood Way, Watling Street). The site is mostly free from development although there is a depot in the south eastern corner. The site has a sense of openness both in visual and spatial aspects. The site is connected to the settlement along its south western boundary consisting of the canal which forms a strong urban edge. Development of the site could not be considered to round off the settlement.</p> |

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| | <p>7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area?</p> | | |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – the site is adjacent to the large built up area of Brownhills. Development of the site would represent an outward extension of the large built-up area (Brownhills). The site is predominantly free from development and has a sense of openness both in spatial and visual aspects. The canal creates a strong urban edge with the settlement and development of the site could not be considered to round off the settlement.</p> | | |
| <p>b) To prevent neighbouring towns merging into on another.</p> | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes</p> <p>Important – Approximately 960m between Burntwood and Brownhills in this location.</p> <p>No</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>Site lies between Burntwood and Brownhills. The gap between Burntwood and Brownhills across the site is approximately 960m. As such growth of Brownhills to the north would reduce the gap between the settlements. The gap between Burntwood and Brownhills is approximately 560m at its narrowest point.</p> <p>Development of the site would reduce the gap between Burntwood and Brownhills, although it would not represent the narrowest gap between the settlements, the gap would be reduced to approximately 820m. It would not physically merge the settlements however the remaining gap between them would be significantly reduced and could therefore lead to subsequent coalescence between the settlements.</p> |

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| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – The site lies between Burntwood and Brownhills. The gap between the settlements across the site is approximately 960m. Development of the site would significantly reduce the gap and could lead to subsequent coalescence.</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>Canal with the settlement. Roads and mature tree belt with the countryside.</p> <p>No – to a limited extent</p> <p>Yes – roads.</p> | <p>The site is open in character consisting of agricultural land. The site has the character of countryside. The site is not enclosed by the settlement as it only abuts Brownhills along its south eastern boundary. The site is predominantly free from encroaching development as the only development consists of a depot in the south eastern corner of the site. The site’s boundaries consist of roads (Burntwood Way and Watling Street) and the Wyrley and Essington Canal which could assist in prevent encroachment.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – The site has the character of open countryside and is predominantly free from urbanising development. The site is not enclosed by existing development.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 3/1/1 split with three important categories therefore the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area of Brownhills, in preventing the neighbouring towns of Burntwood and Brownhills from merging and in safeguarding the countryside from encroachment. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No | |

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| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? | No |
| | 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No |

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| Green Belt site reference | SHLAA 216: Land at Highfields House Farm, Burntwood (Site is very similar to Parcel Brownhills 1 so same assessment has been applied) | | |
| Description of site | Site is approximately 14.6 hectares and is located to the north of Brownhills, directly south of Chasewater and south-west of Burntwood. The site is bounded on two sides by major trunk roads, to the north the M6 toll and south by the A5. Pool Road bounds the site to the east while the western boundary is formed by the curtilages of residential properties along Pool Crescent which forms the northern part of Brownhills. The majority of the site is in agricultural use, with a small number of fields associated with Highfields House Farm which is located on the eastern boundary of the site. The topography of the site is generally flat with landscaping to the north which prevents views of the toll road. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Parcel Brownhills 1 | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, | <p>Yes.</p> <p>Part of large built-up area. Gap to Burntwood is approx. 1.2km. Yes.</p> <p>Yes.</p> <p>Yes. Yes – to an extent.</p> | <p>The site directly abuts the large urban area of Brownhills which forms part of the West Midlands conurbation. The southern tip of Burntwood (defined as large built-up area) is approx. 1.2km from the edge of Brownhills in this location, a gap which narrows to approx. 800m at its narrowest to the east. Development of the site would represent an outward extension of the large built-up area, although the site (along with site BH2) effectively sits between two parts of Brownhills. If released from the Green Belt long term boundaries could be established using roads which are considered to be reasonably strong. There is no built</p> |

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| | <p>views and vegetation whereas spatial openness relates to the level and type of built form)</p> <p>7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area?</p> | <p>Site is only bounded on one side by built development. Development of site could be considered to ‘round off’.</p> | <p>development within the site with the exception of the former farm buildings. Site consists of agricultural fields and has a sense of openness within it, however given the bounding of site by major roads and residential development the sense of openness is limited somewhat. Site is connected to the built area of Brownhills. Development could be considered to ‘round off’ settlement to a degree (along with Parcel Brownhills 2 BH2).</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Moderate – Site abuts the large urban area. Physical gap between the Brownhills and Burntwood (both parts of the large built-up area) is narrow in this location, however the gap is narrower to the east where the existing built area of Brownhills is closer to Burntwood. Additionally, the topography and M6 toll limit the extent to which the gap is visible. There is a sense of openness within the site, however this is limited somewhat by the adjacent boundary forms. Site is only bounded on one side by development but sits within a ‘gap’ between two residential areas of Brownhills, as such development could be considered to round off to a degree.</p> | | |
| <p>b) To prevent neighbouring towns merging into on another.</p> | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? | <p>Yes.</p> <p>Moderate – Approx. 1.2km between Brownhills and Burntwood in this location.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> | <p>Site and village lie between Brownhills and Burntwood. As such the growth of Brownhills to the north-east (in this location) would reduce the gap between the two settlements. Gap between towns is approx. 800m at its narrowest. Gap between settlements in location of site is approx. 1.2km. Development of the site would not result in the merging of towns although it would reduce the gap between towns. Development of site would reduce gap considerably, however, existing built area of Brownhills already extends closer to Burntwood than site.</p> |

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| | <ol style="list-style-type: none"> 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | No. | |
| Assessment (Important, moderate, minor, no) | Moderate – Site lies between Brownhills and Burntwood where the gap is approx. 1.2km. There is no intervening settlements or development. Development of the site would reduce gap between settlements and could risk connection. | | |
| c) To assist in safeguarding the countryside from encroachment. | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | Yes. No. Property boundaries form the boundary of the site with the settlement. Roads form the boundary to the countryside. No. Yes. | The majority of the site is agricultural and has the character of countryside. The site is not enclosed by the settlement, as the built area only bounds the western edge of the site. There is no development within the site, with the exception of existing farm buildings. As noted the road, canal and field boundaries could prevent encroachment within or at the edge or the site. |
| Assessment (Important, moderate, minor, no) | Important - Site has the character of open countryside and does not contain urbanising development. The site is not enclosed by existing development. | | |
| d) To preserve the setting and special | Does the site make a positive contribution to the setting of the historic town? Measured by: | No | The site is not located adjacent to a historic town. |

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| <p>character of historic towns</p> | <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | | |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>No – The site is not located adjacent to a historic town.</p> | | |
| <p>e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land.</p> | <p>All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range.</p> | <p>Moderate</p> | <p>All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Moderate - All sites/areas to be assessed as moderate</p> | | |
| <p>Overall site assessment</p> | <p>Moderate – Assessment records 3/1/1 split as such the majority category is scored. Development of the site would represent the outward expansion of the large built-up area and closure of gap between settlements. However, the existing built development of Brownhills already extends further north (where the gap is narrowest). Additionally given topography of the site and boundary features this is considered to be moderate.</p> | | |
| <p>Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment.</p> | | | |

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| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. Landform would be appropriate for recreational uses. |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) 3. Does it provide views into and from open countryside? | No No Yes |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | No Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No No |

E3 Burntwood (including St Matthews)

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| Green Belt site reference | SHLAA 35: Land north of Meg Lane, Burntwood | | |
| Description of site | Site is approximately 7.5 hectares and is located to the north of Burntwood. The site adjoins Burntwood along a small section of its southern boundary. The site's southern boundary is defined by Meg Lane. The western boundary is defined by Redmoor Brook. The northern boundary is defined by Springlestyche Lane. The eastern boundary is defined by a small section of Rugeley Road and a field boundary marked by trees. Surrounding land uses include residential development and a pub to the north of Springlestyche Lane, the Nags Head pub and scattered residential development along Rugeley Road to the east and agricultural land further north, east and west. The topography of the site is sloping. The site consists of agricultural land. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Burntwood 3 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and | <p>Yes</p> <p>Site is adjacent to the built up area of Burntwood.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> | <p>The site is adjacent to the large built-up area of Burntwood. The site does form part of a group of sites to prevent urban sprawl due to its immediate surroundings of roads. Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established along road boundaries (Rugeley Road, Meg Lane, Springlestyche Lane). There is no development within the site and it has a sense of openness both in spatial and visual aspects. Site is connected to Burntwood along a small section of its</p> |

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| | <p>spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form)</p> <p>7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area?</p> | <p>No</p> | <p>southern boundary. Development of the site could not be considered to ‘round off’ the settlement.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – the site is adjacent to the large built up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). There is no existing development within the site and the site has a sense of openness (both in visual and spatial aspects).</p> | | |
| <p>b) To prevent neighbouring towns merging into on another.</p> | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? | <p>Yes.</p> <p>Minor – approximately 6km between Burntwood and Rugeley.</p> <p>Yes</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p> | <p>Site lies between Burntwood and Rugeley. As such growth of Burntwood to the north would reduce the gap between the settlements however the gap is considered to be large. The site is located within this gap. Gap between Burntwood and Rugeley is approximately 6km. There are intervening settlements including Upper Longdon and Gentleshaw. Development of the site would not see a significant step towards the closure of the gap between Burntwood and Rugeley. Burntwood already extends further north beyond the site.</p> |

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| | 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | | |
| Assessment (Important, moderate, minor, no) | Minor – site lies between Burntwood and Rugeley. The gap between the settlements is approximately 6km. There are intervening settlements between the towns. Burntwood already extends further north beyond the site. | | |
| c) To assist in safeguarding the countryside from encroachment. | <ol style="list-style-type: none"> Does the site have the character of open countryside? - What is the nature of the land use in the site? Is the site partially enclosed by a town or village built up area? What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>Roads, Redmoor Brook and field boundary.</p> <p>No</p> <p>Yes – roads and brook.</p> | The site is in agricultural use and is open in character. The site is not enclosed by the settlement as it only adjoins Burntwood along a small section of its southern boundary. There is some existing development along the site’s northern and eastern boundary however this consists of scattered properties which are rural in character. The site therefore has the character of countryside. There is no development within the site. The site’s boundaries include Redmoor Brook, Rugeley Road, Meg Lane and Springlestyche Lane which could assist in preventing encroachment. |
| Assessment (Important, moderate, minor, no) | Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development. | | |
| d) To preserve the setting and special character of historic towns | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? | No | The site is not located adjacent to a historic town. |

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| | <ol style="list-style-type: none"> Is the site in the foreground of views towards the historic town from public places? Is there public access within the site? Does the site form part of an historic landscape that is related to an historic town? | | |
| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 2/1/1/1 split with two important categories therefore the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area of Burntwood and in safeguarding the countryside form encroachment. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | <ol style="list-style-type: none"> What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | <ol style="list-style-type: none"> Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |

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| Retain and Enhance landscapes and visual amenity | <ol style="list-style-type: none"> 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) 3. Does it provide views into and from open countryside? | <p>No</p> <p>No</p> <p>Yes</p> |
| Enhancing biodiversity | <ol style="list-style-type: none"> 1. Are there any national or local biodiversity designations within the site? 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | <p>No</p> <p>Possibly</p> |
| Improving derelict and damaged land | <ol style="list-style-type: none"> 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | <p>No</p> <p>No</p> |

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| Green Belt site reference | SHLAA 55: North of Hanney Hay Road, Burntwood | | |
| Description of site | Site is approximately 61.7 hectares and surrounding land uses include road infrastructure, residential and commercial development with agricultural fields. The site comprises of open flat agricultural fields with established trees. The site is located on the edge of Burntwood with boundaries formed by physical features (Hospital Road, Coppy Nook Lane, Hanney Hay Road and Meerash Lane) with field boundaries. The site also joins Hammerwich with boundaries formed by residential curtilages. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Burntwood 9. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>Yes</p> <p>Site directly abuts the built up area of Burntwood.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | The site directly abuts the large built-up area of Burntwood. The site does form part of a group of sites to prevent urban sprawl due to its immediate surroundings of roads. Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established along boundaries due to nearby physical features (Coppy Nook Lane, Hospital Lane, Overton Lane, Merrash Lane, Ogle Hay Road and Hanney Hay Road). There is no development within the site. Given the shape of the site and its connection to the settlement, development of the site could not be considered to 'round off' the settlement. |

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| | 7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area? | | The site is also connected to Hammerwich along its eastern boundary. |
| Assessment (Important, moderate, minor, no) | Important – the site directly abuts the large built up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). There is no development within the site, and it has a sense of openness (both visual and spatial). | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes</p> <p>Important - Less than 1km between Burntwood and Hammerwich. Approx. 1 km between Burntwood and Brownhills.</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>Site lies between Burntwood and Hammerwich and Burntwood and Brownhills. The gap between Burntwood and Hammerwich across the site is less than 1km. The site is connected to Burntwood along its western boundary and to Hammerwich along its eastern boundary.</p> <p>The development of the site would result in the merging of Burntwood and Hammerwich as it would result in the loss of the whole gap between the settlements.</p> <p>The gap between Burntwood and Brownhills is approximately 1km. Development would significantly reduce the gap between Burntwood and Brownhills although it would not result in the settlements merging.</p> |

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| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – The site lies between Burntwood and Hammerwich and Burntwood and Brownhills. The gap between Burntwood and Hammerwich is less than 1km and development of the site would merge the settlements. The gap between Burntwood and Brownhills is approximately 1km and development of the site would significantly reduce this gap, but it would not result in the settlements merging.</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>Roads, field boundaries, residential curtilages</p> <p>No</p> <p>Yes – roads.</p> | <p>The site is open in character with views across the site. The surrounding area and site have a rural character and consists of countryside. The site is adjacent to Burntwood along the western boundary and adjacent to Hammerwich along the eastern boundary.</p> <p>Although the site adjoins both settlements there is no sense of enclosure given the large scale of the site. The site’s boundaries consist of roads, field boundaries and residential curtilages. The roads could assist in preventing encroachment. There is no encroachment within the site.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| | 5. Does the site form part of an historic landscape that is related to an historic town? | | |
| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 3/1/1 split with three important categories assessed, as such the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area, in preventing neighbouring towns from merging and safeguarding the countryside from encroachment. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There are some public footpaths across the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |

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| | 3. Does it provide views into and from open countryside? | Yes. |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No |
| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? | No |
| | 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No |

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| Green Belt site reference | SHLAA 56: East of Hospital Road, Burntwood | | |
| Description of site | Site is approximately 11.9 hectares and surrounding land uses include road infrastructure, residential development and agricultural fields. The site comprises of open agricultural fields. The topography of the site is generally flat. There is a recreation ground to the west of the site. The site is located on the edge of Burntwood with boundaries formed by Norton Road, Copsy Nook Lane and field boundaries. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within Burntwood 10 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> 1. Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? 2. What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) 3. Would development of the site represent an outward extension of the large built-up area? 4. If released from GB could enduring long-term boundaries be established? 5. Is the site free from development? 6. Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) 7. Is the site well connected to the built up area along a number of boundaries? Could development of the site | <p>Yes</p> <p>Site directly abuts the built up area of Burntwood.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>The site directly abuts the large built-up area of Burntwood. The site does form part of a group of sites to prevent urban sprawl due to its immediate surroundings of roads. Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established along boundaries due to nearby physical features (Norton Lane, Stockhay Lane, Hammerwich Road, Overton Lane, Copsy Nook Lane and Hospital Lane). There is no development within the site. Given the shape of the site and its connection to the settlement, development of the site could not be considered to ‘round off’ the settlement. The site is not connected to nearby settlements.</p> |

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| | be considered to “round off” the pattern of the built up area? | | |
| Assessment (Important, moderate, minor, no) | Important – the site directly abuts the large built up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood. There is no development within the site and the site has a sense of openness (both visual and spatial). | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes</p> <p>Important - Less than 1km between Burntwood and Hammerwich. Approx. 1 km between Burntwood and Brownhills.</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>Site lies between Burntwood and Hammerwich and Burntwood and Brownhills. The gap between Burntwood and Hammerwich across the site is less than 1km. The site is connected to the large built up area but not the other settlement.</p> <p>The development of the site would significantly reduce the gap between Burntwood and Hammerwich and result in the loss of nearly the whole gap between the settlements. Although it would not physically merge the settlements, the remaining gap between them would be significantly reduced and could therefore lead to subsequent coalescence between the settlements.</p> <p>The gap between Burntwood and Brownhills is approximately 1km. Development of the site would not see a significant step towards the closure of the gap between Burntwood and Brownhills. The settlement already extends further south beyond the site.</p> |
| Assessment (Important, moderate, minor, no) | Important – The site lies between Burntwood and Hammerwich and Burntwood and Brownhills. The gap between Burntwood and Hammerwich is less than 1km. Development of the site would significantly reduce the gap and could lead to subsequent coalescence. | | |

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| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>Roads and field boundaries</p> <p>No</p> <p>Yes – roads.</p> | <p>The site is open in character with views across the site. The surrounding area and the site have the character of countryside. The site is adjacent to Burntwood along the northern and part of the western boundaries although the site is not enclosed by the settlement. The site’s boundaries consist of roads and field boundaries. The roads could assist in preventing encroachment. There is no encroachment within the site.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>No – The site is not located adjacent to a historic town.</p> | | |

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| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as 'moderate' as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 3/1/1 split with three important categories assessed, as such the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area, in preventing neighbouring towns from merging and safeguarding the countryside from encroachment. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. There is a recreation ground to the west of the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No | |
| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly | |

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| <p>Improving derelict and damaged land</p> | <ol style="list-style-type: none"> 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | <p>No</p> <p>No</p> |
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| Green Belt site reference | SHLAA 57: West of Norton Lane, Burntwood | | |
| Description of site | Site is approximately 2.78 hectares and surrounding land uses include road infrastructure, residential development and agricultural fields. The site comprises of an open field used for equestrian purposes. The topography of the site is generally flat. The site is located to the south east of Burntwood. The northern boundary with the settlement is defined by Norton Lane, the eastern boundary is defined by Hammerwich Road, the western boundary is defined by residential curtilages and the southern boundary is defined by a field boundary. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Burntwood 10 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Specific Questions |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>Yes</p> <p>Site directly abuts the built up area of Burntwood.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | The site directly abuts to the large built-up area of Burntwood. The site does form part of a group of sites to prevent urban sprawl due to its immediate surroundings of roads. Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established along boundaries due to nearby physical features (Norton Lane, Stockhay Lane, Hammerwich Road, Overton Lane, Copsy Nook Lane and Hospital Lane). There is no development within the site. Given the shape of the site and its connection to the settlement, development of the site could not be considered to 'round off' the settlement. |

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| | <p>7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area?</p> | | |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – the site is adjacent to the large built up area of Burntwood. There is no development within the site and the site has a sense of openness (both visual and spatial). Development of the site would represent an outward extension of the large built-up area (Burntwood).</p> | | |
| <p>b) To prevent neighbouring towns merging into on another.</p> | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes</p> <p>Important - Less than 1km between Burntwood and Hammerwich. Approx. 1km between Burntwood and Brownhills.</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>Site lies between Burntwood and Hammerwich. The gap between Burntwood and Hammerwich across the site is less than 1km. The site is connected to the large built up area but not the other settlement.</p> <p>The development of the site would significantly reduce the gap between Burntwood and Hammerwich. The remaining gap across the site would be approximately 220m. Although it would not physically merge the settlements, the remaining gap between them would be significantly reduced and could therefore lead to subsequent coalescence between the settlements.</p> <p>The gap between Burntwood and Brownhills is approximately 1km. Development of the site would not see a significant step towards the closure of the gap between Burntwood and Brownhills. The settlement already extends further south beyond the site.</p> |

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| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – The site lies between Burntwood and Hammerwich. The gap between the settlements is less than 1km. Development of the site would significantly reduce the gap and could lead to subsequent coalescence.</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>A road, field boundaries and existing development</p> <p>No</p> <p>Yes – roads.</p> | <p>The site is open in character with views across the site. The surrounding area and the site have the character of countryside. The site is adjacent to Burntwood along its northern boundary and its short western boundary however due to the shape of the site this does not create a sense of enclosure. The site’s boundaries consist of a road and field boundaries. The roads could assist in preventing encroachment. There is no encroachment within the site.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 3/1/1 split with three important categories, as such the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area, in preventing neighbouring towns from merging and safeguarding the countryside from encroachment. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access within the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No | |

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| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No No |

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| Green Belt site reference | SHLAA 78: Highfields Road, Land off, Chasetown | | |
| Description of site | Site is approximately 11.8 hectares and surrounding land uses include road infrastructure, residential development and agricultural fields. The site comprises of open agricultural fields with an undulating topography. The site is located on the southern edge of Burntwood with boundaries formed by Wharf Lane to the east, a small section of Highfields Road to the north, residential curtilages of properties along Highfields Road to the north, residential curtilages of properties along Paviors Road/Pool Road and Anglesey Close to the west, and field boundaries to the south. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within Burntwood 8 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>Yes</p> <p>Site is adjacent to the built up area of Burntwood. Forms part of the gap between Brownhills and Burntwood.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>The site directly abuts the large built-up area of Burntwood. The site is within the gap between Burntwood and the built up area of Brownhills (to the south). Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established due to nearby physical features (M6 toll, Wharf Lane). There is no development within the site. Given the sites connection to the settlement, development of the site could not be considered to ‘round off’ the settlement.</p> |

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| | <p>7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area?</p> | | |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – the site abuts the large built up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). There is no development within the site, and it has a sense of openness (both spatial and visual).</p> | | |
| <p>b) To prevent neighbouring towns merging into on another.</p> | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes</p> <p>Important – Approximately 560m between Burntwood and Brownhills in this location.</p> <p>No</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>Site lies between Burntwood and Brownhills. The gap between Burntwood and Brownhills is approximately 560m. As such growth of Burntwood to the south would reduce the gap between the two large built up area. The M6 toll is located within the gap which does provide a strong physical boundary.</p> <p>The gap between Burntwood and Brownhills is at its narrowest point in this location. Although the narrowest point would not be impacted by development of the site due to its shape, development of the site would extend Burntwood to the south and significantly reduce the remaining gap in this location.</p> <p>Development would not physically merge the settlements, the remaining gap between them would be significantly reduced and could therefore lead to subsequent coalescence between the settlements.</p> |

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| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – The site lies between Burntwood and Brownhills. The gap between the settlements is approximately 560m. Development of the site would significantly reduce the gap and could lead to subsequent coalescence.</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No – majority not enclosed.</p> <p>Roads, existing development and field boundaries</p> <p>No</p> <p>Yes – roads.</p> | <p>The site consists of agricultural land with views across the site and is therefore open in character. The site has the character of countryside. The site is not enclosed by the settlement as although it abuts Burntwood along its northern and short western boundary, due to the shape of the site this does not create a sense of enclosure. The site is free from encroaching development. The site’s boundaries include roads which could assist in preventing encroachment.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as 'moderate' as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 3/1/1 split with three important categories, as such the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area of Burntwood, in preventing the neighbouring towns of Burntwood and Brownhills from merging and in safeguarding the countryside from encroachment. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No | |

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| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? | No |
| | 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No |

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| Green Belt site reference | SHLAA 130: Land to the East of Rugeley Road | | |
| Description of site | Site is approximately 6.2 hectares and is located to the east of Burntwood. The site adjoins the urban edge of Burntwood along its western boundary with the residential development of the St. Matthews Estate in close proximity to the east. The St Matthews Estate lies to the north east of the urban area and is inset within the Green Belt. Other surrounding land uses includes agricultural land to the north and east, a residential property along Rugeley Road to the immediate north and Fulfen Primary School to the immediate south of the site. The site's western boundary with the settlement is defined by Rugeley Road. The southern boundary is defined by the limits of Fulfen Primary School. The eastern boundary is defined by field boundaries with hedgerow. The northern boundary is defined by a field boundary. The topography of the site is gently undulating. The site consists of agricultural land. Fulfen Farm is located to the west of the site along Rugeley Road and is not within the site boundary. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Burntwood 2 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, | <p>Yes</p> <p>Site is adjacent to the built up area of Burntwood.</p> <p>Yes</p> <p>Yes - partially</p> <p>Yes</p> <p>Yes</p> | <p>The site is adjacent to the large built-up area of Burntwood. The site does form part of a group of sites to prevent urban sprawl due to its immediate surroundings of roads. Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established partly along road boundaries. There is no development within the site, and it has a sense of openness both in visual and spatial aspects. Site is connected to urban edge of Burntwood along its western boundary, development of the site alongside the adjacent site SHLAA 172</p> |

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| | views and vegetation whereas spatial openness relates to the level and type of built form) 7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area? | Yes | could be considered to ‘round off’ the settlement. |
| Assessment (Important, moderate, minor, no) | Moderate – the site is adjacent to the large built up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). Site is connected to Burntwood along its western boundary only however it is located within a ‘gap’ between Burntwood and St Matthews and as such development within this gap could be considered to ‘round off’ to a degree. | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>No</p> <p>Not applicable.</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> | Site does not lie between settlements. |

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| Assessment (Important, moderate, minor, no) | No – site does not lie between settlements as it is enclosed by Burntwood. | | |
| c) To assist in safeguarding the countryside from encroachment. | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge of the site? | <p>Yes</p> <p>No</p> <p>Road, existing development and field boundaries.</p> <p>No</p> <p>Yes – road.</p> | The site is in agricultural use and is open in character. The site is not enclosed by the settlement as it only adjoins Burntwood along its western boundary. Fulfen Primary School is located to the south and there is a residential property to the north of the site however these do not enclose the site and the site has the character of countryside. There is no development within the site. The site's boundaries include Rugeley Road which could assist in preventing encroachment. |
| Assessment (Important, moderate, minor, no) | Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development. | | |
| d) To preserve the setting and special character of historic towns | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as 'no' for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | No | The site is not located adjacent to a historic town. |

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| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Moderate – Assessment records 2/2/1 split with one important category therefore professional judgement is to be applied. The site has an important role in safeguarding the countryside from encroachment. It has a moderate role in checking the unrestricted sprawl of the large built up area of Burntwood given that it is located within a ‘gap’ between Burntwood and St Matthews and as such development within this gap could be considered to ‘round off’ to a degree. Taking this into account, an overall assessment of moderate is applied. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |

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| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | No Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No No |

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| Green Belt site reference | SHLAA 157: Bleak House Farm, Burntwood (Site is the same as Parcel Burntwood 6 so same assessment has been applied) | | |
| Description of site | Site is approximately 28.9 hectares and located to the north of Burntwood. It is bounded on three sides (north, east and west) by roads, these being Sevens Road, Rugeley Road and Ironstone Road respectively. The southern boundary of the site is formed by the curtilages of residential properties which front Kingsdown Road/Duke Road and form the northern edge of the settlement. The majority of the site is in agricultural use associated with Bleak House Farm which is situated in the south-west part of the site. The site consists of a number of medium sized fields and is crossed by two high voltage electricity lines (including pylons). The topography of the site slopes away quite considerably to the north toward Gentleshaw Common. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Parcel Burntwood 6. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, | <p>Yes</p> <p>Site directly abuts the large built up area of Burntwood.</p> <p>Yes</p> <p>Yes – although more difficult to north.</p> <p>Yes</p> <p>Yes</p> | <p>The site does directly abut the large urban area (Burntwood). The urban area of Burntwood (to the south and east) lies between the site and the West Midlands conurbation and other parts of the large built-up area.</p> <p>Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established along all sides.</p> <p>There is limited built development within the site relating to the farm. The location and topography of the site there is a sense of openness</p> |

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| | views and vegetation whereas spatial openness relates to the level and type of built form) 7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area? | Site is not well connected, to the urban area. Site could not be considered to round off settlement. | both in visual and spatial aspects. Site is not well connected to the built area of Burntwood. Development could not be considered to ‘round off’ settlement to a degree |
| Assessment (Important, moderate, minor, no) | Moderate – Site directly abuts the large urban area. Built development of Burntwood lies between site and other parts of the large builtup area Site is not well connected to existing built area of the settlement and development of site could not be considered to ‘round off’ settlement. | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>No</p> <p>Minor – Approx. 5.5km between Burntwood and Rugeley.</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p> <p>No</p> | <p>Site is between Burntwood and Rugeley (to the north). Growth to the north of Burntwood would reduce this gap, however gap is considered to be large.</p> <p>There are intervening settlements between Burntwood and Rugeley such as Gentleshaw, Upper Longdon (to the north).</p> <p>Burntwood is approx. 5.5km south of Rugeley.</p> |

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| <p>Assessment (Important, moderate, minor, no)</p> | <p>Minor – Site lies between Burntwood and Rugeley, where the gap is approx. 6km. There is intervening development between the towns in the form of several villages. Distance between towns and landscape means development of the site would not result in merging of towns.</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>Roads to all boundaries of site.</p> <p>No</p> <p>Yes – on three sides</p> | <p>The majority of the site is in agricultural use.</p> <p>The site is not enclosed by built development.</p> <p>The only development within the site relates to the agricultural use and farm located within the site.</p> <p>Roads which bound the site could prevent encroachment. Limited features to prevent encroachment from north.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Moderate – Site has the character of open countryside and contains limited urbanising development. The site is only enclosed by the settlement to a limited degree. However, given shape, location and topography of the site this limits the sense of enclosure of the site. Site is bounded to the countryside by roads which assist in reducing the risk of encroachment beyond or into the edges of the site.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Moderate – Assessment records 3/1/1 split therefore majority category is applied. Site is assessed as being moderate in terms of safeguarding encroachment into the countryside, checking the unrestricted sprawl of large built-up area and the fifth purpose. [Note: the assessment form for Parcel Burntwood 6 states ‘important’ in error in the overall assessment row. Table 3.3 shows the correct overall assessment]. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | No existing public footpaths or access. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | None. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) 3. Does it provide views into and from open countryside? | Yes – to an extent site sits between AONB and Burntwood. Site abuts AONB No Yes | |

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| Enhancing biodiversity | <ol style="list-style-type: none"> 1. Are there any national or local biodiversity designations within the site? 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | <p>No</p> <p>Possibly</p> |
| Improving derelict and damaged land | <ol style="list-style-type: none"> 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | <p>No</p> <p>No</p> |

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| Green Belt site reference | SHLAA 161: Farewell Lane, Burntwood | | |
| Description of site | Site is approximately 15.8 hectares and is located to the east of Burntwood. Surrounding land uses include road infrastructure, residential and commercial development and agricultural fields. The site comprises agricultural fields. The site is connected to the settlement along its western boundary which is defined by Farewell Lane. The southern boundary is defined by Lichfield Road which forms the main transport link between Burntwood and Lichfield. The northern boundary is defined by Woodhouses Lane. The eastern boundary is defined by a field boundary marked by hedgerow. The topography of the site rises from south to north. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Burntwood 1 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>Yes</p> <p>Site is adjacent to the built up area of Burntwood.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>The site is adjacent to the large built-up area of Burntwood. The site does form part of a group of sites to prevent urban sprawl due to its immediate surroundings of roads. Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established along boundaries due to nearby physical features (Woodhouses Lane, Forge Lane, Lichfield Road).</p> <p>There is no development within the site, and it has a sense of openness both in visual and spatial aspects. Given the shape of the site and its connection to the settlement, development of the site could not be considered to 'round off' the settlement.</p> |

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| | <p>7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area?</p> | | |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – the site is adjacent to the large built up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). There is no development within the site and the site has a sense of openness (both visual and spatial).</p> | | |
| <p>b) To prevent neighbouring towns merging into on another.</p> | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes</p> <p>Minor – Approximately 3km between Burntwood and Lichfield.</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>Site lies between Burntwood and Lichfield. The gap between Burntwood and Lichfield across the site is approximately 3km. As such growth of Burntwood to the east would extend the settlement towards Lichfield. The site is located within this gap.</p> <p>There is intervening development in the form of the washed over village of Woodhouses and Edial which lies between the settlements.</p> <p>The site is located in the narrowest gap between the settlements. Development of the site would extend Burntwood significantly east and would reduce the gap between the settlements from 3km to 2.5km (a reduction of 16%). Whilst this would not merge the settlements, it does significantly reduce the gap between the settlements.</p> |

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| <p>Assessment (Important, moderate, minor, no)</p> | <p>Moderate – The site lies between Burntwood and Lichfield. Whilst the gap between the settlements is approximately 3km, development of the site would significantly reduce the gap. This represents the narrowest gap between the settlements.</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>Roads and field boundary.</p> <p>No</p> <p>Yes – roads.</p> | <p>The site is in agricultural use and is open in character. The site has the character of countryside. The site is adjacent to Burntwood along its western boundary and it is therefore not enclosed by the settlement. The site is free from encroaching development. The site’s boundaries include Lichfield Road to the south, Farewell Lane to the west and Woodhouses Lane to the north, these boundaries could assist in preventing encroachment.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 2/2/1 split with two important categories therefore the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area of Burntwood and in safeguarding the countryside from encroachment. It plays a moderate role in preventing neighbouring towns from merging. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No | |

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| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? | No |
| | 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No |

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| Green Belt site reference | SHLAA 162: Land at Stockhay Lane, Hammerwich | | |
| Description of site | Site is approximately 2.3 hectares and surrounding land uses include road infrastructure, residential development and agricultural fields. The site comprises of an open overgrown field. The site is connected to the settlement along its north western corner and is adjacent to residential development to the north. The site is triangular with the site's northern boundary defined by residential curtilages, the eastern boundary defined by Stockhay Lane, and the western boundary defined by Hammerwich Road. A small section of the southern most boundary consists of a residential curtilage. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Burntwood 10 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>Yes</p> <p>Site is adjacent to the built up area of Burntwood.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>The site is adjacent to the large built-up area of Burntwood. The site does form part of a group of sites to prevent urban sprawl due to its immediate surroundings of roads. Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established along boundaries due to nearby physical features (Norton Lane, Stockhay Lane and Hammerwich Road). There is no development within the site. Given the shape of the site and its connection to the settlement, development of the site could not be considered to 'round off' the settlement. The site is not connected to nearby settlements.</p> |

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| | <p>7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area?</p> | | |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – the site is adjacent to the large built up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). There is no development within the site and the site has a sense of openness (both visual and spatial).</p> | | |
| <p>b) To prevent neighbouring towns merging into on another.</p> | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes</p> <p>Important - Less than 1km between Burntwood and Hammerwich. Approx. 1km between Burntwood and Brownhills.</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> | <p>Site lies between Burntwood and Hammerwich. The gap between Burntwood and Hammerwich across the site is approximately 340m. As such growth of Burntwood to the south would extend the settlement towards Hammerwich. The site is located within this gap.</p> <p>The development of the site would significantly reduce the gap between Burntwood and Hammerwich and the remaining gap would be approximately 140m. Although it would not physically merge the settlements, the remaining gap between them would be significantly reduced and could therefore lead to subsequent coalescence between the settlements.</p> <p>The gap between Burntwood and Brownhills is approximately 1km. Development of the site would not see a significant step towards the closure of the gap between Burntwood and Brownhills. The settlement already extends further south beyond the site.</p> |

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| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – The site lies between Burntwood and Hammerwich. The gap between the settlements is less than 1km. Development of the site would significantly reduce the gap and could lead to subsequent coalescence.</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>Roads and existing development</p> <p>No</p> <p>Yes – roads.</p> | <p>The site is open in character with views across the site. The site has the character of countryside. The site is adjacent to Burntwood along the north western corner and it is therefore not enclosed by the settlement however the site is enclosed by existing development along the northern boundary, eastern boundary and to the south. The creates an urbanising influence on the site. The site’s boundaries consist of roads to the east and west which could assist in preventing encroachment. There is no encroachment within the site.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Moderate – The site has the character of countryside and does not contain urbanising development. The site is enclosed by existing development to the north, east and south creating a sense of enclosure and having an urbanising influence on the site. Site is bound by roads which could assist in preventing encroachment.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 2/2/1 split with two important categories therefore the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area of Burntwood and in preventing neighbouring towns from merging. It plays a moderate role in safeguarding the countryside from encroachment given that it is enclosed by existing development to the north, east and south. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |

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| Enhancing biodiversity | <ol style="list-style-type: none"> 1. Are there any national or local biodiversity designations within the site? 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | <p>No</p> <p>Possibly</p> |
| Improving derelict and damaged land | <ol style="list-style-type: none"> 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | <p>No</p> <p>No</p> |

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| Green Belt site reference | SHLAA 166: Most Lea Farm, Meg Lane, Burntwood | | |
| Description of site | Site is approximately 0.3 hectares and is located to the north of Burntwood. The site is not directly connected to Burntwood however it is in close proximity to it (approximately 54m away). The site consists of a farm. The site's northern boundary is defined by Meg Lane. The site's remaining boundaries consists of the limits of the farm marked by hedgerows. Surrounding land uses consist of the settlement to the west and open countryside and agricultural land to the north, east and south. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Burntwood 3 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) Is the site well connected to the built up area along a number of boundaries? Could development of the site | <p>Yes</p> <p>Approximately 54m between site and large built up area of Burntwood. Gap consists of an open field.</p> <p>Yes Yes</p> <p>Yes Yes</p> <p>No</p> | <p>The site is not directly connected to the large built-up area of Burntwood however it is in very close proximity to it (approximately 54m away). Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could not be established as the site's boundaries predominantly consist of hedgerow. There is no development within the site, the site is used for agricultural purposes. Site is not directly connected to Burntwood and therefore development of the site could not be considered to 'round off' the settlement.</p> |

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| | be considered to “round off” the pattern of the built up area? | | |
| Assessment (Important, moderate, minor, no) | Important – the site is in close proximity to the large built up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). There is no existing development within the site and the site has a sense of openness (both in visual and spatial aspects). | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes.</p> <p>Minor – approximately 6km between Burntwood and Rugeley.</p> <p>Yes</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p> | <p>Site lies between Burntwood and Rugeley. As such growth of Burntwood to the north would reduce the gap between the settlements however the gap is considered to be large. The site is located within this gap. Gap between Burntwood and Rugeley is approximately 6km. There are intervening settlements including Upper Longdon and Gentleshaw. Development of the site would not see a significant step towards the closure of the gap between Burntwood and Rugeley. Burntwood already extends further north beyond the site.</p> |
| Assessment (Important, moderate, minor, no) | Minor – site lies between Burntwood and Rugeley. The gap between the settlements is approximately 6km. There are intervening settlements between the towns. Burntwood already extends further north beyond the site. | | |

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| c) To assist in safeguarding the countryside from encroachment. | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>Small section of road and predominantly hedgerow.</p> <p>No</p> <p>No</p> | <p>The site is in agricultural use with a farm property and is open in character. The site is not enclosed by the settlement as it is not directly connected to Burntwood. There is no encroachment within the site and the site has the character of countryside. The site's boundaries predominantly consist of hedgerow which would not be able to prevent encroachment.</p> |
| Assessment (Important, moderate, minor, no) | Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development. | | |
| d) To preserve the setting and special character of historic towns | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as 'no' for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |
| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |

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| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as 'moderate' as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 2/1/1/1 split with two important categories therefore the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area of Burntwood and in safeguarding the countryside from encroachment. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No | |
| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly | |

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| <p>Improving derelict and damaged land</p> | <ol style="list-style-type: none"> 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | <p>No</p> <p>No</p> |
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| Green Belt site reference | SHLAA 169: St Matthew's Road, Burntwood | | |
| Description of site | Site is approximately 2.1 hectares and is located to the east of the St Matthew's Estate. The St Matthews Estate lies to the north east of the urban area of Burntwood and is inset within the Green Belt. The site is not directly connected to the St Matthews Estate as it is separated by residential properties along St Matthews Road. Surrounding land uses include Pipe Hall Farm Wood to the east of the site, the washed over village of Woodhouses to the south of the site and open countryside and agricultural land to the north and south east of the site. The site consists of agricultural land. The site's northern boundary is defined by residential curtilages of properties along St Matthew Road. The western boundary is defined by Woodhouses Road. The southern boundary is defined by a tree lined field boundary and the eastern boundary is defined by the woods. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within Broad Area 3. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, | <p>Yes</p> <p>Site is in very close proximity to the large built up area of St Matthews (Burntwood). Gap consists of residential properties along St Matthews Road.</p> <p>Yes No</p> <p>Yes Yes</p> | <p>The site is not directly connected to the large built-up area of St Matthews (Burntwood) however it is in very close proximity to it (approximately 40m away). Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could not be established. There is no development within the site, and it has a sense of openness both in spatial and visual aspects. Site is not directly connected to St Matthews and therefore development could not be considered to 'round off' the settlement.</p> |

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| | views and vegetation whereas spatial openness relates to the level and type of built form) | No | |
| | 7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area? | | |
| Assessment (Important, moderate, minor, no) | Important – the site is in very close proximity to the large built up area of St Matthews (Burntwood). Development of the site would represent an outward extension of the large built-up area. There is no existing development within the site and the site has a sense of openness (both in visual and spatial aspects). | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes.</p> <p>Minor – approximately 2.2km between St Matthews (Burntwood) and Lichfield.</p> <p>No - limited</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p> | <p>Site lies between St Matthews (Burntwood) and Lichfield. The gap between Lichfield and St Matthews is approximately 2.2km. Growth to the east of St Matthews would reduce the gap between the settlements. The site is located within this gap.</p> <p>There is a limited level of intervening development in the form of the washed over village of Woodhouses however this is located to the south of the site and not within the gap.</p> <p>Development of the site would extend St Matthews towards Lichfield and would reduce the gap between the settlements from 2.2km to 2km (a reduction of 9%). Whilst this would not merge the settlements, it does significantly reduce the gap between the settlements and would represent the narrowest gap between them.</p> |

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| Assessment (Important, moderate, minor, no) | Moderate – site lies between St Matthews (Burntwood) and Lichfield. Whilst the gap between the settlements is approximately 2.2km, development of the site would significantly reduce the gap and would represent the narrowest gap between the settlements. | | |
| c) To assist in safeguarding the countryside from encroachment. | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>Residential curtilages, road, woodland and field boundary.</p> <p>No</p> <p>Yes – road and woodland.</p> | <p>The site is in agricultural use and is open in character. The site is not enclosed by the settlement as it is not directly connected to St Matthews. There is existing residential development to the north of the site and the washed over village of Woodhouses is located to the south of the site however this does not enclose the site. There is no encroaching development within the site and the site has the character of countryside. The site’s boundaries include Pipe Hall Farm wood and Woodhouses Road which could assist in preventing encroachment.</p> |
| Assessment (Important, moderate, minor, no) | Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development. | | |
| d) To preserve the setting and special character of historic towns | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| | 5. Does the site form part of an historic landscape that is related to an historic town? | | |
| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 2/2/1 split with two important categories therefore the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area of St Matthews (Burntwood) and in safeguarding the countryside from encroachment. The site plays a moderate role in preventing St Matthews (Burntwood) from merging with Lichfield. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |

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| | 3. Does it provide views into and from open countryside? | Yes |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No |
| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? | No |
| | 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No |

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| Green Belt site reference | SHLAA 172: Land West of Coulter Lane, Burntwood | | |
| Description of site | Site is approximately 22.9 hectares and is located to the east of Burntwood. The site adjoins the urban edge of Burntwood along its southern boundary and adjoins the residential development of the St. Matthews Estate along its eastern boundary. The St Matthews Estate lies to the north east of the urban area and is inset within the Green Belt. Other surrounding land uses includes agricultural land to the north and Fulfen Primary School to the immediate west of the site. The site's southern boundary with the settlement is defined by residential curtilages of properties along Church Road and Farewell Lane and a small section of Church Road. The eastern boundary is defined by Coulter Lane and residential curtilages. The northern boundary is defined by a track and field boundaries. The western boundary is defined by the limits of Fulfen Primary School and field boundaries. The site consists of agricultural land. The topography of the site is generally flat although it gently slopes down away from the urban area. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Burntwood 2 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception | <p>Yes</p> <p>Site is adjacent to the built up area of Burntwood.</p> <p>Yes</p> <p>Yes - partially</p> <p>Yes</p> <p>Yes</p> | The site is adjacent to the large built-up area of Burntwood. The site does form part of a group of sites to prevent urban sprawl due to its immediate surroundings of roads. Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established partly along road boundaries. There is no development within the site, and it has a sense of openness both in visual and spatial aspects. Site is connected to urban edge of Burntwood along its southern boundary and to St Matthews along its eastern boundary therefore development |

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| | <p>of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form)</p> <p>7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area?</p> | Yes | could be considered to ‘round off’ the settlement to a degree. |
| Assessment (Important, moderate, minor, no) | Moderate – the site is adjacent to the large built up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). Site is well connected to the existing built up area of the settlement along its southern and eastern boundary and therefore development could be considered to ‘round off’ the settlement to a degree. | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? | <p>No</p> <p>Not applicable.</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> | Site does not lie between settlements. |

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| | 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | | |
| Assessment (Important, moderate, minor, no) | No – site does not lie between settlements as it is enclosed by Burntwood. | | |
| c) To assist in safeguarding the countryside from encroachment. | <ol style="list-style-type: none"> Does the site have the character of open countryside? - What is the nature of the land use in the site? Is the site partially enclosed by a town or village built up area? What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>Yes</p> <p>Roads and field boundaries.</p> <p>No</p> <p>Yes – roads.</p> | <p>The site is in agricultural use and is open in character. The site has the character of countryside. The site is fairly enclosed by Burntwood as it adjoins the urban area along its southern boundary and St Matthews along its eastern boundary. There is existing residential development to the south east along Upfields and Coulter Lane, not within the site boundary as well as Fulfen Primary School to the immediate west of the site. The site is therefore enclosed by existing development. There is no development within the site. The site’s boundaries include roads (Church Road and Coulter Lane) which could assist in preventing encroachment.</p> |
| Assessment (Important, moderate, minor, no) | Moderate – Site has the character of open countryside and contains no urbanising development however the site is relatively enclosed by existing development and the settlement to the south, east and west which has an urbanising influence. | | |
| d) To preserve the setting and special character of historic towns | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. | No | The site is not located adjacent to a historic town. |

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| | <ol style="list-style-type: none"> 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | | |
| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Moderate – Assessment records 3/2 split with three moderate categories therefore the majority category is applied. The overall assessment is therefore moderate. The site plays a moderate role in checking the unrestricted sprawl of the large built up area of Burntwood and in safeguarding the countryside form encroachment. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | <ol style="list-style-type: none"> 1. What is the degree of existing public access? | There is no public access to the site. | |

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| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) 3. Does it provide views into and from open countryside? | No No Yes |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | No Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No No |

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| Green Belt site reference | SHLAA 187: Land South of St. Matthew's Road (Site is very similar to Parcel Burntwood St Matthews 4 so same assessment has been applied) | | |
| Description of site | Site is approximately 2.99 hectares and is located to the south of St Matthews Road and the built development of the estate. The site is predominantly in agricultural use and consists of a number of small fields. The western most part of the site includes an area of mature vegetation and trees and is bounded by the residential properties on Jones' Lane. The site is bounded to the north by St Matthews Road and Woodhouses Road to the east with some of the residential properties of Woodhouses (which is washed over by Green Belt) also forming the boundary. To the south the site is formed by field boundaries. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Parcel Burntwood St Matthews 4 | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, | <p>Yes</p> <p>Site directly abuts the large built up area of St Matthews (Burntwood)</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> | <p>The site does directly abut the large urban area (St Matthews). Gap between Burntwood and Lichfield (both defined as large built up area is at its narrowest to the east toward Lichfield. However the existing built area of St Matthews extends as far east as the eastern edge of the site. Urban area of Burntwood lies between the site and the West Midlands conurbation. Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established, for example along the road and field boundaries which are considered to be reasonably strong. There is no development within the site.</p> |

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| | views and vegetation whereas spatial openness relates to the level and type of built form) 7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area? | Site is connected to the built-up area along two sides. Development of the site could be considered to ‘round off’. | Site is connected to the built development on two sides. Development could be considered to ‘round off’ settlement to a degree. |
| Assessment (Important, moderate, minor, no) | Moderate – Site directly abuts the large urban area. Site is well connected to existing built area of the settlement and development of site could be considered to ‘round off’ settlement. | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes.</p> <p>Minor – approximately 3km between Burntwood and Lichfield.</p> <p>Yes</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>No.</p> | <p>Site is between Burntwood and Lichfield City. Part of the site extends further east than the existing built development of St Matthews (slightly).</p> <p>Growth to the east of Burntwood would reduce this gap.</p> <p>There is a limited level of intervening development in the form of sporadic residential properties particularly along Abnalls Lane and the properties making up Maple Hayes School.</p> <p>Burntwood is approx. 3km west of Lichfield. Eastern boundary of the site is 2.4km from Lichfield.</p> <p>Development of the site would not result in the merging of towns but would see the closure of a gap between Burntwood and Lichfield.</p> |

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| Assessment (Important, moderate, minor, no) | Moderate – Site lies between Burntwood and Lichfield. Whilst the gap between the site and Lichfield is slightly greater than 2km, this represents the narrowest gap between the settlements. | | |
| c) To assist in safeguarding the countryside from encroachment. | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>Yes</p> <p>Curtilage of residential development to south and east form the boundary with settlement. Road and track form the boundary with the countryside</p> <p>No</p> <p>Yes – road</p> | <p>The site is predominantly agricultural fields which are similar in character to those beyond site.</p> <p>The site is enclosed by the existing built development of St Matthews on two edges.</p> <p>Built edges of the development and roads could prevent encroachment.</p> |
| Assessment (Important, moderate, minor, no) | Moderate – Site has the character of open countryside and does not contain urbanising development. The site is partially enclosed by existing development. | | |
| d) To preserve the setting and special character of historic towns | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| | 5. Does the site form part of an historic landscape that is related to an historic town? | | |
| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Moderate – Assessment records 4/1 as such the majority category is applied. Site is assessed in being of mediate importance to most functions of the Green Belt. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | None. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | None. Landform would be suitable for formal recreational use | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |

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| Enhancing biodiversity | <ol style="list-style-type: none"> 1. Are there any national or local biodiversity designations within the site? 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | <p>No</p> <p>Possibly</p> |
| Improving derelict and damaged land | <ol style="list-style-type: none"> 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | <p>No</p> <p>No</p> |

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| Green Belt site reference | SHLAA 200: Land off Coppy Nook Lane, Hammerwich | | |
| Description of site | Site is approximately 0.4 hectares and surrounding land uses include road infrastructure, residential development and agricultural fields. The site comprises of a single residential property and garden with a further area of open land and with residential properties to the north of the site. The site is located in between Burntwood and Hammerwich. It is not directly connected to either settlement, but it is located in close proximity to both settlements (approximately 300m from each). The boundaries are formed by physical features (Coppy Nook Lane), existing development and field boundaries. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Burntwood 9 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>No</p> <p>Site is adjacent to the built up area of Burntwood.</p> <p>Yes</p> <p>Yes</p> <p>Yes - predominantly</p> <p>Yes</p> <p>No</p> | <p>The site is not directly connected to the large built-up area of Burntwood however it is in close proximity to it (approximately 300m away). The site does form part of a group of sites which act to prevent urban sprawl due to its immediate surroundings of roads.</p> <p>Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established along boundaries due to nearby physical features (Coppy Nook Lane, Hospital Lane, Overton Lane, Merrash Lane, Ogle Hay Road and Hanney Hay Road). There is no development within the site except for a single residential property. Given the site's lack of direct connection with the settlement, it could</p> |

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| | 7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area? | | not be considered to ‘round off’ the settlement. |
| Assessment (Important, moderate, minor, no) | Important – the site is located in close proximity to the large built up area of Burntwood. There site is predominantly free from development, and it has a sense of openness (both visual and spatial). Development of the site would represent an outward extension of the large built-up area (Burntwood). | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes</p> <p>Important - Less than 1km between Burntwood and Hammerwich</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>Site lies between Burntwood and Hammerwich. The gap between Burntwood and Hammerwich across the site is approximately 700m. The site is not connected to either settlement and is located within the gap between them. There is existing development adjacent to the site along Coppy Nook Lane and development of the site would extend this further and further erode the gap between the settlements.</p> <p>The development of the site would significantly reduce the gap between Burntwood and Hammerwich. Although it would not physically merge the settlements, the remaining gap between them would be further reduced and could therefore lead to subsequent coalescence between the settlements.</p> |

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| Assessment (Important, moderate, minor, no) | Important – The site lies between Burntwood and Hammersmith. The gap between the settlements is less than 1km. Development of the site would significantly reduce the gap and could lead to subsequent coalescence. | | |
| c) To assist in safeguarding the countryside from encroachment. | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>Roads, existing development and field boundaries</p> <p>No – only to a limited extent</p> <p>Yes – roads.</p> | <p>The site is open in character with views across the site to the south but not the north due to the existing residential development. The site has the character of countryside. The site is not enclosed by the settlement as it does not adjoin Burntwood or Hammerwich. There is existing residential development to the north of the site however this does not enclose the site. The site is predominantly free from encroaching development although includes a single residential property. The site's boundaries consist of roads and field boundaries. The roads could assist in preventing encroachment.</p> |
| Assessment (Important, moderate, minor, no) | Important – Site has the character of open countryside and is predominantly free from urbanising development. The site is not enclosed by existing development. | | |
| d) To preserve the setting and special character of historic towns | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as 'no' for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| | 5. Does the site form part of an historic landscape that is related to an historic town? | | |
| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 3/1/1 split with three important categories, as such the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area, in preventing neighbouring towns from merging and safeguarding the countryside from encroachment | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |

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| | 3. Does it provide views into and from open countryside? | Yes |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No |
| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? | No |
| | 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No |

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| Green Belt site reference | SHLAA 201: Land off Coppy Nook Lane, Hammerwich (2) | | |
| Description of site | Site is approximately 0.3 hectares and surrounding land uses include road infrastructure, residential development and agricultural fields. The site comprises of a residential property and garden with residential properties located to the east of the site. The site is located in between Burntwood and Hammerwich. It is not directly connected to either settlement, but it is located in close proximity to both settlements (approximately 300m from each). The boundaries are formed by physical features (Coppy Nook Lane), existing development and field boundaries. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Burntwood 9 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>No</p> <p>Site is adjacent to the built up area of Burntwood.</p> <p>Yes</p> <p>Yes</p> <p>Yes – predominantly</p> <p>Yes</p> <p>No</p> | <p>The site is not directly connected to the large built-up area of Burntwood however it is in close proximity to it (approximately 300m away). The site does form part of a group of sites which act to prevent urban sprawl due to its immediate surroundings of roads.</p> <p>Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established along boundaries due to nearby physical features (Coppy Nook Lane, Hospital Lane, Overton Lane, Merrash Lane, Ogle Hay Road and Hanney Hay Road). There is no development within the site with the exception of a single residential property. Given the site's lack of direct connection with the</p> |

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| | 7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area? | | settlement, it could not be considered to ‘round off’ the settlement. |
| Assessment (Important, moderate, minor, no) | Important – the site is located in close proximity to the large built up area of Burntwood. There site is predominantly free from development, and it has a sense of openness (both visual and spatial). Development of the site would represent an outward extension of the large built-up area (Burntwood). | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes</p> <p>Important - Less than 1km between Burntwood and Hammerwich</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>Site lies between Burntwood and Hammerwich. The gap between Burntwood and Hammerwich across the site is approximately 700m. The site is not connected to either settlement and is located within the gap between them. There is existing development adjacent to the site along Coppy Nook Lane and development of the site would extend this further and further erode the gap between the settlements.</p> <p>The development of the site would significantly reduce the gap between Burntwood and Hammerwich. Although it would not physically merge the settlements, the remaining gap between them would be further reduced and could therefore lead to subsequent coalescence between the settlements.</p> |

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| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – The site lies between Burntwood and Hammersmith. The gap between the settlements is less than 1km. Development of the site would significantly reduce the gap and could lead to subsequent coalescence.</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>Roads, existing development and field boundaries</p> <p>No – only to a limited degree.</p> <p>Yes – roads.</p> | <p>The site is open in character with views across the site to the south and west but not the east due to the existing residential development. The site has the character of countryside. The site is not enclosed by the settlement as it does not adjoin Burntwood or Hammerwich. There is existing residential development to the east of the site however this does not enclose the site. The site is predominantly free from encroaching development although includes a single residential property. The site’s boundaries consist of roads and field boundaries. The roads could assist in preventing encroachment.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – Site has the character of open countryside and is predominantly free from urbanising development. The site is not enclosed by existing development.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| | 5. Does the site form part of an historic landscape that is related to an historic town? | | |
| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 3/1/1 split with three important categories, as such the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area, in preventing neighbouring towns from merging and safeguarding the countryside from encroachment | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |

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| | 3. Does it provide views into and from open countryside? | Yes |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No |
| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? | No |
| | 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No |

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| Green Belt site reference | SHLAA 203: Land off Cobby Nook Lane, Hammerwich (4) | | |
| Description of site | Site is approximately 0.28 hectares and surrounding land uses include road infrastructure, residential development and agricultural fields. The site comprises of open land with residential dwellings to the west of the site. The site is located in between Burntwood and Hammerwich. It is not directly connected to either settlement, but it is located in close proximity to both settlements (approximately 300m from each). The boundaries are formed by physical features (Cobby Nook Lane), existing development and field boundaries. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Burntwood 9 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>No</p> <p>Site is adjacent to the built up area of Burntwood.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>The site is not directly connected to the large built-up area of Burntwood however it is in close proximity to it (approximately 300m away). The site does form part of a group of sites which act to prevent urban sprawl due to its immediate surroundings of roads. Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established along boundaries due to nearby physical features (Cobby Nook Lane, Hospital Lane, Overton Lane, Merrash Lane, Ogle Hay Road and Hanney Hay Road). There is no development within the site. Given the site's lack of direct connection with the settlement, it could not be considered to 'round off' the settlement.</p> |

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| | 7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area? | | |
| Assessment (Important, moderate, minor, no) | Important – the site is located in close proximity to the large built up area of Burntwood. There is no development within the site, and it has a sense of openness (both visual and spatial). Development of the site would represent an outward extension of the large built-up area (Burntwood). | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes</p> <p>Important - Less than 1km between Burntwood and Hammerwich</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>Site lies between Burntwood and Hammerwich. The gap between Burntwood and Hammerwich across the site is approximately 700m. The site is not connected to either settlement and is located within the gap between them. There is existing development adjacent to the site along Coppy Nook Lane and development of the site would extend this further and further erode the gap between the settlements.</p> <p>The development of the site would significantly reduce the gap between Burntwood and Hammerwich. Although it would not physically merge the settlements, the remaining gap between them would be further reduced and could therefore lead to subsequent coalescence between the settlements.</p> |

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| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – The site lies between Burntwood and Hammersmith. The gap between the settlements is less than 1km. Development of the site would significantly reduce the gap and could lead to subsequent coalescence.</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>Roads, existing development and field boundaries</p> <p>No</p> <p>Yes – roads.</p> | <p>The site is open in character with views across the site but not to the west due to existing residential development. The site has the character of countryside. The site is not enclosed by the settlement as it does not adjoin Burntwood or Hammerwich. There is existing residential development to the west of the site however this does not enclose the site. The site is free from encroaching development. The site’s boundaries consist of roads and field boundaries. The roads could assist in preventing encroachment.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as 'moderate' as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 3/1/1 split with three important categories, as such the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area, in preventing neighbouring towns from merging and safeguarding the countryside from encroachment | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No | |

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| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? | No |
| | 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No |

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| Green Belt site reference | SHLAA 267: Land East of Coulter Lane, Burntwood | | |
| Description of site | Site is approximately 3.3 hectares and is located between the western edge of the St Matthew's estate and Coulter Lane. The St Matthews Estate lies to the north east of the urban area of Burntwood and is inset within the Green Belt. Surrounding land uses includes agricultural land and open countryside to the north and west of the site with Coulter Lane Farm and scattered residential properties to the immediate west of the site. To the south of the site outside the site boundary is a small walled burial ground on the junction of Coulter Lane and St Matthews Road. The topography of the site rises steeply from Coulter Lane to the residential properties. The site consists of agricultural land. The site's northern boundary is defined by woodland. The eastern and southern boundary with St Matthews is defined by residential curtilages and a small section to the north east is not defined by any physical features on the ground. The western boundary is defined by Coulter Lane and the farm curtilage. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is predominantly within Parcel Burntwood St Matthews 6 with the northern section of the site within Parcel Burntwood St Matthews 1. St Matthews 6 was assessed as having an overall moderate role to Green Belt purposes. St Matthews 1 was assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> 1. Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? 2. What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) 3. Would development of the site represent an outward extension of the large built-up area? 4. If released from GB could enduring long-term boundaries be established? 5. Is the site free from development? 6. Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, | <p>Yes</p> <p>Site is adjacent to the built up area of St Matthews (Burntwood) Yes</p> <p>Yes - partially</p> <p>Yes</p> <p>Yes</p> | <p>The site is adjacent to the large built-up area of St Matthews (Burntwood). Development of the site would represent an outward extension of the large built-up area. If released from the Green Belt long term boundaries could be partially be established along Coulter Lane. There is no development within the site, and it has a sense of openness both in visual and spatial aspects. Site is well connected to St Matthews along its eastern and southern boundaries and therefore development could be considered to 'round off' the settlement to a degree.</p> |

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| | views and vegetation whereas spatial openness relates to the level and type of built form) 7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area? | Yes | |
| Assessment (Important, moderate, minor, no) | Moderate – the site is adjacent to the large built up area of St Matthews (Burntwood). Development of the site would represent an outward extension of the large built-up area. Site is well connected to the existing built up area of the settlement along its southern and eastern boundary and therefore development could be considered to ‘round off’ the settlement to a degree. | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>No</p> <p>Not applicable.</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> | Site does not lie between settlements. |

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| <p>Assessment (Important, moderate, minor, no)</p> | <p>No – site does not lie between settlements as it is enclosed by Burntwood (St Matthews).</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>Yes</p> <p>Road, residential curtilages and field boundaries.</p> <p>No</p> <p>Yes – roads.</p> | <p>The site is in agricultural use and is open in character. The site has the character of countryside. The site is enclosed by St Matthews along its eastern and southern boundaries. There is no development within the site. The site’s boundaries include roads (Coulter Lane) which could assist in preventing encroachment.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Moderate – Site has the character of open countryside and contains no urbanising development however the site is relatively enclosed by the settlement to the east and south which has an urbanising influence. Coulter Lane could assist in preventing encroachment.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as 'moderate' as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Moderate – Assessment records 3/2 split with three moderate categories therefore the majority category is applied. The overall assessment is therefore moderate. The site plays a moderate role in checking the unrestricted sprawl of the large built up area of Burntwood (St Matthews) and in safeguarding the countryside form encroachment. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No | |

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| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? | No |
| | 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No |

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| Green Belt site reference | SHLAA 279: Land west of Stables Way | | |
| Description of site | Site is approximately 8.1 hectares and is located to the west of Burntwood. Land to the west of the site is within Cannock Chase District and is assessed through the Cannock Chase Green Belt Review (2016) under 'Broad Area 4'. The site adjoins Burntwood along its eastern and short southern boundary. The eastern boundary is defined by Stables Way and the southern boundary is defined by Cannock Road. The remaining boundaries are defined by mature tree belt. The site comprises open fields. The topography of the site is undulating. Surrounding land uses consist of open countryside and agricultural land to the north and west and the settlement to the east and south including Burntwood Business Park to the south. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Burntwood 7 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>Yes</p> <p>Site is adjacent to the large built up area of Burntwood.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>The site is adjacent to the large built-up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established using the mature tree belt surrounding the site. There is no development within the site, and it has a sense of openness both in spatial and visual aspects. Site is connected to Burntwood along its eastern and short southern boundary however development could not be considered to 'round off' the settlement.</p> |

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| | <p>7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area?</p> | | |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – the site is adjacent to the large built up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). There is no existing development within the site and the site has a sense of openness (both in visual and spatial aspects).</p> | | |
| <p>b) To prevent neighbouring towns merging into on another.</p> | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes.</p> <p>Moderate – approximately 1.8km between Burntwood and Cannock.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>Yes</p> <p>No.</p> | <p>Site lies between Burntwood and Cannock (Heath Hayes). The gap is approximately 1.8km in this location. As such growth of Burntwood to the west would reduce the gap between the settlements. The gap is at its narrowest in this location. There is no intervening development between the settlements. Development of the site would significantly reduce the gap between Burntwood and Cannock. The remaining gap would be approximately 1.6km. Whilst this would not merge the settlements, it does significantly reduce the gap between the settlements and could lead to subsequent coalescence.</p> |

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| <p>Assessment (Important, moderate, minor, no)</p> | <p>Moderate – site lies between Burntwood and Cannock. The gap between the settlements is approximately 1.8km. Development of the site would significantly reduce the gap which is already at its narrowest in this location.</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>Roads and mature tree belt.</p> <p>No</p> <p>Yes – roads</p> | <p>The site consists of open fields and is open in character. The site is not enclosed by the settlement as it only adjoins Burntwood along its eastern boundary. There is no encroaching development within the site and the site has the character of countryside. The site’s boundaries include Stables Way and Cannock Way and mature tree belt which could assist in preventing encroachment.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 2/2/1 split with two important categories therefore the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area of Burntwood and in safeguarding the countryside form encroachment. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No | |

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| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? | No |
| | 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No |

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| Green Belt site reference | SHLAA 280: Land west of Ironstone Road | | |
| Description of site | Site is approximately 6.7 hectares and is located to the west of Burntwood. Land to the west of the site is within Cannock Chase District and is assessed through the Cannock Chase Green Belt Review (2016) under 'Broad Area 4'. The site adjoins Burntwood along a small section of its eastern boundary. The eastern boundary is defined by Stables Way and Sevens Road. The northern boundary is defined by Old Ironstone Road. The southern and western boundaries are defined by mature tree belt. The site comprises open fields. The topography of the site is undulating. Surrounding land uses consist of open countryside and agricultural land to the north, east and west, with the settlement to the south east. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Burntwood 7 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>Yes</p> <p>Site is adjacent to the large built up area of Burntwood.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | The site is adjacent to the large built-up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established using the mature tree belt and roads surrounding the site. There is no development within the site, and it has a sense of openness both in spatial and visual aspects. Site is connected to Burntwood along a small section of its eastern boundary and therefore development could not be considered to 'round off' the settlement. |

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| | <p>7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area?</p> | | |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – the site is adjacent to the large built up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). There is no existing development within the site and the site has a sense of openness (both in visual and spatial aspects).</p> | | |
| <p>b) To prevent neighbouring towns merging into on another.</p> | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes.</p> <p>Minor – approximately 2.1km between Burntwood and Cannock.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p> | <p>Site lies between Burntwood and Cannock (Heath Hayes). The gap is approximately 2.1km in this location. As such growth of Burntwood to the west would reduce the gap between the settlements. There is no intervening development between the settlements. Development of the site would not see a significant step towards the closure of the gap between Burntwood and Cannock (Heath Hayes). The remaining gap would be approximately 1.9km. Burntwood already extends further west beyond the site and the gap is already narrower to the south of the site.</p> |

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| Assessment (Important, moderate, minor, no) | Minor – site lies between Burntwood and Cannock. The gap between the settlements is approximately 2.1km. Burntwood already extends further west beyond the site. | | |
| c) To assist in safeguarding the countryside from encroachment. | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>Roads and mature tree belt.</p> <p>No</p> <p>Yes – roads and mature tree belt</p> | <p>The site consists of open fields and is open in character. The site is not enclosed by the settlement as it only adjoins Burntwood along a small section of its eastern boundary. There is no encroaching development within the site and the site has the character of countryside. The site's boundaries include Stables Way and Sevens Road and mature tree belt which could assist in preventing encroachment.</p> |
| Assessment (Important, moderate, minor, no) | Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development. | | |
| d) To preserve the setting and special character of historic towns | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as 'no' for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 2/1/1/1 split with two important categories therefore the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area of Burntwood and in safeguarding the countryside form encroachment. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No | |

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| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? | No |
| | 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No |

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| Green Belt site reference | SHLAA 284: Land North of Chorley Road, Boney Hay, Burntwood | | |
| Description of site | Site is approximately 14.3 hectares and located to the north of Burntwood. The site adjoins the settlement to the east and south. The eastern boundary is defined by Chorley Road and the southern boundary is defined by residential curtilages. The site's northern boundary is defined partly by the limits of a former concrete works site and partly by no physical features on the ground. The western boundary is partly defined by an area of new residential development and field boundaries. The surrounding land uses consist of open countryside and agricultural land to the north, new build residential development to the west, the former concrete works to the north east and the settlement to the south and east. The site consists of open fields with a sloping topography which slopes from south to north. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within Parcel Burntwood 5 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, | <p>Yes</p> <p>Site directly abuts the large built up area of Burntwood.</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p> | <p>The site directly abut the large built up area (Burntwood). Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could not be established as the northern and western boundaries consist of field boundaries and are partly undefined by physical features. There is no existing development within the site and the site has a sense of openness both in spatial and visual aspects. Site is well connected to Burntwood along its eastern and southern boundary and development could be considered to 'round off' the settlement to a degree.</p> |

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| | views and vegetation whereas spatial openness relates to the level and type of built form) 7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area? | Yes | |
| Assessment (Important, moderate, minor, no) | Moderate – Site directly abuts the large built up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). The site is well connected to Burntwood along its eastern and southern boundary and development could be considered to ‘round off’ the settlement to a degree. | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>No</p> <p>Minor – Approx. 5.5km between Burntwood and Rugeley.</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p> <p>No</p> | <p>Site is between Burntwood and Rugeley (to the north). Growth to the north of Burntwood would reduce this gap, however gap is considered to be large. There are intervening settlements between Burntwood and Rugeley such Upper Longdon and the washed over village of Gentleshaw (to the north). Development of the site would not see a significant step towards the closure of the gap between Burntwood and Rugeley.</p> |

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| <p>Assessment (Important, moderate, minor, no)</p> | <p>Minor – The site lies between Burntwood and Rugeley. The gap between the settlements is approximately 5.5km. There is intervening development between the settlements.</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>Yes</p> <p>Chorley Road, residential curtilages, limits of surrounding development, no physical features.</p> <p>No</p> <p>No</p> | <p>The site consists of open fields and is therefore open in character. The site is enclosed by the settlement along its southern and eastern boundaries. The former concrete works to the north east of the site and the new build residential development to the west of the site have an urbanising influence on the site and create a sense of enclosure. There is no existing encroachment within the site. The site’s boundaries consist of field boundaries with some boundaries not defined by any physical features.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Moderate – Site has the character of open countryside and contains no urbanising development. The site is enclosed by the settlement to the south and east and existing development to the north east and west which have an urbanising influence and create a sense of enclosure.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Moderate – Assessment records 3/1/1 split therefore majority category of moderate is applied. Site has a moderate role in safeguarding the countryside from encroachment, checking the unrestricted sprawl of large built-up area and the fifth purpose. It has a minor role in preventing towns from merging. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | No existing public footpaths or access. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | None. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) 3. Does it provide views into and from open countryside? | No – although AONB in close proximity to the north of the site. No Yes | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No | |

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| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? | No |
| | 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No |

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| Green Belt site reference | SHLAA 317: Land East of Coulter Lane, Burntwood | | |
| Description of site | Site is approximately 7.5 hectares and is located to the north of the St Matthew's Estate. The St Matthews Estate lies to the north east of the urban area of Burntwood and is inset within the Green Belt. Surrounding land uses includes agricultural land and open countryside to the north, east and west of the site. The site consists of agricultural land. The site's northern boundary is defined by Camsey Lane. The eastern boundary is defined by a field boundary. The western boundary is partly defined by mature trees and partly by no physical features on the ground. The southern boundary with St Matthews is defined by residential curtilages. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within Parcel Burntwood St Matthews 1 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>Yes</p> <p>Site is adjacent to the built up area of St Matthews (Burntwood) Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>The site is adjacent to the large built-up area of St Matthews (Burntwood). Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established along Camsey Lane. There is no development within the site, and it has a sense of openness both in spatial and visual aspects. Site is only connected to St Matthews along its southern boundary. Development of the site could not be considered to 'round off' the settlement.</p> |

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| | <p>7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area?</p> | | |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – the site is adjacent to the large built up area of St Matthews (Burntwood). Development of the site would represent an outward extension of the large built-up area. There is no existing development within the site and the site has a sense of openness (both in visual and spatial aspects).</p> | | |
| <p>b) To prevent neighbouring towns merging into on another.</p> | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes.</p> <p>Minor – approximately 4.4km between St Matthews (Burntwood) and Longdon</p> <p>Yes</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p> | <p>Site lies between St Matthews (Burntwood) and Longdon (to the north). As such growth of St Matthews to the north would reduce the gap between the settlements however the gap is considered to be large. The site is located within this gap. Gap between St Matthews (Burntwood) and Longdon is approximately 4.4km. There is intervening development between the settlements consisting of the washed over village of Chorley. Development of the site would not see a significant step towards the closure of the gap between St Matthews (Burntwood) and Longdon. Burntwood already extends further north beyond the site.</p> |

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| <p>Assessment (Important, moderate, minor, no)</p> | <p>Minor – site lies between St Matthews (Burntwood) and Longdon. The gap between the settlements is approximately 4.4km. There is intervening development between the settlements. Burntwood already extends further north beyond the site.</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>Camsey Lane, field boundaries and residential curtilages.</p> <p>No</p> <p>Yes – road</p> | <p>The site is in agricultural use and is open in character. The site is not enclosed by the settlement as it only adjoins St Matthews along its southern boundary. There is no encroaching development within the site and the site has the character of countryside. The site’s boundaries include Camsey Lane to the north which could assist in preventing encroachment.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 2/1/1/1 split with two important categories therefore the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area of St Matthews (Burntwood) and in safeguarding the countryside from encroachment. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No | |

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| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? | No |
| | 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No |

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| Green Belt site reference | SHLAA 328: Land off Ironstone Road, Burntwood | | |
| Description of site | Site is approximately 8.8 hectares and is located to the north west of Burntwood. Land to the west of the site is within Cannock Chase District and is assessed through the Cannock Chase Green Belt Review (2016) under 'Broad Area 4'. The site is not directly connected to Burntwood although it is in close proximity to it (approximately 127m away). The site's eastern boundary is defined partly by Sevens Road and partly by a field boundary. The western boundary is defined by Old Ironstone Road. The northern boundary is defined by a field boundary. The site comprises an agricultural field. The topography of the site is undulating. Surrounding land uses consist of open countryside and agricultural land on all sides. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Burntwood 7 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>Yes</p> <p>Site is in close proximity to the large built up area of Burntwood (approximately 127m away). Gap consists of open fields, a farm and roads.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>The site is in close proximity to the large built-up area of Burntwood (approximately 127m away). Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established along road boundaries (Sevens Road and Old Ironstone Road). There is no development within the site, and it has a sense of openness both in spatial and visual aspects. Site is not directly connected to Burntwood and therefore development could not be considered to 'round off' the settlement.</p> |

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| | <p>7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area?</p> | | |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – the site is in close proximity to the large built up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). There is no existing development within the site and the site has a sense of openness (both in visual and spatial aspects).</p> | | |
| <p>b) To prevent neighbouring towns merging into on another.</p> | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes.</p> <p>Minor – Approximately 2.2m between Burntwood and Cannock.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> | <p>Site lies between Burntwood and Cannock (Heath Hayes). The gap is approximately 2.2km in this location. As such growth of Burntwood to the west would reduce the gap between the settlements.</p> <p>There is no intervening development between the settlements. Due to the location of the site (slightly to the north west of Burntwood), development of the site would not see a significant step towards the closure of the gap between Burntwood and Cannock (Heath Hayes). The remaining gap would be approximately 2km. Burntwood already extends further west beyond the site and the gap is already narrower to the south of the site.</p> |

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| <p>Assessment (Important, moderate, minor, no)</p> | <p>Minor – site lies between Burntwood and Cannock. The gap between the settlements is approximately 2.2km. Burntwood already extends further west beyond the site.</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>Roads and field boundaries.</p> <p>No</p> <p>Yes – roads</p> | <p>The site is in agricultural use and is open in character. The site is not enclosed by the settlement as it is not directly connected to Burntwood. There is no encroaching development within the site and the site has the character of countryside. The site’s boundaries include Sevens Road and Old Ironstone Road which could assist in preventing encroachment.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 2/1/1/1 split with two important categories therefore the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area of Burntwood and in safeguarding the countryside form encroachment. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No | |

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| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? | No |
| | 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No |

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| Green Belt site reference | SHLAA 346: Land north of Meg Lane, Burntwood | | |
| Description of site | Site is approximately 14.4 hectares and is located to the north of Burntwood. The site adjoins Burntwood along part of its southern boundary and its western boundary. The site's southern boundary is defined by Rake Hill and a tree lined field boundary. The eastern boundary is defined a tree lined field boundary. The northern boundary is defined by Meg Lane and the western boundary is defined by Ogle Hay Road and residential curtilages of properties along Ogle Hay Road. Surrounding land uses consist of agricultural land and open countryside to the north and east. The topography of the site slopes considerably. The site consists of agricultural land. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Burntwood 3 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>Yes</p> <p>Site is adjacent to the built up area of Burntwood.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> | The site is adjacent to the large built-up area of Burntwood. The site does form part of a group of sites to prevent urban sprawl due to its immediate surroundings of roads. Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established along road boundaries (Meg Lane). There is no development within the site, and it has a sense of openness both in visual and spatial aspects. Site is well connected to Burntwood along its southern and western boundaries and development could be considered to 'round off' the settlement to a degree. |

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| | <p>7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area?</p> | | |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Moderate – the site is adjacent to the large built up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). The site is well connected to Burntwood along its southern and western boundaries and development could be considered to ‘round off’ the settlement to a degree.</p> | | |
| <p>b) To prevent neighbouring towns merging into on another.</p> | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes.</p> <p>Minor – approximately 6km between Burntwood and Rugeley.</p> <p>Yes</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p> | <p>Site lies between Burntwood and Rugeley. As such growth of Burntwood to the north would reduce the gap between the settlements however the gap is considered to be large. The site is located within this gap. Gap between Burntwood and Rugeley is approximately 6km. There are intervening settlements including Upper Longdon and Gentleshaw. Development of the site would not see a significant step towards the closure of the gap between Burntwood and Rugeley. Burntwood already extends further north beyond the site.</p> |

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| Assessment (Important, moderate, minor, no) | Minor – site lies between Burntwood and Rugeley. The gap between the settlements is approximately 6km. There are intervening settlements between the towns. Burntwood already extends further north beyond the site. | | |
| c) To assist in safeguarding the countryside from encroachment. | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>Yes</p> <p>Roads and field boundaries.</p> <p>No</p> <p>Yes – roads.</p> | The site is in agricultural use and is open in character. The site adjoins Burntwood along its southern and western boundary and is therefore fairly enclosed by the settlement although the topography of the site does limit the sense of enclosure to a degree. There is no development within the site. The site’s boundaries predominantly consist of roads which could assist in preventing encroachment. |
| Assessment (Important, moderate, minor, no) | Moderate – Site has the character of open countryside and contains no urbanising development. The site is enclosed by the settlement to the south and west although the topography of the site does limit the sense of enclosure to a degree. The site is bound by roads which could assist in preventing encroachment. | | |
| d) To preserve the setting and special character of historic towns | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | No | The site is not located adjacent to a historic town. |

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| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Moderate – Assessment records 3/1/1 split with three moderate categories therefore the overall assessment is moderate. The site plays a moderate role in checking the unrestricted sprawl of the large built up area of Burntwood and in safeguarding the countryside from encroachment. The site plays a minor role in preventing towns from merging. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No | |

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| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? | No |
| | 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No |

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| Green Belt site reference | SHLAA 349: Land north of M6 Toll | | |
| Description of site | Site is approximately 9.4 hectares and surrounding land uses include road infrastructure, residential and commercial development and agricultural fields. The site comprises of open grassland with established trees. The topography of the site is undulating. The site is located on the southern edge of Burntwood and adjoins Burntwood along Anglesey Close. To the west of the site is Walsall Burial Park. The site's boundaries are formed by Wharf Lane to the east, a field boundary to the north, the M6 toll to the south and Anglesey Close and the limits of the burial park to the west. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within Burntwood 8 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) | <p>Yes</p> <p>Site is adjacent to the built up area of Burntwood. Forms part of the gap between Brownhills and Burntwood.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>The site directly abuts the large built-up area of Burntwood. The site is within the gap between Burntwood and the built up area of Brownhills (to the south). Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established due to nearby physical features (M6 toll, Wharf Lane). There is no development within the site, and it has a sense of openness both in visual and spatial aspects. The site has a limited connection to the settlement along part of the western boundary therefore development of the site could not be considered to 'round off' the settlement.</p> |

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| | <p>7. Is the site well connected to the built up area along a number of boundaries? Could development of the site be considered to “round off” the pattern of the built up area?</p> | | |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – the site abuts the large built up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). There is no development within the site, and it has a sense of openness (both spatial and visual).</p> | | |
| <p>b) To prevent neighbouring towns merging into on another.</p> | <ol style="list-style-type: none"> 1. Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? 2. What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) 3. Are their intervening settlements or other development on roads that would be affected by release from Green belt? 4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? 5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? 6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? 7. Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes</p> <p>Important – Approximately 560m between Burntwood and Brownhills in this location.</p> <p>No</p> <p>No – although would close the narrowest gap between Burntwood and Brownhills.</p> <p>Yes</p> <p>Yes</p> <p>No</p> | <p>Site lies between Burntwood and Brownhills. The gap between Burntwood and Brownhills is approximately 560m. As such growth of Burntwood to the south would reduce the gap between the two large built up area. The M6 toll is located within the gap which does provide a strong physical boundary.</p> <p>The gap between Burntwood and Brownhills is at its narrowest point in this location and development of the site would further reduce this gap to approximately 350m. Development of the site would not physically merge the settlements however the remaining gap between them would be significantly reduced and could therefore lead to subsequent coalescence between the settlements.</p> |

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| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – The site lies between Burntwood and Brownhills. The gap between the settlements is approximately 560m. Development of the site would significantly reduce the gap and could lead to subsequent coalescence.</p> | | |
| <p>c) To assist in safeguarding the countryside from encroachment.</p> | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes</p> <p>No</p> <p>Roads, existing development and field boundaries</p> <p>No</p> <p>Yes – roads.</p> | <p>The site consists of open grassland with views across the site. It is therefore open in character. The site has the character of countryside. The site is not enclosed by the settlement as it only abuts Burntwood along a small section of its western boundary. The site is free from encroaching development. The site’s boundaries include roads (M6 toll and Wharf Lane) which could assist in preventing encroachment.</p> |
| <p>Assessment (Important, moderate, minor, no)</p> | <p>Important – Site has the character of open countryside and is free from urbanising development. The site is not enclosed by existing development.</p> | | |
| <p>d) To preserve the setting and special character of historic towns</p> | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | <p>No</p> | <p>The site is not located adjacent to a historic town.</p> |

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| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |
| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as ‘moderate’ as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Important – Assessment records 3/1/1 split with three important categories, as such the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area of Burntwood, in preventing the neighbouring towns of Burntwood and Brownhills from merging and in safeguarding the countryside from encroachment. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No | |

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| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly |
| Improving derelict and damaged land | 1. Is there any derelict land in the site? | No |
| | 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | No |

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| Green Belt site reference | SHLAA 372: Land at 117 Norton Lane | | |
| Description of site | Site is approximately 0.26 hectares and surrounding land uses include road infrastructure, residential and commercial development and agricultural fields. The site comprises of a derelict residential dwelling with no current active use. The site is located on the edge of Burntwood with boundaries formed by existing development, field boundaries and Norton Road. | | |
| Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019 | Site is within parcel Burntwood 10 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes. | | |
| NPPF Green Belt purpose | Specific Questions | Assessment | Comments |
| a) To check the unrestricted sprawl of large built up areas. | <ol style="list-style-type: none"> Does the site directly abut the outer edge of the large built-up area, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl? What is the physical gap between the settlement edge of the site and the urban edge of the large built-up area? I.e. is there a broad gap or is the gap narrow? (Smaller sites only) Would development of the site represent an outward extension of the large built-up area? If released from GB could enduring long-term boundaries be established? Is the site free from development? Does the site have a sense of openness and would this be compromised by development? (for the purposes of openness, this is defined as having both a visual and spatial aspect, visual openness relates to the perception of openness which may be impacted by topography, views and vegetation whereas spatial openness relates to the level and type of built form) Is the site well connected to the built up area along a number of boundaries? Could development of the site | <p>Yes</p> <p>Site directly abuts to the built up area of Burntwood.</p> <p>Yes</p> <p>Yes</p> <p>Yes - partially Yes – to a degree</p> <p>Yes</p> | <p>The site directly abuts the large built-up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). If released from the Green Belt long term boundaries could be established along boundaries due to nearby physical features (Norton Lane, Stockhay Lane, Hammerwich Road, Overton Lane, Copsy Nook Lane and Hospital Lane). There is development within the site consisting of a residential property which limits the site's openness to a degree. The site is connected to the settlement along its northern and eastern boundary and development of the site could be considered to 'round off' the settlement pattern.</p> |

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| | be considered to “round off” the pattern of the built up area? | | |
| Assessment (Important, moderate, minor, no) | Moderate – the site is adjacent to the large built up area of Burntwood. Development of the site would represent an outward extension of the large built-up area (Burntwood). Development of the site could be considered to ‘round off’ the settlement pattern. | | |
| b) To prevent neighbouring towns merging into on another. | <ol style="list-style-type: none"> Does the site lie directly between two towns and form all or part of a gap between them? Where the site does form a gap what is the sensitivity and/or integrity of the site? What distance is the gap between the towns? (where the distance is less than 1km it will be considered important, between 1 and 2km will be considered moderate, more than 2km will be considered as minor) Are their intervening settlements or other development on roads that would be affected by release from Green belt? Would development in the site appear to result in the merging of towns or compromise the separation of towns physically? Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements? Would the development of the site be a significant step leading towards coalescence of two settlements? Would development of the site result in a physical connection between urban areas and settlements, or lead to the danger of a subsequent coalescence between such settlements? Does the Green Belt prevent another settlement being absorbed into the large built up-area? | <p>Yes</p> <p>Important - Less than 1km between Burntwood and Hammerwich</p> <p>No</p> <p>No</p> <p>Yes</p> <p>No</p> <p>No</p> | <p>Site lies between Burntwood and Hammerwich. The gap between Burntwood and Hammerwich across the site is approximately 550m. Development of the site would have a limited effect on the gap between the settlements.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Burntwood and Hammerwich given the size and location of the site. The settlement already extends further south beyond the site.</p> |
| Assessment (Important, moderate, minor, no) | Moderate – The site lies between Burntwood and Hammerwich. The gap between the settlements is less than 1km. Development of the site would have a limited effect on the gap between the settlements as the settlement already extends further south beyond the site therefore an assessment of moderate has been applied. | | |

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| c) To assist in safeguarding the countryside from encroachment. | <ol style="list-style-type: none"> 1. Does the site have the character of open countryside? - What is the nature of the land use in the site? 2. Is the site partially enclosed by a town or village built up area? 3. What are the boundary features of the site with the settlement (if the site is connected to a settlement) and the boundary features with the countryside? 4. Has the site already been affected by encroaching development, is there development within the site (not including agriculture and forestry developments considered to be appropriate development)? 5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site? | <p>Yes – to a degree</p> <p>Yes</p> <p>A road, field boundaries and existing development</p> <p>Yes – to a degree</p> <p>Yes – roads.</p> | <p>The site has a derelict residential dwelling set within a large garden. It is partly open in character and partly has the character of countryside. The site is enclosed by the settlement to the north and east which has an urbanising influence. There is limited encroachment within the site consisting of the residential dwelling. The site’s boundaries consist of a road, existing development and field boundaries. The roads could assist in preventing encroachment.</p> |
| Assessment (Important, moderate, minor, no) | Moderate – The site has the character of countryside and contains limited urbanising development within it. The site is enclosed by the settlement to the north and east creating a sense of enclosure and having an urbanising influence on the site. | | |
| d) To preserve the setting and special character of historic towns | <p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p> <ol style="list-style-type: none"> 1. Is the site located within or adjacent to a historic town? Where it is not then no further criteria/questions are asked and the site is scored as ‘no’ for this purpose. 2. Can features of the historic town be seen from within the site? Does the site have good intervisibility with the core of the historic town? 3. Is the site in the foreground of views towards the historic town from public places? 4. Is there public access within the site? 5. Does the site form part of an historic landscape that is related to an historic town? | No | The site is not located adjacent to a historic town. |
| Assessment (Important, moderate, minor, no) | No – The site is not located adjacent to a historic town. | | |

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| e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land. | All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to reuse/recycle derelict/urban sites. As such it is not possible to assess whether one site considered in isolation makes more of a contribution to this purpose. What can be said is that all sites make an equally significant contribution to this purpose and as such are each scored as 'moderate' as this is the of middle scoring range. | Moderate | All sites/areas are assessed as providing an equal contribution toward this Green Belt purpose. Given the limited supply of brownfield/derelict land within Lichfield District and the considerable supply across the HMA it is considered the Green belt as a whole within Lichfield plays a moderate role in encouraging the recycling of derelict land. |
| Assessment (Important, moderate, minor, no) | Moderate - All sites/areas to be assessed as moderate | | |
| Overall site assessment | Moderate – Assessment records 4/1 split with four moderate categories therefore the majority category of moderate is applied. The site plays a moderate role in checking unrestricted sprawl, preventing neighbouring towns from merging, safeguarding the countryside from encroachment and in assisting in urban regeneration. | | |
| Existing or potential contribution to positive functions of the Green Belt – retaining and enhancing the beneficial use. The following is collected to provide useful additional information with regards to each site but is not categorised as part of the assessment. | | | |
| Opportunities for public access or to provide access | 1. What is the degree of existing public access? | There is no public access to the site. | |
| Opportunities for outdoor sport and recreation | 1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site? | No recreational facilities within the site. | |
| Retain and Enhance landscapes and visual amenity | 1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB? | No | |
| | 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals) | No | |
| | 3. Does it provide views into and from open countryside? | Yes | |
| Enhancing biodiversity | 1. Are there any national or local biodiversity designations within the site? | No | |
| | 2. Is there any potential for creation or enhancement of appropriate habitat within the site? | Possibly | |

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| <p>Improving derelict and damaged land</p> | <ol style="list-style-type: none"> 1. Is there any derelict land in the site? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt? | <p>No</p> <p>No</p> |
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