

## E4 Drayton Bassett

Green Belt site reference	<b>SHLAA 243: Land off Salts Lane, Drayton Bassett</b>		
Description of site	Site is approximately 0.87 hectares and is located to the east of the settlement of Drayton Bassett. The site is only connected to the settlement along a small section of its southern boundary consisting of residential curtilages. The remainder of its southern boundary is defined by Salts Lane. The eastern boundary is defined by a track which is accessed via a gate from Salts Lane. The western boundary is defined by residential curtilages. The northern boundary is defined by mature trees and the limits of the primary school fields. The site consists of an open field. The surrounding land uses consist of open countryside and agricultural land to the north, east and south and the settlement to the west.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Parcel Drayton Bassett 1 although this encompasses a slightly larger area. Assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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</li> </ol>	<p>No.</p> <p>Gap to Tamworth is approximately 1.7km.</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 the urban area of Tamworth which is approximately 1.7km to the east of the site. The edge of the West Midlands conurbation is approximately 5.8km to the west however the built form of the village lies between the site and the large built-up area in this direction.</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>

	<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>	<p>Site is connected to the village along small section of southern boundary. Development of the site could not be considered to ‘round off’.</p>	<p>using the road and track boundary. There is no development within the site and there is a sense of openness both in visual and spatial aspects.</p> <p>The site has a very limited connection to the village and could not be considered to ‘round off’ the settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>No</b> – site does not abut the large built-up area. The closest large built up area is Tamworth which is approximately 1.7km away. There is no development within the site and there is 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"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes.</p> <p>Moderate – approximately 1.7km between Drayton Bassett and Tamworth.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Drayton Bassett and Tamworth (to the east). Gap between the settlements is approximately 1.7km. As such growth of Drayton Bassett to the east would reduce the gap between the settlements.</p> <p>There is no intervening development between the settlement.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Drayton Bassett and Tamworth. The remaining gap would be approximately 1.65km</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> – Site lies between Drayton Bassett and Tamworth. The gap between the settlements is approximately 1.7km. There is no intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Residential properties to the settlement. Track, Salts Lane and mature trees with the countryside.</p> <p>No.</p> <p>Yes – road, track.</p>	<p>The site consists of an open field and is therefore open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Drayton Bassett along a small section of its southern boundary.</p> <p>There is no development within the site.</p> <p>The site’s northern boundary and eastern boundary consist of a road and a track which could assist in preventing encroachment.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – 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 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"> <li>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.</li> <li>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?</li> <li>Is the site in the foreground of views towards the historic town from public places?</li> <li>Is there public access within the site?</li> </ol>	No.	The site is not located adjacent to a historic town.

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – 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 performs a slightly more limited role in other aspects. The site plays a moderate role in preventing towns from merging. Taking all purposes into consideration, 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)	No. Yes – in very close proximity to the conservation area.	

	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.

Green Belt site reference	<b>SHLAA 311: Land to North of Salts Lane, Drayton Bassett</b>		
Description of site	Site is approximately 2.5 hectares and is located to the east of the settlement of Drayton Bassett. The site is only connected to the settlement along part of its western boundary consisting of residential curtilages. The remainder of its western boundary is defined by the curtilage of Manor Primary School. The northern boundary is defined by mature woodland (Edden's wood). The eastern boundary is not defined by any physical features. The southern boundary is defined by mature tree lining. The site consists of an open field. The surrounding land uses consist of open countryside and agricultural land to the north, east and south and the settlement to the west.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Broad Area 10. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Tamworth is approximately 1.7km.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Site is connected to the village along part of its western boundary. Development of the</p>	<p>The site does not directly abut the large built-up area. The closest large built up area is the urban area of Tamworth which is approximately 1.7m to the east of the site. The edge of the West Midlands conurbation is approximately 5.8km to the west however the built form of the village lies between the site and the large built-up area in this direction.</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 as the eastern boundary is not defined by any physical features on the ground. There is no development within the site and there is a sense of</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 could not be considered to ‘round off’.</p>	<p>openness both in visual and spatial aspects.</p> <p>The site has a limited connection to the village along one boundary and could not be considered to ‘round off’ the settlement.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>No – site does not abut the large built-up area. The closest large built up area is Tamworth which is approximately 1.7km away. There is no development within the site and there is a sense of openness both in visual and spatial aspects.</b></p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes.</p> <p>Moderate – approximately 1.7km between Drayton Bassett and Tamworth.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Drayton Bassett and Tamworth (to the east). Gap between the settlements is approximately 1.7km. As such growth of Drayton Bassett to the east would reduce the gap between the settlements.</p> <p>There is no intervening development between the settlement.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Drayton Bassett and Tamworth. The remaining gap would be approximately 1.6km</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> – Site lies between Drayton Bassett and Tamworth. The gap between the settlements is approximately 1.7km. There is no intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Residential properties to the settlement. Woodland and no physical features to the countryside.</p> <p>No.</p> <p>Yes – Woodland and mature trees</p>	<p>The site consists of an open field and is therefore open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Drayton Bassett along a section of its western boundary.</p> <p>There is no development within the site.</p> <p>The site's northern and southern boundary consist of woodland and mature trees which could assist in preventing encroachment. The eastern boundary is not defined by any physical features on the ground and would not be able to prevent encroachment.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – 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 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"> <li>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.</li> <li>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?</li> </ol>	No.	The site is not located adjacent to a historic town.

	<ol style="list-style-type: none"> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – 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 performs a slightly more limited role in other aspects. The site plays a moderate role in preventing towns from merging. Taking all purposes into consideration, an overall assessment of moderate is applied.		
<b>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.</b>			
Opportunities for public access or to provide access	<ol style="list-style-type: none"> <li>1. What is the degree of existing public access?</li> </ol>	There is no public access within the site.	
Opportunities for outdoor sport and recreation	<ol style="list-style-type: none"> <li>1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?</li> </ol>	No recreational facilities within the site.	

Retain and Enhance landscapes and visual amenity	<ol style="list-style-type: none"> <li>1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB?</li> <li>2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals)</li> <li>3. Does it provide views into and from open countryside?</li> </ol>	<p>No.</p> <p>Yes – site is adjacent to the conservation area.</p> <p>Yes.</p>
Enhancing biodiversity	<ol style="list-style-type: none"> <li>3. Are there any national or local biodiversity designations within the site?</li> <li>4. Is there any potential for creation or enhancement of appropriate habitat within the site?</li> </ol>	<p>No.</p> <p>Possibly.</p>
Improving derelict and damaged land	<ol style="list-style-type: none"> <li>3. Is there any derelict land in the site?</li> <li>4. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ol>	<p>No.</p> <p>No.</p>

## E5 Fazeley, Mile Oak & Bonehill

Green Belt site reference	<b>ELAA 33: Mile Oak Business Centre</b>		
Description of site	Site is approximately 0.3 hectares and is not directly connected to the settlement of Mile Oak however it is located approximately 95m to the north of it. The site's northern, eastern and western boundaries are defined by the limits of development marked by established hedgerow and metal fencing. The site's southern boundary cuts through the business centre and is therefore not defined by any physical features on the ground. The site comprises commercial uses forming part of Mile Oak Business Centre. Surrounding uses include a car dealership to the south east, agricultural land to the east and west, the A5 to the north and agricultural land beyond this.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Parcel Fazeley, Mile Oak & Bonehill 2. Assessed as having an overall minor role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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</li> </ol>	<p>No</p> <p>Gap to Tamworth is approximately 1.5km.</p> <p>No</p> <p>Yes</p> <p>No</p> <p>No</p>	<p>The site does not directly abut a large built-up area. The closest large built-up area is the urban area of Tamworth which is approximately 1.5km to the east of the edge of the site. However, the built form of the settlement lies between the site and Tamworth in that direction. The edge of the West Midlands conurbation is approximately 4.8km to the south west.</p> <p>Development of the site would not represent an outward extension of the large built-up area (Tamworth).</p>

	<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>	No	<p>If released from the Green Belt long term boundaries could be established along the A5 and A453.</p> <p>The site is completely developed due to Mile Oak Business Centre and it does not have a sense of openness. The site is not directly connected to settlement therefore development of site could not be considered to ‘round off’ a settlement.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – the site does not abut the large built up area with Tamworth being approximately 1.5km away. The settlement lies between the site and the large built up area (Tamworth). The site is completely developed and does not have a sense of openness.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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</li> </ol>	<p>Yes</p> <p>Minor – approximately 6.7km gap between Fazeley, Mile Oak &amp; Bonehill and Shenstone</p> <p>Yes</p> <p>Yes</p> <p>No</p> <p>No</p>	<p>Site lies between Fazeley, Mile Oak &amp; Bonehill and Shenstone (to the west). Gap between the settlements is approximately 6.7km. As such development of Mile Oak to the west would reduce the gap between the settlements however given the extent of this gap, this would be limited.</p> <p>There is intervening development within the gap including the washed over village of Weeford and Hints.</p> <p>Development of the site would not lead to the closure of the gap or be a significant step in closing the gap. Mile Oak already extends further west beyond the site.</p>

	<p>between urban areas and settlements, or lead to the 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>	No	
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – The site lies between Fazeley, Mile Oak & Bonehill and Shenstone (to the west). Gap between the settlements is approximately 6.7km. There is intervening development between the settlements. Mile Oak already extends further west beyond the site.		
c) To assist in safeguarding the countryside from encroachment.	<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>No</p> <p>No</p> <p>Existing development and no physical features.</p> <p>No</p> <p>No</p>	<p>There is significant encroachment within the site as the site is completely developed consisting of part of Mile Oak Business Centre and it therefore has an urban character and does not have the character of countryside.</p> <p>The site is not enclosed by the settlements as it is not directly connected to it however it is adjacent to the existing development to the south.</p> <p>The site's boundaries consist of the limits of development.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – The site does not have the character of countryside. There is significant encroachment within the site as it is completely developed due to the business centre. This has an urbanising influence on the site and gives the site an urban character.		
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> <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>	No	The site is not located adjacent to a historic town.

	<ol style="list-style-type: none"> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – Site is not located adjacent to a historic town.</b>		
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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate - All sites/areas to be assessed as moderate</b>		
<b>Overall site assessment</b>	<b>Minor – Assessment records 3/1/1 split with three no categories therefore the overall assessment is minor. The site plays a minor role in preventing towns from merging however plays a very limited role in other purposes.</b>		
<b>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.</b>			
Opportunities for public access or to provide access	<ol style="list-style-type: none"> <li>1. What is the degree of existing public access?</li> </ol>	There is no public access to the site.	
Opportunities for outdoor sport and recreation	<ol style="list-style-type: none"> <li>1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?</li> </ol>	No recreational facilities within the site.	

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

Green Belt site reference	<b>SHLAA 71: Land off Aldin Close/Plantation Ln, Mile Oak</b>		
Description of site	Site is approximately 8.24 hectares and is located to the north west of the settlement of Bonehill adjacent to the Sir Robert Peel Hospital. The eastern boundary with the settlement is defined by residential curtilages. The site's northern boundary is defined by the A5. The western boundary is defined by Plantation Lane. The southern boundary is defined by The Green. The surrounding land uses include the settlement of Bonehill to the east, Mile Oak to the south, an industrial park further to the north east and open countryside to the south west. The site consists of an agricultural field. The topography of the site is generally flat.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Parcel Fazeley, Mile Oak and Bonehill 3. Assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No</p> <p>Gap to Tamworth is approximately 500m.</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>The site does not directly abut a large built-up area. The nearest large built-up area is the urban area of Tamworth which is approximately 500m to the east of the site. However the built form of Bonehill lies between the site and Tamworth in that direction. The West Midlands conurbation is approximately 5.5km to the south west, the built development of the settlement lies between the site and the conurbation in this direction.</p> <p>Development of the site would not represent an outward expansion of the large built-up area. If released from the Green Belt long term boundaries could be established along the A5, Plantation Lane and The Green.</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>There is no development within the site. The site is connected to the settlement along one boundary and on its own it could not be considered to ‘round off’ the settlement. Development of the site alongside the adjacent sites to the south and west could be considered to ‘round off’.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – site does not abut the large urban area. The nearest large built up area is Tamworth which is approximately 500m away. The settlement is located between the site and the large built-up area (Tamworth), although the northern extent of the site has no development between it and Tamworth.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes</p> <p>Important – approximately 400m between Fazeley, Mile Oak &amp; Bonehill and Tamworth.</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>	<p>Site lies between Fazeley, Mile Oak &amp; Bonehill and Tamworth. The gap between the settlements is approximately 400m. As such growth of Bonehill to the east would reduce the gap between the settlements. The majority of the site is located to the west of Bonehill and is therefore not located within this gap. As such, development of the site would not impact upon the gap between the settlements and it would not result in them merging. A small section along the northern most edge of the site would slightly impact the gap however the gap between the settlements is already narrower elsewhere. It is therefore considered appropriate to apply an assessment of moderate in this instance.</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
Assessment (Important, moderate, minor, no)	<b>Moderate</b> – Site lies between Fazeley, Mile Oak & Bonehill and Tamworth. The gap between Fazeley, Mile Oak & Bonehill and Tamworth is approximately 400m. Development of the site would not impact the gap as the site is located to the west of Bonehill therefore the settlement already extends closer to Tamworth. As such it is considered appropriate to apply the moderate category in this instance.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<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 agricultural land and is therefore open in character. There is no existing encroachment within the site.</p> <p>The site is not enclosed by the settlement as it only abuts Bonehill along one side however the site is enclosed by existing development due to the Sir Robert Peel Hospital located adjacent to the western boundary of the site. This has an urbanising influence on the site.</p> <p>The site’s boundaries consist of roads including the A5 to the north, Plantation Lane to the west and The Green to the south which could all assist in preventing encroachment.</p>
Assessment (Important, moderate, minor, no)	<b>Moderate</b> – The site is open in character and does not contain urbanising development. The site is enclosed by existing development due to the settlement to the east and south east and the hospital to the west which 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"> <li>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.</li> </ol>	No.	The site is not located adjacent to a historic town.

	<ol style="list-style-type: none"> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 3/1/1 split with three moderate categories therefore the majority category of moderate is the overall assessment. The site plays a moderate role in preventing neighbouring towns from merging and 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	<ol style="list-style-type: none"> <li>1. What is the degree of existing public access?</li> </ol>	There is no public access to the site.	

Opportunities for outdoor sport and recreation	2. 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

Green Belt site reference	<b>SHLAA 72: Land off Lichfield Street/ Park Lane, Mile Oak</b>		
Description of site	Site is approximately 1.93 hectares and is nearly completely enclosed by the settlement. The site is connected to the settlement of Bonehill to the north and east and Mile Oak to the south. The site's northern boundary is defined by residential curtilages with some TPO trees along the boundary. The eastern boundary is defined by Park Lane. The southern boundary is defined by Watling Street. The western boundary is defined by a field boundary. The site consists of an agricultural field and the topography of the site is generally flat. Surrounding land uses to the north, east and south consist of the settlement and to the west is agricultural land with Sir Robert Peel Hospital further west.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Parcel Fazeley, Mile Oak and Bonehill 3. Assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No</p> <p>Gap to Tamworth is approximately 500m.</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>The site does not directly abut a large built-up area. The nearest large built-up area is the urban area of Tamworth which is approximately 500m to the east of the site. However the built form of Bonehill lies between the site and Tamworth in that direction. The West Midlands conurbation is approximately 5.5km to the south west, the built development of the settlement lies between the site and the conurbation in this direction.</p> <p>Development of the site would not represent an outward expansion of the large built-up area. If released from the Green Belt long term boundaries could be established along the A5 and Plantation Lane.</p> <p>There is no development within the site.</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?		The site is well connected to the settlement along three boundaries and development could be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large urban area. The nearest large built up area is Tamworth which is approximately 500m away. The settlement is located between the site and the large built-up area (Tamworth). The site is well connected to the settlement along three boundaries and development could be considered to ‘round off’ the settlement.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>No.</p> <p>Not applicable</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>	Site is enclosed by the settlement and does not lie between two towns.

<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>No</b> – Site does not lie between settlements and does not form a gap between settlements as it is completely enclosed by the settlement.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>Yes</p> <p>Roads, existing development and field boundary.</p> <p>No</p> <p>Yes - roads</p>	<p>The site consists of agricultural land and is therefore open in character. There is no existing encroachment within the site.</p> <p>The site is completely enclosed by the settlement to the north, east and south and Sir Robert Peel Hospital is located further west of the site. This creates a sense of enclosure and has an urbanising influence on the site significantly reducing the openness.</p> <p>The site’s boundaries consist of roads which could assist in preventing encroachment.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Minor</b> – The site is open in character and does not contain urbanising development however the site is completely enclosed by the settlement to the north, east and south with the hospital further west. This creates a sense of enclosure and 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> <ol style="list-style-type: none"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Minor</b> – Assessment records 3/1/1 split with three no categories therefore the overall assessment is minor. The site plays a minor role in safeguarding the countryside from encroachment given it is nearly completely enclosed by existing development.		
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? 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 Yes – adjacent to a conservation area to the north and east. Yes	

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

Green Belt site reference	<b>SHLAA 74: Bonehill Mill, Lichfield Street, Fazeley</b>		
Description of site	Site is approximately 1.89 hectares and is located to the north of the settlement of Fazeley and to the west of Tamworth. The northern boundary is defined by a field boundary. The eastern boundary is defined by the Birmingham and Fazeley Canal. The southern boundary is defined by the limits of commercial development to the south of the site as well as residential curtilages of properties at 'The Laurels'. The western boundary is defined by trees around Bonehill Mill Fishery. The site consists of an open field and includes a surface car park to the west of Lichfield Street which cuts through the site. The topography of the site is generally flat. Surrounding land uses include Bonehill Mill Fishery to the west of the site, a nursery and pre-school and a commercial building to the south of the site (not within the site boundary), open countryside to the north west of the site and the settlement to the north, east and south.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Parcel Fazeley, Mile Oak and Bonehill 4. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>Yes</p> <p>Site abuts the large built up area of Tamworth. Gap consists of the canal.</p> <p>Yes</p> <p>Yes</p> <p>Yes - mostly</p> <p>Yes</p>	<p>The site does directly abut a large built-up area (Tamworth). The built area of Tamworth lies directly adjacent to the canal which forms the eastern boundary of the site. The edge of the West Midlands conurbation is approximately 6.5km to the south west, the built development of the settlement lies between the site and the conurbation in this direction.</p> <p>Development of the site would represent an outward expansion of the large built-up area (Tamworth). If released from the Green Belt long term boundaries could be established along the canal and existing development.</p>

	<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>No</p>	<p>The only development within the site consists of a surface car park adjacent to Lichfield Street. The site has a sense of openness both in visual and spatial aspects.</p> <p>The site is connected to the settlement of Fazeley to the south and Tamworth to the east however given the separation by the canal, development could not be considered to ‘round off’ the settlement.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Important</b> – site directly abuts the large built up area of Tamworth. Development of the site would represent an outward expansion of the large built-up area (Tamworth). The site is mostly free from development and it 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"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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</li> </ol>	<p>Yes</p> <p>Important – approximately 15m between Fazeley, Mile Oak &amp; Bonehill and Tamworth in this location.</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>Site lies between Fazeley, Mile Oak &amp; Bonehill and Tamworth. The settlements have already merged in this location with the Birmingham and Fazeley Canal representing the only separation between the settlements (approximately 15m).</p> <p>As such growth of Fazeley to the north would further merge the settlements along the canal and close the remaining gap in this location.</p>

	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?	Yes	
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site lies between Fazeley, Mile Oak & Bonehill and Tamworth. The settlements have already merged in this location with the canal providing the only remaining separation. Development of the site would further merge the settlements along the canal and close the remaining gap in this location.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>Yes</p> <p>Existing development, field boundary, canal and tree lining. No – to a limited extent</p> <p>Yes – canal and fishery</p>	<p>The site consists of an open field and is therefore open in character. There is no existing encroachment within the site with the exception of a surface car park to the west of Lichfield Street.</p> <p>The site is enclosed by existing development as Tamworth is located to the east beyond the canal, Fazeley is located to the south, and there is existing development consisting of a nursery and commercial building adjacent to the south of the site. This has an urbanising influence on the site.</p> <p>The site's boundaries include the canal and trees around the fishery which could assist in preventing encroachment.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> – The site is open in character and is predominantly free from urbanising development. The site is enclosed by existing development due to the settlement and urban area to the south and east and existing development to the south which has an urbanising influence on the site.		
d) To preserve the setting and special character of historic towns	Does the site make a positive contribution to the setting of the historic town? Measured by:	Yes	<p>The site is located adjacent to a historic town (Tamworth).</p> <p>There are no long distance views</p>

	<ol style="list-style-type: none"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No</p> <p>No</p> <p>Yes</p> <p>No</p>	<p>toward Tamworth from with the site. Immediate foreground views are of modern residential development adjacent to the canal. The site therefore has no relation to the setting of the historic town. Public access is available through the site via Lichfield Street and along the canal towpath.</p>
Assessment (Important, moderate, minor, no)	<b>Minor</b> – Site is located adjacent to a historic town (Tamworth). However, there is limited intervisibility with the historic core with no long distance views.		
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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – Assessment records 2/2/1 split with two important categories therefore the overall assessment is important. The site plays an important role in checking unrestricted sprawl of the large built up area of Tamworth and in preventing the merging of Tamworth and Fazeley. The site plays a moderate role in 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?	Access through the site via Lichfield Street and along the canal tow path which forms the eastern boundary.
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 Yes – site is within a conservation area. 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

Green Belt site reference	<b>SHLAA 106: Mile Oak, Fazeley</b>		
Description of site	Site is approximately 3.2 hectares and is fairly enclosed by the settlement. The site is connected to the settlement of Bonehill to the north and Mile Oak to the south with the Sir Robert Peel Hospital to the west. The site's northern boundary is defined by residential curtilages and The Green. The western boundary is defined by Plantation Lane. The southern boundary is defined by Watling Street. The eastern boundary is defined by a field boundary. The site consists of an agricultural field and the topography of the site is generally flat. Surrounding land uses to the north and south consist of the settlement, to the east is an agricultural field with the settlement beyond this, to the west is Sir Robert Peel Hospital.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Parcel Fazeley, Mile Oak and Bonehill 3. Assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No</p> <p>Gap to Tamworth is approximately 500m.</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>The site does not directly abut a large built-up area. The nearest large built-up area is the urban area of Tamworth which is approximately 500m to the east of the site. However the built form of Bonehill lies between the site and Tamworth in that direction. The West Midlands conurbation is approximately 5.5km to the south west, the built development of the settlement lies between the site and the conurbation in this direction.</p> <p>Development of the site would not represent an outward expansion of the large built-up area. If released from the Green Belt long term boundaries could be established along The Green and Plantation Lane.</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?		There is no development within the site. The site is well connected to the settlement along two boundaries and development could be considered to ‘round off’ the settlement (particularly alongside the adjacent field to the east).
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large urban area. The nearest large built up area is Tamworth which is approximately 500m away. The settlement is located between the site and the large built-up area (Tamworth). The site is well connected to the settlement along two boundaries and development could be considered to ‘round off’ the settlement.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>No.</p> <p>Not applicable</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>	Site is enclosed by the settlement and does not lie between two towns.

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>No</b> – Site does not lie between settlements and does not form a gap between settlements as it is enclosed by the settlement.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>Yes</p> <p>Roads, existing development and field boundary.</p> <p>No</p> <p>Yes - roads</p>	<p>The site consists of agricultural land and is therefore open in character. There is no existing encroachment within the site.</p> <p>The site is enclosed by the settlement to the north and south with Sir Robert Peel Hospital to the west and the settlement further east beyond the adjacent field. This creates a sense of enclosure and has an urbanising influence on the site which significantly reduces the openness of the site.</p> <p>The site’s boundaries consist of roads (The Green and Plantation Lane) which could assist in preventing encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – The site is open in character and does not contain urbanising development however the site is nearly completely enclosed by the settlement and existing development. The site is enclosed by the settlement to the north and south with the hospital to the west and the settlement further east. This creates a sense of enclosure and 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> <ol style="list-style-type: none"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	<ol style="list-style-type: none"> <li>Is there public access within the site?</li> <li>Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – Site is not located adjacent to a historic town.</b>		
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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate - All sites/areas to be assessed as moderate</b>		
<b>Overall site assessment</b>	<b>Minor – Assessment records 3/1/1 split with three no categories therefore the overall assessment is minor. The site plays a minor role in safeguarding the countryside from encroachment given it is nearly completely enclosed by existing development.</b>		
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"> <li>What is the degree of existing public access?</li> </ol>	There is no public access to the site.	
Opportunities for outdoor sport and recreation	<ol style="list-style-type: none"> <li>Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?</li> </ol>	No recreational facilities within the site.	
Retain and Enhance landscapes and visual amenity	<ol style="list-style-type: none"> <li>Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB?</li> <li>Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals)</li> </ol>	<p>No</p> <p>Yes – in close proximity to a conservation area.</p>	

	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

Green Belt site reference	<b>SHLAA 152: Land west of Sutton Road, Mile Oak</b>		
Description of site	Site is approximately 53.9 hectares and is located to the west of the settlement of Mile Oak. The eastern boundary with the settlement is defined by Sutton Road A453. The site's northern boundary is defined by Hints Road and Roman Road. The southern boundary is defined by Bourne Brook Cut. The western boundary is defined by a field boundary with trees and hedgerow. The site comprises agricultural land. The topography of the site is gently undulating. Surrounding land uses consist of Hillwood Autos MOT centre to the north west, open countryside and agricultural land to the north, west and south with the settlement to the east and Mile Oak Business Centre to the north east. There are two residential properties along Hints Road which are excluded from the site boundary.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Parcel Fazeley, Mile Oak and Bonehill 1. Assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No</p> <p>Gap to Tamworth is approximately 1.5km.</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>The site does not directly abut a large built-up area. The nearest large built-up area is the urban area of Tamworth which is approximately 1.5km to the east of the site. However the built form of the settlement lies between the site and Tamworth in that direction. The West Midlands conurbation is approximately 4.8km to the south west.</p> <p>Development of the site would not represent an outward expansion of the large built-up area. If released from the Green Belt long term boundaries could be established along Hints Road and Roman Road and Bourne Brook Cut.</p> <p>There is no development within the site and the site has a sense of openness both in visual and spatial aspects.</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?		The site is connected to the settlement along one boundary and could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large urban area. The nearest large built up area is Tamworth which is approximately 1.5km away. The settlement is located between the site and the large built-up area (Tamworth).</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes</p> <p>Minor – approximately 6.7km between Fazeley, Mile Oak &amp; Bonehill and Shenstone.</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p> <p>No</p>	<p>Site lies between Fazeley, Mile Oak &amp; Bonehill and Shenstone (to the west). Gap between the settlements is approximately 6.7km. As such development of Mile Oak to the west would reduce the gap between the settlements however given the extent of this gap, this would be limited.</p> <p>There is intervening development within the gap including the washed over village of Weeford and Hints.</p> <p>Development of the site would not lead to the closure of the gap or be a significant step in closing the gap. The remaining gap would still be approximately 6.2km.</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Fazeley, Mile Oak &amp; Bonehill and Shenstone (to the west). The gap between the settlements is approximately 6.7km. Development of the site would reduce the gap to approximately 6.2km. 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"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Roads, brook and field boundaries.</p> <p>No</p> <p>Yes – roads and brook.</p>	<p>The site consists of agricultural land and is therefore open in character. There is no existing encroachment within the site and the site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Bonehill along its eastern boundary.</p> <p>The site’s boundaries include roads and Bourne Brook Cut which could assist in preventing encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – The 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

Assessment (Important, moderate, minor, no)	<b>No</b> – 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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – 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 safeguarding the countryside from encroachment but plays a lesser role in other purposes. 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 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
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

Green Belt site reference	<b>SHLAA 173: Land West of Sir Robert Peel Hospital, Mile Oak</b>		
Description of site	Site is approximately 4.23 hectares and is located to the north of the settlement of Mile Oak and to the west of the Sir Robert Peel Hospital. The site's southern boundary with the settlement is defined by Watling Street. The site's eastern boundary is defined by the curtilage of the hospital marked by trees and hedgerow. The western boundary is defined by a field boundary and the curtilage of a farm. The northern boundary is defined by the A5 slip road and Sutton Road. The site consists of an agricultural field. The topography of the site is generally flat. Surrounding land uses to the south consist of the settlement, to the west is agricultural land and a car dealership, to the north beyond the A5 is open countryside, to the east beyond the hospital is the settlement.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Parcel Fazeley, Mile Oak and Bonehill 9. Assessed as having an overall minor role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No</p> <p>Gap to Tamworth is approximately 1.2km.</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>The site does not directly abut a large built-up area. The nearest large built-up area is the urban area of Tamworth which is approximately 1.2km to the east of the edge of the site. However the built form of the settlement lies between the site and Tamworth in that direction. The West Midlands conurbation is approximately 5km to the south west, the built development of the settlement lies between the site and the conurbation in this direction.</p> <p>Development of the site would not represent an outward expansion of the large built-up area. If released from the Green Belt long term boundaries could be established along nearby road boundaries (A5, Plantation Lane and Sutton Road)</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?		The site is free from development. The site is only connected to the settlement along its southern boundary and development could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large urban area. The nearest large built up area is Tamworth which is approximately 1.2km away. The settlement is located between the site and the large built-up area (Tamworth).</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<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 two settlements.

<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>No – Site does not lie between settlements and does not form a gap between settlements.</b></p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Roads, existing development and field boundary.</p> <p>No</p> <p>Yes - roads</p>	<p>The site consists of agricultural land and is therefore open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Mile Oak along its southern boundary however the site is enclosed by existing development. Sir Robert Peel Hospital is adjacent to the site to the east with a residential property to the north west and west and commercial development further west consisting of a car dealership. This surrounding development has an urbanising influence on the site and creates a sense of enclosure which significantly reduces the openness of the site.</p> <p>The site is free from encroaching development.</p> <p>The site’s boundaries consist of roads which could assist in preventing encroachment.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Minor – Site has the character of countryside and does not contain urbanising development however the site is enclosed by existing development to the south and east and further west and north west which has an urbanising influence on the site and creates a sense of enclosure.</b></p>		
<p>d) To preserve the setting and special</p>	<p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

<p>character of historic towns</p>	<ol style="list-style-type: none"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>No</b> – 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><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Moderate</b> - All sites/areas to be assessed as moderate</p>		
<p><b>Overall site assessment</b></p>	<p><b>Minor</b> – Assessment records 3/1/1 split with three no categories therefore the overall assessment is minor. The site plays a minor role in safeguarding the countryside from encroachment as it enclosed by existing development.</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>			

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? 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

Green Belt site reference	<b>ELAA 176: North of Sutton Road</b>		
Description of site	Site is approximately 1.6 hectares and is not directly connected to the settlement of Mile Oak however it is located approximately 65m to the north of it. The site's southern and western boundary is defined by the limits of development to the south marked by established hedgerow and metal fencing. The northern boundary is defined by the A5. The eastern boundary is defined by Sutton Road. The north eastern boundary is defined by a residential curtilage. A small section of the western boundary is defined by a field boundary. Surrounding land uses include a car dealership and other uses at Mile Oak Business Centre located to the south of the site. Beyond the A5 further north is agricultural land. To the east is open countryside and Sir Robert Peel Hospital and to the west is agricultural land. The site comprises an agricultural field.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Parcel Fazeley, Mile Oak & Bonehill 2. Assessed as having an overall minor role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No</p> <p>Gap to Tamworth is approximately 1.5km.</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>The site does not directly abut a large built-up area. The closest large built-up area is the urban area of Tamworth which is approximately 1.5km to the east of the edge of the site. However, the built form of the settlement lies between the site and Tamworth in that direction. The edge of the West Midlands conurbation is approximately 4.8km to the south west.</p> <p>Development of the site would not represent an outward extension of the large built-up area (Tamworth).</p> <p>If released from the Green Belt long term boundaries could be established along the A5 and A453.</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>There is no development within the site. The site is not directly connected to settlement therefore development of site could not be considered to ‘round off’ a settlement.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>No – the site does not abut the large built up area with Tamworth being approximately 1.5km away. The settlement lies between the site and the large built up area (Tamworth). Development of the site would not represent an outward extension of the large built-up area (Tamworth).</b></p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes</p> <p>Minor – approximately 6.7km gap between Fazeley, Mile Oak &amp; Bonehill and Shenstone</p> <p>Yes</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>	<p>Site lies between Fazeley, Mile Oak &amp; Bonehill and Shenstone (to the west). Gap between the settlements is approximately 6.7km. As such development of Mile Oak to the west would reduce the gap between the settlements however given the extent of this gap, this would be limited.</p> <p>There is intervening development within the gap including the washed over village of Weeford and Hints.</p> <p>Development of the site would not lead to the closure of the gap or be a significant step in closing the gap. Mile Oak already extends further west beyond the site.</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – The site lies between Fazeley, Mile Oak &amp; Bonehill and Shenstone (to the west). Gap between the settlements is approximately 6.7km. There is intervening development between the settlements. Mile Oak 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"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Existing development, the A5 and the A453.</p> <p>No</p> <p>Yes - roads</p>	<p>The site consists of agricultural land and is therefore open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it is not directly connected to the settlement however it is significantly enclosed by existing development. The site is surrounded by existing commercial development to the south and west and residential development to the north east. This has an urbanising influence on the site and creates a sense of enclosure which significantly reduces the openness of the site.</p> <p>The site is free from encroaching development.</p> <p>The site’s boundaries include roads which could assist in preventing encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site has the character of countryside and does not contain urbanising development however the site is significantly enclosed by existing development. The site is enclosed by existing development to the north east, south and west which has an urbanising influence and creates a sense of enclosure 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> <ol style="list-style-type: none"> <li>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.</li> </ol>	<p>No</p>	<p>The site is not located adjacent to a historic town.</p>

	<ol style="list-style-type: none"> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Minor</b> – Assessment records 2/2/1 split with two no categories and two minor categories therefore the overall assessment is minor. The site plays a minor role in safeguarding the countryside from encroachment as it is significantly enclosed by existing development. It 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? 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 Possibly

Green Belt site reference	<b>ELAA 177: North of Drayton Manor Park Drive</b>		
Description of site	Site is approximately 3.3 hectares and is located to the south of the settlement of Fazeley. The site is not directly connected to Fazeley and is approximately 515m away. Drayton Park Golf Club is located to the south of the site, Drayton Manor Theme Park is located to the north west of the site, and Drayton Manor Business Park is located to the north of the site. Open countryside and agricultural land is located to the east of the site. The southern boundary is defined by Drayton Manor Drive, the eastern boundary is defined by the A4091, the western boundary is defined by Swiss Lodge Drive and the northern boundary is defined by an access road into the business park and the curtilage of the business park. The site consists of an open field with a few small hut buildings to the south east associated with the barrier to the business park. The topography of the site is generally flat.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Broad Area 10. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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</li> </ol>	<p>No.</p> <p>Gap to Tamworth is approx. 1km.</p> <p>No.</p> <p>Yes.</p> <p>Yes – mostly.</p> <p>Yes.</p>	<p>The site does not directly abut the large built-up area. The closest large built-up area is the urban area of Tamworth which is approximately 1km to the east of the edge of the site separated by open countryside and the River Tame. The edge of the West Midlands conurbation is approximately 6.2km to the south-west.</p> <p>Development of the site would not represent an outward extension of the large built-up area (Tamworth).</p> <p>If released from the Green Belt long</p>

	<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>	No	<p>term boundaries could be established using road boundaries. The site is predominantly free from development.</p> <p>Site is not directly connected to the settlement and development could not be considered to ‘round off’ the settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – site does not abut the large urban area. The nearest large built up area is Tamworth which is approximately 1km away. The site is separated from the large built up area by open countryside and the River Tame.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<p>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?</p> <p>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)</p> <p>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</p> <p>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</p> <p>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</p>	<p>Yes</p> <p>Moderate – approximately 1.7km between Fazeley, Mile Oak &amp; Bonehill and Drayton Bassett.</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p> <p>No</p>	<p>Site lies between Fazeley, Mile Oak &amp; Bonehill and Drayton Bassett (to the south). Gap between the settlements is approximately 1.7km. As such development of Fazeley, Mile Oak and Bonehill to the south would reduce the gap between the settlements.</p> <p>There is intervening development within the gap consisting of Drayton Manor Theme Park and Drayton Manor Business Park. Development of the site would expand the intervening development between the settlements, but it would not lead to the closure of the gap or be a significant step in closing the gap.</p>

	<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><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Moderate</b> – Site is located between Fazeley, Mile Oak &amp; Bonehill and Drayton Bassett (to the south). Gap between the settlements is approximately 1.7km. There is 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>No.</p> <p>Roads and existing development.</p> <p>No</p> <p>Yes - roads</p>	<p>The site consists of an open field with a few huts in the south eastern corner of the site. The site is predominantly free from encroaching development and is open in character. The site is not adjacent to the settlement however it is enclosed by existing development to the north and west consisting of Drayton Manor Business Park and Drayton Manor Theme Park. This has an urbanising influence on the site and creates an urban character.</p> <p>The site’s boundaries consist of roads which could assist in preventing encroachment.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Moderate</b> - Site has the character of open countryside and does not contain urbanising development. The site is enclosed by existing development 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>

	<ol style="list-style-type: none"> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 3/1/1 split, with three moderate categories therefore the overall assessment is moderate. The site plays a moderate role in protecting the countryside from encroachment and in preventing towns from merging but performs a more limited role in other aspects.		
<b>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.</b>			
Opportunities for public access or to provide access	<ol style="list-style-type: none"> <li>1. What is the degree of existing public access?</li> </ol>	No public footpaths or access.	
Opportunities for outdoor sport and recreation	<ol style="list-style-type: none"> <li>1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?</li> </ol>	No recreational facilities within the site. Golf course is located to the south.	

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

Green Belt site reference	<b>ELAA 184: Drayton Manor Industrial Estate</b>		
Description of site	Site is approximately 16.7 hectares and is located to the south of the settlement of Fazeley. The site is not directly connected to Fazeley and is approximately 35m away. Surrounding land uses include Drayton Park Golf Club to the south of the site, Drayton Manor Theme Park to the west of the site, William Tolson's industrial estate to the north of the site, and Fazeley Mill Marina to the east of the site. There is a row of residential properties fronting Coleshill Road to the east of the site which are excluded from the site boundary. The site comprises Drayton Manor Business Park consisting of industrial units with the eastern part of the site consisting of woodland. The site's northern boundary is defined by Bourne Brook, the eastern boundary is defined by the Birmingham and Fazeley Canal and Coleshill Road and residential curtilages, the southern boundary is defined by the access road into the business park and the limits of the business park, and the western boundary is defined by Swiss Lodge Drive.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Broad Area 10. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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</li> </ol>	<p>No.</p> <p>Gap to Tamworth is approx. 850m.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>The site does not directly abut the large built-up area. The closest large built-up area is the urban area of Tamworth which is approximately 850m to the east of the edge of the site separated. The built area of the settlement partly lies between the site and Tamworth however the southern part of the site is only separated by open countryside and the River Tame. The edge of the West Midlands conurbation is approximately 6.2km to the south-west.</p> <p>Development of the site would not represent an outward extension of the</p>

	<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>large built-up area (Tamworth).</p> <p>If released from the Green Belt long term boundaries could be established using roads, the canal and the brook. The site is completely developed due to the business park and does not have a sense of openness.</p> <p>Site is not directly connected to the settlement and development could not be considered to be considered to ‘round off’ the settlement.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Minor</b> – site does not abut the large urban area. The nearest large built up area is Tamworth which is approximately 850m away. The site is separated from the large built up area by open countryside and the River Tame. The site is completely developed and does not have a sense of openness.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> </ol>	<p>Yes</p> <p>Moderate – approximately 1.7km between Fazeley, Mile Oak &amp; Bonehill and Drayton Bassett.</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p>	<p>Site lies between Fazeley, Mile Oak &amp; Bonehill and Drayton Bassett (to the south). Gap between the settlements is approximately 1.7km. As such development of Fazeley, Mile Oak and Bonehill to the south would reduce the gap between the settlements.</p> <p>There is significant intervening development within the gap consisting of Drayton Manor Theme Park and development within the site.</p> <p>Development of the site would expand the intervening development between the settlements and would reduce the gap. The remaining gap would be approximately 1km.</p>

	<p>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> <p>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</p>	<p>No</p>	
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Moderate</b> – Site is located between Fazeley, Mile Oak &amp; Bonehill and Drayton Bassett (to the south). Gap between the settlements is approximately 1.7km. There is significant intervening development between the settlements. Development of the site would reduce the gap to approximately 1km.</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>No.</p> <p>No.</p> <p>Roads, Canal and Bourne Brook.</p> <p>Yes</p> <p>Yes – roads, canal and Bourne Brook.</p>	<p>There is significant encroachment within the site as the site is completely developed due to Drayton Manor Business Park consisting of industrial units. There is an area of woodland to the east of the site. Overall the site has an urban character and does not have the character of countryside.</p> <p>The site is not directly connected to the settlement although it is in close proximity to it to the east and north and it is surrounded by existing development to the west consisting of Drayton Manor Theme Park, and to the east consisting of a row of residential properties.</p> <p>The site’s boundaries consist of roads, the canal and Bourne Brook which could assist in preventing encroachment.</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>No</b> - The site does not have the character of countryside. There is significant encroachment within the site as it is completely developed due to the business park. The site is also enclosed by existing development to the west and further east and north. This has an urbanising influence on the site and gives the site an urban character.</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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>No</b> – 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><b>Moderate</b> - All sites/areas to be assessed as moderate</p>		

<b>Overall site assessment</b>	<b>Minor</b> – Assessment records 2/2/1 split, with two moderate categories and two no categories therefore the overall assessment is minor. The site plays a moderate role in preventing towns from merging but performs a more limited role in other aspects given it is completely developed consisting of Drayton Manor Business Park.	
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 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?	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)	Yes – site is adjacent to a conservation area to the east.
	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

Green Belt site reference	<b>SHLAA 189: Florascape Ltd, Bonehill Road</b>		
Description of site	Site is approximately 1.66 hectares and is located to the west of Tamworth (approximately 160m away). The site comprises Grangewood Garden Centre surrounded by car parking with the eastern corner of the site being undeveloped. The site is triangular in shape. The site's southern boundary is defined by Bonehill Road A453. The north eastern boundary is defined by a field boundary. The south western boundary is defined by the curtilage of the garden centre. Surrounding land uses to the south consist of open countryside with Fazeley, Mile Oak & Bonehill further south. To the east is open countryside with the Birmingham and Fazeley Canal and Tamworth beyond this. To the north west of the site are commercial units. To the west of the site is open countryside.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Broad Area 9. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes</p> <p>Gap to Tamworth is approximately 160m. Gap consists of open countryside and the canal.</p> <p>Yes</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>	<p>The site does not directly abut the large built-up area of Tamworth however it is located in close proximity (approximately 160m away). The gap between the site and Tamworth consists of open countryside and the canal. Development of the site would represent an outward expansion of the large built-up area (Tamworth). If released from the Green Belt long term boundaries could not be established as the site's boundaries consist of the curtilage of the garden centre.</p> <p>The site is developed consisting of Grangewood Garden Centre which limits the sense of openness within it.</p> <p>The site is not directly connected to Tamworth and development could not</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?		be considered to ‘round off’ the settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – site is in close proximity to the large built up area of Tamworth. Although there is existing development on the site which limits the sense of openness within it, development of the site would represent an outward expansion of the large built-up area (Tamworth) and if released, long term boundaries could not be established which could increase the risk of sprawl.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes</p> <p>Important – approximately 500m between Fazeley, Mile Oak &amp; Bonehill and Tamworth in this location</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>Site lies between Fazeley, Mile Oak &amp; Bonehill and Tamworth. The gap between Fazeley, Mile Oak &amp; Bonehill and Tamworth is approximately 500m in this location. As such growth of Tamworth to south west would reduce the gap between the settlements. The site is located within this gap. The garden centre and commercial unit represent the only intervening development. Further to the south east, the settlements have already merged (either side of the canal). Development of the site would significantly reduce the gap between the settlements in this location and it would close the remaining gap leading to subsequent coalescence. The remaining gap would be approximately 300m.</p>

<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Important</b> – Site lies between Fazeley, Mile Oak &amp; Bonehill and Tamworth. Development of the site would significantly reduce the gap between the settlements in this location leading to subsequent coalescence. The remaining gap would be approximately 300m.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>No</p> <p>No</p> <p>Limits of development and road boundary.</p> <p>Yes</p> <p>No</p>	<p>The site does not have the character of countryside. There is significant encroaching development within the site consisting of the garden centre which has an urbanising influence on the site.</p> <p>There are commercial units adjacent to the north of the site although the site is not connected to the settlement and is not enclosed by existing development. The site is predominantly surrounded by open countryside. The eastern corner of the site is undeveloped and is open in character.</p> <p>The site’s boundaries include the curtilage of the garden centre which could not assist in preventing encroachment.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Minor</b> – The site does not have the character of countryside. Site contains significant encroachment due to the garden centre. This has an urbanising influence on the site however the site is not enclosed by existing development and is predominantly surrounded by open countryside.</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"> <li>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.</li> <li>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?</li> </ol>	<p>Yes</p> <p>No</p> <p>No</p>	<p>The site is located in close proximity to a historic town (Tamworth).</p> <p>There are no long distance views toward Tamworth from with the site. Immediate foreground views are of the business park and retail park to the east of the canal. The site therefore has no</p>

	<ol style="list-style-type: none"> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	No No	relation to the setting of the historic town.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – Site is located in close proximity to a historic town (Tamworth). However, there is limited intervisibility with the historic core with no long-distance views.		
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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – 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 Tamworth and in preventing towns from merging. The site plays a lesser role in other aspects. The site plays a minor role in safeguarding the countryside from encroachment due to existing development within the site.		
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 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?	No recreational facilities.	

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

Green Belt site reference	<b>ELAA 199: Land west of Mile Oak</b>		
Description of site	Site is approximately 23.4 hectares and is located to the west of the settlement of Mile Oak. It is not directly connected to the settlement and is approximately 600m away. The site's northern boundary consists of Roman Road. The site's eastern boundary is defined by the limits of existing development and a field boundary marked by trees and hedgerow. The southern boundary is defined by Bourne Brook Cut. The western boundary is defined by a field boundary with hedgerow. Surrounding land uses include Hillwood Autos MOT centre to the north east with the settlement further east, and open countryside and agricultural land to the north, west and south. The washed over village of Hints is located further to the west of the site (approximately 750m away). The site comprises agricultural fields. The topography of the site is undulating with a general incline towards Hints.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Broad Area 10. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>1. Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>2. What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>3. Would development of the site represent an outward extension of the large built-up area?</li> <li>4. If released from GB could enduring long-term boundaries be established?</li> <li>5. Is the site free from development?</li> <li>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,</li> </ol>	<p>No</p> <p>Gap to Tamworth is approximately 2.4km.</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>The site does not directly abut a large built-up area. The nearest large built-up area is the urban area of Tamworth which is approximately 2.4km to the east of the site. However the built form of the settlement lies between the site and Tamworth in that direction. The West Midlands conurbation is approximately 4.8km to the south west.</p> <p>Development of the site would not represent an outward expansion of the large built-up area. If released from the Green Belt long term boundaries could be established along Roman Road and Bourne Brook Cut.</p>

	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?	No	There is no development within the site and the site has a sense of openness both in visual and spatial aspects. The site is not directly connected to the settlement and could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large urban area. The nearest large built up area is Tamworth which is approximately 2.4km away. The settlement is located between the site and the large built-up area (Tamworth).</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes</p> <p>Minor – approximately 6.7km between Fazeley, Mile Oak &amp; Bonehill and Shenstone.</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p> <p>No</p>	<p>Site lies between Fazeley, Mile Oak &amp; Bonehill and Shenstone (to the west). Gap between the settlements is approximately 6.7km. As such development of Mile Oak to the west would reduce the gap between the settlements however given the extent of this gap, this would be limited.</p> <p>There is intervening development within the gap including the washed over village of Weeford and Hints.</p> <p>Development of the site would not lead to the closure of the gap or be a significant step in closing the gap. Development of the site would reduce the gap by approximately 500m however given the scale of the gap this would not be significant.</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Fazeley, Mile Oak &amp; Bonehill and Shenstone (to the west). The gap between the settlements is approximately 6.7km. Development of the site would reduce the gap by approximately 500m. 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"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Road, existing development, brook and field boundaries.</p> <p>No</p> <p>Yes – road and brook.</p>	<p>The site consists of agricultural land and is therefore open in character. There is no existing encroachment within the site and the site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it is not directly connected to the settlement.</p> <p>The site’s boundaries include a road and Bourne Brook Cut which could assist in preventing encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – The 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

Assessment (Important, moderate, minor, no)	<b>No</b> – 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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – 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 safeguarding the countryside from encroachment but plays a lesser role in other purposes. Taking all purposes into account and given that the site is not directly connected to a settlement and is surrounded by open countryside, it is considered appropriate to apply an overall assessment of important.		
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	<ol style="list-style-type: none"> <li>1. Are there any national or local biodiversity designations within the site?</li> <li>2. Is there any potential for creation or enhancement of appropriate habitat within the site?</li> </ol>	<p>No</p> <p>Possibly</p>
Improving derelict and damaged land	<ol style="list-style-type: none"> <li>1. Is there any derelict land in the site?</li> <li>2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ol>	<p>No</p> <p>No</p>

Green Belt site reference	<b>ELAA 200: Land south of Bonehill Road</b>		
Description of site	Site is approximately 14.3 hectares and is located to the west of Tamworth. The site comprises Bonehill Park. The topography of the site is generally flat. The site is triangular in shape with the northern boundary defined by Bonehill Road A453, the eastern boundary is defined by the Birmingham and Fazeley Canal, and the southern boundary is defined by the A5. Surrounding land uses include a business park and Ventura Retail Park to the east in Tamworth. To the north is Grangewood Garden Centre and other commercial units, to the west is open countryside and to the south beyond the A5 is the Sir Robert Peel Hospital and the settlements of Fazeley, Mile Oak and Bonehill.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Broad Area 9. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes</p> <p>Site abuts the large built up area of Tamworth. Gap consists of the canal.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>The site does directly abut a large built-up area (Tamworth). The built area of Tamworth lies directly adjacent to the canal which forms the eastern boundary of the site. Development of the site would represent an outward expansion of the large built-up area (Tamworth). If released from the Green Belt long term boundaries could be established along road boundaries (the A5 and the A453).</p> <p>The site is free from development and has a sense of openness both in visual and spatial aspects.</p> <p>The site is connected to Tamworth along its eastern boundary only and development could not be considered to ‘round off’ the settlement.</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>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – site directly abuts the large built up area of Tamworth. Development of the site would represent an outward expansion of the large built-up area (Tamworth). The site is free from development and it 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"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes</p> <p>Important – approximately 300m between Fazeley, Mile Oak &amp; Bonehill and Tamworth in this location</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>Site lies between Fazeley, Mile Oak &amp; Bonehill and Tamworth. The gap between the settlements is approximately 300m in this location. As such growth of Tamworth to the west or south west would reduce the gap between the settlements. The site is located within this gap.</p> <p>There is no intervening development between the settlements. Further to the south east, the settlements have already merged (either side of the canal). Development of the site would significantly reduce the gap between the settlements in this location and it would close the remaining gap leading to near coalescence. The remaining gap would be approximately 100m.</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – Site lies between Fazeley, Mile Oak &amp; Bonehill and Tamworth. Development of the site would significantly reduce the gap between the settlements in this location leading to near coalescence. The remaining gap would be approximately 100m.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Canal and roads.</p> <p>No</p> <p>Yes – canal and roads</p>	<p>The site consists of Bonehill Park and is therefore open in character. There is no encroaching development within the site and the site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only adjoins Tamworth along its eastern boundary.</p> <p>The site’s boundaries include the canal and roads which could assist in preventing encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>Yes</p> <p>No</p> <p>No</p> <p>Yes</p> <p>No</p>	<p>The site is located adjacent to a historic town (Tamworth).</p> <p>There are no long distance views toward Tamworth from with the site. Immediate foreground views are of the business park and retail park to the east of the canal. The site therefore has no relation to the setting of the historic town.</p>

Assessment (Important, moderate, minor, no)	<b>Minor</b> – Site is located adjacent to a historic town (Tamworth). However, there is limited intervisibility with the historic core with no long-distance views.		
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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – Assessment records 3/1/1 split with three important categories therefore the overall assessment is important. The site plays an important role in checking unrestricted sprawl of the large built up area of Tamworth and in preventing towns 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?	Site is accessible.	
Opportunities for outdoor sport and recreation	2. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?	Site consists of Bonehill Park.	
Retain and Enhance landscapes and visual amenity	4. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB?	No	
	5. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals)	Yes – site is adjacent to a conservation area to the south.	
	6. Does it provide views into and from open countryside?	Yes	
Enhancing biodiversity	3. Are there any national or local biodiversity designations within the site?	No	

	4. Is there any potential for creation or enhancement of appropriate habitat within the site?	Possibly
Improving derelict and damaged land	3. Is there any derelict land in the site?	No
	4. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No

Green Belt site reference	<b>SHLAA 312: Land off Mile Oak/Fazeley</b>		
Description of site	Site is approximately 15.8 hectares and is located to the south of the settlement of Mile Oak/Fazeley. The site's northern and eastern boundary with the settlement is defined by residential curtilages. The southern boundary partly consists of Bourne Brook, partly of the boundary of Drayton Manor Main car park and partly by field boundaries. The western boundary is defined by a field boundary. Drayton Manor Theme Park adjoins the site to the south east. Mile Oak Rovers FC adjoins to the north western corner of the site, outside the site boundary. Surrounding land uses to the south west consist of agricultural land with the settlement located to the north and east. The site comprises open countryside and agricultural land.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Parcel Fazeley, Mile Oak and Bonehill 5. Assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>No.</p> <p>Gap to Tamworth is approx. 500m.</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 the urban area of Tamworth which is approximately 500m to the north east of the edge of the site. However, the built form of the settlement lies between the site and Tamworth in that direction. The edge of the West Midlands conurbation is approximately 5km to the south-west.</p> <p>Development of the site would not represent an outward extension of the large built-up area (Tamworth).</p> <p>If released from the Green Belt long</p>

	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	term boundaries could be established using Bourne Brook. There is no existing development within the site.  Site is connected to settlement along its northern and eastern boundary and development could be considered be considered to ‘round off’ the settlement to a degree.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large urban area. The nearest large built up area is Tamworth which is approximately 500m away. The settlement lies between the site and the large built up area. The site is connected to the settlement along two boundaries and development could be considered to ‘round off’ to a degree.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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</li> </ol>	<p>Yes</p> <p>Moderate – approximately 1.7km between Fazeley, Mile Oak &amp; Bonehill and Drayton Bassett.</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p> <p>No</p>	<p>Site lies between Fazeley, Mile Oak &amp; Bonehill and Drayton Bassett (to the south). Gap between the settlements is approximately 1.7km. As such development of Fazeley, Mile Oak and Bonehill to the south would reduce the gap between the settlements.</p> <p>There is intervening development within the gap consisting of Drayton Manor Theme Park.</p> <p>Development of the site would not lead to the closure of the gap or be a significant step in closing the gap. The remaining gap would still be approximately 1.4km.</p>

	<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><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Moderate</b> – Site is located between Fazeley, Mile Oak &amp; Bonehill and Drayton Bassett (to the south). Gap between the settlements is approximately 1.7km. 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"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>Yes – partly Field boundaries, existing development and Bourne Brook to the countryside. Residential curtilages to the settlement.</p> <p>No</p> <p>Yes – Bourne Brook.</p>	<p>The site is entirely in agricultural use and is open in character. The site has the character of countryside.</p> <p>The eastern part of the site is partly enclosed by the settlement as it abuts it along its northern and eastern boundary. The eastern part of the site is also enclosed by Drayton Manor Theme Park to the south. However, the rest of the site is not enclosed by the settlement or existing development and is completely open.</p> <p>There is no encroaching development within the site.</p> <p>The site’s boundaries include Bourne Brook which could assist in preventing encroachment.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Important</b> - Site has the character of open countryside and does not contain urbanising development. Part of the site is enclosed by existing development although the majority of the site is not enclosed and has an open character.</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>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	<ol style="list-style-type: none"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – Site is not located adjacent to a historic town.</b>		
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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate - All sites/areas to be assessed as moderate</b>		
<b>Overall site assessment</b>	<b>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 and plays a moderate role in preventing towns from merging but performs a more limited role in other aspects. Taking all purposes into account, an overall assessment of moderate is applied..</b>		
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 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?	No recreational facilities within the site. Mile Oak Rovers FC is located to the north west of the site, outside 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? 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

Green Belt site reference	<b>SHLAA 330: Plantation Lane, Sir Robert Peel Hospital</b>		
Description of site	Site is approximately 6.1 hectares and is located to the north of the settlement of Mile Oak. The site's southern boundary with the settlement is defined by Watling Street. The site's northern and eastern boundary is defined by Plantation Lane. The western boundary is defined by the curtilage of the hospital which is marked by trees and hedgerow. The site consists of Sir Robert Peel Hospital and its associated facilities. Surrounding land uses consist of open fields immediately to the east with Bonehill beyond them. The A5 is located further north with open fields beyond it. To the west is an open field with the A453 and commercial uses beyond it.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Parcel Fazeley, Mile Oak and Bonehill 9. Assessed as having an overall minor role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No</p> <p>Gap to Tamworth is approximately 1km.</p> <p>No</p> <p>Yes</p> <p>No</p> <p>No</p> <p>No</p>	<p>The site does not directly abut a large built-up area. The nearest large built-up area is the urban area of Tamworth which is approximately 1km to the east of the edge of the site. However the built form of the settlement lies between the site and Tamworth in that direction. The West Midlands conurbation is approximately 5km to the south west, the built development of the settlement lies between the site and the conurbation in this direction.</p> <p>Development of the site would not represent an outward expansion of the large built-up area. If released from the Green Belt long term boundaries could be established along nearby road boundaries (A5 and Sutton Road)</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?		The site is completely developed consisting of the Sir Robert Peel Hospital and associated facilities and it therefore does not have any openness. The site is only connected to the settlement along its southern boundary and development could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – site does not abut the large urban area. The nearest large built up area is Tamworth which is approximately 1km away. The settlement is located between the site and the large built-up area (Tamworth). The site is completely developed and has no sense of openness.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<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 two settlements.

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – Site does not lie between settlements and does not form a gap between settlements.</b>		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>No</p> <p>No</p> <p>Roads and existing development.</p> <p>Yes</p> <p>Yes - roads</p>	<p>There is significant encroachment within the site as the site is completely developed consisting of Sir Robert Peel Hospital and associated facilities and it therefore has an urban character and does not have the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts the settlement along its southern boundary however the settlement is in close proximity to the east and there is existing development further west consisting of a car dealership.</p> <p>The site’s boundaries consist of roads which could assist in preventing encroachment.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – The site does not have the character of countryside. There is significant encroachment within the site as it is completely developed due to the hospital. This has an urbanising influence on the site and gives the site an urban character.</b>		
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"> <li>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.</li> </ol>	No.	The site is not located adjacent to a historic town.

	<ol style="list-style-type: none"> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Minor</b> – Assessment records 4/1 split with four no categories and one moderate category therefore the overall assessment is minor. The site plays no role for most Green Belt purposes due to it being completely developed with the hospital.		
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"> <li>1. What is the degree of existing public access?</li> </ol>	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? 2. Is there any potential for creation or enhancement of appropriate habitat within the site?	No Possibly
Improving derelict and damaged land	3. Is there any derelict land in the site? 4. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No No

Green Belt site reference	<b>SHLAA 368: Land east of Sutton Road, Mile Oak</b> <b>(Site is very similar to Parcel Fazeley, Mile Oak and Bonehill 8 so same assessment has been applied)</b>		
Description of site	Site is approximately 26.7 hectares and is located to the south of Fazeley. The site is an irregular shape with the southernmost part of Fazeley forming the sites boundary to the north-west with a small part of this boundary formed by Sutton Road. The south, east and north-eastern boundaries are all formed by field boundaries and the Bourne Brook (to the south). The brook and field boundaries include mature vegetation and trees. The site consists of two agricultural fields which are split by the Bourne Brook Cut which runs through the centre of the site in an east-west direction. Directly to the east of the site is an area of Woodland which forms part of Drayton Manor Theme Park. The topography of the site is a gentle slope from south towards the settlement.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Parcel Fazeley, Mile Oak and Bonehill 8.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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</li> </ol>	<p>No.</p> <p>Gap to Tamworth is approx. 1.7km.</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 the urban area of Tamworth which is 1.7km to the northeast of the edge of the site. However, the built form of Fazeley lies between the site and Tamworth in that direction. The edge of the West Midlands conurbation is approximately 4.6km to the south-west. Development of the site would not represent an outward extension of the large built-up area. If released from the Green Belt long term boundaries could be established to a degree, for example using the field boundaries, however the boundaries to</p>

	<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>	<p>Site is connected to the village on one side. Development of site could not be considered to ‘round off’.</p>	<p>the south of the site are considered to be less strong. Site is connected to settlement along its southern edge. As such development of site not be considered to ‘round off’ settlement.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>No – site does not abut the large urban area. The village lies between the site and large built-up area (Tamworth). West Midlands conurbation is approx. 4.6km to the south-west. Site is connected to the village along one boundaries and could not be considered to ‘round off’ settlement.</b></p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<p>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?</p> <p>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)</p> <p>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</p> <p>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</p> <p>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>	<p>No.</p> <p>Not applicable</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>	<p>Site does not lie between settlements.</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – Site does not lie between settlements and does not form a gap between settlements.</b>		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Field boundaries to countryside. Residential curtilages to the settlement.</p> <p>No</p> <p>Yes – to a limited degree.</p>	<p>The site is entirely in agricultural use and is open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as only its north-western boundary connect with the settlement.</p> <p>There is no encroaching development within the site.</p> <p>Roads and field boundaries.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important - Site has the character of open countryside and does not contain urbanising development. The site is not enclosed by existing development.</b>		
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"> <li>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.</li> <li>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?</li> <li>Is the site in the foreground of views towards the historic town from public places?</li> <li>Is there public access within the site?</li> </ol>	No.	The site is not located adjacent to a historic town.

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 3/1/1 split, however as the minority categories are important and moderate then professional judgement is applied. The site plays an important role in protecting the countryside but performs a more limited role in other aspects. However, given the scale of the site and lack of enclosure by the settlement and recognising that the village of Fazeley is close to the large built-up area (Tamworth) it is considered the overall assessment should be moderate.		
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 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?	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	

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

Green Belt site reference	<b>SHLAA 371: Land at The Bungalow, Bonehill Road, Mile Oak</b>		
Description of site	Site is approximately 1.24 hectares and is located to the north of the settlement of Mile Oak. The site's southern boundary with the settlement is defined by Watling Street. The site's western boundary is defined by Sutton Road. The site's northern boundary is defined by a farm curtilage. The site's eastern boundary is defined by a field boundary. The site consists of agricultural land with a farm and residential property in the north of the site. The topography of the site is generally flat. Surrounding land uses to the south consist of the settlement, to the west is a car dealership and an open field, to the north is a residential property and to the west is Sir Robert Peel Hospital.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Parcel Fazeley, Mile Oak and Bonehill 9. Assessed as having an overall minor role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No</p> <p>Gap to Tamworth is approximately 1.2km.</p> <p>No</p> <p>Yes</p> <p>Yes - mostly</p> <p>Yes</p> <p>No</p>	<p>The site does not directly abut a large built-up area. The nearest large built-up area is the urban area of Tamworth which is approximately 1.2km to the east of the edge of the site. However the built form of the settlement lies between the site and Tamworth in that direction. The West Midlands conurbation is approximately 5km to the south west, the built development of the settlement lies between the site and the conurbation in this direction.</p> <p>Development of the site would not represent an outward expansion of the large built-up area. If released from the Green Belt long term boundaries could be established along nearby road boundaries (A5 and Sutton Road)</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?		The site is predominantly free from development with the only development consisting of a residential property. The site is only connected to the settlement along its southern boundary and development could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large urban area. The nearest large built up area is Tamworth which is approximately 1.2km away. The settlement is located between the site and the large built-up area (Tamworth).</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<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 two settlements.

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – Site does not lie between settlements and does not form a gap between settlements.</b>		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Roads, existing development and field boundary.</p> <p>No</p> <p>Yes - roads</p>	<p>The site consists of agricultural land and is therefore open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Mile Oak along its southern boundary however it is significantly enclosed by existing development. There is existing commercial development to the west of the site consisting of a car dealership and there is a residential property further north and Sir Robert Peel Hospital further east. This surrounding development has an urbanising influence on the site and creates a sense of enclosure which significantly reduces the openness of the site.</p> <p>The site is predominantly free from encroaching development with the exception of a residential property.</p> <p>The site’s boundaries consist of roads which could assist in preventing encroachment.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor – Site has the character of countryside and does not contain urbanising development however the site is significantly enclosed by existing development to the south and west and further north and east which has an urbanising influence on the site and creates a sense of enclosure.</b>		

d) To preserve the setting and special character of historic towns	Does the site make a positive contribution to the setting of the historic town? Measured by: <ol style="list-style-type: none"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	No.	The site is not located adjacent to a historic town.
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Minor</b> – Assessment records 3/1/1 split with three no categories therefore the overall assessment is minor. The site plays a minor role in safeguarding the countryside from encroachment given it is significantly enclosed by existing development.		
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? 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

Green Belt site reference	<b>SHLAA 376: Land north of Bonehill Road, Bonehill</b>		
Description of site	Site is approximately 41.9 hectares and is located to the west of Tamworth. The site comprises agricultural fields with Grangewood Garden Centre and other commercial units to the south of the site, excluded from the site boundary. The topography of the site includes a slight decline towards Tamworth. The site's northern and eastern boundary is defined by the Birmingham and Fazeley Canal. The southern boundary is defined by Bonehill Road A453. The western boundary is defined by Dunstall Lane and Plantation Lane. Surrounding land uses include a business park and Ventura Retail Park to the east in Tamworth. To the north, west and south is open countryside with Fazeley, Mile Oak and Bonehill located further south.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Broad Area 9. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes</p> <p>Site abuts the large built up area of Tamworth. Gap consists of the canal.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>The site does directly abut a large built-up area (Tamworth). The built area of Tamworth lies directly adjacent to the canal which forms the eastern boundary of the site. Development of the site would represent an outward expansion of the large built-up area (Tamworth). If released from the Green Belt long term boundaries could be established along road boundaries (Plantation Lane, Dunstall Lane and Bonehill Road).</p> <p>The site is free from development and has a sense of openness both in visual and spatial aspects.</p> <p>The site is connected to Tamworth along its eastern boundary only and development could not be considered to 'round off' the settlement.</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>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – site directly abuts the large built up area of Tamworth. Development of the site would represent an outward expansion of the large built-up area (Tamworth). The site is free from development and it 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"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes</p> <p>Important – approximately 500m between Fazeley, Mile Oak &amp; Bonehill and Tamworth in this location</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>Site lies between Fazeley, Mile Oak &amp; Bonehill and Tamworth, and Fazeley, Mile Oak &amp; Bonehill and Hopwas.</p> <p>The gap between Fazeley, Mile Oak &amp; Bonehill and Tamworth is approximately 500m in this location. As such growth of Tamworth to south west would reduce the gap between the settlements. The site is located within this gap. There is no intervening development between the settlements with the exception of the garden centre and commercial units. Further to the south east, the settlements have already merged (either side of the canal). Development of the site would significantly reduce the gap between the settlements in this location and it would close the remaining gap leading to subsequent coalescence. The remaining gap would be approximately 300m.</p> <p>The site also lies between Fazeley, Mile Oak &amp; Bonehill and Hopwas (to the north). The gap between the settlements is approximately 2.2km. Development</p>

			of the site would significantly reduce this gap to approximately 850m.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – Site lies between Fazeley, Mile Oak & Bonehill and Tamworth. Development of the site would significantly reduce the gap between the settlements in this location leading to subsequent coalescence. The remaining gap would be approximately 300m. Site also lies between Fazeley, Mile Oak & Bonehill and Hopwas (to the north). Development of the site would significantly reduce the gap from approximately 2.2km to 850m.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Canal and roads.</p> <p>No</p> <p>Yes – canal and roads</p>	<p>The site consists of agricultural land and is therefore open in character. There is no encroaching development within the site and the site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only adjoins Tamworth along its eastern boundary. There is a garden centre and commercial units along Bonehill Road however the site is not enclosed by existing development.</p> <p>The site’s boundaries include the canal and roads which could assist in preventing encroachment.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – 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 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"> <li>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.</li> <li>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?</li> </ol>	<p>Yes</p> <p>No</p> <p>No</p>	<p>The site is located adjacent to a historic town (Tamworth).</p> <p>There are no long distance views toward Tamworth from with the site. Immediate foreground views are of the business park and retail park to the east of the canal. The site therefore has no</p>

	<ol style="list-style-type: none"> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	No No	relation to the setting of the historic town.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – Site is located adjacent to a historic town (Tamworth). However, there is limited intervisibility with the historic core with no long-distance views.		
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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – Assessment records 3/1/1 split with three important categories therefore the overall assessment is important. The site plays an important role in checking unrestricted sprawl of the large built up area of Tamworth and in preventing towns 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?	No 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 site?	No recreational facilities.	

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

## E6 Hammerwich

Green Belt site reference	<b>344: Land west of Hammerwich</b> (Site is the same as Parcel Hammerwich 5 so same assessment has been applied)		
Description of site	Site is approximately 10.8 hectares and is located to the west of Hammerwich. The site is in agricultural use and is bounded on its north, east and west by the built form of the village. To its north the boundary with the village is formed by Pingle Lane and to the west the site boundary is formed by Overton Lane. There are several public footpaths within the site which grant some access. The topography slopes down from south to north. The built form of the village lies to the north, east and south of the village, with the town of Burntwood lying beyond the site to the north-west.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Parcel Hammerwich 5		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>Does the site have a sense of openness and would this be compromised by development? (for the purposes of</li> </ol>	<p>No.</p> <p>Gap to Burntwood is approx. 420m.</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 the urban area of Burntwood which is 420m to the north of site. The edge of the West Midlands conurbation is approximately 1.8km to the south-west.</p> <p>Development of the site would not represent an outward extension of the large built-up area. If released from the Green Belt long term boundaries could be established using the roads which bound the site.</p>

	<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 three sides. Development of site could not be considered to ‘round off’.</p>	<p>There is no development within the site. Site has a sense of openness given its topography and extent. Site is partially connected to settlement along three boundaries. Development of site be considered to ‘round off’ settlement.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>No</b> – site does not abut the large urban area. Existing areas of the settlement are physically closer to the large built-up area (Burntwood) than the edge of the site. West Midlands conurbation is approx. 1.8km to the south-west. Site is connected to the village along three boundaries.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<p>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?</p> <p>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)</p> <p>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</p> <p>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</p> <p>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</p>	<p>Yes.</p> <p>Important – approx. 420m.</p> <p>Yes – to an extent.</p> <p>No.</p> <p>Yes – to a degree.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Hammerwich and Burntwood. As such growth of Hammerwich to the north-west would reduce the gap between the settlements which is approx. 500m at this location. Given form of village and location of site, development would not reduce the gap.</p> <p>There is a small number of residential properties along Coppy Nook Lane between the settlements which provides some intervening development. This is however, limited.</p> <p>Development of the site would not reduce the gap between settlements beyond the gap at its narrowest point. However, it would reduce the gap between other parts of the village and Burntwood.</p>

	<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>		
Assessment (Important, moderate, minor, no)	<b>Moderate</b> – Site lies between Hammerwich and Burntwood which are approx. 500m apart in this location. There is limited intervening development between the settlements and this does not reduce the feeling of ‘gap’ between the settlements. Whilst the gap is less than 1km, given the location of site and existing built form which extends closer to Burntwood it is considered appropriate to score moderate for the site against this criteria rather than important.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge of the site?</li> </ol>	<p>Yes.</p> <p>Yes.</p> <p>Road forms boundary with the countryside, residential curtilages with the villages.</p> <p>No.</p> <p>Yes.</p>	<p>The site is entirely in agricultural use and has the character of open countryside. Although the site is bounded on three sides by the village this does not limit the open character of the site to a significant degree. The site is not enclosed by the settlement.</p> <p>There is no encroaching development within the site.</p>
Assessment (Important, moderate, minor, no)	<b>Moderate</b> - Site has the character of open countryside and does not contain urbanising development. The site is enclosed by existing development of the village on three sides. Site is bounded on all sides by roads/development which assist in reducing the risk of encroachment beyond or into 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"> <li>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.</li> <li>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?</li> </ol>	No	The site is not located adjacent to a historic town.

	<ol style="list-style-type: none"> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> - Assessment records 3/2 split as such the majority category is applied. Site plays a moderate role in a number of Green Belt functions. The enclosed nature of the site limits its role somewhat in terms of preventing towns merging, however the assessment does take account of the closeness of the gap between settlements in this location.		
<b>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.</b>			
Opportunities for public access or to provide access	<ol style="list-style-type: none"> <li>1. What is the degree of existing public access?</li> </ol>	There are two public footpaths within the site.	
Opportunities for outdoor sport and recreation	<ol style="list-style-type: none"> <li>1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?</li> </ol>	None.	

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

## E7 Hopwas

Green Belt site reference	<b>SHLAA 256: Land off Nursery Lane, Hopwas</b>		
Description of site	Site is approximately 0.57 hectares and is located to the south of the settlement of Hopwas. The site's northern boundary with the settlement consists of residential curtilages. The site's eastern boundary with the settlement consists of the Birmingham and Fazeley Canal. The southern boundary is not defined by any physical features on the ground. The western boundary is defined by residential curtilages and tree belt. The site consists of agricultural land. The topography of the site is gently undulating. The surrounding land uses to the north and east consist of the settlement. The south and south west is open countryside and agricultural land.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within parcel Hopwas 5 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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</li> </ol>	<p>No</p> <p>Gap to Tamworth is approximately 850m</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 the urban area of Tamworth which is 850m to the east of the edge of the site. The built form of the village lies between the site and Tamworth in this direction.</p> <p>The edge of the West Midlands conurbation is approximately 6.8km to the south.</p> <p>Development of the site would not represent an outward extension of the large built-up area.</p>

	<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>	<p>No</p>	<p>If released from the Green Belt long term boundaries could not be established as the site’s southern boundary is not defined by any physical features on the ground.</p> <p>There is no existing development within the site and the site has a sense of openness both in visual and spatial aspects.</p> <p>The site is connected to the settlement along its northern and eastern boundary although due to the canal forming the eastern boundary development could not be considered to ‘round off’ the settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>No</b> – site does not abut the large built-up area. The closest large built up area is Tamworth which is approximately 850m away. The settlement lies between the site and the large built up area.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> </ol>	<p>Yes</p> <p>Minor – Approximately 2.3km between Hopwas and Fazeley, Mile Oak and Bonehill.</p> <p>No</p> <p>No</p> <p>Yes</p>	<p>Site lies between Hopwas and Fazeley, Mile Oak &amp; Bonehill (to the south). As such growth of Hopwas to the south would reduce the gap between settlements. Gap between settlements is approximately 2.3km across the site however the gap is approximately 2km from the southernmost tip of Hopwas.</p> <p>There is no intervening development within the gap between the settlements. Development of the site would not result in the merging of settlements.</p>

	<p>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</p> <p>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> <p>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</p>	<p>No</p> <p>No</p>	<p>Due to the small size of the site development would only reduce the gap to a limited extent. The gap is already narrower to the south of the site.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Minor</b> – Site lies between Hopwas and Fazeley, Mile Oak and Bonehill where the gap is approximately 2.3km. The gap between the settlements is already narrower to the south of the site.</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>No</p> <p>Residential curtilage, canal and no physical features.</p> <p>No</p> <p>No</p>	<p>The site is in agricultural use and is open in character with views across the site and beyond. The site has the character of countryside.</p> <p>Although the settlement bounds the site to the north and east, due to the shape of the site and the eastern boundary of the Canal providing separation, there is no sense of enclosure within the site.</p> <p>There is no encroaching 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>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>No</b> – 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><b>Moderate</b> - All sites/areas to be assessed as moderate</p>		

<b>Overall site assessment</b>	<b>Moderate</b> – 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 safeguarding the countryside from encroachment but has a more limited role in other aspects. 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 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)	Yes – in close proximity to the conservation area.
	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

Green Belt site reference	<b>SHLAA 294: Land off Plantation Lane, Hopwas</b> <b>(Site is the same as Parcel Hopwas 4 so same assessment has been applied)</b>		
Description of site	Site is approximately 3.93 hectares and is located to the south of the village. Beyond the site to the south are significant tracts of agricultural land (and Parcel H5). The site is bounded to the north and east by the curtilages of the residential properties which form the southern extent of the village. The western boundary is formed by Plantation Lane and the south by mature field boundaries consisting of hedgerows and trees. The site consists of a number of land uses, closest to the settlement is a small agricultural field which is bounded by the village on two sides. Much of the remainder of the site consists of a large residential property and plant nursey which includes a number of agricultural poly tunnels. The topography generally slopes down to the south-east.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Parcel Hopwas 4.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>No</p> <p>Gap to Tamworth is approximately 850m</p> <p>No</p> <p>Yes</p> <p>No</p> <p>Yes</p>	<p>The site does not directly abut the large built-up area. The closest large built-up area is the urban area of Tamworth which is 850m to the east of the edge of the site. The built form of the village lies between the site and Tamworth in this direction.</p> <p>The edge of the West Midlands conurbation is approximately 6.8km 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 field boundaries and the built development of the settlement. There is development within the site.</p>

	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 site could not be considered to ‘round off’.	Site is connected to settlement along its northern edge. As such development of site could not be considered to ‘round off’ settlement. There is a smaller proportion of the site which is bounded on two sides and could be considered to round off to a degree.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large urban area. The village is approx. 500m from the large built-up area (Tamworth). The built area of the village lies between the site and Tamworth. The West Midlands conurbation is approx. 6.8km to the south. Site is connected to the village along one boundaries and could not be considered to ‘round off’ settlement.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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</li> </ol>	<p>Yes.</p> <p>Minor – approx. 2.2km between Hopwas and Fazeley, Mile Oak &amp; Bonehill.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Hopwas and Fazeley, Mile Oak &amp; Bonehill (to the south). As such growth to the south would reduce the gap between settlements. Gap between settlements is approx. 2.2km.</p> <p>There is no intervening development within the gap between settlements. Development of the site would not result in the merging of settlements. Development of the site would only reduce the gap to a limited extent.</p>

	<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>		
Assessment (Important, moderate, minor, no)	<b>Minor</b> – Site lies between Hopwas and Fazeley, Mile Oak and Bonehill where the gap is approx. 2.2km. Development of the site would not reduce the gap between settlements significantly. There is no intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<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>No</p> <p>Field boundaries and river to countryside. Road to the settlement</p> <p>No</p> <p>Yes</p>	<p>The site is predominantly in agricultural use. The site has the character of countryside. The site is not enclosed by the settlement.</p> <p>There is no encroaching development within the site.</p>
Assessment (Important, moderate, minor, no)	<b>Important</b> – 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 character of historic towns	<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>3. Is the site in the foreground of views towards the historic town from public places?</p>	No.	The site is not located adjacent to a historic town.

	<ol style="list-style-type: none"> <li>Is there public access within the site?</li> <li>Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – Site is not located adjacent to a historic town.</b>		
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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate - All sites/areas to be assessed as moderate</b>		
<b>Overall site assessment</b>	<b>Moderate – Assessment records 2/1/1/1 split therefore professional judgement is applied. The site plays an important role in protecting the countryside but performs a limited role in other aspects. However, given the lack of enclosure of the site and character it is considered the overall assessment should be moderate.</b>		
<b>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.</b>			
Opportunities for public access or to provide access	<ol style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ol>	There is a public footpath within the site.	
Opportunities for outdoor sport and recreation	<ol style="list-style-type: none"> <li>Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?</li> </ol>	No recreational facilities within the site.	
Retain and Enhance landscapes and visual amenity	<ol style="list-style-type: none"> <li>Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB?</li> </ol>	<p>No</p> <p>Yes – site is within the conservation area.</p>	

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

## E8 Lichfield

Green Belt site reference	<b>12: Shingle Cottage, South of Abnalls Lane</b>		
Description of site	Site is approximately 0.78 hectares and surrounding land uses include road infrastructure to the west, residential and commercial development to the north and north east, Beacon Park Golf Course and Beacon Park (a registered historic park) to the east and south east, and an allotment to the south. The site is adjacent to a residential property which is excluded from the site boundary. The site comprises a paddock surrounded by open land and established trees along the boundaries of the site. The site is located on the edge of Lichfield with the northern boundary defined by Abnalls Lane, the western boundary defined by the A51 Western Bypass, and the southern and eastern boundary defined by established tree belts. The site has a slightly undulating topography.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within parcel Lichfield 6 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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</li> </ol>	<p>Yes</p> <p>Parcel directly abuts the large built up area of Lichfield.</p> <p>Yes</p> <p>Yes</p> <p>Yes.</p> <p>Yes, to a degree</p>	<p>The site directly abuts a large built-up area. The site borders the large built-up area of Lichfield along the northern edge of the site.</p> <p>Development of the site would represent an outward extension of the large built-up area (Lichfield).</p> <p>If released from the Green Belt long term boundaries could be established due to the A51 to the west of the site.</p> <p>The site is free from development and has a sense of openness both in spatial and visual aspects.</p>

	<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>The site is connected to Lichfield along one boundary. Given the shape of the site and the limited connection to the settlement, development of the individual site could not be considered to ‘round off’ the settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Moderate</b> – the site abuts the large built up area of Lichfield. Development of the site would represent an outward extension of the large built-up area (Lichfield). Site is connected to Lichfield along one boundary and could not be considered to ‘round off’ the settlement however if released from the Green Belt long term boundaries could be established due to the A51.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes</p> <p>Minor – approximately 3km between Lichfield and Burntwood.</p> <p>Yes, to a limited sense</p> <p>No</p> <p>Yes</p> <p>No</p> <p>No</p>	<p>Site lies between Lichfield and Burntwood. The gap between Lichfield and Burntwood is approximately 3km. Growth to the west of Lichfield would reduce the gap between Lichfield and Burntwood (including St Matthews). The settlement already extends to the A51 which forms the western boundary of the site.</p> <p>There is a limited level of intervening development in the form of the washed over village of Woodhouses which lies between the site and Burntwood.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Lichfield and Burntwood. The settlement already extends as far west as the site.</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – The site lies between Lichfield and Burntwood (including St Matthews). The gap between Lichfield and Burntwood is approximately 3km. There is limited intervening development. The settlement already extends as far west as the site.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>The A51 with established treeline boundaries with the countryside and Adnalls lane to the north with Lichfield</p> <p>Yes – to a limited extent by a residential dwelling</p> <p>Yes – the roads</p>	<p>The site consists of open land and it is therefore open in character.</p> <p>The surrounding area has a rural character consisting of the allotments and golf course however the settlement to the north and the A51 has an urbanising influence.</p> <p>The site is not enclosed by the settlement as it only abuts Lichfield along its northern boundary however it is enclosed to the west by the A51.</p> <p>The site’s boundaries consist of a road (the A51) and existing development and Abnalls Lane to the north with established treelines to the east and south. The A51 could assist in preventing encroachment.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> – The site is open in character however there are urbanising influences due to the settlement to the north and the A51 which encloses the site to the west. There is limited encroaching development within the site. The A51 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"> <li>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.</li> </ol>	<p>Yes</p> <p>Yes</p>	<p>The site is located adjacent to a historic town (Lichfield).</p> <p>The site is located close to the historic core of the city and is adjacent to the registered historic park which forms</p>

	<ol style="list-style-type: none"> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No</p> <p>No</p> <p>Yes</p>	<p>part of the setting of the historic core of the city. There are strong views of the city centre and the historic core from within the site. Immediate foreground views are of modern residential and commercial development.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Important</b> – Site is located adjacent to a historic town (Lichfield). Site is close to the historic core of the city and is adjacent to the registered historic park. The site has strong intervisibility with the city centre and historic features.</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><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Moderate</b> - All sites/areas to be assessed as moderate</p>		
<p><b>Overall site assessment</b></p>	<p><b>Moderate</b> – Assessment records 3/1/1 split with one important category therefore professional judgement is to be applied. The site plays an important role in preserving the setting and special character of the historic town of Lichfield. The site plays a moderate role in checking the unrestricted sprawl of the large built up area and in safeguarding the countryside from encroachment and in assisting in urban regeneration. The site plays a minor role in preventing towns from merging. Taking all purposes into consideration an overall assessment of moderate is applied.</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>			

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. The golf course is located adjacent to the east 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? 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 Yes – site is located in close proximity to the conservation area boundary. 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

Green Belt site reference	<b>SHLAA 14: Land North of Leomansley View</b>		
Description of site	Site is approximately 1.66 hectares and is located to the west of Lichfield City. Surrounding land uses include road infrastructure, residential and agricultural fields. The site comprises of open flat fields with established trees along the boundaries of the site. The site is located on the edge of Lichfield with boundaries formed by an access road to the west, residential curtilages of properties on Leomansley View to the south with an established tree belt and a Public Right of Way to the east and north respectively.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within parcel Lichfield 5 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes [Note: the assessment form for Parcel Lichfield 5 states moderate in error in the overall assessment row. The correct overall assessment is shown in the summary table (Table 3.8)]		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes</p> <p>Site directly abuts the built up area of Lichfield</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>The site directly abuts a large built-up area. The site borders the large built-up area of Lichfield along the southern edge of the site. The site does form part of a group of sites to prevent urban sprawl.</p> <p>Development of the site would represent an outward extension of the large built-up area (Lichfield).</p> <p>If released from the Green Belt long term boundaries could not be established along all four boundaries due to a lack of nearby physical features.</p> <p>There is no development within the site. The site is connected to Lichfield along one boundary. Given the shape of the site and the limited connection to the</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>settlement, development of the site could not be considered to ‘round off’ the settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – the site abuts the large built up area of Lichfield. There is no development within the site, and it has a sense of openness. Site is connected to Lichfield along one boundary and 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"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes</p> <p>Minor – approximately 3km between Lichfield and Burntwood.</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p> <p>No</p>	<p>Site lies between Lichfield and Burntwood. The gap between Lichfield and Burntwood is approximately 3km. As such growth of Lichfield to the west would reduce the gap between the settlements. The site is located within this gap.</p> <p>Gap between Lichfield and Burntwood is approximately 3km. There is some limited intervening development including the washed over village of Woodhouses which lies between the site and Burntwood. Development of the site would not see a significant step towards the closure of the gap between Lichfield and Burntwood. The settlement already extends as far west as the site.</p>

<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Lichfield and Burntwood. The gap between the settlements is approximately 3km. There is intervening development between the settlements. The settlement already extends as far west as the site.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Roads, an established tree belt and a public right of way footpath.</p> <p>No</p> <p>Yes – access road</p>	<p>The site is open in character with a decline in topography towards Leomansley Cottage with views across the site and beyond. The surrounding area has an urban characteristic with residential dwellings but the site has the character of countryside due to the longline views onto neighbouring fields. The site is currently used for agricultural purposes.</p> <p>The site is not enclosed by the settlement as it is only abuts Lichfield along its southern boundary. There is currently no encroachment within the site.</p> <p>The site’s western boundary consisting of an access road could assist in preventing encroachment.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Important</b> – 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"> <li>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.</li> </ol>	<p>Yes</p> <p>Yes</p>	<p>The site is located adjacent to a historic town (Lichfield).</p> <p>The site is not close to the historic core of the city however there are strong views of the city centre and the historic core from the western edge of the site.</p>

	<ol style="list-style-type: none"> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No</p> <p>Yes</p> <p>Yes</p>	<p>The immediate foreground views are of moderate residential development. There is a footpath forming the northern boundary of the site.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Important</b> – Site is located adjacent to a historic town (Lichfield). Site is not close to the historic core of the city however there are strong views towards the historic core particularly to the west of the site.</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><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Moderate</b> - All sites/areas to be assessed as moderate</p>		
<p><b>Overall site assessment</b></p>	<p><b>Important</b> – 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, safeguarding the countryside from encroachment, and in preserving the setting and character of the historic town of Lichfield.</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>			
<p>Opportunities for public access or to provide access</p>	<ol style="list-style-type: none"> <li>1. What is the degree of existing public access?</li> </ol>	<p>The northern boundary of the site consists of a footpath.</p>	

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

Green Belt site reference	<b>SHLAA 16: East of Sandyway Farm</b>		
Description of site	Site is approximately 0.9 hectares and is located to the south west of Lichfield City. The site's northern boundary with the settlement is defined by Limburg Avenue. The site's eastern, western and southern boundaries are defined by field boundaries. The site consists of an open field with a flat topography. The surroundings to the north consist of the settlement. To the east, west and south, the site is surrounded by open countryside and agricultural land.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Lichfield 8 although this encompasses a larger area. This was assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> <li>Is the site well connected to the built up area along a number of boundaries? Could development of the site</li> </ol>	<p>Yes.</p> <p>Site directly abuts the large built-up area of Lichfield.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Site is connected to the settlement on one side.</p> <p>Development of the site could</p>	<p>The site directly abuts the large built-up area of Lichfield along its northern boundary.</p> <p>Development of the site would represent an outward extension of the large built-up area of Lichfield.</p> <p>If released from the Green Belt long term boundaries could not be established as the site's boundaries consist of field boundaries.</p> <p>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 settlement along its northern boundary.</p> <p>Development of the site could not be considered to 'round off' the settlement.</p>

	be considered to “round off” the pattern of the built up area?	not be considered to ‘round off’.	
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – Site directly abuts the large built-up area of Lichfield. Development of the site would represent an extension of the large built-up area. The site is free from development and has a sense of openness.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 3km between Lichfield and Burntwood.</p> <p>Yes – to a limited extent.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Lichfield and Burntwood (to the west). As such growth of Lichfield to the west would reduce the gap between the settlements. The site is located within this gap.</p> <p>Gap between Lichfield and Burntwood is approximately 3km. There is some limited intervening development including the washed over villages of Edial and Woodhouses which lie between the site and Burntwood. Development of the site would not see a significant step towards the closure of the gap between Lichfield and Burntwood. The settlement already extends as far west as the site.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – Site lies between Lichfield and Burntwood. The gap between the settlements is approximately 3km. There is intervening development between the settlements.		

<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Road with the settlement. Field boundaries with the countryside.</p> <p>No.</p> <p>No.</p>	<p>The site consists of an open field and is therefore open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Lichfield along its northern boundary.</p> <p>The site is free from encroaching development.</p> <p>The site's boundaries are predominantly field boundaries which could not prevent encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>Yes.</p> <p>Yes.</p> <p>No.</p> <p>No.</p> <p>Yes.</p>	<p>The site is located adjacent to a historic town (Lichfield).</p> <p>The site is not close to the historic core of the city and there are limited views towards the city centre due to the flat topography and small scale of the site as these are blocked by Leomansley Woods. The immediate foreground views are of modern new build residential development off of Limburg Avenue and Leomansley Woods.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site is located adjacent to a historic town (Lichfield). Site is not close to the historic core of the city and there are limited views into the historic core from the site.</p>		

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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – 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 checking the unrestricted sprawl of the large built up area of Lichfield. The site plays a minor role in preserving the setting and character of the historic town of Lichfield and 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 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?	There are 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.	

<p>Improving derelict and damaged land</p>	<ol style="list-style-type: none"> <li>1. Is there any derelict land in the site?</li> <li>2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ol>	<p>No.</p> <p>No.</p>
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Green Belt site reference	<b>SHLAA 17: Land at Hilltop Grange</b>		
Description of site	Site is approximately 13.9 hectares and surrounding land uses include road infrastructure, residential and commercial development with a hospital to the south west of the site. The site comprises of open gently undulating fields with Leomansley woods to the east of the site. The site is located on the edge of Lichfield with boundaries formed by physical features (A519) to the south, Leomansley woods (a TPO woodland) to the east, a further TPO woodland partly to the north and field boundaries to the west.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within parcel Lichfield 7. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes</p> <p>Site directly abuts the built up area of Lichfield</p> <p>Yes</p> <p>Yes - partially</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>The site directly abuts a large built-up area. The site borders the large built-up area of Lichfield along the southern edge of the site. The site does form part of a group of sites to prevent urban sprawl.</p> <p>Development of the site would represent an outward extension of the large built-up area (Lichfield). If released from the Green Belt long term boundaries could partially be established due to the TPO woodland to the east and partly to the north.</p> <p>There is no development within the site. The site is connected to Lichfield along one boundary. Given the shape of the site and the limited connection to the settlement, development of the site could not be considered to 'round off'</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?		the settlement. The site is not connected to nearby other settlements.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – the site abuts the large built up area of Lichfield. There is no development within the site, and it is open in character. Site is connected to Lichfield along one boundary and could not be considered to ‘round off’ the settlement.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes</p> <p>Minor – approx. 3km between Lichfield and Burntwood.</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>Site lies between Lichfield and Burntwood. The gap between Lichfield and Burntwood is approximately 3km. Growth to the west of Lichfield would reduce the gap between Lichfield and Burntwood.</p> <p>There is a limited level of intervening development in the form of the washed over village of Edial and Woodhouses which lies between the site and Burntwood.</p> <p>Development of the site would extend Lichfield significantly west 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>

<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Moderate</b> – The site lies between Lichfield and Burntwood. Whilst the gap between the settlements is approximately 3km, development of the site would significantly reduce the gap. There is limited intervening development between the settlements.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>A road, a TPO woodland and field boundaries</p> <p>No</p> <p>Yes – roads and TPO woodland.</p>	<p>The site is open in character with gentle undulating topography with views across the site and beyond. The surrounding area has an urban characteristic with residential dwellings but the site has a rural character due to the longline views onto neighbouring fields. The site is currently used for agricultural practises.</p> <p>The site is adjacent to Lichfield along the southern boundary. The site’s boundaries consist of roads to the south, a TPO woodland to the east and partly to the north and field boundaries to the west. The road and TPO woodland could assist in preventing encroachment.</p> <p>There is currently no encroachment within the site.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Important</b> – The site has open agricultural fields with a rural character with no development within the site and longline views</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"> <li>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.</li> </ol>	<p>Yes</p> <p>No</p>	<p>The site is located adjacent to a historic town (Lichfield).</p> <p>The site is not close to the historic core of the city and there are limited views towards the historic core as these are blocked by Leomansley Woods. The</p>

	<ol style="list-style-type: none"> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No</p> <p>No</p> <p>No</p>	<p>foreground views are of modern residential development and Leomansley Woods.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Minor</b> – The site is located adjacent to a historic town (Lichfield). However, there is limited to no intervisibility of the historic town with no long distance views.</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><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Moderate</b> - All sites/areas to be assessed as moderate</p>		
<p><b>Overall site assessment</b></p>	<p><b>Important</b> – Assessment records 2/2/1 split with two important categories assessed therefore the overall assessment is important. The site plays an important role in checking the unrestricted sprawl of the large built up area and safeguarding the countryside from encroachment with a moderate role in preventing towns from merging.</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>			
<p>Opportunities for public access or to provide access</p>	<ol style="list-style-type: none"> <li>1. What is the degree of existing public access?</li> </ol>	<p>There is no public access to the site.</p>	

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

Green Belt site reference	<b>SHLAA 95: Land north of Fosseway Lane</b>		
Description of site	Site is approximately 1.52 hectares and is located to the south west of Lichfield City. The site's eastern boundary with the settlement is defined by Falkland Road and a grass verge and wooden fence. The remainder of the eastern boundary is defined by a field boundary with tree line. The site's northern boundary is defined by Fosseway Heath Nature Reserve and Wetland and the former Walsall-Lichfield railway line which is on an embankment. The western boundary is defined by a field boundary and the southern boundary is defined by Fosseway Lane. The site consists of an open field which is at a raised level compared to Falkland Road. The surroundings to the south east and south west consist of residential properties along Fosseway Lane. To the north and east the surroundings consist of the settlement. To the west the site is surrounded by agricultural land.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Lichfield 9 although this encompasses a larger area. This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>Yes.</p> <p>Site directly abuts the large built-up area of Lichfield.</p> <p>Yes.</p> <p>Yes – to a limited degree.</p> <p>Yes.</p> <p>Yes.</p>	<p>The site directly abuts the large built-up area of Lichfield along part of its eastern boundary.</p> <p>Development of the site would represent an outward extension of the large built-up area of Lichfield.</p> <p>If released from the Green Belt long term boundaries could only be established using the southern road boundary and the northern railway boundary.</p> <p>There is no development within the site and there is a sense of openness both in visual and spatial aspects.</p>

	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 settlement on one side. Development of the site could not be considered to ‘round off’.	The site is connected to the settlement along a small section of its eastern boundary only. Development of the site could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – Site directly abuts the large built-up area of Lichfield. Development of the site would represent an extension of the large built-up area. The site is free from development and has a sense of openness.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 3km between Lichfield and Burntwood.</p> <p>Yes – to a limited extent.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Lichfield and Burntwood (to the west). As such growth of Lichfield to the west would reduce the gap between the settlements. The site is located within this gap.</p> <p>Gap between Lichfield and Burntwood is approximately 3km. There is some limited intervening development including the washed over villages of Edial and Woodhouses which lie between the site and Burntwood. Development of the site would not see a significant step towards the closure of the gap between Lichfield and Burntwood. The settlement already extends further west than the site.</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Lichfield and Burntwood. The gap between the settlements is approximately 3km. There is intervening development between the settlements. The settlement already extends further west than the site.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Road with the settlement. Field boundaries, railway and road with the countryside.</p> <p>No.</p> <p>Yes – road and railway.</p>	<p>The site consists of an open field and is therefore open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Lichfield along a small section of its eastern boundary. It should be noted that the land to the south beyond Claypit Lane has been removed from the Green Belt as part of the strategic development allocation, as such the urban edge is likely to change in this location which would have an urbanising effect and enclose the site to a degree.</p> <p>The site is free from encroaching development. There are two residential properties located on either side of the southern boundary of the site along Fosseway Lane. The site’s southern boundary of Fosseway Lane and the northern boundary of the railway and Fosseway Heath Nature Reserve could prevent encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Moderate</b> – Site has the character of open countryside and does not contain urbanising development. The site is not enclosed by existing development at present. However, given the allocation of the land to the south for residential development, the urban edge in this location is likely to change. As such it is considered appropriate to apply a score of moderate in this location.</p>		
<p>d) To preserve the setting and special</p>	<p>Does the site make a positive contribution to the setting of the historic town? Measured by:</p>	<p>Yes.</p>	<p>The site is located adjacent to a historic town (Lichfield).</p>

<p>character of historic towns</p>	<ol style="list-style-type: none"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>No.</p> <p>Yes.</p>	<p>The site is not close to the historic core of the city however there are some views towards the city centre within parts of the site. The immediate foreground views from the northern boundary of Falkland Road are of modern new build residential development however from further into the site there are wider views of the city centre.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Moderate</b> – Site is located adjacent to a historic town (Lichfield). Site is not close to the historic core of the city however there are some views into the historic core from parts of the site.</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><b>Moderate</b> - All sites/areas to be assessed as moderate</p>		
<p><b>Overall site assessment</b></p>	<p><b>Moderate</b> – Assessment records 3/1/1 split with one important category therefore professional judgement is to be applied. The site plays an important role in checking the unrestricted sprawl of the large built up area of Lichfield and plays a moderate role in most other aspects including preserving the setting and character of the historic town of Lichfield and in safeguarding the countryside from encroachment. Taking all purposes into account, an overall assessment of moderate is applied.</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>			

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?	There are 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.

Green Belt site reference	<b>SHLAA 96: Land north of Fosseway Lane</b>		
Description of site	Site is approximately 0.52 hectares and is located to the south west of Lichfield City. The site's southern boundary with the settlement is defined by Claypit Lane. This part of the settlement is currently being developed. It was removed from the Green Belt in 2015 and is allocated within the current local plan for residential development (South of Lichfield: Deans Slade Farm Strategic Development Allocation). The site's northern boundary consists of Fosseway Lane. The eastern and western boundaries are not defined by any physical features on the ground. The site consists of agricultural land. The topography of the site is generally flat. The surroundings to the north east consist of the built area of the settlement. To the north there are two residential properties along Fosseway Lane and to the south is Lichfield Leather Ltd. The remaining surroundings to the east and west consist of agricultural land.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Lichfield 9 although this encompasses a larger area. This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>Yes.</p> <p>Site directly abuts the large built-up area of Lichfield.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p>	<p>The site directly abuts the large built-up area of Lichfield along its southern boundary although this consists of a strategic development allocation which is currently being built out.</p> <p>Development of the site would represent an outward extension of the large built-up area of Lichfield.</p> <p>If released from the Green Belt long term boundaries could not be established as the eastern and western boundaries are not defined by any physical features on the ground.</p> <p>There is no development within the site and there is a sense of openness both in visual and spatial aspects.</p>

	<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 settlement on one side. Development of the site could not be considered to ‘round off’.</p>	<p>The site is connected to the settlement along its southern boundary only and this area of the settlement is not currently developed as it is a strategic development allocation. It is likely that the urban edge will significantly change once the allocation is built out. At this time, development of the site could not be considered to ‘round off’ the settlement.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Important</b> – Site directly abuts the large built-up area of Lichfield. Development of the site would represent an extension of the large built-up area. The site is free from development and has a sense of openness.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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</li> </ol>	<p>Yes.</p> <p>Minor – approximately 3km between Lichfield and Burntwood.</p> <p>Yes – to a limited extent.</p> <p>No.</p> <p>Yes.</p> <p>No.</p>	<p>Site lies between Lichfield and Burntwood (to the west). As such growth of Lichfield to the west would reduce the gap between the settlements. The site is located within this gap.</p> <p>Gap between Lichfield and Burntwood is approximately 3km. There is some limited intervening development including the washed over villages of Edial and Woodhouses which lie between the site and Burntwood.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Lichfield and Burntwood. The settlement already extends further west than the site.</p>

	<p>between urban areas and settlements, or lead to the 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>	No.	
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Lichfield and Burntwood. The gap between the settlements is approximately 3km. There is intervening development between the settlements. The settlement already extends further west than the site.</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>No.</p> <p>Road with the settlement. Road and no physical features with the countryside.</p> <p>No.</p> <p>Yes – road.</p>	<p>The site consists of agricultural land and is therefore open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Lichfield along its southern boundary. It should be noted that this land has been removed from the Green Belt as part of the strategic development allocation, as such the urban edge is likely to change in this location which would have an urbanising effect and enclose the site to a degree.</p> <p>The site is free from encroaching development. The site’s northern boundary of Fosseway Lane could prevent encroachment however the eastern and western boundaries are not defined by any physical features on the ground.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Moderate</b> – Site has the character of open countryside and does not contain urbanising development. The site is not enclosed by existing development at present. However, given the allocation of the land to the south for residential development, the urban edge in this location is likely to change. As such it is considered appropriate to apply a score of moderate in this location.</p>		

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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>Yes.</p> <p>Yes.</p> <p>No.</p> <p>No.</p> <p>Yes.</p>	<p>The site is located adjacent to a historic town (Lichfield).</p> <p>The site is not close to the historic core of the city however there are views towards the city centre within parts of the site particularly from Claypit Lane. The immediate foreground views are of modern new build residential development however there are views beyond this of the city centre.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> – Site is located adjacent to a historic town (Lichfield). Site is not close to the historic core of the city however there are views into the historic core from parts of the site.		
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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 3/1/1 split with one important category therefore professional judgement is to be applied. The site plays an important role in checking the unrestricted sprawl of the large built up area of Lichfield and plays a moderate role in most other aspects including preserving the setting and character of the historic town of Lichfield and in safeguarding the countryside from encroachment. 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?	There are 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.

Green Belt site reference	<b>SHLAA 134: Sandyway Farm</b>		
Description of site	Site is approximately 0.23 hectares and is located to the south west of Lichfield City. The site's eastern boundary with the settlement is defined by Limburg Avenue. The site's northern boundary is defined by Walsall Road. The western and southern boundaries are defined by field boundaries and the curtilage of a residential property (Royal Oak Close) which is split into three dwellings. The site consists of an open field with a flat topography. The surroundings to the east consist of the settlement. To the immediate west is a residential property (Royal Oak Close) with a nursery/pre-school and a gastropub further west along Walsall Road. To the south and north the site is surrounded by open countryside and agricultural land.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Lichfield 8 although this encompasses a larger area. This was assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes.</p> <p>Site directly abuts the large built-up area of Lichfield.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p>	<p>The site directly abuts the large built-up area of Lichfield along its northern boundary.</p> <p>Development of the site would represent an outward extension of the large built-up area of Lichfield.</p> <p>If released from the Green Belt long term boundaries could not be established as the site's boundaries to the south and west consist of field boundaries.</p> <p>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 settlement along its eastern boundary.</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?	Site is connected to the settlement on one side. Development of the site could not be considered to ‘round off’.	Development of the site could not be considered to ‘round off’ the settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site directly abuts the large built-up area of Lichfield. Development of the site would represent an extension of the large built-up area. The site is free from development and has a sense of openness.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 3km between Lichfield and Burntwood.</p> <p>Yes – to a limited extent.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Lichfield and Burntwood (to the west). As such growth of Lichfield to the west would reduce the gap between the settlements. The site is located within this gap.</p> <p>Gap between Lichfield and Burntwood is approximately 3km. There is some limited intervening development including the washed over villages of Edial and Woodhouses which lie between the site and Burntwood. Development of the site would not see a significant step towards the closure of the gap between Lichfield and Burntwood.</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Lichfield and Burntwood. The gap between the settlements is approximately 3km. 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"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Road with the settlement. Field boundaries with the countryside.</p> <p>No.</p> <p>No.</p>	<p>The site consists of an open field and is therefore open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Lichfield along its eastern boundary. There is a residential property to the immediate west of the site along Royal Oak Close split into three dwellings however this does not enclose the site.</p> <p>The site is free from encroaching development.</p> <p>The site’s boundaries are predominantly field boundaries which could not prevent encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> </ol>	<p>Yes.</p> <p>Yes.</p> <p>No.</p>	<p>The site is located adjacent to a historic town (Lichfield).</p> <p>The site is not close to the historic core of the city and there are limited views towards the city centre due to the flat topography and small scale of the site as these are blocked by Leomansley Woods. The immediate foreground views are of modern new build</p>

	<p>4. Is there public access within the site?</p> <p>5. Does the site form part of an historic landscape that is related to an historic town?</p>	<p>No.</p> <p>Yes.</p>	<p>residential development off of Limburg Avenue and Leomansley Woods.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site is located adjacent to a historic town (Lichfield). Site is not close to the historic core of the city and there are limited views into the historic core from the site.</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><b>Moderate</b> - All sites/areas to be assessed as moderate</p>		
<p><b>Overall site assessment</b></p>	<p><b>Important</b> – 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 checking the unrestricted sprawl of the large built up area of Lichfield. The site plays a minor role in preserving the setting and character of the historic town of Lichfield and in preventing towns from merging.</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>			
<p>Opportunities for public access or to provide access</p>	<p>1. What is the degree of existing public access?</p>	<p>There is no public access within the site.</p>	
<p>Opportunities for outdoor sport and recreation</p>	<p>1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?</p>	<p>There are no recreational facilities within the site.</p>	
<p>Retain and Enhance landscapes and visual amenity</p>	<p>1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB?</p>	<p>No.</p> <p>No.</p>	

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

Green Belt site reference	<b>SHLAA 146: Grange Lane, Land West of Lichfield</b>		
Description of site	Site is approximately 0.64 hectares and is located to the north of Lichfield. Surrounding land uses include Friary Grange School (a secondary school), Friary Grange Leisure Centre and Lichfield Police Station to the west, Grange Hill Veterinary Centre to the east, agricultural land to the north and the settlement to the south. The site comprises of overgrown grassland, hedges and established trees. The site is not directly connected to Lichfield however it is in close proximity to it (approximately 45m away). The site's eastern boundary is defined by Grange Lane and the remaining boundaries are all defined by field boundaries with trees and hedgerow. The topography of the site is generally flat.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within parcel Lichfield 1 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes</p> <p>Site is approximately 45m away from built up area of Lichfield. Gap consists of overgrown grassland.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>The site does not directly abut the large built-up area of Lichfield however it is in very close proximity to it (approximately 45m away).</p> <p>Development of the site would represent an outward extension of the large built-up area (Lichfield).</p> <p>If released from the Green Belt long term boundaries could be established along all four boundaries due to nearby physical features (Grange Lane, Eastern Avenue, and surrounding development).</p> <p>There is no development within the site and the site has a sense of openness both in spatial and visual aspects.</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>The site is not directly connected to Lichfield and development could not be considered to ‘round off’ the settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – the site abuts the large built up area of Lichfield. Development of the site would represent an outward extension of the large built-up area of Lichfield. There is no development within the site and it has a sense of openness.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes</p> <p>Minor – approximately 3.6km between Lichfield and Longdon and 4.2km between Lichfield and Armitage with Handsacre.</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p> <p>No</p>	<p>Site lies between Lichfield and Longdon and Lichfield and Armitage with Handsacre. The gap between Lichfield and Longdon is approximately 3.6km. The gap between Lichfield and Armitage with Handsacre is approximately 4.2km. Growth of Lichfield to the north would reduce the gap between the settlements. The site is located within this gap.</p> <p>There is intervening development in the form of the washed over village of Longdon Green.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Lichfield and Longdon and Lichfield and Armitage with Handsacre.</p>

<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Minor</b> – The site lies between Lichfield and Longdon and Lichfield and Armitage with Handscare. The gap between the settlements is approximately 3.6km and 4.2km respectively. 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"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Road and field boundaries.</p> <p>No</p> <p>Yes – roads.</p>	<p>The site consists of overgrown grassland with trees and hedges and is therefore open in character.</p> <p>The site is not enclosed by the settlement as it is not directly connected to Lichfield although it is in close proximity to it. The site is surrounded by existing development to the east, west and south and is therefore fairly enclosed by existing development although less so by the sports facilities to the immediate west.</p> <p>The site is free from encroaching development.</p> <p>The site’s boundaries include a road, and field boundaries with trees and hedges representing the limits of the surrounding development.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Moderate</b> – Site has the character of open countryside and does not contain urbanising development however the site is fairly enclosed by existing development to the east, west and south 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> <ol style="list-style-type: none"> <li>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.</li> </ol>	<p>Yes</p> <p>No</p>	<p>The site is located adjacent to a historic town (Lichfield).</p> <p>Site is located close to the historic core of the city however there are limited views towards the city centre and the historic core of the city from within the</p>

	<ol style="list-style-type: none"> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No</p> <p>No</p> <p>Yes</p>	<p>site due to the established trees and surrounding development. Immediate foreground views are of surrounding development.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – Site is located adjacent to a historic town (Lichfield). Site is close to the historic core of the city however there is limited intervisibility with the historic core of the city.		
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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 2/2/1 split with one important category therefore professional judgement is to be applied. The site plays an important role in checking the unrestricted sprawl of the large built up area of Lichfield however it plays a lesser role in other aspects. Taking all the purposes into consideration an overall assessment of moderate is considered appropriate.		
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"> <li>1. What is the degree of existing public access?</li> </ol>	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? 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.

Green Belt site reference	<b>SHLAA 147: Eastern Avenue, Lichfield</b>		
Description of site	Site is approximately 0.44 hectares and is located to the north of Lichfield. Surrounding land uses include Friary Grange School (a secondary school), Friary Grange Leisure Centre and Lichfield Police Station to the west, residential properties and Grange Hill Veterinary Centre to the east, the leisure centre sports fields to the north and the settlement to the south. The site comprises of overgrown grassland and a derelict agricultural barn. The site's southern boundary with the settlement is defined by Eastern Avenue, the site's remaining boundaries are defined by the limits of the surrounding development which is marked by trees and hedges. The topography of the site is generally flat.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within parcel Lichfield 1 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes</p> <p>The site directly abuts the large built up area.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes - partially</p> <p>No</p>	<p>The site directly abuts the large built-up area of Lichfield.</p> <p>Development of the site would represent an outward extension of the large built-up area (Lichfield).</p> <p>If released from the Green Belt long term boundaries could be established along all four boundaries due to nearby physical features (Grange Lane, Eastern Avenue, and surrounding development).</p> <p>There is no development within the site however the site is surrounded by existing development which limits the sense of openness.</p> <p>The site is connected to Lichfield along its southern boundary only therefore</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?		development could not be considered to ‘round off’ the settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> – the site abuts the large built up area of Lichfield. Development of the site would represent an outward extension of the large built-up area of Lichfield. There is no development within the site however it has a limited sense of openness due to the surrounding development on all sides.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes</p> <p>Minor – approximately 3.6km between Lichfield and Longdon and 4.2km between Lichfield and Armitage with Handsacre.</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p> <p>No</p>	<p>Site lies between Lichfield and Longdon and Lichfield and Armitage with Handsacre. The gap between Lichfield and Longdon is approximately 3.6km. The gap between Lichfield and Armitage with Handsacre is approximately 4.2km. Growth of Lichfield to the north would reduce the gap between the settlements. The site is located within this gap.</p> <p>There is intervening development in the form of the washed over village of Longdon Green.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Lichfield and Longdon and Lichfield and Armitage with Handsacre.</p>

<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – The site lies between Lichfield and Longdon and Lichfield and Armitage with Handscare. The gap between the settlements is approximately 3.6km and 4.2km respectively. There is intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Road and field boundaries.</p> <p>No</p> <p>Yes – roads.</p>	<p>The site consists of overgrown grassland with a derelict agricultural barn. It is therefore open in character.</p> <p>The site is not enclosed by the settlement as it abuts Lichfield along its southern boundary. The site is surrounded by existing development to the east, west and north and is therefore fairly enclosed by existing development although less so by the sports facilities to the immediate north.</p> <p>The site is free from encroaching development.</p> <p>The site’s boundaries include a road and the limits of surrounding development.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> – Site has the character of open countryside and does not contain urbanising development however the site is fairly enclosed by existing development to the east, west and north which 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> </ol>	<p>Yes</p> <p>Yes</p> <p>No</p>	<p>The site is located adjacent to a historic town (Lichfield).</p> <p>Site is located close to the historic core of the city and there are views towards the city centre and the historic core of the city from the south of the site. Immediate foreground views are of modern residential development</p>

	<p>4. Is there public access within the site?</p> <p>5. Does the site form part of an historic landscape that is related to an historic town?</p>	<p>No</p> <p>Yes</p>	however the topography of the land enables views beyond this.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> – Site is located adjacent to a historic town (Lichfield). Site is close to the historic core of the city and there are view towards the historic core of the city from the south of the site.		
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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 4/1 split with four 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, safeguarding the countryside from encroachment, and preserving the setting and special character of the historic town of 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?	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?	<p>No</p> <p>No</p>	

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

Green Belt site reference	<b>SHLAA 188: Land north of Fossey Lane, Lichfield</b>		
Description of site	Site is approximately 0.5 hectares and is located to the south west of Lichfield City. The consists of a triangular piece of land at the junction of Falkland Road and Fossey Lane. The site's north eastern boundary with the settlement is defined by Falkland Road and a grass verge and wooden fence. The southern boundary is defined by Fossey Lane and the western boundary is defined by a residential curtilage marked by a wall. The site consists of an open field with areas of dense overgrown vegetation and hedgerow. The topography of the site is generally flat. The surroundings to the north and east consist of the built area of the settlement, to the south east is a strategic development allocation which was removed from the Green Belt in 2015 and is allocated within the current local plan for residential development (South of Lichfield: Deans Slade Farm Strategic Development Allocation) and is currently being built out. To the immediate west there are two residential properties and beyond this is agricultural land.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Lichfield 9 although this encompasses a larger area. This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>Yes.</p> <p>Site directly abuts the large built-up area of Lichfield.</p> <p>Yes.</p> <p>Yes - partly.</p> <p>Yes.</p> <p>Yes.</p>	<p>The site directly abuts the large built-up area of Lichfield along its north eastern boundary.</p> <p>Development of the site would represent an outward extension of the large built-up area of Lichfield.</p> <p>If released from the Green Belt long term boundaries could be established using Fossey Lane.</p> <p>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 settlement along its north eastern boundary and the</p>

	<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 settlement on one side. Development of the site could not be considered to ‘round off’.</p>	<p>settlement is also in close proximity to the south although this area of the settlement is not currently developed as it is a strategic development allocation. It is likely that the urban edge will significantly change once the allocation is built out. At this time, development of the site could not be considered to ‘round off’ the settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – Site directly abuts the large built-up area of Lichfield. Development of the site would represent an extension of the large built-up area. The site is free from development and has a sense of openness.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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</li> </ol>	<p>Yes.</p> <p>Minor – approximately 3km between Lichfield and Burntwood.</p> <p>Yes – to a limited extent.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Lichfield and Burntwood (to the west). As such growth of Lichfield to the west would reduce the gap between the settlements. The site is located within this gap.</p> <p>Gap between Lichfield and Burntwood is approximately 3km. There is some limited intervening development including the washed over villages of Edial and Woodhouses which lie between the site and Burntwood.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Lichfield and Burntwood. The settlement already extends further west than the site.</p>

	<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><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Lichfield and Burntwood. The gap between the settlements is approximately 3km. There is intervening development between the settlements. The settlement already extends further west than the site.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Road with the settlement. Road and no physical features with the countryside.</p> <p>No.</p> <p>Yes – road.</p>	<p>The site consists of an overgrown open field and is therefore open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Lichfield along its north eastern boundary however the strategic development allocation is in close proximity to the south and is currently being built out. When this is fully built out, it would further enclose the site. The site is already partly enclosed due to the existing residential property to the immediate west and given the site’s triangular shape.</p> <p>The site is free from encroaching development.</p> <p>The site’s southern boundary of Fosseway Lane could prevent encroachment.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Moderate</b> – Site has the character of open countryside and is free from urbanising development. The site is partly enclosed due to the existing residential property to the west and will be further enclosed when the strategic development allocation is fully built out.</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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>Yes.  Yes - limited.  No.  No. Yes.</p>	<p>The site is located adjacent to a historic town (Lichfield).  The site is not close to the historic core of the city and there are limited views towards the city centre due to the small scale and overgrown nature of the site. The immediate foreground views are of modern residential development on Falkland Road.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site is located adjacent to a historic town (Lichfield). Site is not close to the historic core of the city and there are limited views into the historic core from the site.</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><b>Moderate</b> - All sites/areas to be assessed as moderate</p>		
<p><b>Overall site assessment</b></p>	<p><b>Moderate</b> – Assessment records 2/2/1 split with one important category therefore professional judgement should be applied. The site plays an important role in checking the unrestricted sprawl of the large built up area of Lichfield. It plays a moderate role in safeguarding the countryside from encroachment. The site has a more limited role in preventing towns from merging and in preserving the setting and character of the historic town of Lichfield. Taking all purposes into account, an overall assessment of moderate is applied.</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.		
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?	There are 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.

Green Belt site reference	<b>SHLAA 210: Land south east of Sandyway Farm, Lichfield</b>		
Description of site	Site is approximately 2.23 hectares and is located to the south west of Lichfield City. The site is not directly connected to the settlement however it is in very close proximity (approximately 30m). The site's southern boundary is defined by the former Walsall-Lichfield railway line which is on an embankment. The site's remaining boundaries are defined by field boundaries. The site consists of agricultural land. The topography of the site is generally flat but slopes up towards the embankment. The surrounding uses to the north and east consist of the settlement. To the west and south is open countryside and agricultural land.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Lichfield 8 although this encompasses a larger area. This was assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes.</p> <p>Approximately 30m between site and large built-up area of Lichfield. Gap consists of an open field.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Site is not directly connected to the settlement.</p>	<p>The site does not directly abut the large built-up area of Lichfield however it is in very close proximity to it (approximately 30m away) and forms part of a wider group of sites which acts to prevent sprawl.</p> <p>Development of the site would represent an outward extension of the large built-up area of Lichfield.</p> <p>If released from the Green Belt long term boundaries could not be established as the site's boundaries predominantly consist of field boundaries.</p> <p>There is no development within the site and there is a sense of openness both in visual and spatial aspects.</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?	Development of the site could not be considered to ‘round off’.	The site is not directly connected to the settlement. Development of the site could not be considered to ‘round off’ the settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site is in very close proximity to the large built-up area of Lichfield and forms part of a group of sites which act to prevent sprawl. Development of the site would represent an extension of the large built-up area. The site is free from development and has a sense of openness.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 3km between Lichfield and Burntwood.</p> <p>Yes – to a limited extent.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Lichfield and Burntwood (to the west). As such growth of Lichfield to the west would reduce the gap between the settlements. The site is located within this gap.</p> <p>Gap between Lichfield and Burntwood is approximately 3km. There is some limited intervening development including the washed over villages of Edial and Woodhouses which lie between the site and Burntwood. Development of the site would not see a significant step towards the closure of the gap between Lichfield and Burntwood. The settlement already extends further west than the site.</p>

<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – Site lies between Lichfield and Burntwood. The gap between the settlements is approximately 3km. There is intervening development between the settlements. The settlement already extends further west than the site.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Railway line and field boundaries.</p> <p>No.</p> <p>No.</p>	<p>The site consists of agricultural land and is therefore open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it is not directly connected to the settlement although it is in close proximity to it to the north.</p> <p>The site is free from encroaching development.</p> <p>The site's boundaries are predominantly field boundaries which could not prevent encroachment.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>Yes.</p> <p>Yes.</p> <p>No.</p> <p>No.</p> <p>Yes.</p>	<p>The site is located adjacent to a historic town (Lichfield).</p> <p>The site is not close to the historic core of the city and there are limited views towards the city centre due to the small scale of the site. The immediate foreground views are of a supermarket and modern residential development.</p>

Assessment (Important, moderate, minor, no)	<b>Minor</b> – Site is located adjacent to a historic town (Lichfield). Site is not close to the historic core of the city and there are limited views into the historic core from the site.		
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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – 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 checking the unrestricted sprawl of the large built up area of Lichfield. The site plays a minor role in preserving the setting and character of the historic town of Lichfield and 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 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?	There are 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	<ol style="list-style-type: none"> <li>1. Are there any national or local biodiversity designations within the site?</li> <li>2. Is there any potential for creation or enhancement of appropriate habitat within the site?</li> </ol>	<p>No.</p> <p>Possibly.</p>
Improving derelict and damaged land	<ol style="list-style-type: none"> <li>1. Is there any derelict land in the site?</li> <li>2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ol>	<p>No.</p> <p>No.</p>

Green Belt site reference	<b>SHLAA 214: Roman Way, Knowle Lane, Lichfield</b>		
Description of site	Site is approximately 0.38 hectares and is located to the south of Lichfield City. The site is not directly connected to the settlement. The site's western boundary is defined by Knowle Lane. The site's northern, eastern and southern boundaries are defined by residential curtilages marked by a wall and trees and hedgerow. The site consists of a residential property and garden. The topography of the site is generally flat. The surroundings to the north and south consist of residential properties along Knowle Lane. To the east and west is open countryside.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Lichfield 11 although this encompasses a larger area. This was assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> <li>Is the site well connected to the built up area along a number of boundaries? Could development of the site</li> </ol>	<p>Yes.</p> <p>Approximately 80m to the east and 85m to the north.</p> <p>Yes.</p> <p>No.</p> <p>No.</p> <p>Yes - partly.</p> <p>Site is not directly connected to the settlement.</p> <p>Development of the site could</p>	<p>The site does not directly abut the large built-up area of Lichfield however it is in very close proximity to it to the north and east. The gap between the site and Lichfield is approximately 80m to the east across an open field and London Road and approximately 85m to the north across the residential properties on Kowle Lane.</p> <p>Development of the site would 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 as the site's boundaries consist of a residential curtilage.</p> <p>There is existing development within the site consisting of a residential property set within a large garden. The</p>

	be considered to “round off” the pattern of the built up area?	not be considered to ‘round off’.	residential property limits the sense of openness to an extent.  The site is not directly connected to the settlement and development of the site could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – Site does not directly abut the large built-up area of Lichfield but is located in very close proximity to it. Development of the site would represent an outward extension of the large built-up area and would not be defined by enduring long term boundaries.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 2.9km between Lichfield and Shenstone.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Lichfield and Shenstone (to the south). As such growth of Lichfield to the south would reduce the gap between the settlements.</p> <p>Gap between Shenstone and Lichfield is approximately 2.9km. There is some intervening development including One Lichfield South Wall Island and Swinfen Prison. Development of the site would not see a significant step towards the closure of the gap between Shenstone and Lichfield. The settlement already extends further south than the site due to the strategic development allocation.</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – Site lies between Lichfield and Shenstone. The gap between the settlements is approximately 2.9km. There is intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes – to an extent.</p> <p>No.</p> <p>Knowle Lane and residential curtilage.</p> <p>Yes – to an extent.</p> <p>No.</p>	<p>The site consists of a residential property set within a large garden. There is existing residential development to the north and south of the site which have a rural character and the site is surrounded by open countryside to the east and west. Overall the site and its surroundings have the character of countryside.</p> <p>The site is not enclosed by the settlement as it is not directly connected to Lichfield.</p> <p>The site’s boundaries consist of the residential curtilage which could not prevent encroachment.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – Site includes a residential property however this has a rural character. The site and its surroundings have the character of countryside. 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"> <li>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.</li> <li>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?</li> </ol>	<p>Yes.</p> <p>Yes.</p> <p>No.</p>	<p>The site is located adjacent to a historic town (Lichfield).</p> <p>The site is not close to the historic core of the city and there are limited views of the city from the site. The foreground views are predominantly of open countryside.</p>

	<ol style="list-style-type: none"> <li>Is the site in the foreground of views towards the historic town from public places?</li> <li>Is there public access within the site?</li> <li>Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	No. Yes.	
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – Site is located adjacent to a historic town (Lichfield). Site is not close to the historic core of the city and there are limited views into the historic core from the site.		
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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – 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 checking the unrestricted sprawl of the large built up area of Lichfield. The site plays a minor role in preserving the setting and character of the historic town of Lichfield and 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 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?	There are no recreational facilities within the site.	

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

Green Belt site reference	<b>SHLAA 266: Land off Fosseway Lane</b> <b>(Site is very similar to Parcel Lichfield 9 so same assessment has been applied. It is slightly smaller but includes many of the same boundaries. When combined with other adjoining sites, it is nearly the same).</b>		
Description of site	Site is approximately 26.7 hectares and is located on the south-west of the city. The disused line of the Walsall-Lichfield railway forms the northern boundary to the site and is raised on an embankment. To the east the site is defined by Falkland Road and to the south-east by Claypit Lane, beyond which lies an area which was removed from the Green Belt in 2015 and is allocated within the current local plan for residential development (South of Lichfield: Deans Slade Farm Strategic Development Allocation). To the west the site is bounded, in part, by Fosseway Lane and field boundaries. The site consists primarily of two agricultural fields running either side of Fosseway Lane. There are a small number of detached properties to the east of the site along Fosseway Lane. The line of the former Lichfield and Hatherton Canal is continuous with the northern boundary of the site. Some work on the restoration of this section of the route is underway. The topography of the site rises to the south.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Parcel Lichfield 9.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> </ol>	<p>Yes.</p> <p>Site directly abuts the large built up area of Lichfield.</p> <p>Yes.</p> <p>Yes.</p> <p>No – to a limited degree.</p> <p>Yes.</p>	<p>The site does directly abut the large built-up area (Lichfield). The closest large built-up area is the urban area of Burntwood which is approx. 2.6km to the west. The edge of the West Midlands conurbation is approximately 7.4km to the south of Lichfield.</p> <p>Development of the site would represent an outward extension of the large built-up area (Lichfield). If released from the Green Belt long term boundaries could be established,</p>

	<p>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)</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 connected to settlement along part of its eastern edge. Development of site could not be considered to ‘round off’.</p>	<p>for example using road, field boundaries and the boundary formed by former railway line.</p> <p>There is limited development within the site.</p> <p>Site is partially connected to settlement along its eastern edge. However, it should be noted that the land directly to the south east of the site is allocated for residential development, as such the urban edge is likely to see significant change in this location. At this time development of site not be considered to ‘round off’ settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – Site directly abuts the large built-up area (Lichfield). Development of the site would represent an extension of the large built-up area. Site is almost entirely free from development and there is a strong sense of openness through much of the site.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<p>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?</p> <p>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)</p> <p>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes.</p> <p>Minor - Approx. 3.0km between Lichfield and Burntwood.</p> <p>Yes – to a limited extent.</p> <p>No.</p> <p>Yes.</p>	<p>Site lies between Lichfield and Burntwood (to the west). Growth to the west of Lichfield would reduce the gap between Lichfield and Burntwood. Site is located within this gap.</p> <p>There is a limited level of intervening development in the form of the settlements of Edial and Woodhouses which lies between the site and Burntwood.</p> <p>Lichfield is approx. 3km east of Burntwood. Western boundary of the</p>

	<p>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</p> <p>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> <p>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</p>	<p>Yes.</p> <p>No.</p>	<p>site is 3.1km from Burntwood.</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>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Lichfield and Burntwood. The gap in this location is in excess of 3km, and is larger than the gap to the north where this is at its narrowest. There is limited intervening development between the site and Burntwood.</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>No.</p> <p>Field boundaries and roads to countryside, road to the settlement.</p> <p>No.</p> <p>Yes.</p>	<p>The site is primarily in agricultural use which has the character of countryside and is open in character. The site is not enclosed by the settlement as only its eastern boundary connect with the settlement. It should be noted that the adjacent land has been removed from the Green Belt (in 2015) and proposed for development as such the urban edge is likely to change in this location which would enclose part of the site to a degree.</p> <p>There no encroaching development within the site.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Moderate</b> - Site has the character of open countryside and does not contain urbanising development. The site is not enclosed by existing development at present. However, given the adjacent land's allocation for residential development the urban edge in this location is likely to change. As such it is considered appropriate to apply a score of moderate in this location.</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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>Yes.  Yes.  No.  Yes. Yes.</p>	<p>The site is located adjacent to a historic town (Lichfield).  Site is not close to the historic core of the city, there are limited views of the city toward the city centre from the site. The foreground views are of modern residential development. There is no public access within the site.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Moderate</b> – Site is located adjacent to a historic town (Lichfield). Site is not close to the historic core of the city and there are limited views into the historic core from the site.</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><b>Moderate</b> - All sites/areas to be assessed as moderate</p>		
<p><b>Overall site assessment</b></p>	<p><b>Moderate</b> - Assessment records 3/1/1 split as such the majority category is applied. The assessment recognises the role the site plays in preventing the sprawl of the large built-up area, its role in restricting encroachment into the countryside. The site plays a more limited role in terms of preserving the character of historic towns and preventing neighbouring towns from merging than other sites. The assessment also acknowledges that subject to development of the allocated site directly abutting the site that the site will become partially enclosed.</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.		
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?	There are 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.

Green Belt site reference	<b>SHLAA 277: Land off London Road, Lichfield</b>		
Description of site	Site is approximately 5.07 hectares and is located to the south of Lichfield City adjacent to an area of land which was removed from the Green Belt in 2015 and allocated for development (South of Lichfield Cricket Lane Strategic Development Allocation). The site's eastern boundary with the settlement is defined by London Road. The western boundary is defined by the residential curtilages of properties along Knowle Lane. The northern boundary and southern boundary are defined by field boundaries. The site is generally flat but slopes upwards further west towards Kowle Hill. The site consists of open countryside and agricultural land. The surroundings to the east, west and south consist of agricultural land. The built development of the settlement is located in close proximity to the north.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Lichfield 11 although this encompasses a larger area. This was assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes.</p> <p>Site directly abuts the large built-up area of Lichfield.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p>	<p>The site directly abuts the large built-up area of Lichfield along its eastern boundary. This area of Lichfield is not currently developed however consists of a strategic development allocation.</p> <p>Development of the site would 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 as the site's boundaries predominately consist of field boundaries.</p> <p>There is no development within the site and there is a sense of openness both in visual and spatial aspects.</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?	Site is connected to the settlement on one side. Development of the site could not be considered to ‘round off’.	The site is connected to the settlement along its eastern boundary. Development of the site could not be considered to ‘round off’ the settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site directly abuts the large built-up area of Lichfield. Development of the site would represent an extension of the large built-up area. The site is free from development and has a sense of openness.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 2.9km between Lichfield and Shenstone.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Lichfield and Shenstone (to the south). As such growth of Lichfield to the south would reduce the gap between the settlements.</p> <p>Gap between Shenstone and Lichfield is approximately 2.9km. There is some intervening development including One Lichfield South Wall Island and Swinfen Prison. Development of the site would not see a significant step towards the closure of the gap between Shenstone and Lichfield. The settlement already extends as far south as the site due to the strategic development allocation.</p>

<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – Site lies between Lichfield and Shenstone. The gap between the settlements is approximately 2.9km. There is intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Road with the settlement. Field boundaries and residential curtilage with the countryside.</p> <p>No.</p> <p>No.</p>	<p>The site is in agricultural use and is open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Lichfield along its eastern boundary.</p> <p>The site is free from encroaching development.</p> <p>The site's boundaries are predominantly field boundaries which could not prevent encroachment.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>Yes.</p> <p>Yes.</p> <p>No.</p> <p>No.</p> <p>Yes.</p>	<p>The site is located adjacent to a historic town (Lichfield).</p> <p>The site is not close to the historic core of the city and there are limited views of the city from the site. The foreground views are predominantly of open countryside.</p>

Assessment (Important, moderate, minor, no)	<b>Minor</b> – Site is located adjacent to a historic town (Lichfield). Site is not close to the historic core of the city and there are limited views into the historic core from the site.		
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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – 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 checking the unrestricted sprawl of the large built up area of Lichfield. The site plays a minor role in preserving the setting and character of the historic town of Lichfield and 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 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?	There are 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.	

	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.

Green Belt site reference	<b>SHLAA 278: Land off Leomansley View</b>		
Description of site	Site is approximately 0.47 hectares and is located to the west of Lichfield City. Surrounding land uses include residential properties and agricultural fields. The site comprises a field. The site has a decline in topography with views across the site and out into the countryside. The south eastern boundary with the settlement is defined by residential curtilages, the north eastern boundary is defined by a residential curtilage, the north western and south western boundaries are defined by field boundaries.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within parcel Lichfield 5 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes [Note: the assessment form for Parcel Lichfield 5 states moderate in error in the overall assessment row. The correct overall assessment is shown in the summary table (Table 3.8)]		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes</p> <p>Site directly abuts the built up area of Lichfield</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>The site directly abuts a large built-up area. The site borders the large built-up area of Lichfield along the south eastern edge of the site. The site does form part of a group of sites to prevent urban sprawl.</p> <p>Development of the site would represent an outward extension of the large built-up area (Lichfield).</p> <p>If released from the Green Belt long term boundaries could not be established along all four boundaries due to a lack of nearby physical features.</p> <p>There is no development within the site. The site is connected to Lichfield along one boundary. Given the shape of the site and the limited connection to the</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>settlement, development of the site could not be considered to ‘round off’ the settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – the site abuts the large built up area of Lichfield. There is no development within the site, and it has a sense of openness. Development of the site would represent an outward extension of the large built-up area (Lichfield).</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes</p> <p>Minor – approximately 3km between Lichfield and Burntwood.</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p> <p>No</p>	<p>Site lies between Lichfield and Burntwood. The gap between Lichfield and Burntwood is approximately 3km. As such growth of Lichfield to the west would reduce the gap between the settlements. The site is located within this gap.</p> <p>Gap between Lichfield and Burntwood is approximately 3km. There is some limited intervening development including the washed over village of Woodhouses which lies between the site and Burntwood. Development of the site would not see a significant step towards the closure of the gap between Lichfield and Burntwood. The settlement already extends further west than the site.</p>

Assessment (Important, moderate, minor, no)	<b>Minor</b> – Site lies between Lichfield and Burntwood. The gap between the settlements is approximately 3km. There is intervening development between the settlements. The settlement already extends further west than the site.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Residential curtilage with the settlement. Field boundaries and residential curtilage with the countryside.</p> <p>No</p> <p>Yes – roads.</p>	<p>The site is open in character and has the character of countryside.</p> <p>The site is not enclosed by Lichfield as it only abuts the settlement along one boundary.</p> <p>There is no encroaching development within the site.</p> <p>The site's boundaries consist of residential curtilages and field boundaries.</p>
Assessment (Important, moderate, minor, no)	<b>Important</b> – 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> </ol>	<p>Yes</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p>	<p>The site is located adjacent to a historic town (Lichfield).</p> <p>The site is not close to the historic core of the city however there are strong views of the city centre and the historic core from within the site. The immediate foreground views are of modern residential development along Leomansley View. There is a footpath running through the site.</p>

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site is located adjacent to a historic town (Lichfield). Site is not close to the historic core of the city however there are strong views towards the historic core from within the site.		
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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – 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, safeguarding the countryside from encroachment, and in preserving the setting and character of the historic town of 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 a footpath running through the site.	
Opportunities for outdoor sport and recreation	2. 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
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

Green Belt site reference	<b>SHLAA 315: South west of Limburg Avenue, Lichfield</b>		
Description of site	Site is approximately 23.4 hectares and is located to the south west of Lichfield City. The site's eastern boundary with the settlement is defined by Limburg Avenue. The southern boundary is partly defined by the former Walsall-Lichfield railway line which is on an embankment and partly by a field boundary. The western boundary is defined by an access track lined by hedgerow. The northern boundary is partly defined by Walsall Road and partly by a field boundary. The site consists of open countryside and agricultural land including Sandyway Farm. The topography of the site gently rises to the west. The surroundings to the east consist of the settlement. To the north west, west and south, the site is surrounded by open countryside and agricultural land.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Lichfield 8 although this encompasses a larger area. This was assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes.</p> <p>Site directly abuts the large built-up area of Lichfield.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p>	<p>The site directly abuts the large built-up area of Lichfield along its eastern boundary.</p> <p>Development of the site would represent an outward extension of the large built-up area of Lichfield.</p> <p>If released from the Green Belt long term boundaries could be established using roads, the access track, and the former railway line.</p> <p>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 settlement along its eastern boundary.</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?	Site is connected to the settlement on one side. Development of the site could not be considered to ‘round off’.	Development of the site could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – Site directly abuts the large built-up area of Lichfield. Development of the site would represent an extension of the large built-up area. The site is free from development and has a sense of openness.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 3km between Lichfield and Burntwood.</p> <p>Yes – to a limited extent.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Lichfield and Burntwood (to the west). As such growth of Lichfield to the west would reduce the gap between the settlements. The site is located within this gap.</p> <p>Gap between Lichfield and Burntwood is approximately 3km. There is some limited intervening development including the washed over villages of Edial and Woodhouses which lie between the site and Burntwood. Development of the site would not see a significant step towards the closure of the gap between Lichfield and Burntwood. Development of the site would have a limited effect on the gap, reducing the gap to 2.8km.</p>

Assessment (Important, moderate, minor, no)	<b>Minor</b> – Site lies between Lichfield and Burntwood. The gap between the settlements is approximately 3km. There is intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Road with the settlement. Road, access track, railway line and field boundaries with the countryside. No.</p> <p>Yes – road, access track and former railway line.</p>	<p>The site consists of open countryside and agricultural land and is therefore open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Lichfield along its eastern boundary.</p> <p>The site is free from encroaching development.</p> <p>The site’s boundaries include roads, an access track and the former railway line which could prevent encroachment.</p>
Assessment (Important, moderate, minor, no)	<b>Important</b> – 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>Yes.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p>	<p>The site is located adjacent to a historic town (Lichfield).</p> <p>The site is not close to the historic core of the city however there are strong views of the city centre and the historic core due to the topography of the land towards the southern edges of the site. To the north and east of the site the views are more restricted. The immediate foreground views from the north and east of the site are of Leomansley Woods and modern new</p>

			build residential development off of Limburg Avenue. To the south of the site, the rising topography enables strong open views.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site is located adjacent to a historic town (Lichfield). Site is not close to the historic core of the city however there are strong views towards the historic core particularly from the southern edge of the site due to the rising topography of the land.		
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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – Assessment records 3/1/1 split with three important categories therefore the overall assessment is important. The site plays an important role in protecting the countryside from encroachment, in checking the unrestricted sprawl of the large built up area of Lichfield and in reserving the setting and character of the historic town of 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	2. What is the degree of existing public access?	There is public access within the site.	
Opportunities for outdoor sport and recreation	2. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?	There are no recreational facilities within the site.	

Retain and Enhance landscapes and visual amenity	<p>4. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB?</p> <p>5. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals)</p> <p>6. Does it provide views into and from open countryside?</p>	<p>No.</p> <p>No.</p> <p>Yes.</p>
Enhancing biodiversity	<p>3. Are there any national or local biodiversity designations within the site?</p> <p>4. Is there any potential for creation or enhancement of appropriate habitat within the site?</p>	<p>No.</p> <p>Possibly.</p>
Improving derelict and damaged land	<p>3. Is there any derelict land in the site?</p> <p>4. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</p>	<p>No.</p> <p>No.</p>

Green Belt site reference	<b>339: East of Abnalls Lane, Lichfield</b>		
Description of site	Site is approximately 21.3 hectares and is located to the west of Lichfield. Surrounding land uses include road infrastructure, residential and agricultural fields. The site comprises of open undulating agricultural fields with established trees. Abnalls Lane runs through the middle of the site. The site's eastern boundary with the settlement is defined by the A51 Western Bypass, the northern boundary is defined by Cross in Hand Lane, the western boundary is defined partly by field boundaries, a small section of TPO trees, and a footpath, and the southern boundary is defined by a footpath. The topography of the site is undulating.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within parcels Lichfield 4 and 5 although these encompass larger areas. Both parcels were assessed as having an overall important role to Green Belt purposes. [Note: the assessment form for Parcel Lichfield 5 states moderate in error in the overall assessment row. The correct overall assessment is shown in the summary table (Table 3.8)]		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes</p> <p>Site directly abuts the built up area of Lichfield</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>The site directly abuts a large built-up area. The site borders the large built-up area of Lichfield along the eastern edge of the site. The site does form part of a group of sites to prevent urban sprawl.</p> <p>Development of the site would represent an outward extension of the large built-up area (Lichfield).</p> <p>If released from the Green Belt long term boundaries could not be established along all four boundaries due to a lack of nearby physical features.</p> <p>There is no development within the site and the site has a sense of openness both in spatial and visual aspects.</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>The site is connected to Lichfield along one boundary. Given the shape of the site and the limited connection to the settlement, development of the site could not be considered to ‘round off’ the settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – the site abuts the large built up area of Lichfield. Development of the site would represent an outward extension of the large built-up area of Lichfield. There is no development within the site and it has a sense of openness.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes</p> <p>Minor – approximately 3km between Lichfield and Burntwood</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>Site lies between Lichfield and Burntwood. The gap between Lichfield and Burntwood is approximately 3km. Growth to the west of Lichfield would reduce the gap between Lichfield and Burntwood (including St Matthews). The gap between Lichfield and St Matthews is approximately 2.6km. 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 which lies between the site and Burntwood.</p> <p>Development of the site would extend Lichfield west towards Burntwood (St Matthews) and would reduce the gap between the settlements from 2.6km to 2.2km however the gap is already narrower to the south of the site. Development of the site would not see a significant step towards the closure of the gap between Lichfield and Burntwood.</p>

<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – The site lies between Lichfield and Burntwood (including St Matthews). The gap between the settlements is approximately 3km. There is intervening development between the settlements. The settlement already extends further west than the site.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Road to the settlement. Road, field boundaries, footpath, small section of TPO trees to the countryside.</p> <p>No</p> <p>Yes – roads.</p>	<p>The site consists of agricultural land and is therefore open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Lichfield along its eastern boundary.</p> <p>The site is free from encroaching development.</p> <p>The site’s boundaries include roads, field boundaries and a footpath. The roads could assist in preventing encroachment.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> </ol>	<p>Yes</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p>	<p>The site is located adjacent to a historic town (Lichfield).</p> <p>Site is located close to the historic core of the city, including the registered historic parks. The site forms part of a continuation of openness towards the cathedral. There are strong views of the city centre and the historic core from within the site. There is public access along the southern and western boundary of the site due to a public</p>

	5. Does the site form part of an historic landscape that is related to an historic town?		footpath and also through the site via Abnalls Lane.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site is located adjacent to a historic town (Lichfield). Site is close to the historic core of the city, in particular the registered historic park. The site has strong intervisibility with the city centre and historic features.		
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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – 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 Lichfield, in safeguarding the countryside from encroachment, and in preserving the setting and special character of the historic town of 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 public access along Abnalls Lane which dissects the site and also along part of the western and southern boundaries of the site due to a public footpath.	
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)	No Yes – in close proximity to the conservation area boundary.	

	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.

Green Belt site reference	<b>340: Land north of Walsall Road, Lichfield</b>		
Description of site	Site is approximately 20.6 hectares and surrounding land uses include road infrastructure, residential and agricultural fields. The site comprises of open flat fields and agricultural land with areas of TPO woodland including Leomansley Woods. The site is located on the edge of Lichfield with boundaries formed by residential curtilages of properties along Walsall Road and Leomansley View, woodland (Leomansley Woods) and field boundaries.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within parcels Lichfield 5 and 7 although these encompass a larger area. Both of these parcels were assessed as having an overall important role to Green Belt purposes. [Note: the assessment form for Parcel Lichfield 5 states moderate in error in the overall assessment row. The correct overall assessment is shown in the summary table (Table 3.8)]		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes</p> <p>Site directly abuts the built up area of Lichfield</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>The site directly abuts a large built-up area. The site borders the large built-up area of Lichfield along the southern edge of the site. The site does form part of a group of sites to prevent urban sprawl.</p> <p>Development of the site would represent an outward extension of the large built-up area (Lichfield).</p> <p>If released from the Green Belt long term boundaries could not be established along all four boundaries due to a lack of nearby physical features.</p> <p>There is no development within the site.</p> <p>The site is connected to Lichfield along one boundary. Given the shape of the</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 and the limited connection to the settlement, development of the site could not be considered to ‘round off’ the settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – the site abuts the large built up area of Lichfield. There is no development within the site, and it has a sense of openness. Site is connected to Lichfield along one boundary and 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"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes</p> <p>Minor – approximately 3km between Lichfield and Burntwood.</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>Site lies between Lichfield and Burntwood. The gap between Lichfield and Burntwood is approximately 3km. Growth to the west of Lichfield would reduce the gap between Lichfield and Burntwood (including St Matthews). The gap between Lichfield and St Matthews is approximately 2.2km. 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 which lies between the site and Burntwood.</p> <p>Development of the site would extend Lichfield significantly west towards Burntwood (St Matthews) and would reduce the gap between the settlements from 2.2km to 1.6km (a reduction of 27%). Whilst this would not merge the settlements, it does significantly reduce the gap between the settlements.</p>

<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Moderate</b> – The site lies between Lichfield and Burntwood (including St Matthews). Whilst the gap between the settlements is approximately 2.2km - 3km, development of the site would significantly reduce the gap. There is limited intervening development between the settlements.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Woodland (TPO woods), existing development and field boundaries.</p> <p>No</p> <p>Yes – TPO woodland.</p>	<p>The site is open in character and flat with views across the site and beyond. The site consists of agricultural land and areas of woodland (Leomansley Woods) and has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Lichfield along the southern boundary.</p> <p>The site’s boundaries consist of existing development, field boundaries and the limits of Leomansley Woods which is a TPO woodland and which could assist in preventing encroachment.</p> <p>There is currently no encroaching development within the site.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Important</b> – 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> </ol>	<p>Yes</p> <p>Yes</p> <p>No</p>	<p>The site is located adjacent to a historic town (Lichfield).</p> <p>The site is not close to the historic core of the city however there are strong views of the city centre and the historic core from the northern and north eastern parts of the site. In the southern most sections of the site views are constrained due to Leomansley Woods.</p>

	<p>4. Is there public access within the site?</p> <p>5. Does the site form part of an historic landscape that is related to an historic town?</p>	<p>Yes</p> <p>Yes</p>	The immediate foreground views are of modern residential development. There are footpaths running through parts of the site.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – The site is located adjacent to a historic town (Lichfield). Site is not close to the historic core of the city however there are strong views towards the historic core particularly to the north and north east of the site.		
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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – Assessment records 3/2 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 Lichfield, in safeguarding the countryside from encroachment, and in preserving the setting and character of the historic town of 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 are footpaths running through parts of 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	<ol style="list-style-type: none"> <li>1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB?</li> <li>2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals)</li> <li>3. Does it provide views into and from open countryside?</li> </ol>	<p>No</p> <p>No</p> <p>Yes</p>
Enhancing biodiversity	<ol style="list-style-type: none"> <li>1. Are there any national or local biodiversity designations within the site?</li> <li>2. Is there any potential for creation or enhancement of appropriate habitat within the site?</li> </ol>	<p>No</p> <p>Possibly</p>
Improving derelict and damaged land	<ol style="list-style-type: none"> <li>1. Is there any derelict land in the site?</li> <li>2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ol>	<p>No</p> <p>No</p>

Green Belt site reference	<b>SHLAA 347: Stychbrook Farm, Eastern Avenue, Lichfield</b>		
Description of site	Site is approximately 5.8 hectares and is located to the north of Lichfield. Surrounding land uses include Stychbrook Cemetery, Christian Fields and Lichfield Sports Club to the west, agricultural land to the north and east with the washed over village of Elmhurst further north, and the settlement to the south including Stychbrook Park. The site comprises of an open flat field with established trees. The site's southern boundary with the settlement is defined by Eastern Avenue, the site's remaining boundaries are defined by field boundaries.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within parcel Lichfield 3 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes. [Note: the assessment form for Parcel Lichfield 3 states moderate in error in the overall assessment row. The correct overall assessment is shown in the summary table (Table 3.8)]		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes</p> <p>The site directly abuts the large built up area.</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>The site directly abuts the large built-up area of Lichfield.</p> <p>Development of the site would represent an outward extension of the large built-up area (Lichfield).</p> <p>If released from the Green Belt long term boundaries could not be established as the site's boundaries consist of field boundaries.</p> <p>There is no development within the site and the site has a sense of openness both in visual and spatial aspects.</p> <p>The site is connected to Lichfield along its southern boundary only therefore development could not be considered to 'round off' the settlement.</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>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – the site abuts the large built up area of Lichfield. Development of the site would represent an outward extension of the large built-up area of Lichfield. There is no development within the site and the site has a sense of openness both in spatial and visual aspects.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes</p> <p>Minor – approximately 3.8km between Lichfield and Longdon and 3.5km between Lichfield and Armitage with Handsacre.</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p> <p>No</p>	<p>Site lies between Lichfield and Longdon and Lichfield and Armitage with Handsacre. The gap between Lichfield and Longdon is approximately 3.8km. The gap between Lichfield and Armitage with Handsacre is approximately 3.5km. Growth of Lichfield to the north would reduce the gap between the settlements. The site is located within this gap.</p> <p>There is intervening development in the form of the washed over village of Elmhurst.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Lichfield and Longdon and Lichfield and Armitage with Handsacre.</p>

<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – The site lies between Lichfield and Longdon and Lichfield and Armitage with Handscare. The gap between the settlements is approximately 3.6km and 4.2km respectively. There is intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Road with the settlement and field boundaries with the countryside.</p> <p>No</p> <p>Yes – roads.</p>	<p>The site consists of an open field. It is therefore open in character and has the character of countryside.</p> <p>The site is not enclosed by the settlement as it abuts Lichfield along its southern boundary.</p> <p>The site is free from encroaching development.</p> <p>The site's boundaries include a road and field boundaries. The road could assist in preventing encroachment.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>Yes</p> <p>No</p> <p>No</p> <p>No</p> <p>Yes</p>	<p>The site is located adjacent to a historic town (Lichfield).</p> <p>Site is located close to the historic core of the city however there are limited views towards the city centre and the historic core from within the site as they are constrained by established trees and modern development. Immediate foreground views are of established trees in Stychbrook Park which limit views.</p>

Assessment (Important, moderate, minor, no)	<b>Minor</b> – Site is located adjacent to a historic town (Lichfield). Site is close to the historic core of the city however there is limited intervisibility with the historic core from within the site.		
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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – 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 checking the unrestricted sprawl of the large built up area of Lichfield. The site plays a minor role in preserving the setting and character of the historic town of Lichfield and 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 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	

	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.

Green Belt site reference	<b>367: Land off Sandfields Cottage</b>		
Description of site	Site is approximately 0.5 hectares and is located to the south west of Lichfield City. The site is not directly adjacent to the settlement, but it is located in very close proximity to it (approximately 106m away). The site is triangular in shape with the southern boundary is defined by Fossey Lane and the eastern and western boundaries defined by the residential curtilage which is marked by hedgerow and sparse trees. The site consists of a residential property with a large garden. The topography of the site is generally flat. The surrounding uses to the west and south consist of open countryside and agricultural land. The surroundings to the east consist of another residential property on Fossey Lane and the settlement further east. To the north is the former Walsall-Lichfield railway line on an embankment with the settlement beyond that.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Lichfield 9 although this encompasses a larger area. This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>Yes.</p> <p>Approximately 1060m between site and large built-up area of Lichfield. Gap consists of an open field and residential property.</p> <p>Yes. No.</p> <p>Yes - partially. Yes.</p>	<p>The site does not directly abut the large built-up area of Lichfield however it is in very close proximity to it (approximately 106m away) and forms part of a wider group of sites which acts to prevent sprawl.</p> <p>Development of the site would represent an outward extension of the large built-up area of Lichfield.</p> <p>If released from the Green Belt long term boundaries could not be established as the site's boundaries predominantly consist of the residential curtilage defined by hedgerow.</p> <p>There is a residential property within the site however it is set within a large</p>

	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 directly connected to the settlement. Development of the site could not be considered to ‘round off’.	garden and therefore the site retains a sense of openness both in visual and spatial aspects.  The site is not directly connected to the settlement. Development of the site could not be considered to ‘round off’ the settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site is in very close proximity to the large built-up area of Lichfield and forms part of a group of sites which act to prevent sprawl. Development of the site would represent an extension of the large built-up area. The site has limited development within it and retains a sense of openness		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 3km between Lichfield and Burntwood.</p> <p>Yes – to a limited extent.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Lichfield and Burntwood (to the west). As such growth of Lichfield to the west would reduce the gap between the settlements. The site is located within this gap.</p> <p>Gap between Lichfield and Burntwood is approximately 3km. There is some limited intervening development including the washed over villages of Edial and Woodhouses which lie between the site and Burntwood. Development of the site would not see a significant step towards the closure of the gap between Lichfield and Burntwood. The settlement already extends further west than the site.</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – Site lies between Lichfield and Burntwood. The gap between the settlements is approximately 3km. There is intervening development between the settlements. The settlement already extends further west than the site.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Road and residential curtilage defined by hedgerow.</p> <p>No – to a limited extent.</p> <p>Yes – road.</p>	<p>The site consists of a residential property set within a large garden. The property has a rural character and the site therefore has the character of countryside.</p> <p>The site is not enclosed by the settlement as it is not directly connected to it however when the strategic development allocation to the south is fully built out, the urban edge is likely to change in this location which would have an urbanising effect and create a sense of enclosure.</p> <p>The site is predominantly free from encroaching development with the exception of the residential property although the site is still relatively open in character. The site's southern boundary of Fosseway Lane could prevent encroachment.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> – Site has the character of open countryside and contains limited urbanising development. The site is not enclosed by existing development at present. However, given the allocation of the land to the south for residential development, the urban edge in this location is likely to change. As such it is considered appropriate to apply a score of moderate in this location		
d) To preserve the setting and special character of historic towns	Does the site make a positive contribution to the setting of the historic town? Measured by:	Yes.	The site is located adjacent to a historic town (Lichfield).

	<ol style="list-style-type: none"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>No.</p> <p>Yes.</p>	<p>The site is not close to the historic core of the city however there are some views towards the city centre within parts of the site, particularly to the north of the site. The immediate foreground views from the southern boundary of Fosseway Lane are of the residential property and trees.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Moderate</b> – Site is located adjacent to a historic town (Lichfield). Site is not close to the historic core of the city however there are some views into the historic core from parts of the site.</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><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Moderate</b> - All sites/areas to be assessed as moderate</p>		
<p><b>Overall site assessment</b></p>	<p><b>Moderate</b> – Assessment records 3/1/1 split with one important category therefore professional judgement is to be applied. The site plays an important role in checking the unrestricted sprawl of the large built up area of Lichfield and plays a moderate role in most other aspects including preserving the setting and character of the historic town of Lichfield and in safeguarding the countryside from encroachment. Taking all purposes into account, an overall assessment of moderate is applied.</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>			

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?	There are 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.

## E9 Little Aston

Green Belt site reference	<b>SHLAA 2: Land north of Little Aston</b>		
Description of site	Site is approximately 146.9 hectares and is located to the north of the settlement of Little Aston. The site is surrounded by open countryside and agricultural land. The site is split into two areas due to Forge Lane. The eastern part of the site consists of Aston Wood Golf Club (including the club house, car park and K5 Fitness) and the western part of the site consists of agricultural land. There are pylons running along the top of the western part of the site. The topography of the western part of the site is generally flat although it slopes up gently in parts (around Mill Lane). The topography of the eastern part is varied due to the golf course. The site is connected to the settlement along its southern boundary which consists partly of Little Aston Lane/Aldridge Road and partly of field boundaries and the limits of existing development and residential properties. The site's eastern boundary is defined by the Cross City railway line. The northern boundary is defined by Forge Lane, Fotherley Brook and the limits of Aston Wood Golf Club. The western boundary is defined by Fotherley Brook, Mill Lane and a field boundary with sparse trees.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Broad Area 11. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> </ol>	<p>Yes.</p> <p>Little Aston directly abuts the large built-up area.</p> <p>Yes.</p> <p>Yes - partly.</p> <p>Yes - mostly.</p> <p>Yes.</p>	<p>The site directly abuts Little Aston which adjoins the large built-up area of the West Midlands conurbation.</p> <p>Development of the site would represent an outward extension of the large built-up area.</p> <p>If released from the Green Belt long term boundaries could partly be established using Forge Lane and Fotherley Brook although the golf</p>

	<p>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)</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 settlement on one side. Development of the site could not be considered to ‘round off’.</p>	<p>course boundary would not endure in the long term.</p> <p>There is limited development within the site consisting only of the golf clubhouse, K5 Fitness gym and car park therefore the site is predominantly free from development and there is a sense of openness both in visual and spatial aspects.</p> <p>The site is connected to the settlement along its southern boundary. Development of the site could not be considered to ‘round off’ the settlement.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Important</b> – Site directly abuts the large built-up area. Development of the site would extend Little Aston to the north, effectively extending the large built-up area of the West Midlands conurbation. The site is predominantly free from development and has a sense of openness.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<p>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?</p> <p>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)</p> <p>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</p>	<p>Yes.</p> <p>Minor – approx. 2.4km-3.4km between settlements.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p>	<p>Site lies between Little Aston and Shenstone (to the north), Little Aston and Stonnall (to the north west) and Little Aston and Aldridge (to the west). As such growth of Little Aston to the north, north west and west would reduce the gap between the settlements.</p> <p>Gap between Little Aston and Aldridge is approximately 2.4km. There is some intervening development, in particular along Chester Road. Development would extend Little Aston significantly west and would reduce the gap between the settlements from 2.4km to 1.8km (a reduction of 25%). Whilst this would</p>

	<ol style="list-style-type: none"> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p>	<p>not merge the settlements, it does significantly reduce the gap between the settlements.</p> <p>Gap between Little Aston and Shenstone is approximately 2.9km. There is intervening development including development along Birmingham Road as well as the washed over villages of Shenstone Wood End and Fotherley. Whilst development would extend Little Aston significantly north, the remaining gap between the settlements would still be approximately 2.5km. Development of the site would not see a significant step towards the closure of the gap between Shenstone and Little Aston.</p> <p>Gap between Little Aston and Stonnall is approximately 3.4km. There is limited intervening development predominantly consisting of development along Chester Road. Development would extend Little Aston significantly north and would reduce the gap between the settlements from 3.6km to 2.6km (a reduction of 23%). Whilst this would not merge the settlements, it does significantly reduce the gap between the settlements.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Moderate</b> – Site lies between Little Aston and Aldridge, Little Aston and Shenstone and Little Aston and Stonnall. Whilst the gap between the settlements is over 2km (between 2.4km and 3.4km), development would significantly reduce the gap between Little Aston and Aldridge and Little Aston and Stonnall.</p>		

<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Existing development, roads, field boundaries with the settlement. Foottherley Brook, roads and golf course boundary with the countryside.</p> <p>No – only to a limited degree.</p> <p>Yes – roads, Foottherley Brook.</p>	<p>The western part of the site is entirely in agricultural use whilst the eastern part of the site consists of Aston Wood Golf Club. Overall the site is open in character and has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Little Aston along its southern boundary.</p> <p>The site is predominantly free from encroaching development. The eastern part of the site does contain a golf course which includes the golf club house and car park.</p> <p>The site’s boundaries to the north consist of the limits of the golf course, Foottherley Brook and Forge Lane. The boundary with the settlement consists of Little Aston Lane/Aldridge Lane, field boundaries, and the limits of existing development. The road boundaries and Foottherley Brook could prevent encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – 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"> <li>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.</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	<ol style="list-style-type: none"> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – 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 checking the unrestricted sprawl of the large built up area. It also plays a moderate role in preventing towns from merging. The assessment recognises the nature of Little Aston which is physically joined to the West Midlands conurbation.		
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"> <li>1. What is the degree of existing public access?</li> </ol>	Forge Lane provides access in between the two parts of the site. No public access to the remainder of the site. Aston Wood Golf Club only accessible for members.	

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?	Yes, Aston Wood Golf Club and K5 Fitness (members only gym) on the eastern part 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? 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. Yes – site abuts a small section of the conservation area boundary to the south. 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.

Green Belt site reference	<b>SHLAA 10: Land adjacent to 22 Aldridge Road, Little Aston</b>		
Description of site	Site is approximately 0.85 hectares and is located to the north of the settlement of Little Aston. The site's southern boundary with the settlement is defined by Aldridge Road. The eastern boundary is defined by a residential curtilage. The northern boundary is defined by a field boundary and the western boundary is defined by a mature tree belt. To the north and west, the site is surrounded by agricultural land. To the south of the site is the settlement. To the east, the site is surrounded by existing residential development. The site consists of an agricultural building and surrounding open land. The topography of the site is generally flat.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Little Aston 4 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes.</p> <p>Little Aston directly abuts the large built-up area.</p> <p>Yes.</p> <p>Yes - partly</p> <p>Yes.</p> <p>Yes.</p> <p>Site is connected to the settlement on one side.</p> <p>Development of the site could</p>	<p>The site directly abuts Little Aston which adjoins the large built-up area of the West Midlands conurbation.</p> <p>Development of the site would 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 the mature tree belt and surrounding development.</p> <p>There is no existing development within the site. The site has a sense of openness both in visual and spatial aspects.</p> <p>The site is connected to the settlement along its southern boundary.</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?	not be considered to ‘round off’.	Development of the site could not be considered to ‘round off’ the settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site directly abuts the large built-up area. Development of the site would extend Little Aston to the north, effectively extending the large built-up area of the West Midlands conurbation. The site is free from development and has a sense of openness.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 3.4km between Little Aston and Stonnall.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p>	<p>Site lies between Little Aston and Stonnall. As such growth of Little Aston to the north west would reduce the gap between the settlements.</p> <p>Gap between Little Aston and Stonnall is approximately 3.4km. There is limited intervening development between the settlements, the only development is along Chester Road.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Little Aston and Stonnall.</p>

<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Minor</b> – Site lies between Little Aston and Stonnall. The gap between Little Aston and Stonnall is approximately 3.4km. There is limited intervening development between the settlements.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Aldridge Road to the settlement. Field boundary, mature tree belt and residential curtilage to the countryside.</p> <p>No.</p> <p>Yes – mature tree belt, existing development.</p>	<p>The site is in agricultural use and is open in character.</p> <p>The site is not enclosed by the settlement as only its southern boundary adjoins the settlement. There is an existing residential property to the east however overall the site has the character of countryside.</p> <p>There is no encroaching development within the site.</p> <p>The site’s western boundary consists of mature tree belt and the eastern boundary consists of a residential curtilage which could prevent encroachment. The northern boundary consists of a field boundary.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Important</b> – 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"> <li>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.</li> <li>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?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	<ol style="list-style-type: none"> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – 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 checking the unrestricted sprawl of the large built up area. The assessment recognises the nature of Little Aston which is physically joined to the West Midlands conurbation.		
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"> <li>1. What is the degree of existing public access?</li> </ol>	No public access within the site.	
Opportunities for outdoor sport and recreation	<ol style="list-style-type: none"> <li>1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?</li> </ol>	No recreational facilities within the site.	

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

Green Belt site reference	<b>SHLAA 23: Land north of Blake Street</b>		
Description of site	Site is approximately 6.7 hectares and is located to the north east of the settlement of Little Aston. The site's western boundary is defined by the Cross City railway line. The southern boundary is defined by the residential curtilages of properties fronting Blake Street (A4026) and a small section of Blake Street. The residential properties are not within the site boundary and therefore the site is only directly connected to the settlement along a small section of Blake Street. The eastern boundary is defined by a field boundary with low hedgerow. The site is surrounded by agricultural land to the north, Aston Wood Golf Club to the west beyond the railway line, and the washed over village of Shenstone Wood End further east. The site consists of agricultural land and open countryside.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Little Aston 6 which encompasses a larger area. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes.</p> <p>Little Aston directly abuts the large built-up area.</p> <p>Yes.</p> <p>Yes – partly.</p> <p>Yes.</p> <p>Yes.</p>	<p>The site directly abuts Little Aston which adjoins the large built-up area of the West Midlands conurbation.</p> <p>Development of the site would represent an outward extension of the large built-up area.</p> <p>If released from the Green Belt long term boundaries could partly be established using the railway line.</p> <p>There is no existing development within the site. The site has a sense of openness both in visual and spatial aspects.</p> <p>The site is connected to the settlement along a small section of its southern boundary. Development of the site</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?	Site is connected to the settlement along a small part of one side. Development of the site could not be considered to ‘round off’.	could not be considered to ‘round off’ the settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site directly abuts the large built-up area. Development of the site would extend Little Aston to the north, effectively extending the large built-up area of the West Midlands conurbation. The site is free from development and has a sense of openness.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 2.9km between Little Aston and Shenstone.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p>	<p>Site lies between Little Aston and Shenstone. As such growth of Little Aston to the north would reduce the gap between the settlements.</p> <p>Gap between Little Aston and Shenstone is approximately 2.9km. There is intervening development including development along Birmingham Road as well as the washed over villages of Fotherley and Shenstone Wood End. Development of the site would not see a significant step towards the closure of the gap between Shenstone and Little Aston.</p>

<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Minor</b> – Site lies between Little Aston and Shenstone. The gap between Little Aston and Shenstone is approximately 2.9km. 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"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Small section of Blake Street, residential curtilages, railway line and field boundary with low hedgerow.</p> <p>No.</p> <p>Yes – railway line.</p>	<p>The site is in agricultural use and is open in character.</p> <p>The site is not enclosed by the settlement as only a small section of its southern boundary directly adjoins the settlement. There is existing residential development to the south of the site however overall the site has the character of countryside.</p> <p>There is no encroaching development within the site.</p> <p>The site’s western boundary consists of the railway line which could prevent encroachment. The eastern boundary consists of a field boundary with low hedgerow.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Important</b> – 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"> <li>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.</li> <li>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?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	<ol style="list-style-type: none"> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – 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 checking the unrestricted sprawl of the large built up area. The assessment recognises the nature of Little Aston which is physically joined to the West Midlands conurbation.		
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"> <li>1. What is the degree of existing public access?</li> </ol>	No public access within the site.	
Opportunities for outdoor sport and recreation	<ol style="list-style-type: none"> <li>1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?</li> </ol>	No recreational facilities within the site.	

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

Green Belt site reference	<b>SHLAA 103: Land off Walsall Road, Little Aston</b> <b>(Site is very similar to Parcel Little Aston 2 so same assessment has been applied although reference to St Peter's Church has been removed as this is not within the site boundary)</b>		
Description of site	Site is approximately 4.42 hectares and consists of one small agricultural field. The site is bounded on all sides by development, in particular to the east, south and west, where the main body of the village extends beyond the site. There are also a number of properties and the recreation ground to the north. The site is bound on its northern and eastern boundaries by Walsall Road, to the west by Roman Road and to the south by the curtilages of residential properties. The topography of the site is generally flat.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Parcel Little Aston 2.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>Yes.</p> <p>Little Aston directly abuts the large built-up area.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p>	<p>The site does directly abut Little Aston which directly abuts the large built-up area of the West Midlands conurbation. Given location of site it is not part of a group of sites which directly prevent sprawl as it is bounded on three sides.</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 using the roads which bound the site.</p> <p>There site is free from development.</p>

	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 surrounded by built development. Development of site could be considered to ‘round off’.	Site is surrounded by built development. As such development of site could be considered to ‘round off’ settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – Site directly abuts the large urban area. Site is well connected to existing built area of the settlement as is bounded on three sides which reduces the sense of openness of the site. 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"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<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.

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>No</b> – Site does not lie between settlements and does not form part of a gap between settlements.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>Yes.</p> <p>Field boundaries to countryside. Residential curtilages to the settlement.</p> <p>No.</p> <p>Yes.</p>	<p>The site is predominantly in agricultural use. The site has the character of countryside.</p> <p>The site is enclosed by the settlement on all sides. This significantly reduces the openness of the site.</p> <p>There is no encroaching development within the site.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> - Site contains countryside. Site is enclosed by built development which has reduced openness.</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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

Assessment (Important, moderate, minor, no)	<b>No</b> – 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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Minor</b> - Assessment records 2/2/1 as such the minority category, which is moderate, should be used to determine which of the majority categories it leaned toward. In this case this means the overall score is minor. This reflects the very limited role the site has in a number of the Green Belt purposes, particularly given the enclosed nature of the site.		
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 public access to parts of 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. Yes – is located within conservation area. 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? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No.

Green Belt site reference	<b>SHLAA 128: South of golf course, Little Aston</b> <b>(Site is very similar to Parcel Little Aston 1 so same assessment has been applied)</b>		
Description of site	Site is approximately 17.52 hectares and is located to the west of Little Aston. The majority of the site is in agricultural use and consists of a number of small fields separated by hedgerows and significant trees. Along the north-western edge of the site is a small area of woodland which encloses the site to a degree from the wider landscape. The site is bound to the north by a gated private access track lined by trees. The golf course is located further north. To the east the site is bound by the curtilages of the residential properties which form the western edge of the settlement to the south the site is bound by the railway which lies in a cutting below the site and the western boundary is formed by the edge of the woodland and a path/field boundary. That topography of the site is generally flat. Directly to the south of the site is the urban area of Sutton Coldfield and Sutton Park which are part of the West Midlands conurbation. In effect the built area of Little Aston directly abuts the urban area of the conurbation.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Little Aston 1.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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</li> </ol>	<p>Yes.</p> <p>Little Aston directly abuts the large built-up area.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p>	<p>The site does directly abut Little Aston which directly abuts the large built-up area of the West Midlands conurbation.</p> <p>Development of the site would 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 using the road, railway and field boundaries.</p> <p>There is no development within the site.</p>

	<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>Site is connected to the village on one side. Development of site could not be considered to ‘round off’.</p>	<p>Site is connected to settlement along its eastern edge. As such development of site should not be considered to ‘round off’ settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – Site directly abuts the large urban area and is free from development. Site is connected the existing built area of the settlement along one boundary and cannot be considered to ‘round off’ settlement.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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</li> </ol>	<p>Yes.</p> <p>Minor - Approx. 2.4km.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Little Aston and Aldridge (to west).</p> <p>As such the growth of Little Aston to the west would reduce the gap between the two settlements. Gap between settlements is approx. 1km. There is some intervening development between settlements, in particularly on the Chester Road.</p> <p>Development of the site would not result in the merging of towns.</p>

	<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>		
<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – Site lies between Little Aston and Aldridge where the gap is approx. 2.4km, development of the site could lead to a reduction in the gap to approx. 2.1km. There is some intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Field boundaries to countryside. Residential curtilages to the settlement.</p> <p>No.</p> <p>Yes.</p>	<p>The site is predominantly in agricultural use. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as only its eastern boundary connects with the settlement.</p> <p>There is no encroaching development within the site.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> - 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 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"> <li>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.</li> <li>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?</li> <li>Is the site in the foreground of views towards the historic town from public places?</li> </ol>	No.	The site is not located adjacent to a historic town.

	<ol style="list-style-type: none"> <li>Is there public access within the site?</li> <li>Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> - Assessment records 2/1/1/1 split where two purposes are assessed as ‘important’, as such the overall assessment is important. The site plays an important role in safeguarding the countryside from encroachment and checking the unrestricted sprawl of the large built-up area. The assessment recognises the nature of Little Aston which is physically joined to the West Midlands conurbation.		
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"> <li>What is the degree of existing public access?</li> </ol>	There are several public footpaths within and bounding the site.	
Opportunities for outdoor sport and recreation	<ol style="list-style-type: none"> <li>Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?</li> </ol>	No recreational facilities within the site.	
Retain and Enhance landscapes and visual amenity	<ol style="list-style-type: none"> <li>Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB?</li> </ol>	No.  No.	

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

Green Belt site reference	<b>SHLAA 144: Tufton Cottage, Roman Road, Little Aston</b>		
Description of site	Site is approximately 0.27 hectares and is located to the west of the settlement of Little Aston. The site's northern boundary is defined by Beech Gate, the eastern boundary is defined by Roman Road and the southern and western boundaries are defined by Little Aston Golf Club which is marked by trees. The site adjoins the settlement to the north and east and is surrounded by Little Aston Golf Club to the west and south. The site consists of a residential property and garden. The topography of the site is generally flat.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Little Aston 3 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> <li>Is the site well connected to the built up area along a number of boundaries? Could development of the site</li> </ol>	<p>Yes.</p> <p>Little Aston directly abuts the large built-up area.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>Site is connected to the settlement on two side.</p> <p>Development of the site could be considered to 'round off'.</p>	<p>The site directly abuts Little Aston which adjoins the large built-up area of the West Midlands conurbation.</p> <p>Development of the site would not represent an outward extension of the large built-up area as the site is fairly enclosed by the large built-up area.</p> <p>If released from the Green Belt long term boundaries could not be established as the western and southern boundaries consist of trees marking the extent of Little Aston Golf Club.</p> <p>There is an existing residential property within the site and the site has a limited sense of openness given it is surrounded by residential development to the north and east and the golf course to the south and west.</p>

	be considered to “round off” the pattern of the built up area?		The site is connected to the settlement along its northern and eastern boundaries. Development of the site could be considered to ‘round off’ the settlement pattern.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – Site directly abuts the large built-up area. The site has a limited sense of openness given the existing residential property and surrounding development. Development of the site could be considered to round off the settlement.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<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.

<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>No – Site does not lie between settlements and does not form part of a gap between settlements.</b></p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>No.</p> <p>Yes.</p> <p>Roads to the settlement. Trees with the countryside.</p> <p>Yes.</p> <p>No.</p>	<p>The site consists of a residential property and garden and is urban in character.</p> <p>The site is enclosed by the settlement to the north and east which has a further urbanising effect on the site.</p> <p>The site’s western and southern boundary with Little Aston Golf Club consists of trees and would not be able to prevent encroachment.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Minor – Site includes a residential property and has an urban character. It is enclosed by the settlement to the north and east which has an urbanising effect on the site.</b></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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

Assessment (Important, moderate, minor, no)	<b>No</b> – 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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Minor</b> – Assessment records 2/2/1 split with two minor categories and two no categories therefore the minority category should be used to ascertain which of the two categories the assessment leans towards. The overall assessment is therefore minor. This reflects the limited role the site has in a number of Green Belt purposes, particularly given the site is already developed and is fairly enclosed by Little Aston.		
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 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?	No.	
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? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No.

Green Belt site reference	<b>SHLAA 205: Land north of Little Aston Lane</b>		
Description of site	Site is approximately 4.6 hectares and is located to the north of the settlement of Little Aston. The site's southern boundary with the settlement is defined by Little Aston Lane. The northern and eastern boundaries are defined by the extent of Aston Wood Golf Club which is marked by a fence and hedgerow and trees. A small section of the eastern boundary is defined by a footpath. The western boundary is defined by fence with sparse trees. To the south of the site is the settlement. To the west of the site is Little Aston Recreation Ground and Little Aston Primary School. To the north and north east of the site is Aston Wood Golf Club. To the east of the site is an open field. The site consists of an open field. The topography of the site is generally flat.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Little Aston 4 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes.</p> <p>Little Aston directly abuts the large built-up area.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Site is connected to the settlement on one side.</p>	<p>The site directly abuts Little Aston which adjoins the large built-up area of the West Midlands conurbation.</p> <p>Development of the site would 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 as the northern and eastern boundary consists of a fence and hedgerow marking the extent of Aston Wood Golf Club.</p> <p>There is no existing development within the site. The site has a sense of openness both in visual and spatial aspects.</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?	Development of the site could not be considered to ‘round off’.	The site is connected to the settlement along its southern boundary. Development of the site could not be considered to ‘round off’ the settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site directly abuts the large built-up area. Development of the site would extend Little Aston to the north, effectively extending the large built-up area of the West Midlands conurbation. The site is free from development and has a sense of openness.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 2.9km between Little Aston and Shenstone and approximately 3.4km between Little Aston and Stonnall.</p> <p>Yes. No.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p>	<p>Site lies between Little Aston and Shenstone and Little Aston and Stonnall. As such growth of Little Aston to the north would reduce the gap between the settlements.</p> <p>Gap between Little Aston and Shenstone is approximately 2.9km. There is intervening development including development along Birmingham Road as well as the washed over villages of Shenstone Wood End and Fotherley. Development of the site would not see a significant step towards the closure of the gap between Shenstone and Little Aston.</p> <p>Gap between Little Aston and Stonnall is approximately 3.4km. There is limited intervening development predominantly consisting of development along Chester Road. Development of the site would not see a significant step towards the closure of the gap between Little Aston and Stonnall.</p>

<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – Site lies between Little Aston and Shenstone and Little Aston and Stonnall. The gap between Little Aston and Shenstone is approximately 2.9km and between Little Aston and Stonnall is approximately 3.4km. There is intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Roads to the settlement. Fences and a footpath with the countryside.</p> <p>No.</p> <p>No.</p>	<p>The site consists of an open field and is therefore open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as only its southern boundary adjoins the settlement.</p> <p>There is no encroaching development within the site.</p> <p>The site's northern and eastern boundary with Aston Wood Golf Course consists of a fence with trees and hedgerow and the western boundary consists of a fence with sparse trees.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – 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 checking the unrestricted sprawl of the large built up area. The assessment recognises the nature of Little Aston which is physically joined to the West Midlands conurbation.		
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?	Eastern boundary of the site is a footpath which provides 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 site?	No recreational facilities within the site. Little Aston Recreation Ground adjoins the site to the west. Aston Wood Golf Club adjoins the site to the north and north east.	
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)	No. 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.
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.

Green Belt site reference	<b>SHLAA 218: Land at Little Aston Lane, Little Aston</b>		
Description of site	Site is approximately 1.72 hectares and is located to the north of the settlement of Little Aston. The site's southern boundary with the settlement is defined by Little Aston Lane. The eastern boundary is defined by a wooden fence marking the residential curtilage. The northern boundary is defined by the extent of Aston Wood Golf Club marked by a fence and trees and hedgerow. The western boundary is defined by a footpath. To the west of the site is an open field. To the north of the site is Aston Wood Golf Club. To the south of the site is the settlement. To the east of the site are residential properties along Little Aston Lane and Little Aston Pre-School. The site consists of an open field. The topography of the site is generally flat.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Little Aston 4 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes.</p> <p>Little Aston directly abuts the large built-up area.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Site is connected to the settlement on one side.</p>	<p>The site directly abuts Little Aston which adjoins the large built-up area of the West Midlands conurbation.</p> <p>Development of the site would 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 as the northern boundary consists of a fence and hedgerow marking the extent of Aston Wood Golf Club.</p> <p>There is no existing development within the site. The site has a sense of openness both in visual and spatial aspects.</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?	Development of the site could not be considered to ‘round off’.	The site is connected to the settlement along its southern boundary. Development of the site could not be considered to ‘round off’ the settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site directly abuts the large built-up area. Development of the site would extend Little Aston to the north, effectively extending the large built-up area of the West Midlands conurbation. The site is free from development and has a sense of openness.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 2.9km between Little Aston and Shenstone and approximately 3.4km between Little Aston and Stonnall.</p> <p>Yes. No.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p>	<p>Site lies between Little Aston and Shenstone and Little Aston and Stonnall. As such growth of Little Aston to the north would reduce the gap between the settlements.</p> <p>Gap between Little Aston and Shenstone is approximately 2.9km. There is intervening development including development along Birmingham Road as well as the washed over villages of Shenstone Wood End and Fotherley. Development of the site would not see a significant step towards the closure of the gap between Shenstone and Little Aston.</p> <p>Gap between Little Aston and Stonnall is approximately 3.4km. There is limited intervening development predominantly consisting of development along Chester Road. Development of the site would not see a significant step towards the closure of the gap between Little Aston and Stonnall.</p>

<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – Site lies between Little Aston and Shenstone and Little Aston and Stonnall. The gap between Little Aston and Shenstone is approximately 2.9km and between Little Aston and Stonnall is approximately 3.4km. There is intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Road to the settlement. Fence, footpath and residential curtilage to the countryside.</p> <p>No.</p> <p>No.</p>	<p>The site consists of an open field and is therefore open in character.</p> <p>The site is not enclosed by the settlement as only its southern boundary adjoins the settlement. There is existing residential development to the east of the site however overall the site has the character of countryside.</p> <p>There is no encroaching development within the site.</p> <p>The site's northern boundary with Aston Wood Golf Course consists of a fence with trees and hedgerow and the western boundary consists of a footpath.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – 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 checking the unrestricted sprawl of the large built up area. The assessment recognises the nature of Little Aston which is physically joined to the West Midlands conurbation.		
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?	Western boundary of the site is a footpath which provides 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 site?	No recreational facilities within the site. Aston Wood Golf Club adjoins the site to the north.	
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)	No. 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.
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.

Green Belt site reference	<b>SHLAA 261: Land adjacent to Cottage Farm, Blake Street</b>		
Description of site	Site is approximately 2.6 hectares and is located to the north of the settlement of Little Aston. The site's southern boundary with the settlement is defined by the residential curtilages of properties along Little Aston Lane / Blake Street. The eastern boundary is defined the limits of a vehicle salvage yard and residential curtilages. The western boundary is defined by the curtilage of Little Aston Village Hall and Little Aston Tennis Club. The northern boundary is defined by Aston Wood Golf Club marked by a fence and trees and hedgerow. The surroundings to the north and north west consist of Aston Wood Golf Club and to the south is the settlement. The western boundary is defined by a footpath. To the west of the site is an open field. To the north of the site is Aston Wood Golf Club. The site consists of agricultural land.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Little Aston 5 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes.</p> <p>Little Aston directly abuts the large built-up area.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Site is connected to the settlement on one side.</p>	<p>The site directly abuts Little Aston which adjoins the large built-up area of the West Midlands conurbation.</p> <p>Development of the site would 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 as the northern boundary consists of a fence and hedgerow marking the extent of Aston Wood Golf Club.</p> <p>There is no existing development within the site. The site has a sense of openness both in visual and spatial aspects.</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>Development of the site could not be considered to ‘round off’.</p>	<p>The site is connected to the settlement along its southern boundary. Development of the site could not be considered to ‘round off’ the settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – Site directly abuts the large built-up area. Development of the site would extend Little Aston to the north, effectively extending the large built-up area of the West Midlands conurbation. The site is free from development and has a sense of openness.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 2.9km between Little Aston and Shenstone and approximately 3.4km between Little Aston and Stonnall.</p> <p>Yes. No.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p>	<p>Site lies between Little Aston and Shenstone and Little Aston and Stonnall. As such growth of Little Aston to the north would reduce the gap between the settlements.</p> <p>Gap between Little Aston and Shenstone is approximately 2.9km. There is intervening development including development along Birmingham Road as well as the washed over villages of Shenstone Wood End and Fotherley. Development of the site would not see a significant step towards the closure of the gap between Shenstone and Little Aston.</p> <p>Gap between Little Aston and Stonnall is approximately 3.4km. There is limited intervening development predominantly consisting of development along Chester Road. Development of the site would not see a significant step towards the closure of the gap between Little Aston and Stonnall.</p>

<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Minor</b> – Site lies between Little Aston and Shenstone and Little Aston and Stonnall. The gap between Little Aston and Shenstone is approximately 2.9km and between Little Aston and Stonnall is approximately 3.4km. 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"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Residential curtilages to the settlement. Fence, footpath and surrounding development to the countryside.</p> <p>No.</p> <p>No.</p>	<p>The site is in agricultural use and is therefore open in character.</p> <p>The site is not enclosed by the settlement as only its southern boundary adjoins the settlement. There is existing development to the east and west of the site which enclose the site and has an urbanising effect.</p> <p>There is no encroaching development within the site however the site has urban characteristics due to the surrounding development to the east, south and west.</p> <p>The site’s northern boundary with Aston Wood Golf Course consists of a fence with trees and hedgerow and the eastern and western boundaries consists of surrounding development.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Moderate</b> – Site is open in character and is in agricultural use however the site is enclosed by existing development to the east, west and south which has an urbanising effect 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> <ol style="list-style-type: none"> <li>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.</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	<ol style="list-style-type: none"> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – 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 checking the unrestricted sprawl of the large built up area recognising the nature of Little Aston which is physically joined to the West Midlands conurbation. The site plays a moderate role in safeguarding the countryside from encroachment as although it is open in character, it is enclosed by existing development which has an urbanising effect. 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?	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. Aston Wood Tennis Club adjoins the site to the west.
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.

Green Belt site reference	<b>SHLAA 299: Land adjacent to Barns Farm, Roman Lane, Little Aston</b>		
Description of site	Site is approximately 2.7 hectares and is located to the west of the settlement of Little Aston. The eastern boundary with the settlement is defined by a residential curtilage. The northern boundary is defined by mature woodland which separates the site from the golf course to the north. The western boundary is defined by mature woodland and a footpath. The southern boundary is defined by a gated private access road lined by trees. The site consists of an open field with a line of trees running through the middle. The surrounding use to the north consists of Little Aston Golf Club, to the east is the settlement, and to the south and west is agricultural land. The topography of the site slopes up slightly away from the settlement.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Little Aston 1 although this encompasses a larger area. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>1. Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>2. What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>3. Would development of the site represent an outward extension of the large built-up area?</li> <li>4. If released from GB could enduring long-term boundaries be established?</li> <li>5. Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes.</p> <p>Little Aston directly abuts the large built-up area.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Site is connected to the</p>	<p>The site does directly abut Little Aston which directly abuts the large built-up area of the West Midlands conurbation.</p> <p>Development of the site would 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 the mature woodland.</p> <p>There is no development within the site. The site has a sense of openness both in spatial and visual aspects.</p> <p>Site is connected to settlement along its eastern edge. As such development of site could not be considered to</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?	settlement on one side. Development of site could not be considered to ‘round off’.	‘round off’ the settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site directly abuts the large urban area and is free from development. Site is connected the existing built area of the settlement along one boundary and cannot be considered to ‘round off’ settlement.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor - Approx. 2.4km.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Little Aston and Aldridge (to west).</p> <p>As such the growth of Little Aston to the west would reduce the gap between the two settlements. Gap between settlements is approximately 2.4km. There is some intervening development between settlements, particularly on Chester Road.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Little Aston and Aldridge.</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Little Aston and Aldridge where the gap is approximately 2.4km. There is some intervening development between the settlements.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Mature woodland and private access road to the countryside. Residential curtilages to the settlement.</p> <p>No.</p> <p>Yes – mature woodland.</p>	<p>The site consists of an open field and is therefore open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as only its eastern boundary connects with the settlement.</p> <p>There is no encroaching development within the site.</p> <p>The site’s boundaries include mature woodland which could prevent encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> - 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

Assessment (Important, moderate, minor, no)	<b>No</b> – 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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> - Assessment records 2/1/1/1 split where two purposes are assessed as ‘important’, as such the overall assessment is important. The site plays an important role in safeguarding the countryside from encroachment and checking the unrestricted sprawl of the large built-up area. The assessment recognises the nature of Little Aston which is physically joined to the West Midlands conurbation.		
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?	Limited public access within the site, the southern boundary consists of a private access road which is gated. The western boundary consists of a footpath.	
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. Yes, majority of the site is within a conservation area. 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? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No.

Green Belt site reference	<b>SHLAA 304: Land west of Shenstone Wood End, Birmingham Road</b>		
Description of site	Site is approximately 10.3 hectares and is located to the north east of the settlement of Little Aston. The site is connected to the settlement along the southern boundary which is defined by Blake Street (A4026). The eastern boundary is defined by Birmingham Road. The site's western boundary is by a field boundary with low hedgerow and partly by a small section of the Cross City railway line. The northern boundary is defined by a field boundary marked by hedgerow. The site is surrounded by agricultural land to the north and west, the settlement to the south and the washed over village of Shenstone Wood End to the east. The site consists of agricultural land and open countryside. The topography of the site slopes down gently away from the settlement		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Little Aston 6 which encompasses a larger area. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>Yes.</p> <p>Little Aston directly abuts the large built-up area.</p> <p>Yes.</p> <p>Yes – partly.</p> <p>Yes.</p> <p>Yes.</p>	<p>The site directly abuts Little Aston which adjoins the large built-up area of the West Midlands conurbation.</p> <p>Development of the site would represent an outward extension of the large built-up area.</p> <p>If released from the Green Belt long term boundaries could partly be established using the road and part of the railway.</p> <p>There is no existing development within the site. The site has a sense of openness both in visual and spatial aspects.</p> <p>The site is connected to the settlement along its southern boundary.</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?	Site is connected to the settlement along one side. Development of the site could not be considered to ‘round off’.	Development of the site could not be considered to ‘round off’ the settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site directly abuts the large built-up area. Development of the site would extend Little Aston to the north, effectively extending the large built-up area of the West Midlands conurbation. The site is free from development and has a sense of openness.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 2.9km between Little Aston and Shenstone.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p>	<p>Site lies between Little Aston and Shenstone. As such growth of Little Aston to the north would reduce the gap between the settlements.</p> <p>Gap between Little Aston and Shenstone is approximately 2.9km. There is intervening development including development along Birmingham Road as well as the washed over villages of Fotherley and Shenstone Wood End. Development of the site would not see a significant step towards the closure of the gap between Shenstone and Little Aston.</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Little Aston and Shenstone. The gap between Little Aston and Shenstone is approximately 2.9km. There is intervening development between the settlements including the washed over village of Shenstone Wood End which is adjacent to the site.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Road to settlement. Road, railway, field boundaries with hedgerow to the countryside.</p> <p>No.</p> <p>Yes – roads and railway line.</p>	<p>The site is in agricultural use and is open in character.</p> <p>The site is not enclosed by the settlement as only its southern boundary directly adjoins the settlement. There is existing development to the east due to the washed over village of Shenstone Wood End however this does not enclose the site and overall the site has the character of countryside.</p> <p>There is no encroaching development within the site.</p> <p>The site’s southern and eastern boundaries consist of roads which could prevent encroachment. Part of its western boundary consists of the railway line which could prevent encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – 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"> <li>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.</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	<ol style="list-style-type: none"> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – 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 checking the unrestricted sprawl of the large built up area. The assessment recognises the nature of Little Aston which is physically joined to the West Midlands conurbation.		
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"> <li>1. What is the degree of existing public access?</li> </ol>	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? 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.

## E10 Longdon

Green Belt site reference	<b>SHLAA 124: South and East of Beech Walk, Longdon</b>		
Description of site	Site is approximately 9.25 hectares and is located on the eastern edge of the settlement of Longdon. The site is connected to the settlement along part of its western boundary which consists of residential curtilages. The sites remaining boundaries are defined by field boundaries. The site consists of agricultural fields. The topography of the site slopes down towards the village. The surrounding land uses consist of 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 Longdon 2 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>No.</p> <p>Gap to Rugeley is approximately 2.4km</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 2.4km to the north west however the built form of the village lies between the site and the large built up area. Lichfield is approximately 4km 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 as the site's boundaries are predominantly field boundaries. There is no development within the site and</p>

	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’.	there is a sense of openness both in visual and spatial aspects.  The site is connected to the village along one boundary and could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large built-up area. The closest large built up area is Rugeley which is approximately 2.4km away. The settlement lies between the site and the large built up area.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Moderate – approximately 1km between Longdon and Armitage.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Longdon and Armitage (to the north). Gap between the settlements is approximately 1km. As such growth of Longdon to the north would reduce the gap between the settlements.</p> <p>There is no intervening development between the settlement.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Longdon and Armitage. The remaining gap would be approximately 920m.</p>

<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> – Site lies between Longdon and Armitage. The gap between the settlements is approximately 1km. Development of the site would lead to a reduction in the gap to approximately 920m. There is no intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Residential properties to the settlement. Field boundaries 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 Longdon along part of its western boundary.</p> <p>There is no development within the site.</p> <p>The site's boundaries predominately consist of field boundaries.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – 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 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

Assessment (Important, moderate, minor, no)	<b>No</b> – 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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – 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 performs a slightly more limited role in other aspects. The site plays a moderate role in preventing towns from merging. Taking into account the large scale of the site, 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.	

	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.

Green Belt site reference	<b>SHLAA 160: Rear of Church Way, Longdon</b>		
Description of site	Site is approximately 5.51 hectares and is located on the eastern edge of the settlement of Longdon. The site is connected to the settlement along its western boundary which consists of residential curtilages and the limits of St James The Great Church. The southern boundary is defined by the A51. The sites remaining boundaries are defined by field boundaries. The site consists of agricultural fields. The surrounding land uses consist of open countryside and agricultural land to the north and east. Beyond the A51 to the south is Longdon Hall School. The washed over village of Longdon Green is located further to the south east.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Parcel Longdon 2 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes. The eastern most section of the site falls within Broad Area 1. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Rugeley is approximately 2.4km</p> <p>No.</p> <p>Yes - partially</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 2.4km to the north west however the built form of the village lies between the site and the large built up area. Lichfield is approximately 4km 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 only be established using the A51. There is no development within the site and there is a sense of openness both in visual and spatial aspects.</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?	the site could not be considered to ‘round off’.	The site is connected to the village along one boundary and could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large built-up area. The closest large built up area is Rugeley which is approximately 2.4km away. The settlement lies between the site and the large built up area.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 4km between Longdon and Lichfield.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Longdon and Lichfield (to the south east). Gap between the settlements is approximately 4km. As such growth of Longdon to the south east would reduce the gap between the settlements. The site is located within this gap.</p> <p>There is intervening development between the settlements consisting of the washed over village of Longdon Green.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Longdon and Lichfield.</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Longdon and Lichfield. The gap between the settlements is approximately 4km. 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"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Residential curtilages and church boundary to the settlement. Field boundaries and A51 to the countryside.</p> <p>No.</p> <p>Yes – A51.</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 Longdon along its western boundary.</p> <p>There is no development within the site.</p> <p>The site’s southern boundary consists of the A51 which could assist in preventing encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

Assessment (Important, moderate, minor, no)	<b>No</b> – 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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – 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 but performs a slightly more limited role in other aspects. The site plays a moderate role in preventing towns from merging. Taking all purposes into consideration, 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.	

	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.

Green Belt site reference	<b>SHLAA 207: Land north of Longdon</b> <b>(Site is the same as Parcel Longdon 1 so same assessment has been applied)</b>		
Description of site	Site is approximately 5.17 hectare and is located on the northern edge of the village. The site is bounded to the south by the built area of the village, including an area of open space within the village boundary. The northern boundary of the site is formed by hedge and tree lined field boundaries. Hood Lane bounds a small section of the site to the west. The site consists primarily of agricultural fields. Beyond the site to the north are a small number of residential properties and farm buildings.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Parcel Longdon 1.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Rugeley is approx. 2.3km.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Site is connected to the</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 2.3km to the northwest of the edge of the site. Lichfield is some 4km to the south. The edge of the West Midlands conurbation is approximately 9km to the south. Development of the site would not represent an outward extension of the large built-up area. If released from the Green Belt long term boundaries could be established, for example using the field boundaries. There is no development within the site. Site is connected to settlement along its southern edge.</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?	village on one sides. Development of site could not be considered to ‘round off’.	
<b>Assessment (Important, moderate, minor, no)</b>	<b>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.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Moderate - Approx. 1km.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Longdon and Armitage with Handsacre (to north). As such the growth of Longdon to the north would reduce the gap between the two settlements. Gap between settlements is approx. 1km. There are no intervening development or settlements.</p> <p>Development of the site would not result in the merging of towns.</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Moderate</b> – Site lies between Armitage and Longdon where the gap is approx. 1km, development of the site could lead to a reduction in the gap to approx. 980m. There is no intervening development between the settlements.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Field boundaries to countryside. Residential curtilages and road 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. The site is not enclosed by the settlement as only its southern boundary connect with the settlement.</p> <p>There is no encroaching development within the site.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> - 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

Assessment (Important, moderate, minor, no)	<b>No</b> – 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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> - Assessment records 2/2/1 split as such the minority category is used to determine which category the overall assessment leans too, in this case Moderate. The site plays an important role in protecting the countryside from encroachment but a more moderate 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 recreation facilities within 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	<ol style="list-style-type: none"> <li>1. Are there any national or local biodiversity designations within the site?</li> <li>2. Is there any potential for creation or enhancement of appropriate habitat within the site?</li> </ol>	<p>No.</p> <p>Possibly.</p>
Improving derelict and damaged land	<ol style="list-style-type: none"> <li>1. Is there any derelict land in the site?</li> <li>2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ol>	<p>No.</p> <p>No.</p>

Green Belt site reference	<b>SHLAA 263: Land adjacent to the A51, Longdon</b>		
Description of site	Site is approximately 1 hectare and is located on the western edge of the settlement of Longdon beyond the A51 which forms a clearly defined boundary to the settlement. The site's eastern boundary with the settlement is defined by the A51. The northern boundary is also defined by the A51. The southern boundary is defined by High Street and the western boundary is defined by a field boundary with sparse trees. The site comprises an agricultural field. The topography of the site is generally flat. Surrounding land uses to the north and south consist of agricultural land. To the west is residential development along Stockings Lane and Giddywell Lane.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Broad Area 2. Assessed as making an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Rugeley is approx. 2.3km.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Site is connected to the</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 approximately 2.3km to the northwest of the edge of the site. Lichfield is approximately 4km 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 High Street and the A51 however the A51 represents the clearly defined western extent of the village.</p> <p>There is no development within the site and the site has a sense of openness both in spatial and visual aspects.</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>village on one side. Development of site could not be considered to ‘round off’.</p>	<p>Site is connected to settlement along eastern boundary and could not be considered to ‘round off’ the settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>No</b> – site does not abut the large urban area. The settlement lies between the site and the large built-up area (Rugeley).</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Moderate – approximately 1.3km between Longdon and Upper Longdon.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Longdon and Upper Longdon (to the west). As such the growth of Longdon to the west would reduce the gap between the two settlements. Gap between settlements is approximately 1.3km</p> <p>There is intervening development along Stockings Lane.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Longdon and Upper Longdon. The remaining gap would still be approximately 1.26km.</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Moderate</b> – Site lies between Longdon and Upper Longdon. The gap between the settlements is approximately 1.3km. 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"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Roads and field boundary.</p> <p>No.</p> <p>Yes – roads.</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 it only adjoins Longdon along its eastern boundary.</p> <p>There is no encroaching development within the site.</p> <p>The site’s boundaries consist of the A51 and High Street which could assist in preventing encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> - 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

Assessment (Important, moderate, minor, no)	<b>No</b> – 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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> - Assessment records 2/2/1 split with one important category therefore professional judgement is applied. The site plays an important role in protecting the countryside from encroachment but performs a slightly more limited role in other aspects. The site plays a moderate role in preventing towns from merging. Taking into account the site’s location to the west of the settlement beyond the A51 which forms the clearly defined western extent of the village, an overall assessment of important has been applied as development of the site would extend the village beyond this strong boundary.		
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 recreation facilities within 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	<ol style="list-style-type: none"> <li>1. Are there any national or local biodiversity designations within the site?</li> <li>2. Is there any potential for creation or enhancement of appropriate habitat within the site?</li> </ol>	<p>No.</p> <p>Possibly.</p>
Improving derelict and damaged land	<ol style="list-style-type: none"> <li>1. Is there any derelict land in the site?</li> <li>2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ol>	<p>No.</p> <p>No.</p>

## E11 Norton Canes (Cannock Chase)

Green Belt site reference	<b>SHLAA 186: Land East of Brownhills Road</b>		
Description of site	Site is approximately 1.21 hectares and is located to the east of the settlement of Norton Canes on the administrative boundary with the district of Cannock Chase. Land to the south of the site is within the Green Belt and is assessed through the Cannock Chase Green Belt Review (2016) under site NC7. The site's western boundary with the settlement is defined by a footpath and residential curtilages. The southern boundary is defined by Brownhills Road. The northern boundary is defined by a water body and tree line. The eastern boundary is defined by the railway line. The site includes a car repair and maintenance facility and an open field. The topography of the site is generally flat. Surrounding land uses include Chasewater County Park to the east, Chasewater Railway station to the south east and the settlement to the west and south.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Broad Area 4. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>Does the site have a sense of openness and would this be compromised by development? (for the purposes of</li> </ol>	<p>No</p> <p>Approximately 1km to Brownhills and 1.5km to Burntwood.</p> <p>No</p> <p>Yes</p> <p>Yes - partially</p> <p>Yes - partially</p>	<p>The site does not directly abut a large built-up area. The nearest large built-up area is Brownhills (which forms the West Midlands Conurbation) which is located approximately 1km to the south east directly along Brownhills Road. The large built-up area of Burntwood is approximately 1.5km to the east across Chasewater.</p> <p>Development of the site would not represent an outward extension of the large built-up area.</p>

	<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>No</p>	<p>If released from the Green Belt long term boundaries could be established along the railway line and Brownhills Road. There is development within part of the site consisting of a car repair and maintenance facility which impacts upon the sense of openness.</p> <p>Th site is only connected to the settlement along its western boundary as the area to the south is within the Green Belt. Therefore development could not be considered to ‘round off’ the settlement.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>No – the site does not directly abut a large built up area. The closest large built up area is Brownhills (part of the West Midlands Conurbation) which is approximately 1km away.</b></p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> </ol>	<p>Yes</p> <p>Important – approximately 990m between Norton Canes and Brownhills. Approximately 1.5km between Norton Canes and Burntwood.</p> <p>Yes No</p> <p>Yes</p> <p>Yes</p>	<p>Site lies between Norton Canes and Brownhills (to the south east) and Norton Canes and Burntwood (to the east). As such growth of Norton Canes to the east and south would reduce the gap between these settlements. The site is located within this gap.</p> <p>The gap between Norton Canes and Brownhills across the site along Brownhills Road is approximately 990. The gap between Norton Canes and Burntwood across the site and Chasewater is approximately 1.5km.</p>

	<p>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> <p>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</p>	<p>No</p>	<p>There is existing development between Norton Canes and Brownhills to the south of the site along Brownhills Road. Development of the site would reduce the gap between Norton Canes and Brownhills to approximately 770m. Due to the existing development to the south of Brownhills Road, the gap has already been considerably reduced (approximately 610m) and development of the site would not impact this gap further.</p> <p>Development of the site would not reduce the gap between Norton Canes and Burntwood as the gap is already narrower to the north of the site.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Moderate</b> – The site lies between Norton Canes and Brownhills and Norton Canes and Burntwood. The gap between Norton Canes and Brownhills is less than 1km. Development of the site would reduce the gap to approximately 770m however existing development along Brownhills Road has already significantly reduced this gap and therefore an assessment of moderate is applied.</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 - partly</p> <p>No</p> <p>Footpath and residential curtilage with the settlement. Railway line, Brownhills Road, water body and tree line.</p> <p>No</p> <p>Yes – road and railway</p>	<p>Part of the site consists of a car repair and maintenance facility however the remainder of the site consists of open fields and partly has an open character. The surrounding area has an urban character due to the new residential development to the south of Brownhills Road.</p> <p>The site is not enclosed by the settlement as it only abuts Norton Canes along its western boundary however it is enclosed by existing development due to the residential development to the</p>

			<p>south which has an urbanising influence on the site.</p> <p>The site’s boundaries include Brownhills Road and a railway line which could assist in preventing encroachment.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Part of the site has an open character however the site contains some urbanising development. The site is enclosed by existing development due to the settlement to the west and new residential development to the south which has an urbanising influence on the site. The railway line 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No</p>	<p>The site is not located adjacent to a historic town.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>No</b> – 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</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</p>

	such are each scored as 'moderate' as this is the of middle scoring range.		Lichfield plays a moderate role in encouraging the recycling of derelict land.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Minor</b> – Assessment records 2/2/1 split with two moderate categories and two no categories, as such the minority category should be the overall assessment. The overall assessment is therefore minor. The site plays a moderate role in preventing towns from merging and assisting in urban regeneration and a minor role 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?	No	
Enhancing biodiversity	1. Are there any national or local biodiversity designations within the site?	Yes	
	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?	Possibly	

## E12 Rugeley (Cannock Chase)

Green Belt site reference	<b>SHLAA 21: South of Rugeley Road</b>		
Description of site	Site is approximately 0.49 hectares is located to the east of the settlement of Brereton (which forms part of Rugeley). The site is located on the administrative boundary with the Cannock Chase District. It should be noted that this site falls within Parcel LI1 in the Cannock Chase Green Belt Review (2016). The site's western boundary with the settlement is defined by residential curtilages and the northern boundary with the settlement is defined by Rugeley Road. The eastern boundary is defined by mature tree belt. The southern boundary follows the administrative boundary however this is not defined by any physical features on the ground. The site consists of an open field. The topography of the site consists of a gentle slope towards Rugeley Road. The surrounding land uses to the north consists of Towers Business Park, to the north east is residential development at the former Rugeley Power Station, to the west is the settlement, to the east is the A51 and beyond this is open countryside and agricultural land.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Broad Area 1. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> </ol>	<p>Yes</p> <p>Site directly abuts the large built up area of Rugeley</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>The site directly abuts a large built-up area. The site borders the large built-up area of Rugeley along the western edge of the site.</p> <p>Development of the site would represent an outward extension of the large built-up area (Rugeley).</p> <p>If released from the Green Belt long term boundaries could be established along all four boundaries due to nearby physical features (Rugeley Road,</p>

	<p>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)</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>Yes</p>	<p>Armitage Lane, the A51 and existing development).</p> <p>There is no development within the site and the site has a sense of openness both in visual and spatial aspects.</p> <p>The site is connected to Rugeley along two boundaries. Given the shape of the site, development of the site could be considered to ‘round off’ the settlement to a degree.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Moderate</b> - the site abuts the large built up area of Rugeley. There is no development within the site, and it has a sense of openness. Site is connected to Rugeley along its northern and western boundaries and could be considered to ‘round off’ the settlement to a degree.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<p>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?</p> <p>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)</p> <p>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</p> <p>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</p> <p>6. Would the development of the site be a significant step leading towards coalescence of two settlements? Would</p>	<p>Yes</p> <p>Moderate – Approximately 1.6km between Rugeley and Armitage.</p> <p>Yes</p> <p>Yes</p> <p>No</p> <p>No</p>	<p>Site lies between Rugeley and Armitage. The gap between Rugeley and Armitage across the site is approximately 1.6km. The settlement already extends closer to Armitage to the north of the site.</p> <p>There is intervening development between the settlements along Rugeley Road consisting of the Hawkesyard Estate and a mobile home park.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Rugeley and Armitage. The settlement already extends as far west as the site.</p>

	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	
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> – The site lies between Rugeley and Armitage. The gap between Rugeley and Armitage is approximately 1.6km. There is intervening development between the settlements. The settlement already extends further east beyond the site.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>Yes</p> <p>A road, existing development and mature tree belt and no physical features.</p> <p>No</p> <p>Yes – roads.</p>	<p>The site consists of open field and is open in character. The surrounding area has an urban character. The site is enclosed by Rugeley to the north and west which has an urbanising influence on the site.</p> <p>There is no existing encroachment within the site.</p> <p>The site's boundaries include roads which could assist in preventing encroachment.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> – The site is open in character and contains no urbanising development however it is enclosed by the settlement to the north and west which has an urbanising influence on the site.		
d) To preserve the setting and special character of historic towns	Does the site make a positive contribution to the setting of the historic town? Measured by: <ol style="list-style-type: none"> <li>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.</li> </ol>	<p>Yes</p> <p>No</p>	<p>The site is located adjacent to a historic town (Rugeley).</p> <p>There are no long distance views towards the core of the historic town from within the site due to established trees and development. Immediate</p>

	<ol style="list-style-type: none"> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No</p> <p>No</p> <p>No</p>	<p>foreground views are of modern development.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Minor</b> – The site is located adjacent to a historic town (Rugeley). However, there is limited to no intervisibility of the historic town with no long-distance views of the 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><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Moderate</b> - All sites/areas to be assessed as moderate</p>		
<p><b>Overall site assessment</b></p>	<p><b>Moderate</b> – Assessment records 4/1 split with four moderate categories assessed, as such the overall assessment is moderate. The site plays a moderate role in checking the unrestricted sprawl of the large built up area, preventing neighbouring towns from merging, safeguarding the countryside from encroachment and assisting in urban regeneration.</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>			
<p>Opportunities for public access or to provide access</p>	<ol style="list-style-type: none"> <li>1. What is the degree of existing public access?</li> </ol>	<p>There is no public access to the site.</p>	

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

Green Belt site reference	<b>SHLAA 245: Hawkesyard, Land off Armitage Road</b>		
Description of site	Site is approximately 3.7 hectares is located to the east of the settlement of Brereton (which forms part of Rugeley). The site is located close to the administrative boundary with the Cannock Chase District. The site is connected to Rugeley to the north due to residential development at the former Rugeley Power Station (Hawkesyard). The site is not directly connected to the main part of the settlement to the west however it is in close proximity. The site's northern boundary is defined by the Trent and Mersey Canal and the A513. The eastern and southern boundaries are defined by private access roads within the Hawkesyard Estate. The western boundary is defined by Armitage Lane and the limits of a commercial building and residential property. The site consists of an open field with established trees along two boundaries. The surrounding land uses include the Hawkesyard Estate to the east. Residential development at the former Rugeley Power Station to the north beyond the Canal and the A513 and open countryside and agricultural land to the west and south with the settlement further west.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Broad Area 1. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>Yes</p> <p>Site is directly adjacent to the large built up area of Rugeley.</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 Rugeley to the north (due to the residential development at the former Rugeley Power Station - Hawkesyard). The site is not directly connected to the main part of the settlement to the west although it is approximately 270m away.</p> <p>Development of the site would represent an outward extension of the large built-up area (Rugeley).</p> <p>If released from the Green Belt long term boundaries could be established due to nearby physical features (Trent and Mersey Canal, Armitage Lane, private access roads).</p>

	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?	No	There is no development within the site and the site has a sense of openness both in visual and spatial aspects.  The site is only connected to Rugeley along one boundary and could not be considered to ‘round off’ the settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> - the site is adjacent to the large built up area of Rugeley. Development of the site would represent an outward extension of the large built-up area (Rugeley). There is no development within the site, and it 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"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes</p> <p>Important – Approximately 900m between Armitage and Rugeley (development at the former Rugeley Power Station which adjoins the site to the north).</p> <p>Yes</p> <p>Yes</p> <p>No</p> <p>No</p> <p>No</p>	<p>Site lies between Rugeley and Armitage. The gap between Rugeley and Armitage is approximately 900m due to the existing residential development at the former Rugeley Power Station (Hawkesyard) which adjoins the site to the north. The gap between the main part of Rugeley and Armitage is approximately 1.6km (across the site). Growth of Rugeley to the west would reduce the gap between the settlements. The site lies within this gap.</p> <p>There is extensive intervening development between the settlements along Rugeley Road consisting of the Hawkesyard Estate and a mobile home park.</p> <p>Development of the site would significantly reduce the gap between the settlements from 1.6km to 1km (a</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		reduction of 37%). Development of the site would therefore significantly expand the intervening development between the settlements, and it would reduce the gap leading to the potential for subsequent coalescence.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – The site lies between Rugeley and Armitage. The gap between Rugeley and Armitage is approximately 900m due to the residential development at the former Rugeley Power Station. There is already significant intervening development and development of the site would expand this further.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Canal, roads, limits of commercial development.</p> <p>No</p> <p>Yes – roads and canal</p>	<p>The site consists of open countryside and is therefore open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only adjoins Rugeley to the north. There is a gap to the west with the rest of the settlement.</p> <p>The site is free from encroaching development.</p> <p>The site’s boundaries include roads and the canal which could assist in preventing encroachment.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> - 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"> <li>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.</li> </ol>	<p>Yes</p>	<p>The site is located adjacent to a historic town (Rugeley).</p> <p>There are no long distance views towards the core of the historic town</p>

	<ol style="list-style-type: none"> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No</p> <p>No</p> <p>No</p> <p>No</p>	<p>from within the site due to established trees and development. Immediate foreground views are of modern development.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Minor</b> – The site is located adjacent to a historic town (Rugeley). However, there is limited to no intervisibility of the historic town with no long-distance views of the 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><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Moderate</b> - All sites/areas to be assessed as moderate</p>		
<p><b>Overall site assessment</b></p>	<p><b>Important</b> – 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 Rugeley, preventing neighbouring towns from merging and safeguarding the countryside from encroachment.</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>			
<p>Opportunities for public access or to provide access</p>	<ol style="list-style-type: none"> <li>1. What is the degree of existing public access?</li> </ol>	<p>There is no public access to the site.</p>	

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

Green Belt site reference	<b>SHLAA 289: A513/A51 East of Rugeley Power Station</b>		
Description of site	Site is approximately 2.8 hectares is located to the east of the settlement of Brereton (which forms part of Rugeley). The site is located close to the administrative boundary with the Cannock Chase District. The site is connected to Rugeley to the north due to residential development at the former Rugeley Power Station (Hawkesyard). The site is not directly connected to the main part of the settlement to the west however it is in close proximity. The site's northern boundary is defined by the A513. The eastern boundary is defined by Armitage Lane. The western boundary is defined by the A51 and the southern boundary is defined by Armitage Lane. The site consists of an open field with established trees along the boundaries. There is a pylon within the site. The surrounding land uses include the Hawkesyard Estate to the east. Residential development at the former Rugeley Power Station to the north beyond the Canal and the A513, the settlement to the west, and open countryside and agricultural land to the south.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Broad Area 1. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>Yes</p> <p>Site is directly adjacent to the large built up area of Rugeley.</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 Rugeley to the north (due to the residential development at the former Rugeley Power Station - Hawkesyard). The site is not directly connected to the main part of the settlement to the west although it is approximately 90m away.</p> <p>Development of the site would represent an outward extension of the large built-up area (Rugeley).</p> <p>If released from the Green Belt long term boundaries could be established due to nearby physical features (Armitage Lane).</p>

	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?	No	There is no development within the site and the site has a sense of openness both in visual and spatial aspects.  The site is only connected to Rugeley along one boundary and could not be considered to ‘round off’ the settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> - the site is adjacent to the large built up area of Rugeley. Development of the site would represent an outward extension of the large built-up area (Rugeley). There is no development within the site, and it 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"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes</p> <p>Important – Approximately 900m between Armitage and Rugeley (development at the former Rugeley Power Station which adjoins the site to the north).</p> <p>Yes</p> <p>Yes</p> <p>No</p> <p>No</p> <p>No</p>	<p>Site lies between Rugeley and Armitage. The gap between Rugeley and Armitage is approximately 900m due to the existing residential development at the former Rugeley Power Station (Hawkesyard) which adjoins the site to the north. The gap between the main part of Rugeley and Armitage is approximately 1.6km (across the site). Growth of Rugeley to the west would reduce the gap between the settlements. The site lies within this gap.</p> <p>There is extensive intervening development between the settlements along Rugeley Road consisting of the Hawkesyard Estate and a mobile home park.</p> <p>Development of the site would reduce the gap between the settlements from 1.6km to 1.4km (a reduction of 12.5%).</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		Development of the site would significantly expand the intervening development between the settlements, and it would reduce the gap leading to the potential for subsequent coalescence.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – The site lies between Rugeley and Armitage. The gap between Rugeley and Armitage is approximately 900m due to the residential development at the former Rugeley Power Station. There is already significant intervening development within the Green Belt and development of the site would expand this further leading to potential coalescence.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Roads.</p> <p>No</p> <p>Yes – roads</p>	<p>The site consists of open countryside and is therefore open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only adjoins Rugeley to the north. There is a gap to the west with the rest of the settlement including the A51 which forms a clear boundary.</p> <p>The site is free from encroaching development.</p> <p>The site’s boundaries consist of roads on all sides which could assist in preventing encroachment.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> - 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"> <li>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.</li> </ol>	<p>Yes</p>	<p>The site is located adjacent to a historic town (Rugeley).</p> <p>There are no long distance views towards the core of the historic town</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>3. Is the site in the foreground of views towards the historic town from public places?</p> <p>4. Is there public access within the site?</p> <p>5. Does the site form part of an historic landscape that is related to an historic town?</p>	<p>No</p> <p>No</p> <p>No</p> <p>No</p>	<p>from within the site due to established trees and development. Immediate foreground views are of modern development.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – The site is located adjacent to a historic town (Rugeley). However, there is limited to no intervisibility of the historic town with no long-distance views of the 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Important</b> – 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 Rugeley, 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? 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

## E13 Shenstone

Green Belt site reference	<b>SHLAA 4: East of Birmingham Road, Shenstone</b>		
Description of site	Site is approximately 81.7 hectares and is located to the east of the village. It is surrounded by open countryside and agricultural land. The site is split into three areas due to Mill Lane and Park Lane. The site consists of agricultural land. The site is bound to the west by the curtilages of the residential properties on Birmingham Road as well as sections of Birmingham Road. The northern boundary consists of the M6 Toll slip road. The southern boundary partly consists of field boundaries marked by hedgerow and trees although there is no clear physical boundary in parts. The south eastern boundary consists of a private access track. The eastern boundary consists of a field boundary marked by hedgerows and trees and a brook. Overall the site is fairly flat but there are gradual slopes in places. The section between Birmingham Road and Mill Lane slopes up gradually away from the village. The southern area slopes down gradually away from the village and Birmingham Road.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The northern area of the site (between Birmingham Road and Mill Lane) is within broad area 12. Assessed as having an overall important role to Green Belt purposes. Part of the central area of the site (between Mill Lane and Park Lane) was assessed as Parcel Shenstone 7. This encompassed a smaller area. This was assessed as having an overall moderate role to Green Belt purposes. Part of the southern area of the site (between Park Lane and Birmingham Road) was assessed as Parcel Shenstone 6. This encompassed a smaller area. This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> </ol>	<p>No.</p> <p>Gap to Lichfield and urban conurbation is approx. 2.9km.</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 the urban area of Lichfield to the north and Little Aston (which sits on the edge of the conurbation). Lichfield is approximately 2.9km to the north of the site and Little Aston is approximately 2.9km to the south.</p> <p>Development of the site would not represent an outward extension of the large built-up area.</p>

	<p>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)</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 one side. Development of the site could not be considered to ‘round off’.</p>	<p>If released from the Green Belt long term boundaries could not be established as the site’s boundaries predominantly consist of field boundaries with no physical boundary in places. 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 on one side. Development of the site could not be considered to ‘round off’.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>No – site does not abut the large built-up area. The site is approximately 2.9km from the large built-up area of Lichfield to the north and from the West Midlands conurbation to the south.</b></p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<p>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?</p> <p>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)</p> <p>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</p> <p>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</p>	<p>Yes.</p> <p>Minor – approximately 2.9km between Shenstone and Lichfield.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p>	<p>Site lies between Shenstone and Lichfield to the north and Shenstone and Little Aston to the south. Site lies between Shenstone and Hopwas as well as Shenstone and Fazeley/Mile Oak to the east. As such growth of Shenstone to the north, south and east would reduce the gap between the settlements.</p> <p>Gap between Shenstone and Lichfield is approximately 2.9km. There is some intervening development including a garden centre adjacent to the north west of the site and One Lichfield South Wall Island further north on Birmingham Road. Development of the site would in effect extend the village to</p>

	<p>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> <p>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</p>	<p>No.</p>	<p>the garden centre however it would not see a significant step towards the closure of the gap between Shenstone and Lichfield.</p> <p>Gap between Shenstone and Little Aston is approximately 2.9km. There is intervening development including Shenstone Lodge School, residential properties and the washed over village of Shenstone Wood End. Development of the site would not see a significant step towards the closure of the gap between Shenstone and Little Aston.</p> <p>Gap between Shenstone and Hopwas is approximately 5.7km and between Shenstone and Fazeley/Mile Oak is approximately 6.7km. As such development to the east of Shenstone would reduce this gap however given the extent of the gap this would be limited. There is intervening development within the gap including the washed over villages of Weeford and Hints.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Shenstone and Lichfield, Shenstone and Little Aston, and Shenstone and Hopwas / Fazeley / Mile Oak. The gap between Shenstone and Lichfield and Shenstone and Little Aston is approximately 2.9km. There is intervening development between the settlements including washed over villages.</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>Yes.</p> <p>No.</p>	<p>The site is entirely in agricultural use and open in character. The site has the character of countryside.</p>

	<ol style="list-style-type: none"> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Residential properties, roads, field boundaries.</p> <p>No.</p> <p>No.</p>	<p>The site is not enclosed by the settlement as it only abuts Shenstone along its western boundary.</p> <p>There is no development within the site.</p> <p>The site's boundaries predominantly consist of field boundaries to the east and south. The northern boundary consists of a road.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – 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 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	No.	The site is not located adjacent to a historic town.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – the site is not located adjacent to a historic town.		
e) To assist in urban regeneration by encouraging the	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	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

recycling of derelict and other urban land.	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.		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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 2/1/1/1 split with professional judgement to be applied. The site plays an important role in protecting the countryside from encroachment but performs a more limited role in other aspects. The assessment takes account of the large scale of the site and its location between the large built-up areas of Lichfield and the West Midlands conurbation. As such it is considered that an overall assessment of moderate is applied.		
<b>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.</b>			
Opportunities for public access or to provide access	1. What is the degree of existing public access?	The site can be accessed via Mill Lane and Park Lane however there is no public access into the agricultural holdings.	
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.	

Green Belt site reference	<b>SHLAA 53: Land off Court Drive, Shenstone</b>		
Description of site	Site is approximately 4.03 hectares and is located to the south of the village. The site is bound to the east by Birmingham Road and by Court Drive (a private access road) to the south and west. Court Drive is lined by Tree Preservation Order (TPO) trees. The northern boundary of the site is formed by the curtilages of residential development forming the southern extent of the village. To the west of the site is residential development along Court Drive. To the east of the site fronting Birmingham Road is Stroud Lodge which is not within the site boundary. To the south of the site is an area of open space - Shenstone Court Park. The site consists of open space dotted with mature trees (a number of trees are protected by TPOs) and is a remnant of park land within the area. The topography of the site is slightly undulating sloping down from north to south.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Shenstone 1 however this encompassed a larger area. This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>No.</p> <p>Gap to Lichfield is approx. 4km and urban conurbation (Little Aston) is approx. 2.9km.</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 the urban area of Lichfield to the north and Little Aston (which sits on the edge of the conurbation). Lichfield is approximately 4km to the north of the site and Little Aston is approximately 2.9km 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 the boundary of Court Drive. There is no development within the site and there is a sense of openness both in visual and spatial aspects..</p>

	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 two sides. Development of the site could be considered to ‘round off’.	The site is connected to the village along its north eastern and north western boundaries and could be considered to ‘round off’ the village.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large built-up area. The site is approximately 2.9km from the large built-up area of the West Midlands conurbation to the south and approximately 4km from the large built-up area of Lichfield to the north. The site is connected to Shenstone along its north eastern and north western boundaries and could be considered to ‘round off’ the village.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 2.9km between Shenstone and Little Aston.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Shenstone and Little Aston (and the West Midlands urban area) to the south. Gap between Shenstone and Little Aston is approximately 2.9km. As such growth of Shenstone to the south would reduce the gap between the settlements.</p> <p>There is intervening development including immediately to the south and west of the site along Court Drive and further south along Birmingham Road including Shenstone Lodge School, residential properties and the washed over village of Shenstone Wood End. Development of the site would not see a significant step towards the closure of the gap between Shenstone and Little Aston (and the West Midlands urban area).</p>

<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – Site lies between Shenstone and Little Aston and the edge of the conurbation. The gap between Shenstone and Little Aston is approximately 2.9km. There is intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>Yes – partially</p> <p>Residential properties to the settlement. Court Drive to the countryside.</p> <p>No.</p> <p>Yes.</p>	<p>The site is open in character consisting of open park land.</p> <p>The site is not enclosed by the settlement as it only abuts Shenstone along its northern boundary however there is urbanising development to the west along Court Drive which encloses the site.</p> <p>The site's boundaries to the south and west consist of Court Drive lined by TPO trees.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> – Site has the character of open countryside and does not contain urbanising development however it is slightly enclosed due to the settlement to the north and existing residential development along its western boundary.		
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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	No.	The site is not located adjacent to a historic town.

Assessment (Important, moderate, minor, no)	<b>No</b> – 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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Minor</b> – Assessment records 2/2/1 split, as such the minority category should be used to determine which of the majority categories the overall assessment leans to. The minority category is minor against two moderate categories and two no categories. Therefore, an overall assessment of minor 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?	No public access within the site. Court Drive is a private access road.	
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. Yes – conservation area is nearby and Shenstone Court forms part of the historic setting of the village. 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? 2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?	No. No.

Green Belt site reference	<b>SHLAA 119: Birmingham Road, Wyevale Garden Centre, Shenstone</b>		
Description of site	Site is approximately 3.18 hectares and is located to the north of the village. The site is not directly adjacent to the settlement and is separated by Crane Book, mature tree belt and open fields. The site is surrounded by open countryside and agricultural land although the M6 Toll road and slip road are located to the north and north east. The site consists of a garden centre, a car park and a further overflow car park and is accessed from Birmingham Road. The eastern boundary consists of Birmingham Road. The northern, western and southern boundaries consist of the limits of the garden centre and are marked by tree and hedge lining. The site is generally flat.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The majority of the site is within broad area 12. Assessed as having an overall important role to Green Belt purposes. The southern section of the site falls within Parcel Shenstone 8. This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Lichfield and urban conurbation is approx. 2.9km.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>The site does not directly abut the large built-up area. The closest large built up area is the urban area of Lichfield to the north and Little Aston (which sits on the edge of the conurbation). Lichfield is approximately 2.9km to the north of the site and Little Aston is approximately 2.9km 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 roads. The site is completely developed with a garden centre and car parking which impacts upon the sense of openness.</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?	Site is not directly connected to the village. Development of the site could not be considered to ‘round off’.	The site is not directly connected to the village. Development of the site could not be considered to ‘round off’.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large built-up area. The site is approximately 2.9km from the large built-up area of Lichfield to the north and from the West Midlands conurbation to the south.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 2.9km between Shenstone and Lichfield.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Shenstone and Lichfield to the north. As such growth of Shenstone to the north would reduce the gap between the settlements.</p> <p>Gap between Shenstone and Lichfield is approximately 2.9km. There is some intervening development including One Lichfield South Wall Island further north on Birmingham Road. Development of the site would not see a significant step towards the closure of the gap between Shenstone and Lichfield.</p>

Assessment (Important, moderate, minor, no)	<b>Minor</b> – Site lies between Shenstone and Lichfield. The gap between Shenstone and Lichfield is approximately 2.9km. There is intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>No.</p> <p>No.</p> <p>Field boundaries, roads.</p> <p>Yes.</p> <p>Yes - roads.</p>	<p>There is significant encroaching development within the site as it is completely developed consisting of a garden centre and car parking. This urbanising development has compromised the openness of the site.</p> <p>The site is not directly connected to the settlement and is instead surrounded by open countryside. The site is therefore not enclosed by existing development.</p> <p>The site's boundaries include roads which could assist in preventing encroachment.</p>
Assessment (Important, moderate, minor, no)	<b>Minor</b> – Site contains significant encroachment due to the garden centre and car park. This urbanising development has compromised openness in this location however the site is not enclosed by existing development and is surrounded by open countryside.		
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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

Assessment (Important, moderate, minor, no)	<b>No</b> – 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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Minor</b> – Assessment records 2/2/1 split, with two ‘minor’ categories, two ‘no’ categories and one ‘moderate category therefore the overall assessment is minor. The assessment recognises that the site plays a limited role in most Green Belt functions due to the significant encroachment within the site.		
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?	Site is accessible due to garden centre.	
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	<ol style="list-style-type: none"><li>1. Are there any national or local biodiversity designations within the site?</li><li>2. Is there any potential for creation or enhancement of appropriate habitat within the site?</li></ol>	No.  No.
Improving derelict and damaged land	<ol style="list-style-type: none"><li>1. Is there any derelict land in the site?</li><li>2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li></ol>	No.  No.

Green Belt Site Reference	<b>SHLAA 159: Shenstone Pumping Station, Lynn Lane</b>		
Description of site	Site is approximately 1.56 hectares and is located to the west of Shenstone and to the north of the industrial estate and business park along Lynn Lane. The site does not directly adjoin the settlement as it is separated to the east by a mature tree belt and Fotherley Brook as well as the railway line. The area to the east is designated as Local Green Space. To the south, the site is separated from the settlement by an open field. The site consists of an open field and agricultural land. To the west, the site is surrounded by residential development and to the north it is surrounded by agricultural land. The western boundary consists of a field boundary and garden boundary. The northern boundary is not marked by any physical features on the ground. The southern boundary consists of the field boundary and the eastern boundary consists of the mature tree belt along Fotherley Brook. The topography of the site is generally flat.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site falls within Parcel Shenstone 5 however this encompassed a larger area. This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>No.</p> <p>Gap to Lichfield and conurbation is approx. 2.9km.</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 the urban area of Lichfield to the north and Little Aston (which sits on the edge of the conurbation). Lichfield is approximately 2.9km to the north of Shenstone and Little Aston is approximately 2.9km to the south however the village extends further north and south than the site.</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 as the site's boundaries are</p>

	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 directly connected to the village. Development of the site could not be considered to ‘round off’.	predominantly field boundaries and the northern boundaries is not marked by any physical features on the ground. There is no development within the site and there is a sense of openness both in visual and spatial aspects.  The site is not directly connected to the village and development could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large built-up area. The site is approximately 2.9km from the large built-up area of Lichfield to the north and the West Midlands conurbation to the south.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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</li> </ol>	<p>Yes.</p> <p>Minor – approximately 2.9km.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p>	<p>Site lies between Shenstone and Lichfield (to the north). As such growth of Shenstone to the north would reduce the gap between the settlements.</p> <p>There is some intervening development including the washed over village of Wall and One Lichfield South Wall Island further north on Birmingham Road.</p> <p>The development of the site would not see a significant step towards the closure of the gap between Shenstone and Lichfield. The village already extends further north beyond the site.</p>

	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.	
<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – Site lies between Shenstone and Lichfield. The gap between Shenstone and Lichfield is approximately 2.9km. The village already extends further north beyond the site. There is intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Field boundaries, no physical features, residential development, mature tree belt along Footerley Brook.</p> <p>No.</p> <p>Yes – Footerley Brook.</p>	<p>The site is open in character and partly in agricultural use.</p> <p>The site does not directly adjoin the settlement as it is separated by mature tree belt along Footerley Brook and the railway line. There is existing residential development along one boundary although due to the surrounding agricultural land the site has the character of countryside.</p> <p>There is no encroachment within the site. The site’s boundaries consist of field boundaries, residential development, mature tree belt along Footerley Brook and no physical features along one boundary.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – The site has the character of open countryside. The site does not contain urbanising development. The site is not enclosed by existing development.		
d) To preserve the setting and special character of historic towns	Does the site make a positive contribution to the setting of the historic town? Measured by: <ol style="list-style-type: none"> <li>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.</li> </ol>	No.	The site is not located adjacent to a historic town.

	<ol style="list-style-type: none"> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site is not located adjacent to a historic town.</b>		
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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate - All sites/areas to be assessed as moderate</b>		
<b>Overall site assessment</b>	<b>Moderate – Assessment records 2/1/1/1 split, as such professional judgement should be applied. The site plays an important role in protecting the countryside from encroachment but performs a slightly more limited role in other aspects. The assessment takes account of Shenstone’s location effectively directly between two large built-up areas, however the village is almost 3km away from either. As such an overall assessment of moderate is considered appropriate.</b>		
<b>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.</b>			
Opportunities for public access or to provide access	<ol style="list-style-type: none"> <li>1. What is the degree of existing public access?</li> </ol>	Public access alongside Fotherley Brook to the east.	

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.

Green Belt site reference	<b>SHLAA 183: Land west of Shenstone</b>		
Description of site	Site is approximately 47.82 hectares and is located to the west of the village beyond the Cross City Line which forms much of the western boundary of the village. The site is located to the south west of the industrial estate and business park located along Lynn Lane. The site consists of a number of agricultural fields. There is a pylon to the north of the site. It is bound to the east by the railway and to the south by Hollyhill Lane. The northern boundary consists of a section of Lynn Lane, a private access track, and the limits of the industrial estate along Footherley Brook. The western boundary consists of a field boundary with a low-lying hedge. The south western boundary consists of field boundaries and an area of dense woodland. The southern boundary consists of Hollyhill Lane. The topography of the site is generally flat.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Part of the site was assessed as Parcel Shenstone 3. This encompassed a smaller area (approximately less than half of the site). This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Lichfield and conurbation is approx. 2.9km.</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 the urban area of Lichfield to the north and Little Aston (which sits on the edge of the conurbation). Lichfield is approximately 2.9km to the north of the site and Little Aston is approximately 2.9km 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 the railway, roads and dense woodland. There is no development within the site and there is a sense of openness both in visual and spatial aspects.</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 one side. Development of the site could not be considered to ‘round off’.</p>	<p>The site is connected to the village to the east and adjoins the industrial estate to the north. Due to the railway and shape of the site, development could not be considered to ‘round off’ the settlement.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>No – site does not abut the large built-up area. The site is approximately 2.9km from the large built-up area of Lichfield to the north and the West Midlands conurbation to the south.</b></p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<p>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?</p> <p>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)</p> <p>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</p> <p>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</p> <p>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> <p>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</p>	<p>Yes.</p> <p>Minor – approximately 2.5km between Shenstone and Stonnall.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Shenstone and Stonnall (to the west). As such growth of Shenstone to the west would reduce the gap between the settlements.</p> <p>Gap between Shenstone and Stonnall is approximately 2.5km. There is intervening development including the washed over village of Lower Stonnall and development along Lynn Lane.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Shenstone and Stonnall. The remaining gap would still be approximately 1.8km.</p>

<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – Site lies between Shenstone and Stonnall. The gap between Shenstone and Stonnall is approximately 2.5km. There is intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Railway line and Fotherley Brook to the settlement. Roads, field boundaries and woodland to the countryside.</p> <p>No.</p> <p>No.</p>	<p>The site is entirely 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 the railway effectively forms the boundary to the village. The north eastern section of the site is partially enclosed by the industrial estate and business park however the majority of the site is not enclosed.</p> <p>There is no encroaching development within the site.</p> <p>The site's boundaries consist of roads, field boundaries and dense woodland.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site has the character of open countryside and does not contain 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 2/1/1/1 split with professional judgement to be applied. The site plays an important role in protecting the countryside from encroachment but performs a more limited role in other aspects. The assessment takes account of the large scale of the site and its location between the large built-up areas of Lichfield and the West Midlands conurbation. As such it is considered that 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?	Limited 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.	

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

Green Belt site reference	<b>SHLAA 211: Land south of Court Drive, Shenstone</b>		
Description of site	Site is approximately 3.03 hectares and is located to the south of the village of Shenstone. The site is not directly connected to Shenstone. The site is bound to the east by Birmingham Road and to the north by Court Drive (a private access road). The western boundary consists of the garden boundary of a residential property on Court Drive and consists of a fence with tree and hedge lining. The southern boundary consists of mature tree belt. The site consists of open space (Shenstone Court Park) dotted with mature trees and is a remnant of park land within the area. To the east and south, the site is surrounded by agricultural land. To the north of the site is an area of open space and to the west of the site is a residential property and grounds. The topography of the site is slightly undulating.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Shenstone 1 however this encompassed a larger area. This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Lichfield is approx. 4km and urban conurbation (Little Aston) is approx. 2.9km.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>No.</p>	<p>The site does not directly abut the large built-up area. The closest large built up area is the urban area of Lichfield to the north and Little Aston (which sits on the edge of the conurbation). Lichfield is approximately 4km to the north of the site and Little Aston is approximately 2.9km 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 roads (Birmingham Road and Court Drive) and the mature tree belt. There is no development within the site and there is a sense of openness both in visual and spatial aspects.</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?		The site is not connected to an inset settlement or the built-up area therefore development could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large built-up area. The site is approximately 2.9km from the large built-up area of the West Midlands conurbation to the south and approximately 4km from the large built-up area of Lichfield to the north. The site is not directly connected to nearby Shenstone and therefore development could not be considered to ‘round off’ the settlement.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 2.9km between Shenstone and Little Aston.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Shenstone and Little Aston (and the West Midlands urban area) to the south. Gap between Shenstone and Little Aston is approximately 2.9km.</p> <p>There is intervening development further south along Birmingham Road including Shenstone Lodge School, residential properties and the washed over village of Shenstone Wood End. Development of the site would not see a significant step towards the closure of the gap between Shenstone and Little Aston (and the West Midlands urban area).</p>

<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – Site lies between Shenstone and Little Aston and the edge of the conurbation. The gap between Shenstone and Little Aston is approximately 2.9km There is intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Residential properties to the settlement. Court Drive to the countryside.</p> <p>No.</p> <p>Yes.</p>	<p>The site is open in character consisting of open park land.</p> <p>The site is not directly connected to the nearby settlement of Shenstone and is therefore not enclosed by the settlement. There is some limited urbanising development to the north west of the site consisting of a residential property on Court Drive however overall the site has the character of open countryside.</p> <p>The site's boundaries to the north and east consist of roads (Court Drive and Birmingham Road)</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – 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 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	No.	The site is not located adjacent to a historic town.

Assessment (Important, moderate, minor, no)	<b>No</b> – 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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 2/1/1/1 split, as such professional judgement should be applied. The site plays an important role in protecting the countryside from encroachment but performs a slightly more limited role in other aspects. The assessment takes account of Shenstone’s location effectively between the two large built-up areas of Lichfield and the West Midlands conurbation although almost 3km away from either. As such, an overall assessment of moderate is considered appropriate.		
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 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?	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. Yes – conservation area is nearby and Shenstone Court forms part of the historic setting of the village. Yes.	

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

Green Belt Site Reference	<b>SHLAA 223: Land adjacent to Court Drive, Shenstone</b> <b>(Site is the same as Parcel Shenstone 2 so same assessment has been applied)</b>		
Description of site	Site is approximately 6.83 hectares and located to the south east of the village. It is bounded to the north by Hollyhill Lane and to the east by the curtilages of the residential properties on Court Drive. The western boundary of the site is formed by the Cross City Line whilst the south boundary is formed by a mature field boundary with hedgerows and trees. The site is generally flat in its topography and consists of a mown agricultural field. The northern most part of the site consists of a large residential dwelling which sits in a large garden. The boundary between the property and the remainder of the site is made up of a number of mature trees and fencing.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Parcel Shenstone 2.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Lichfield and conurbation is approx. 2.9km.</p> <p>No.</p> <p>Yes.</p> <p>No – to a limited degree.</p> <p>Yes</p>	<p>The site does not directly abut the large built-up area. The closest large built-up area is the urban area of Lichfield to the north and Little Aston (which sits on the edge of the conurbation). Lichfield is approx. 2.9km to the north of Shenstone and Little Aston is 2.9 km 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 using railway, road settlement and field boundaries. not be considered to ‘round off’ the settlement.</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?	Site is connected to the village on one side. Development of the site could not be considered to ‘round off’.	There is very limited development within the site.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large urban area. The village lies between the site and large built-up area (Lichfield) and approx. 2.9km from the West Midlands conurbation.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 2.9km.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Shenstone and Little Aston and the West Midlands urban area (to the south). As such growth of Shenstone to the south would reduce the gap between settlements.</p> <p>The settlements of Shenstone Woodend, Fotherley and both of which washed over by Green Belt and other development, particularly along the Birmingham Road lie between the site and Little Aston (to the south).</p> <p>Development of the site would not see a significant step towards the closure of the gap between Shenstone and Little Aston and the West Midlands.</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Shenstone and Little Aston and the edge of the conurbation. The gap between Shenstone and these areas is approx. 2.9km. 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"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>Yes – to a degree.</p> <p>Field boundaries to countryside. Road to the settlement.</p> <p>No.</p> <p>Yes.</p>	<p>The site is predominantly in agricultural use and open in character. The site has the character of countryside.</p> <p>The site is enclosed by the settlement on its eastern and northern boundaries. However, it should be noted that the northern boundary is narrow, as such the sense of enclosure is limited.</p> <p>There is no encroaching development within the site.</p> <p>Roads and railway boundaries</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – Site has the character of open countryside and does not contain urbanising development. The site is only enclosed by existing development to a slight degree.</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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 2/1/1/1 split as such professional judgement should be applied. The site plays an important role in protecting the countryside but performs a slightly more limited role in other aspects. Whilst the site is slightly enclosed by the existing village it is not considered this reduces the importance the site plays in terms of safeguarding the countryside from encroachment. The assessment takes account of Shenstone location effectively directly between two large built-up areas, however the village is almost 3km away from either. As such an overall assessment of moderate is considered appropriate.		
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 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?	No recreation facilities within site.	

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

Green Belt Site Reference	<b>SHLAA 237: Land north of Shenstone</b>		
Description of site	Site is approximately 1.3 hectares and is located to the north of Shenstone. The northern boundary of the site consists of Crane Brook lined by mature tree belt, the eastern boundary consists of a field boundary with trees, the southern boundary consists of the residential properties along Millbrook Drive and Essington Close, and the western boundary consists of a footpath. The site is surrounded by residential development to the south and open countryside to the north, east and west. The site consists of part of the area of land known locally as the 'Lammas Land' and represents an area of informal open space with public access, used for walking and dog walking. The areas to the immediate east and west of the site are designated as Local Green Space within the adopted Shenstone neighbourhood plan however the site itself is not designated.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site falls within Parcel Shenstone 8 however this encompassed a larger area. This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>No.</p> <p>Gap to Lichfield and conurbation is approx. 2.9km.</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 the urban area of Lichfield to the north and Little Aston (which sits on the edge of the conurbation). Lichfield is approximately 2.9km to the north of Shenstone and Little Aston is approximately 2.9km 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 Crane Brook which is lined by mature tree belt. There is no development within the site and there is</p>

	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 one side and development could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large built-up area. The site is approximately 2.9km from the large built-up area of Lichfield to the north and the West Midlands conurbation to the south.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 2.9km.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Shenstone and Lichfield (to the north). As such growth of Shenstone to the north would reduce the gap between the settlements.</p> <p>There is some intervening development including the washed over village of Wall and One Lichfield South Wall Island further north on Birmingham Road.</p> <p>The development of the site would not see a significant step towards the closure of the gap between Shenstone and Lichfield.</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – Site lies between Shenstone and Lichfield. The gap between Shenstone and Lichfield is approximately 2.9km. There is intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No. Residential properties with settlement. Mature tree belt along Crane Brook, field boundaries and footpath with countryside.</p> <p>No.</p> <p>Yes – Crane Brook.</p>	<p>The site is accessible open space and is open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as only its southern boundary abuts the settlement.</p> <p>There is no encroachment within the site.</p> <p>The site’s boundaries consist of residential properties, field boundaries, mature tree belt along Crane Brook and a footpath.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – The 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 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"> <li>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.</li> <li>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?</li> <li>Is the site in the foreground of views towards the historic town from public places?</li> <li>Is there public access within the site?</li> </ol>	No.	The site is not located adjacent to a historic town.

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 2/1/1/1 split, as such professional judgement should be applied. The site plays an important role in protecting the countryside from encroachment but performs a slightly more limited role in other aspects. The assessment takes account of Shenstone’s location effectively directly between two large built-up areas, however the village is almost 3km away from either. As such an overall assessment of moderate is considered appropriate.		
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?	Site consists of informal open space with public access, used for walking and dog walking.	
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 formal 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.	

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

Green Belt Site Reference	<b>SHLAA 275: Land off Lynn Lane, Shenstone</b> <b>(Site is very similar to Parcel Shenstone 4 so same assessment has been applied)</b>		
Description of site	Site is approximately 4.78 hectares and is broadly 'L' shaped on the western and southern edge of the industrial area which forms part of the site's boundary. The remainder of the northern boundary is formed by Lynn Lane, the south boundary is formed by Fotherley brook and the west by a field boundary and track. There are residential properties in the northern part of the site with frontage onto Lynn Lane, the remainder of the site is formed by two agricultural fields. The land is generally flat, with a slight slope down to the brook course to the south.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Parcel Shenstone 4.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Lichfield and conurbation is approx. 2.9km.</p> <p>No.</p> <p>Yes – to an extent.</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 the urban area of Lichfield to the north and Little Aston (which sits on the edge of the conurbation). Lichfield is approx. 2.9km to the north of Shenstone and Little Aston is 2.9 km to the south. However the village extends further north and south than the site.</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 to an extent using field boundaries. There is limited development within</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?	Site is connected to the village on one side. Development of the site could not be considered to ‘round off’.	the site, which is exclusively in the northern part.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large urban area. The village lies between the site and large built-up area (Lichfield) and approx. 2.9km from the West Midlands conurbation</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approx. 2.5km.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Shenstone and Stonnall (to the west). As such growth of Shenstone to the south would reduce the gap between settlements. The settlement of Lower Stonnall which is washed over by Green Belt and other development, particularly along Lynn Lane lie between the site and Stonnall.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Shenstone and Stonnall.</p>

<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Minor</b> – Site lies between Shenstone and Stonnall. The gap between Shenstone and Stonnall is approx. 2.5km. 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"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No – see note.</p> <p>Field boundaries to countryside.</p> <p>Yes – to an extent.</p> <p>Yes.</p>	<p>The site is predominantly 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 only its eastern boundary abuts the settlement and is beyond the railway which forms the boundary to the village. However a small element of the eastern part of the site is enclosed by the rail way southern extern of the industrial area.</p> <p>There is limited development within the site.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>Important</b> – Site has the character of open countryside and does not contain urbanising development. The site is not enclosed by existing development to a slight degree.</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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 2/1/1/1 split as such professional judgement should be applied. The site plays an important role in protecting the countryside but performs a slightly more limited role in other aspects. The assessment takes account of Shenstone location effectively directly between two large built-up areas, however the village is almost 3km away from either. As such an overall assessment of moderate is considered appropriate.		
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?	Public access along the track which forms the western edge of 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 formal 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.	

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

## E14 Stonnall

Green Belt site reference	<b>SHLAA 121: Land off Chester Road, Stonnall</b>		
Description of site	Site is approximately 31.38 hectares and is located to the east of the linear part of the village which runs along Main Street. The site is bound by Chester Road to the south west, Church Road to the east, a field boundary to the south, residential development along Main Street to the north west and field boundaries to the north east. The site consists of agricultural land. There is a petrol station and restaurant outside the site boundary to the south of the site along Chester Road. There is also residential development along Church Road adjacent to the site but outside the site boundary. Stonnall Church is located to the east of the site. The surroundings to the east and south consist of agricultural land and to the north and west consist of the village of Stonnall. The site has some significant level differences within it including Grove Hill to the south west of the site which slopes down towards Chester Road and Main Street.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Part of the site falls within Broad Area 11. Assessed as having an overall important role to Green Belt purposes. The western section of the site was assessed as Parcel Stonnall 4. This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>Does the site have a sense of openness and would this be compromised by development? (for the purposes of</li> </ol>	<p>No.</p> <p>Gap to Brownhills is approximately 800m.</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 the urban area of Brownhills (forming the West Midlands conurbation) which is 800m to the west of the edge of the site. However the built form of the village lies between the site and Brownhills.</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>

	<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 one side. Development of the site could not be considered to ‘round off’.</p>	<p>using the roads. 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 one boundary and could not be considered to ‘round off’ the settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>No</b> – site does not abut the large built-up area. West Midlands conurbation (Brownhills) is approximately 800m to the west of the site however the built area of the village lies between the site and Brownhills.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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</li> </ol>	<p>Yes.</p> <p>Minor – approximately 3.4km between Shenstone and Little Aston.</p> <p>No – limited.</p> <p>No.</p> <p>Yes.</p> <p>No.</p>	<p>Site lies between Stonnall and Little Aston (and the West Midlands urban area) to the south. Gap between Stonnall and Little Aston is approximately 3.4km. As such growth of Stonnall to the south east would reduce the gap between the settlements.</p> <p>There is limited intervening development predominantly consisting of development along Chester Road.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Stonnall and Little Aston (and the West Midlands urban area).</p>

	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.	
<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – Site lies between Stonnall and Little Aston and the edge of the conurbation. The gap between Stonnall and Little Aston is approximately 3.4km. There is limited intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Residential properties to the settlement. Roads and field boundaries to the countryside.</p> <p>No.</p> <p>Yes – roads.</p>	<p>The site is entirely 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 Stonnall along its north western boundary.</p> <p>There is no development within the site.</p> <p>The site’s boundaries include road boundaries (Chester Road and Church Road) which could prevent encroachment.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – 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 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"> <li>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.</li> <li>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?</li> <li>Is the site in the foreground of views towards the historic town from public places?</li> </ol>	No.	The site is not located adjacent to a historic town.

	<p>4. Is there public access within the site?</p> <p>5. Does the site form part of an historic landscape that is related to an historic town?</p>		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 2/1/1/1 split with professional judgement to be applied. The site plays an important role in protecting the countryside from encroachment but performs a slightly more limited role in other aspects. Taking into account the large scale of the site and its proximity to the West Midlands conurbation, 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 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.	

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

Green Belt site reference	<b>SHLAA 153: Land east of Cartersfield Lane, Stonnall</b> <b>(Site is the same as Parcel Stonnall 1 so same assessment has been applied)</b>		
Description of site	Site is approximately 3.42 hectares and is located to the north of the village. The site is formed by a single small agricultural field which is bound on its eastern side by Cartersfield Kane, to the south by Heath Close and the residential properties which have frontages onto the road. The field boundary here to the village consists on a number of mature trees and hedgerow. To the west the site is bounded by the curtilages of a number of properties which have frontage onto Wall Heath Lane to the east. The northern boundary of the site is a field boundary marked by hedgerow and some trees. There is a public footpath which is contiguous with the field boundary. The site is broadly flat, although does slope slightly up toward the west.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Parcel Stonnall 1.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>No.</p> <p>Gap to Brownhills is approx. 600m.</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 the urban area of Brownhills which is 1.2km to the west of the edge of the site.</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 the road field and settlement boundaries.</p> <p>There is no development within the site.</p>

	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 two sides Development of site could not be considered to ‘round off’.	Site is connected to settlement along two edges.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large urban area. West Midlands conurbation (Brownhills) is approx. 600m to the west</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>No.</p> <p>Not applicable.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	Site does not lie between settlements.

<b>Assessment (Important, moderate, minor, no)</b>	<b>No – Site does not lie between settlements and does not form part of a gap between settlements.</b>		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Field boundaries to countryside. Residential curtilages and road 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 enclosed by the settlement on two sides.</p> <p>There is no encroaching development within the site.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate - Site has the character of open countryside and does not contain urbanising development. The site is enclosed by existing development</b>		
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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	No.	The site is not located adjacent to a historic town.

Assessment (Important, moderate, minor, no)	<b>No</b> – 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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Minor</b> - Assessment records 3/2 split, where the majority category is ‘no’ then the overall category should be that between the minority and majority category which in this instance would be ‘minor’. The assessment recognises that the site plays a limited role in most Green Belt functions as the village extents closer to large built up areas and neighbouring settlements than the site.		
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 a public footpath within the site boundary.	
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.	

	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.

Green Belt site reference	<b>SHLAA 154: Thornes House, Stonnall</b>		
Description of site	Site is approximately 1.82 hectares and is located to the south of the main cluster of the village. The site adjoins the village along its northern boundary which consists of a footpath and the curtilages of residential properties along St Peter's Close. The eastern boundary consists of Church Road. The western boundary consists of a ditch with a sparse tree line and a low metal fence in part. The southern boundary consists of a field boundary with hedgerow. The surroundings to the east and south consist of agricultural land. To the west of the site is the village recreation ground which includes playing fields, play equipment and a small pavilion. The site consists of agricultural land and a detached residential property fronting Church Road. The topography of the site slopes gently upwards from the recreation ground up to Church Lane.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site falls within Parcel Stonnall 3 which also encompassed the recreation ground to the west. This was assessed as having an overall minor role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Brownhills is approximately 1.1km</p> <p>No.</p> <p>Yes.</p> <p>Yes - mostly.</p> <p>Yes.</p>	<p>The site does not directly abut the large built-up area. The closest large built up area is the urban area of Brownhills (forming the West Midlands conurbation) which is approximately 1.1km to the south west of the edge of the site. However the built form of the village lies between the site and Brownhills.</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 the road. The site is mostly free from development. The only development consists of a detached residential property fronting Church</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?	Site is connected to the village on one side. Development of the site could not be considered to ‘round off’.	Road. There is a sense of openness both in visual and spatial aspects.  The site is connected to the village along one boundary and could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large built-up area. West Midlands conurbation (Brownhills) is approximately 1.1km to the south west of the site however the built area of the village lies between the site and Brownhills.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 3.4km between Shenstone and Little Aston.</p> <p>No – limited.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Stonnall and Little Aston (and the West Midlands urban area) to the south. Gap between Stonnall and Little Aston is approximately 3.4km. As such growth of Stonnall to the south would reduce the gap between the settlements.</p> <p>There is limited intervening development predominantly consisting of development along Chester Road.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Stonnall and Little Aston (and the West Midlands urban area).</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Stonnall and Little Aston and the edge of the conurbation. The gap between Stonnall and Little Aston is approximately 3.4km. There is limited intervening development between the settlements.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Residential properties to the settlement. Roads and field boundaries to the countryside. Yes, although very limited.</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 not enclosed by the settlement as it only abuts Stonnall along its north boundary.</p> <p>There is some limited development within the site consisting of a detached residential property fronting Church Road.</p> <p>The site’s boundaries include road boundaries (Church Road) which could prevent encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 2/1/1/1 split with professional judgement to be applied. The site plays an important role in protecting the countryside from encroachment but performs a slightly more limited role in other aspects. The overall category is assessed as moderate. This reflects the importance the site plays in terms of safeguarding the countryside from encroachment and more limited role it plays in other Green Belt purposes.		
<b>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.</b>			
Opportunities for public access or to provide access	1. What is the degree of existing public access?	No public access within the site however footpath to the north and access to the recreation ground to the west.	
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.	

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

Green Belt site reference	<b>SHLAA 155: Church Road and Church Lane, Stonnall</b> <b>(Site is the same as Parcel Stonnall 2 so same assessment has been applied)</b>		
Description of site	Site is approximately 0.82 hectare and is located in the eastern side of the village. The site is a small triangular field bounded by Church Lane to the west and Wall Heath Lane to the east. The northern boundary is formed by the gardens of six residential properties which are located off Main Street to the north.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Parcel Stonnall 2.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Brownhills is approx. 600m.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Site is connected to the village on two sides</p>	<p>The site does not directly abut the large built-up area. The closest large built-up area is the urban area of Brownhills which is 1.4km to the west of the edge of the site. However the built form of the village lies between the site and Brownhills.</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 the roads and curtilages of residential properties.</p> <p>There is no development within the site.</p> <p>Site is connected to settlement along</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?	Development of site could not be considered to ‘round off’.	two edges.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large urban area. West Midlands conurbation (Brownhills) is approx. 600m to the west, built area of village lies between the site and Brownhills.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>No.</p> <p>Not applicable.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	Site does not lie between settlements.

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>No</b> – Site does not lie between settlements and does not form part of a gap between settlements.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Roads countryside. Residential curtilages and road 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 enclosed by the settlement on two sides.</p> <p>There is no encroaching development within the site.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Moderate</b> - Site has the character of open countryside and does not contain urbanising development. The site is 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

Assessment (Important, moderate, minor, no)	<b>No</b> – 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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Minor</b> - Assessment records 3/2 split, where the majority category is ‘no’ then the overall category should be that between the minority and majority category which in this instance would be ‘minor’. The assessment recognises that the site plays a limited role in most Green Belt functions as the village extents closer to large built up areas and neighbouring settlements than the site.		
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.	

	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.

Green Belt site reference	<b>SHLAA 156: East of Church Road, Stonnall</b>		
Description of site	Site is approximately 2.88 hectares and is located to the east of the main cluster of the village. The site adjoins the village along a small section of its western boundary which consists of Church Road. The northern boundary consists of Mill Lane. The eastern boundary consists of a field boundary with low hedgerow. The southern boundary consists of the curtilage of a residential property on Church Road. The surroundings to the north and east consist of agricultural land. To the west is an agricultural field with the village located beyond this. Further south along Church Road are sparsely located residential properties and Stonnall Church. The site consists of agricultural land. The topography of the site rises in the middle of the site. The site is at a higher level compared to Church Road. Wooden power lines run through the site.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site falls within Broad Area 11. This was assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>1. Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>2. What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>3. Would development of the site represent an outward extension of the large built-up area?</li> <li>4. If released from GB could enduring long-term boundaries be established?</li> <li>5. Is the site free from development?</li> <li>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,</li> </ol>	<p>No.</p> <p>Gap to Brownhills is approximately 1.4km</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 the urban area of Brownhills (forming the West Midlands conurbation) which is approximately 1.4km to the west of the edge of the site. However the built form of the village lies between the site and Brownhills.</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 the roads. There is no development within the site and there is</p>

	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 only connected to the village along a small section of its western boundary and therefore could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large built-up area. West Midlands conurbation (Brownhills) is approximately 1.4km to the west of the site however the built area of the village lies between the site and Brownhills.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 2.5km between Stonnall and Shenstone and 3.4km between Shenstone and Little Aston.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Stonnall and Shenstone (to the east) and Stonnall and Little Aston (and the West Midlands urban area) to the south. As such growth of Stonnall to the east and south would reduce the gap between the settlements.</p> <p>Gap between Stonnall and Shenstone is approximately 2.5km. Gap between Stonnall and Little Aston is approximately 3.4km.</p> <p>There is intervening development between Stonnall and Shenstone consisting of the washed over village of Lower Stonnall, as well as development along Lynn Lane.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Stonall and Shestone or Stonnall and Little Aston (and the West Midlands urban area).</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – Site lies between Stonnall and Shenstone and Stonnall and Little Aston (and the West Midlands conurbation). The gap between Stonnall and Shenstone is approximately 2.5km and between Stonnall and Little Aston is approximately 3.4km. There is intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge of the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Church Road to the settlement. Field boundaries, a residential property and Mill Lane 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 not enclosed by the settlement as it only abuts Stonnall along a small section of its western boundary.</p> <p>There is no encroaching development within the site.</p> <p>The site's boundaries include road boundaries (Church Road and Mill Lane) which could prevent encroachment.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – 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 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"> <li>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.</li> <li>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?</li> </ol>	No.	The site is not located adjacent to a historic town.

	<ol style="list-style-type: none"> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 2/1/1/1 split with professional judgement to be applied. The site plays an important role in protecting the countryside from encroachment but performs a slightly more limited role in other aspects. The overall category is assessed as moderate. This reflects the importance the site plays in terms of safeguarding the countryside from encroachment and more limited role it plays in other Green Belt purposes.		
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"> <li>1. What is the degree of existing public access?</li> </ol>	No public access within the site.	
Opportunities for outdoor sport and recreation	<ol style="list-style-type: none"> <li>1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?</li> </ol>	No recreational facilities within the site.	

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

Green Belt site reference	<b>SHLAA 366: Land at Cartersfield Lane, Stonnall</b>		
Description of site	Site is approximately 1.7 hectares and is located to the north of the village. The site is bound to the north by a warehouse storage building and part of an allotment. The northern boundary consists partly of tree belt and partly of a hedge and fence with the allotment. The eastern boundary consists partly of Cartersfield Lane and partly of the curtilages of residential properties. The southern boundary consists of the curtilages of residential properties along Berryfields. The western boundary is not defined by any physical features on the ground. The site consists of agricultural land. The topography of the site is generally flat although rises slightly to the north.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site falls within Parcel Stonnall 5 although this encompassed a larger area. This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Brownhills is approximately 1.3km</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 the urban area of Brownhills (forming the West Midlands conurbation) which is approximately 1.3km to the west of the edge of the site.</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 the road. 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 settlement along one side and therefore could not</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?	the site could not be considered to ‘round off’.	be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large built-up area. West Midlands conurbation (Brownhills) is approximately 1.3km to the west of the site.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Moderate – approximately 600m-1.3km between Stonnall and Brownhills.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Stonnall and Brownhills (forming the West Midlands conurbation) to the west. As such growth of Stonnall to the west would reduce the gap between the settlements.</p> <p>The gap between the settlements ranges from approximately 600m to 1.3km. The gap is narrower at the southern end of the settlement.</p> <p>There is no intervening development between the settlements.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Stonall and Brownhills (and the West Midlands urban area). The built area of the settlement already extends closer to Brownhills than the western edge of the site.</p>

<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Moderate</b> – Site lies between Stonnall and Brownhills (and the West Midlands conurbation). The gap between Stonnall and Brownhills ranges from approximately 600m to 1.3km. The built area of the settlement already extends closer to Brownhills than the western edge of the site. There is no intervening development between the settlements.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Residential curtilages with the settlement. Field boundaries, road, and no physical features with 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 not enclosed by the settlement as it only abuts Stonnall along its southern boundary.</p> <p>There is no encroaching development within the site.</p> <p>The site’s boundaries include a road which could prevent encroachment although the western boundary is not defined by any physical features on the ground and is therefore not recognisable or permanent.</p>
<p><b>Assessment</b> (Important, moderate, minor, no)</p>	<p><b>Important</b> – 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 2/2/1 split where the minority category is important therefore professional judgement is applied. The site plays an important role in protecting the countryside from encroachment but performs less of a role in other aspects. The overall assessment of moderate is applied. The assessment recognises that the site’s western boundary is not defined by any physical features on the ground and the site plays a moderate 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 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.	

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

## E15 Upper Longdon

Green Belt site reference	<b>SHLAA 101: North of Lower Way, Upper Longdon</b> <b>(Site is same as Parcel Upper Longdon 1 so same assessment has been applied)</b>		
Description of site	Site is approximately 1 hectare and is located on the eastern edge of the village. The site is bounded to the north by Upper Way/Brereton Hill Lane and to the south by Lower Way/Stockings Lane. The western boundary is formed by the curtilages of properties which form the eastern limit of the village, while the east is marked by field boundaries. The site consists of one small field which is in agricultural use and is bounded by mature hedgerows and trees. The site slopes from north down to south which reflects the topography of the village which generally slopes quite steeply from north to south.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Parcel Upper Longdon 1.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>Does the site have a sense of openness and would this be compromised by development? (for the purposes of</li> </ol>	<p>No.</p> <p>Gap to Rugeley is approx. 1.3km.</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 the urban area of Rugeley which is 1.3km to the northwest of the edge of the site. However, the built development of the village lies between the site and Rugeley. Lichfield and Cannock are approx. 4km to the south and west respectively. The edge of the West Midlands conurbation is approximately 8km to the south.</p> <p>Development of the site would not represent an outward extension of the large built-up area.</p>

	<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 site could not be considered to ‘round off’.</p>	<p>If released from the Green Belt long term boundaries could be established, for example using the roads and field boundaries There is no development within the site. Site is connected to settlement along its northern and western edges.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>No</b> – 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. 8km to the south.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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</li> </ol>	<p>Yes.  Moderate - Approx. 1.4km.  Yes.  No.  Yes.  No.  No.</p>	<p>Site lies between Upper Longdon and Longdon (to east). As such the growth of Upper Longdon to the east would reduce the gap between the two settlements. Gap between settlements is approx. 1.4km. There is intervening development between the villages in the form of several farms and a number of residential properties along Stockings Lane/High Street which links the two villages.  Development of the site would not result in the merging of settlements. Development of the site would only reduce the gap between settlements by approx. 90m.</p>

	<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>		
Assessment (Important, moderate, minor, no)	<b>Moderate</b> – Site lies between Upper Longdon and Longdon where the gap is approx. 1.4km, development of the site could lead to a reduction in the gap by approx. 90m. There is intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<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>Field boundaries to countryside. Residential curtilages and road 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 partially enclosed by the settlement as only its southern boundary connect with the settlement.</p> <p>There is no encroaching development within the site.</p>
Assessment (Important, moderate, minor, no)	<b>Moderate</b> – 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> <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>3. Is the site in the foreground of views towards the historic town from public places?</p>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	<ol style="list-style-type: none"> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 3/2 split as such the majority category is applied. The site plays a moderate role in terms of preventing the merging of neighbouring settlements and safeguarding the countryside from development. 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	<ol style="list-style-type: none"> <li>1. What is the degree of existing public access?</li> </ol>	No public footpaths.	
Opportunities for outdoor sport and recreation	<ol style="list-style-type: none"> <li>1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?</li> </ol>	No recreational facilities within the site.	
Retain and Enhance landscapes and visual amenity	<ol style="list-style-type: none"> <li>1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB?</li> </ol>	Site is directly adjacent to the AONB.  No.	

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

Green Belt site reference	<b>SHLAA 343: South of Stockings Lane, Upper Longdon</b>		
Description of site	Site is approximately 0.27 hectares and is located on the south eastern edge of the settlement of Longdon. The site is connected to the settlement along a small section of its western boundary which consists of a residential curtilage. There is a small separation between the site and the settlement consisting of a garage. The site's northern and eastern boundary is defined by Stockings Lane. The southern boundary is defined by mature trees and the western boundary is not defined by any physical features on the ground. The site consists of an open field. Surrounding land uses include agricultural land to the north, east and south.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within Parcel Upper Longdon 2 although this encompasses a larger area. Assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Rugeley is approximately 1.3km</p> <p>No.</p> <p>Yes - partially</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 1.3km to the north west however the built form of the village lies between the site and the large built up area. Lichfield and Cannock are approximately 4km to the south and west respectively.</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 only be established along Stockings Lane. There is no development within the site and there is a sense of openness both in visual and spatial aspects.</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?	the site could not be considered to ‘round off’.	The site is connected to the village along one boundary and could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – site does not abut the large built-up area. The closest large built up area is Rugeley which is approximately 1.3km away. The settlement lies between the site and the large built up area.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Moderate – approximately 1.4km between Longdon and Upper Longdon.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Upper Longdon and Longdon (to the east). Gap between the settlements is approximately 1.4km. As such growth of Upper Longdon to the east would reduce the gap between the settlements. The site is located within this gap.</p> <p>There is intervening development consisting of development along Stockings Lane/High Street.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Upper Longdon and Longdon. Development of the site would only reduce the gap by approximately 70m.</p>

<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> – Site lies between Upper Longdon and Longdon. The gap between the settlements is approximately 1.4km. Development would only reduce the gap by approximately 70m. There is intervening development between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Residential curtilage with the settlement. Road, mature trees and no physical features with the countryside.</p> <p>No.</p> <p>Yes – roads</p>	<p>The site consists of an open field and is open in character. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Upper Longdon along part of its western boundary.</p> <p>There is no development within the site.</p> <p>The site’s northern and eastern boundary consists of Stockings Lane which could assist in preventing encroachment.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – 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 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	No.	The site is not located adjacent to a historic town.

Assessment (Important, moderate, minor, no)	<b>No</b> – 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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – 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 performs a slightly more limited role in other aspects. The site plays a moderate role in preventing towns from merging. Taking all purposes into consideration, 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?	Yes – site is approximately 62m away from the AONB. No. Yes.	

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

## E16 Whittington

Green Belt site reference	<b>SHLAA 115: Huddlesford Lane, Whittington</b>		
Description of site	Site is approximately 3.4 hectares. The site is located on the north-western edge of the village. The site's southern boundary consists of Huddlesford Lane. The north and western boundaries consist of field boundaries with trees and hedgerow. The eastern boundary consists of the residential curtilages. The site consists of an open field. The topography of the site is generally flat. The surroundings to the north of the site consist of an allotment and Swan Park, an area of open space with a playground. The surroundings to the west and south consist of agricultural land.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Whittington 1 however this encompassed a larger area. This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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</li> </ol>	<p>No.</p> <p>Gap to Lichfield is approx. 2.4km</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 the urban area of Lichfield which is approximately 2.4km to the west of the edge of the site.</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 the road boundary There is no development within the site and there is a sense of openness both in visual and spatial aspects.</p>

	<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>Site is connected to the village on one side. Development of the site could not be considered to ‘round off’.</p>	<p>The site is connected to the village along its eastern boundary and could not be considered to ‘round off’ the settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – site does not abut the large built-up area. The site is approximately 2.4km from the large built-up area of Lichfield to the west.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 2.4km between Lichfield and Whittington and approx 6.4km between Lichfield and Tamworth.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Lichfield and Whittington and between Lichfield and Tamworth. As such the growth of Whittington either to the west or east would reduce the gap between the two large built-up areas. Whittington represents an intervening settlement between Lichfield and Tamworth. Whittington is approximately 2.4km from Lichfield and 3.7km from Tamworth.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Lichfield and Whittington or Lichfield and Tamworth. Development would not result in the merging of towns.</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – Site lies between Whittington and Lichfield and between Lichfield and Tamworth. The gap between Lichfield and Whittington is approximately 2.4km and between Lichfield and Tamworth is approximately 6.4km.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Residential properties to the settlement. Field boundaries and Huddlesford Lane to the countryside.</p> <p>No.</p> <p>Yes - roads.</p>	<p>The site is open in character consisting of an open field. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Whittington along its eastern boundary.</p> <p>There is no encroaching development within the site.</p> <p>The site's boundaries to the north and west consist of field boundaries with trees and hedgerow. The southern boundary consists of Huddlesford Lane which could prevent encroachment.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – 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 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"> <li>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.</li> <li>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?</li> <li>Is the site in the foreground of views towards the historic town from public places?</li> </ol>	No.	The site is not located adjacent to a historic town.

	<ol style="list-style-type: none"> <li>Is there public access within the site?</li> <li>Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – the site is not located adjacent to a historic town.</b>		
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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate - All sites/areas to be assessed as moderate</b>		
<b>Overall site assessment</b>	<p><b>Moderate</b> – Assessment records 2/1/1/1 split. The minority categories are ‘important’ and ‘moderate’ therefore professional judgement is to be applied. The site plays an important role in protecting the countryside from encroachment but performs a more limited role in other aspects.</p> <p>Taking the assessment as a whole and recognising its importance in safeguarding the countryside it is considered the overall assessment should be moderate.</p>		
<b>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.</b>			
Opportunities for public access or to provide access	<ol style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ol>	Gate to field is open with public accessing the site. Dog walkers evident.	
Opportunities for outdoor sport and recreation	<ol style="list-style-type: none"> <li>Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?</li> </ol>	No recreational facilities within the site.	

Retain and Enhance landscapes and visual amenity	<ol style="list-style-type: none"> <li>1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB?</li> <li>2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals)</li> <li>3. Does it provide views into and from open countryside?</li> </ol>	<p>No.</p> <p>Close to the edge of the village conservation area but is not a significant part of the setting.</p> <p>Yes.</p>
Enhancing biodiversity	<ol style="list-style-type: none"> <li>1. Are there any national or local biodiversity designations within the site?</li> <li>2. Is there any potential for creation or enhancement of appropriate habitat within the site?</li> </ol>	<p>No.</p> <p>Possibly.</p>
Improving derelict and damaged land	<ol style="list-style-type: none"> <li>1. Is there any derelict land in the site?</li> <li>2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ol>	<p>No.</p> <p>No.</p>

Green Belt site reference	<b>SHLAA 143: Land West of Common Lane, Whittington</b>		
Description of site	Site is approximately 1.52 hectares. The site is not immediately adjacent to the settlement of Whittington however it is located in close proximity to the southern edge of the village. The site's northern boundary is not defined by any physical features on the ground. The eastern boundary is defined by Common Lane. The southern boundary is defined by a tree and hedge lined bridleway. The western boundary is defined by a low hedgerow and wooden post fence. The site consists of a horse paddock which extends to the north of the site. The topography of the site slopes gently upwards from south to north. The site is raised and is at a higher level than Common Lane. The surroundings to the east consist of another horse paddock. Whittington Primary School is located to the south east of the site. To the west and south, the site is surrounded by agricultural land.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Whittington 3 however this encompasses a larger area. This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>No.</p> <p>Gap to Lichfield is approx. 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 the urban area of Lichfield which is approximately 2.3km to the west of the site. Tamworth is also approximately 3.5km to the east of the site.</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 the road boundary and bridleway. There is no development within the site and there is a sense of openness both in visual and spatial aspects.</p>

	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 directly connected to the village. Development of the site could not be considered to ‘round off’.	The site is not directly connected to the village and could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – site does not abut the large built-up area. The site is approximately 2.3km from the large built-up area of Lichfield to the west and 3.5km from Tamworth to the east.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 6.4km between Lichfield and Tamworth.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	Site lies between Lichfield and Tamworth. As such, the growth of Whittington either to the west or east would reduce the gap between the settlements. The site is located to the south of Whittington and therefore would have no impact on the gap between Lichfield and Tamworth.

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>No</b> – Site lies between Lichfield and Tamworth. The site would not extend Whittington to the west or east and as such it would have no impact upon the gap between Lichfield and Tamworth.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Bridleway, Common Lane, no physical features and hedgerow and fence boundaries.</p> <p>No.</p> <p>Yes – road and bridleway.</p>	<p>The site is open in character and is in agricultural use as a horse paddock. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it is not directly adjacent to Whittington.</p> <p>There is no encroaching development within the site.</p> <p>The site’s northern boundary is not defined by any physical features on the ground. The western boundary is defined by a low hedge with wooden post fence. The eastern road boundary and southern bridleway boundary could prevent encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	<ol style="list-style-type: none"> <li>Is there public access within the site?</li> <li>Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 2/1/1/1 split. The minority categories are ‘important’ and ‘moderate’ therefore professional judgement is to be applied. The site plays an important role in protecting the countryside from encroachment but performs a more limited role in other aspects. Taking the assessment as a whole and recognising its importance in safeguarding the countryside it is considered the overall assessment should be moderate.		
<b>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.</b>			
Opportunities for public access or to provide access	<ol style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ol>	No public access to site.	
Opportunities for outdoor sport and recreation	<ol style="list-style-type: none"> <li>Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?</li> </ol>	No recreational facilities within the site.	

Retain and Enhance landscapes and visual amenity	<ol style="list-style-type: none"> <li>1. Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB?</li> <li>2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals)</li> <li>3. Does it provide views into and from open countryside?</li> </ol>	<p>No.</p> <p>In close proximity to the conservation area but not adjacent to it.</p> <p>Yes.</p>
Enhancing biodiversity	<ol style="list-style-type: none"> <li>1. Are there any national or local biodiversity designations within the site?</li> <li>2. Is there any potential for creation or enhancement of appropriate habitat within the site?</li> </ol>	<p>No.</p> <p>Possibly.</p>
Improving derelict and damaged land	<ol style="list-style-type: none"> <li>1. Is there any derelict land in the site?</li> <li>2. Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ol>	<p>No.</p> <p>No.</p>

Green Belt site reference	<b>SHLAA 226: Land at Common Lane</b>		
Description of site	Site is approximately 0.8 hectares. The site is located to the south of the settlement of Whittington. It is bound to the north by the curtilages of residential properties on Common Lane. It is bound to the south by Whittington Primary School. The eastern boundary consists of a hedge and tree lined fence and the western boundary consists of Common Lane. The site consists of a horse paddock. The topography of the site is generally flat. The surroundings to the east consist of agricultural land and to the west across Common Lane is another horse paddock.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Whittington 4 however this encompasses a larger area. This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Lichfield is approx. 2.5km</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 the urban area of Lichfield which is approximately 2.5km to the west of the site. Tamworth is also approximately 3.7km to the east of the site.</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 the road boundary and the curtilage of the school to the south. There is no development within the site and there is a sense of openness both in visual and spatial aspects.</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?	Site is not connected to the settlement on one side. Development of the site could not be considered to ‘round off’.	The site is connected to the settlement along its northern boundary and could not be considered to ‘round off’ the settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor – site does not abut the large built-up area. The site is approximately 2.5km from the large built-up area of Lichfield to the west and 3.7km from Tamworth to the east.</b>		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 6.4km between Lichfield and Tamworth.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Lichfield and Tamworth. As such, the growth of Whittington either to the west or east would reduce the gap between the settlements. The site is located to the south of Whittington and therefore would have no impact on the gap between Lichfield and Tamworth.</p>

<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – Site lies between Lichfield and Tamworth. The site would not extend Whittington to the west or east and as such it would have no impact upon the gap between Lichfield and Tamworth.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Residential curtilages with the settlement. School curtilage, road and fence to the countryside.</p> <p>No.</p> <p>Yes – road and school.</p>	<p>The site is open in character and is in agricultural use as a horse paddock. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Whittington along its northern boundary however there is urbanising development to the south due to Whittington Primary School which encloses the site.</p> <p>There is no encroaching development within the site.</p> <p>The sites western boundary consists of Common Lane and the southern boundary consists of the school; these boundaries could prevent encroachment. The eastern boundary consists of a hedge and tree lined fence.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> – Site has the character of open countryside and does not contain urbanising development however it is slightly enclosed due to the settlement to the north and Whittington School to the south.		
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"> <li>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.</li> <li>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?</li> </ol>	No.	The site is not located adjacent to a historic town.

	<ol style="list-style-type: none"> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Minor</b> – Assessment records 2/2/1 split where the majority categories are ‘no’ and ‘moderate’ therefore the overall assessment should be minor. This recognises that the site plays a limited role to a number of Green Belt purposes.		
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"> <li>1. What is the degree of existing public access?</li> </ol>	No public access to site.	
Opportunities for outdoor sport and recreation	<ol style="list-style-type: none"> <li>1. Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?</li> </ol>	No recreational facilities within the site.	

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

Green Belt site reference	<b>SHLAA 273: Land at Church Farm, Back Lane</b>		
Description of site	Site is approximately 2.1 hectares. The site is located on the north-western edge of the village. The site's southern boundary consists of Back Lane. The eastern boundary consists of a field boundary lined by trees and hedgerow, the northern boundary consists of a wooden fence and the western boundary partly consists of a wall and partly cuts through the curtilage of a farm. The site consists of agricultural land used for grazing sheep. There is an agricultural building located in the south west corner of the site and there are two residential properties within the site fronting Back Lane. The topography of the site is generally flat. The surroundings to the north, east and west of the site consist of agricultural land. Immediately to the south west of the site are residential properties.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Whittington 2 however this encompassed a larger area. This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Lichfield is approx. 2km</p> <p>No.</p> <p>No.</p> <p>Yes – although two residential properties along Back Lane.</p> <p>Yes.</p>	<p>The site does not directly abut the large built-up area. The closest large built up area is the urban area of Lichfield which is approximately 2km to the west of the edge of the site.</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 as the northern boundary consists of a fence which would not be a permanent feature. The site is predominantly free from development with the exception of two residential properties fronting Back Lane. Despite this there is a sense of openness both in visual and spatial aspects.</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 one side. Development of the site could not be considered to ‘round off’.</p>	<p>The site is connected to the village along its southern boundary and could not be considered to ‘round off’ the settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – site does not abut the large built-up area. The site is approximately 2km from the large built-up area of Lichfield to the west.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 2.4km between Lichfield and Whittington and approx 6.4km between Lichfield and Tamworth.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Lichfield and Whittington and between Lichfield and Tamworth. As such the growth of Whittington either to the west or east would reduce the gap between the two settlements. Whittington represents an intervening settlement between Lichfield and Tamworth. Whittington is approximately 2.4km from Lichfield and 3.7km from Tamworth.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Lichfield and Whittington or Lichfield and Tamworth. Development would not result in the merging of towns.</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Whittington and Lichfield and between Lichfield and Tamworth. The gap between Lichfield and Whittington is approximately 2.4km and between Lichfield and Tamworth is approximately 6.4km.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Back Lane to the settlement. Wooden fence, field boundary, wall to the countryside. No – except for two residential properties.</p> <p>No.</p>	<p>The site is open in character consisting predominantly of agricultural land. The site has the character of countryside.</p> <p>The site is not enclosed by the settlement as it only abuts Whittington along its southern boundary. There is some limited residential development adjacent to the south west of the site however this does not affect the open character of the site.</p> <p>The site is predominantly free from encroaching development. There are two residential properties within the site fronting Back Lane.</p> <p>The site’s northern boundary consists of a wooden fence and the western boundary cuts through the curtilage of a farm, these boundaries would not be able to prevent encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – 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"> <li>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.</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	<ol style="list-style-type: none"> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.	Moderat226e	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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<p><b>Moderate</b> – Assessment records 2/1/1/1 split. The minority categories are ‘important’ and ‘moderate’ therefore professional judgement is to be applied. The site plays an important role in protecting the countryside from encroachment but performs a more limited role in other aspects.</p> <p>Taking the assessment as a whole and recognising its importance in safeguarding the countryside it is considered the overall assessment should be moderate.</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.			

Opportunities for public access or to provide access	1. What is the degree of existing public access?	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. Yes – abuts the conservation area along the south western boundary. 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.

Green Belt site reference	<b>SHLAA 274: Land adjacent to Fisherwick Road</b>		
Description of site	Site is approximately 0.3 hectares. The site is located on the south east edge of the settlement of Whittington. The site's southern boundary consists of Vicarage Lane and its northern boundary consists of Fisherwick Road. The western boundary consists of mature tree belt with the recreation ground located beyond this (Bit End Field). The eastern boundary consists of a fence and a residential curtilage to the south east and north east. The northern half of the site consists of a residential property and garden whilst the southern half of the site consists of an area of open space with Christmas trees growing. The topography of the site is generally flat. The surroundings to the east and south consist of a few residential properties with agricultural land beyond this. To the south east is Coton House Farm Wedding Venue.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Broad Area 8. This was assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Lichfield is approx. 2.8km</p> <p>No.</p> <p>Yes.</p> <p>Yes – with the exception of the residential property.</p> <p>Yes.</p>	<p>The site does not directly abut the large built-up area. The closest large built up area is the urban area of Lichfield which is approximately 2.8km to the west of the edge of the site. Tamworth is approximately 3.6km to the south east of the site.</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 the road to the south and the mature tree belt to the west. The site is predominantly free from development with the exception of the residential property in the north of the site fronting Fisherwick Road. Despite this there is a</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 one side. Development of the site could not be considered to ‘round off’.</p>	<p>sense of openness both in visual and spatial aspects.</p> <p>The site is only connected to the village along its northern boundary which is very narrow and could not be considered to ‘round off’ the settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – site does not abut the large built-up area. The site is approximately 2.8km from the large built-up area of Lichfield to the west and 3.6km from Tamworth to the south east.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes.</p> <p>Minor – approx. 3.2km between Whittington and Hopwas. Approx. 3.5km between Whittington and Tamworth.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Whittington and Hopwas and Whittington and Tamworth as well as between Lichfield and Tamworth. As such the growth of Whittington to the south east and east would reduce the gap between Whittington and Hopwas / Tamworth. Whittington is approximately 3.2km from Hopwas, and 3.5km from Tamworth. The gap between Lichfield and Tamworth is approximately 6.4km.</p> <p>Whittington represents an intervening settlement between Lichfield and Tamworth.</p> <p>Development of the site would not see a significant step towards the closure of the gap between Whittington and Hopwas / Tamworth or Lichfield and Tamworth. Development would not result in the merging of towns.</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor – Site lies between Whittington and Hopwas / Tamworth and between Lichfield and Tamworth. The gap between Whittington and Hopwas is approximately 3.2km, the gap between Whittington and Tamworth is approximately 3.5km and between Lichfield and Tamworth is approximately 6.4km.</b>		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Road to the settlement. Road, mature tree belt and fence to the countryside.</p> <p>No – except for one residential property.</p> <p>Yes – road and mature tree belt.</p>	<p>The site is open in character consisting predominantly of open land and a garden. Overall the site has the character of countryside. The northern most section of the site does have a slightly more urban character due to the existing residential property and the urbanising influence of residential properties to the north east along Fisherwick Road however due to the shape of the site this is only limited to the northern most part of the site. There are residential properties to the south of the site although these have less of an urbanising influence as they are sparsely located along Vicarage Lane and are rural in character.</p> <p>The site is not enclosed by the settlement as it only abuts it along its northern boundary which is very narrow.</p> <p>The site is predominantly free from encroaching development with the exception of the residential property fronting Fisherwick Road.</p>

			The site’s southern boundary consists of Vicarage Lane and the western boundary consists of mature tree belt. These boundaries could prevent encroachment. The eastern boundary is a fence and would not be able to prevent encroachment.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – The northern most section of the site has a slightly more urban character due to the residential property and adjacent properties however overall the site has the character of open countryside and on the whole does not contain urbanising development. The site is not enclosed by existing development.		
d) To preserve the setting and special character of historic towns	Does the site make a positive contribution to the setting of the historic town? Measured by: <ol style="list-style-type: none"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	No.	The site is not located adjacent to a historic town.
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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	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

	such are each scored as 'moderate' as this is the of middle scoring range.		Lichfield plays a moderate role in encouraging the recycling of derelict land.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 2/1/1/1 split. The minority categories are 'important' and 'moderate' therefore professional judgement is to be applied. The site plays an important role in protecting the countryside from encroachment but performs a more limited role in other aspects. Taking the assessment as a whole and recognising its importance in safeguarding the countryside it is considered the overall assessment should be moderate.		
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 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 although the village recreation ground is located to the immediate 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? 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. Yes – abuts the conservation area along its western boundary. 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.	

Green Belt site reference	<b>SHLAA 296: West of Common Lane, Whittington</b>		
Description of site	Site is approximately 0.6 hectares. The site is located on the southern edge of the settlement of Whittington. The site's northern boundary is defined by the residential curtilages of properties along Church Street. The site's eastern boundary is defined by Common Lane. The site's western boundary is defined by a low hedgerow and wooden post fence. The site's southern boundary is not defined by any physical features on the ground. The site consists of a horse paddock which extends to the south of the site. The topography of the site slopes gently upwards from south to north. The site is raised and is at a higher level than Common Lane. The surroundings to the east consist of the settlement and to the west is agricultural land.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	The site falls within Parcel Whittington 3 however this encompasses a larger area. This was assessed as having an overall moderate role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Lichfield is approx. 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 the urban area of Lichfield which is approximately 2.3km to the west of the site. Tamworth is also approximately 3.5km to the east of the site.</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 as the southern boundary is not defined by any physical features on the ground and the western boundary is defined by a low hedge and fence. There is no development within the site</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>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 eastern boundary and therefore could be considered to ‘round off’ the settlement to a degree.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – site does not abut the large built-up area. The site is approximately 2.3km from the large built-up area of Lichfield to the west and 3.5km from Tamworth to the east.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 6.4km between Lichfield and Tamworth.</p> <p>No.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site lies between Lichfield and Tamworth. As such, the growth of Whittington either to the west or east would reduce the gap between the settlements. The site is located to the south of Whittington and therefore would have no impact on the gap between Lichfield and Tamworth.</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – Site lies between Lichfield and Tamworth. The site would not extend Whittington to the west or east and as such it would have no impact upon the gap between Lichfield and Tamworth.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>Yes - partially. Residential curtilages and Common Lane to the settlement. No physical features and hedgerow and fence boundary to the countryside.</p> <p>No.</p> <p>No.</p>	<p>The site is open in character and is in agricultural use as a horse paddock. The site has the character of countryside.</p> <p>The site is partially enclosed by the settlement to the north and east.</p> <p>There is no encroaching development within the site.</p> <p>The site's southern boundary is not defined by any physical features on the ground. The western boundary is defined by a low hedge with wooden post fence.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> – Site has the character of open countryside and does not contain urbanising development. The site is partially enclosed by the settlement to the north and east.		
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"> <li>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.</li> <li>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?</li> <li>Is the site in the foreground of views towards the historic town from public places?</li> <li>Is there public access within the site?</li> </ol>	No.	The site is not located adjacent to a historic town.

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Minor</b> – Assessment records 2/2/1 split where the majority categories are ‘no’ and ‘moderate’ therefore the overall assessment should be minor. This recognises that the site plays a limited role to a number of Green Belt purposes.		
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 access to 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. Yes – site abuts the conservation area along the northern boundary. Yes.	

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

Green Belt site reference	<b>SHLAA 320: Land at Sheepwash Farm</b> <b>(Site is the same as Parcel Whittington 6 so same assessment has been applied)</b>		
Description of site	Site is approximately 11.6 hectares and consists of one large agricultural field. The site is located to the east of the village and is bounded to the west by the Birmingham and Fazeley canal which currently defines the northern and eastern extent of the village. The northern boundary of the site is formed by the West Coast Mainline, the eastern boundary by the Wigginton Brook and to the south by Fisherwick Road. The site is relatively flat.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Parcel Whittington 6.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Smallest physical gap is to Lichfield to the west.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>Yes – topography and physical location of site have sense of openness, both visually and spatially.</p> <p>No.</p>	<p>The site does not directly abut the large urban area. The closest large built-up area is the urban area of Lichfield which is some 3km to the west of the site with Tamworth approx. 3.5km to the southeast. The edge of the West Midlands conurbation is approximately 8.8km to the south. Whilst site is on south-eastern side of village, given the distance to the Tamworth (to the south-east) and the West Midlands conurbation (to the south) development of the site would only have a marginal effect on the gaps to Tamworth and the conurbation. The built area of the village lies between the Site and Lichfield which is the closest gap to the large built-up area.</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>Development of the site would not represent an outward extension of the large built-up area. If released from the Green Belt long term boundaries could be established. Site is not connected to the built area of the village, given the canal forms the site boundary.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – site does not abut the large urban area. Physical gap between site and large urban area is large enough that issue of sprawl would be considered minor. Site is not well connected to existing built area of the village. [Note: assessment form for Parcel Whittington 6 says moderate in error]</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes.</p> <p>Minor – Approx. 6.4km between Lichfield and Tamworth.</p> <p>No – Whittington itself is the intervening settlement.</p> <p>No.</p> <p>Yes.</p> <p>No.</p> <p>No.</p>	<p>Site and village lie between Lichfield City and Tamworth. Development of the site would extend village to the east.</p> <p>Whittington is an intervening village between Lichfield and Tamworth. Whittington is approx. 2.4km from Lichfield and 3.7km from Tamworth.</p> <p>Development of the site would not result in the merging of towns or the closure of a gap between settlements.</p> <p>Development of the site would extend the built form of the village to the east which would close the gap between the village and Tamworth. However the gap is of such an extent that this is considered to be minor.</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – Site (and Whittington) lie between Lichfield and Tamworth. The gap between the site (and Whittington) and Tamworth is greater than 2km. The built form of the village lies between the site and Lichfield.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes.</p> <p>No.</p> <p>Canal to the west forms the boundary with the village. Boundary features to the countryside beyond are the railway, Fisherwick Road and Wigginton Brook.</p> <p>No.</p> <p>Yes.</p>	<p>The site consists of a large agricultural field which adjacent to farm buildings. The site is not enclosed by the built form of the village and is located beyond the canal which currently forms the northern and eastern extent of the village.</p> <p>Development of the site would in effect extend the village to the east beyond the current strong eastern boundary.</p> <p>The site is surrounded by strong boundaries, these being the man-made boundaries of the railway (to the north), canal (to the west) and Fisherwick Road (to the south). The east of the site is bounded by the brook and the curtilage of the farm buildings.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> - 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 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"> <li>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.</li> </ol>	No.	The site is not located adjacent to a historic town.

	<ol style="list-style-type: none"> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – Assessment records 2/1/1/1 where one of the minority categories is important then planning judgement is applied. Whilst the site would extend the village to the east, thereby decreasing the gap between the village and Tamworth (large-urban area), this extent of the gap would not be reduced to a significant degree. The site benefits from strong boundaries clearly defining the site.		
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"> <li>1. What is the degree of existing public access?</li> </ol>	None. There is public access to the canal tow path.	

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. The topography of the site would be suitable 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.

## E17 ELAA Sites Detached from a Settlement

Green Belt site reference	<b>ELAA 93: Land at Lichfield South Business Park.</b>		
Description of site	Site is approximately 4.79 hectares and is located along Birmingham Road to the north of Shenstone and to the south of Lichfield. It is not connected to a settlement. The site is adjacent to One Lichfield South Wall Island which includes office buildings, a gym, a hotel and café/restaurant uses. The site's northern boundary consists of Watling Street. The eastern boundary consists partly of Birmingham Road and partly of the office buildings and car park. The southern boundary consists of a car park and the access roads within the site. The western boundary consists of TPO tree lining. There is a pylon located just outside the site boundary to the south. The site consists of an open field which is overgrown in parts and includes a waterbody to the south. The southern section of the site has hoardings around it to separate it from the business park.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within broad area 6. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>Does the site have a sense of openness and would this be compromised by development? (for the purposes of</li> </ol>	<p>No.</p> <p>Gap to Lichfield is approximately 1.5km. Gap to urban conurbation is approx. 5.1km.</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 the urban area of Lichfield which is approximately 1.5km to the north of the site. Little Aston (which sits on the edge of the West Midlands conurbation) is approximately 5.1km to the south of the site.</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>

	<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 not connected to an inset settlement. Development of the site could not be considered to ‘round off’.</p>	<p>using roads and the TPO tree lining to the north and west. There is no development within the site and there is a sense of openness predominantly in the northern section of the site both in visual and spatial aspects.</p> <p>The site is not connected to an inset settlement. Development of the site could not be considered to ‘round off’ a settlement.</p>
<p><b>Assessment (Important, moderate, minor, no)</b></p>	<p><b>No – site does not abut the large built-up area. The site is approximately 1.5km from the large built-up area of Lichfield to the north and approximately 5.1km from the West Midlands conurbation to the south.</b></p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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</li> </ol>	<p>Yes.</p> <p>Minor – approximately 2.9km between Shenstone and Lichfield.</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p> <p>No.</p>	<p>Site lies in the gap between Shenstone and Lichfield. The gap is approximately 2.9km. There is intervening development consisting of the adjacent development at One Lichfield South Wall Island and also the washed over village of Wall. Development would not see a significant step towards the closure of the gap between Shenstone and Lichfield.</p>

	<p>between urban areas and settlements, or lead to the 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>	No.	
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – Site lies between Shenstone and Lichfield. The gap between Shenstone and Lichfield is approximately 2.9km. There is intervening development between the settlements and the site is located adjacent to this.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Roads, existing development and TPO tree lined boundaries.</p> <p>No</p> <p>Yes – roads and TPO tree lining.</p>	<p>The site consists of an open field which is overgrown in parts. The northern section of the site has the character of open countryside. The southern section of the site has an urban character due to the surrounding urbanising development of One Lichfield South Wall Island as well as the hoardings around the site and the pylon adjacent to the site. This surrounding development creates a sense of enclosure within the southern section of the site. There is no encroachment within the site.</p> <p>The site’s boundaries consist of roads, TPO tree lining and existing development. The roads and TPO trees could assist in preventing encroachment.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> – The site consists of an open field but has an urban characteristic due to the surrounding urbanising development to the south east and south. There is no encroachment within the site however the surrounding development creates a sense of enclosure particularly within the southern section of the site.		
d) To preserve the setting and special character of historic towns	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.

	<ol style="list-style-type: none"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Minor</b> – Assessment records 2/2/1 split, as such the minority category should be used to determine which of the majority category the overall assessment leans to. The minority category is minor against two moderate categories and two no categories. Therefore, an overall assessment of minor 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? 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, although not in the southern section of the site due to the hoardings.
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.

Green Belt site reference	<b>ELAA 123: North of Bassetts Pole</b>		
Description of site	Site is approximately 3 hectares and is located to the north east of the settlement of Sutton Coldfield (forming the West Midlands conurbation). The site is not connected to the settlement and is approximately 950m away. The site's northern boundary is defined by Slade Road. The eastern boundary is defined by an unnamed road and a footpath. The southern boundary is defined by the A453 and the western boundary is defined by the A38 London Road. The site consists of an agricultural field with an agricultural barn within it. Surrounding land uses including residential properties to the north east of the site and a nursery and pre-school. There is a large barn conversion to the north of the site. There is road infrastructure to the south consisting of the Bassetts Pole roundabout with the washed over village of Bassetts Pole to the south of this and commercial uses to the east of this including Harvester, McDonalds, an office building and a vehicle inspection centre. The topography of the site is generally flat.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within broad area 10. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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</li> </ol>	<p>No.</p> <p>Gap to Sutton Coldfield (West Midlands conurbation) is approximately 950m.</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 Sutton Coldfield (forming the West Midlands conurbation) which is approximately 950m to the west of the site. This is separated by road infrastructure (including the M6 toll and A38) and open countryside.</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 by roads and the footpath.</p>

	<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>	No.	<p>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 not connected to an inset settlement. Development of the site could not be considered to ‘round off’ a settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – site does not abut the large built-up area. Site is approximately 950m away from the large built-up area of Sutton Coldfield (forming the West Midlands conurbation). Physical gap is large enough that issue of sprawl would be considered minor. If released from the Green Belt long term boundaries could be established by roads and the footpath.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<p>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?</p> <p>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)</p> <p>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</p> <p>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</p> <p>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</p> <p>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>	<p>Yes.</p> <p>Minor – approximately 4.7m between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p>	<p>Site lies in the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill. The gap between the settlement is approximately 4.7km. As such growth of Sutton Coldfield to the north east would reduce this gap. The site is located within this gap. There is limited intervening development between the settlements with the only development being along the A453. Development of the site would not see a significant step towards the closure of the gap between the settlements and a large gap would remain.</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – Site lies between Sutton Coldfield and Fazeley, Mile Oak & Bonehill. Gap between the settlements is approximately 4.7km. Development of the site would not see a significant step towards the closure of the gap between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Roads and a footpath.</p> <p>No</p> <p>Yes – roads</p>	<p>The site consists of agricultural land and is therefore open in character. The site has the character of countryside.</p> <p>The site is not adjacent to a settlement and it is not enclosed by existing development although there are pockets of development to the north east and to the south. There is no encroachment within the site.</p> <p>The site’s boundaries predominantly consist of roads which could assist in preventing encroachment.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – Site has the character of open countryside and does not contain urbanising development. The site is not enclosed by existing development. The site’s road boundaries 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"> <li>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.</li> <li>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?</li> <li>Is the site in the foreground of views towards the historic town from public places?</li> <li>Is there public access within the site?</li> </ol>	No.	The site is not located adjacent to a historic town.

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – 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 safeguarding the countryside from encroachment but performs a more limited role in other aspects. Taking all purposes into account and given the site is not connected to an inset settlement, 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.
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.

Green Belt site reference	<b>ELAA 130: Land North of Bassetts Pole (2)</b>		
Description of site	Site is approximately 6.4 hectares and is located to the north east of the settlement of Sutton Coldfield (forming the West Midlands conurbation). The site is not connected to the settlement and is approximately 1.1km away. The site is triangular in shape but excludes the north western corner which consists of a few residential properties, a nursery and preschool and a field. The site's northern boundary is defined by Slade Road. The southern boundary is defined by the A453 and the western boundary is defined by a footpath, the residential curtilage and field boundary. The site consists of an agricultural field. The topography of the site is generally flat. Surrounding land uses include a large barn conversion to the north west of the site and road infrastructure to the south consisting of the Bassetts Pole roundabout and commercial uses including Harvester, McDonalds, an office building and a vehicle inspection centre.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within broad area 10. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>No.</p> <p>Gap to Sutton Coldfield (West Midlands conurbation) is approximately 1.1km.</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 Sutton Coldfield (forming the West Midlands conurbation) which is approximately 1.1km to the west of the site. This is separated by road infrastructure (including the M6 toll and A38) and open countryside.</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 the road boundaries.</p>

	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?	No.	There is no development within the site and there is a sense of openness both in visual and spatial aspects.  The site is not connected to an inset settlement. Development of the site could not be considered to ‘round off’ a settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – site does not abut the large built-up area. Site is approximately 1.1km away from the large built-up area of Sutton Coldfield (forming the West Midlands conurbation). Physical gap is large enough that issue of sprawl would be considered minor. If released from the Green Belt long term boundaries could be established along the road boundaries.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 4.7m between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p>	<p>Site lies in the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill. The gap between the settlement is approximately 4.7km. As such growth of Sutton Coldfield to the north east would reduce this gap. The site is located within this gap. There is limited intervening development between the settlements with the only development being along the A453. Development of the site would not see a significant step towards the closure of the gap between the settlements and a large gap would remain.</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – Site lies between Sutton Coldfield and Fazeley, Mile Oak & Bonehill. Gap between the settlements is approximately 4.7km. Development of the site would not see a significant step towards the closure of the gap between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Roads, existing development and a footpath.</p> <p>No</p> <p>Yes – roads</p>	<p>The site consists of agricultural land and is therefore open in character. The site has the character of countryside.</p> <p>The site is not adjacent to a settlement and it is not enclosed by existing development although there are pockets of development to the north west and to the south. There is no encroachment within the site.</p> <p>The site's boundaries predominantly consist of roads which could assist in preventing encroachment.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site has the character of open countryside and does not contain urbanising development. The site is not enclosed by existing development. The site's road boundaries 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"> <li>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.</li> <li>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?</li> <li>Is the site in the foreground of views towards the historic town from public places?</li> <li>Is there public access within the site?</li> </ol>	No.	The site is not located adjacent to a historic town.

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – 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 safeguarding the countryside from encroachment but performs a more limited role in other aspects. Taking all purposes into account and given the site is not connected to an inset settlement, 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.
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.

Green Belt site reference	<b>ELAA 131: Land North East Bassetts Pole</b>		
Description of site	Site is approximately 37.2 hectares and is located to the north east of the settlement of Sutton Coldfield (forming the West Midlands conurbation). The site is not connected to the settlement and is approximately 750m away. The site's north eastern boundary is defined by Canwell Drive, a private access leading to Canwell Hall which is lined by TPO trees. The site's north western boundary is defined by field boundaries and areas of woodland. The site's southern boundary is defined by Slade Road. The eastern boundary is defined by Carraway Head Hill (A453) and the western boundary is defined by London Road. The site consists of agricultural land with areas of woodland around the boundary and in the middle (Heath Plantation, Egg Plantation and Carraway Head Plantation) and mature TPO trees within the site. The topography of the site is generally flat. Surrounding land uses include Canwell Hall to the north and road infrastructure to the south consisting of the Bassetts Pole roundabout and commercial uses including Harvester, McDonalds, an office building and a vehicle inspection centre.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within broad area 10. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>No.</p> <p>Gap to Sutton Coldfield (West Midlands conurbation) is approximately 750m.</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 Sutton Coldfield (forming the West Midlands conurbation) which is approximately 750m to the west of the site. This is separated by road infrastructure (including the M6 toll and A38) and open countryside.</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 the road boundaries.</p>

	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?	No.	There is no development within the site and there is a sense of openness both in visual and spatial aspects.  The site is not connected to an inset settlement. Development of the site could not be considered to ‘round off’ a settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – site does not abut the large built-up area. Site is approximately 750m away from the large built-up area of Sutton Coldfield (forming the West Midlands conurbation). Physical gap is large enough that issue of sprawl would be considered minor. If released from the Green Belt long term boundaries could be established along the road boundaries.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 4.7m between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p>	<p>Site lies in the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill. The gap between the settlement is approximately 4.7km. As such growth of Sutton Coldfield to the north east would reduce this gap. The site is located within this gap. There is limited intervening development between the settlements with the only development being along the A453. Although development of the site would reduce this gap by approximately 650m due to the large scale of the site, development would not see a significant step towards the closure of the gap between the settlements and the remaining gap would still be large.</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – Site lies between Sutton Coldfield and Fazeley, Mile Oak & Bonehill. Gap between the settlements is approximately 4.7km. Development of the site would not see a significant step towards the closure of the gap between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Roads, woodland and field boundaries.</p> <p>No</p> <p>Yes – roads and woodland.</p>	<p>The site consists of agricultural land and is therefore open in character. The site has the character of countryside.</p> <p>The site is not adjacent to a settlement and it is not enclosed by existing development although there are pockets of development to the north and south. There is no encroachment within the site.</p> <p>The site's boundaries predominantly consist of roads which could assist in preventing encroachment.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site has the character of open countryside and does not contain urbanising development. The site is not enclosed by existing development. The site's road boundaries 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"> <li>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.</li> <li>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?</li> <li>Is the site in the foreground of views towards the historic town from public places?</li> <li>Is there public access within the site?</li> </ol>	No.	The site is not located adjacent to a historic town.

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No</b> – 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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – 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 safeguarding the countryside from encroachment but performs a more limited role in other aspects. Taking all purposes into account and given the site is not connected to an inset settlement, 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.
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.

Green Belt site reference	<b>ELAA 183: South of Canwell Estate</b>		
Description of site	Site is approximately 3.2 hectares and is located to the north east of the settlement of Sutton Coldfield (forming the West Midlands conurbation). The site is not connected to the settlement and is approximately 720m away. The site's western boundary is defined by London Road. The southern boundary is defined by Canwell Drive (a private access leading to Canwell Hall). The northern boundary is defined by a field boundary and the curtilage of the existing development to the north. The eastern boundary is not defined by any physical features on the ground. The site consists of an open field with scattered mature trees within it and along its western edge. Surrounding land uses include The Priory to the north which provides office space and car parking. Canwell Hall is located to the east of the site. Properties along Canwell Drive are located to the south of the site and the A38 and M6 Toll are located to the west.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within broad area 10. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>No.</p> <p>Gap to Sutton Coldfield (West Midlands conurbation) is approximately 720m.</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 Sutton Coldfield (forming the West Midlands conurbation) which is approximately 720m to the south west of the site. This is separated by road infrastructure (including the M6 toll and A38) and open countryside.</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 the road boundaries although the eastern boundary is not defined by physical features.</p>

	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?	No.	There is no development within the site and there is a sense of openness both in visual and spatial aspects.  The site is not connected to an inset settlement. Development of the site could not be considered to ‘round off’ a settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – site does not abut the large built-up area. Site is approximately 720m away from the large built-up area of Sutton Coldfield (forming the West Midlands conurbation). Physical gap is large enough that issue of sprawl would be considered minor. If released from the Green Belt long term boundaries could be established along the road boundaries.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 4.7m between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p>	<p>Site lies in the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill. The gap between the settlement is approximately 4.7km. As such growth of Sutton Coldfield to the north east would reduce this gap. The site is located within this gap. There is limited intervening development between the settlements with the only development being along the A453. Development of the site would not see a significant step towards the closure of the gap between the settlements and the gap would remain large.</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – Site lies between Sutton Coldfield and Fazeley, Mile Oak & Bonehill. Gap between the settlements is approximately 4.7km. Development of the site would not see a significant step towards the closure of the gap between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Roads, existing development and no physical features.</p> <p>No</p> <p>Yes – roads.</p>	<p>The site consists of an open field and is therefore open in character. The site has the character of countryside.</p> <p>The site is not adjacent to a settlement and it is not enclosed by existing development although there are pockets of development to the north and south. There is no encroachment within the site.</p> <p>The site’s boundaries include roads which could assist in preventing encroachment although the eastern boundary is not defined by any physical features.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – Site has the character of open countryside and does not contain urbanising development. The site is not enclosed by existing development. The site’s road boundaries 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"> <li>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.</li> <li>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?</li> <li>Is the site in the foreground of views towards the historic town from public places?</li> </ol>	No.	The site is not located adjacent to a historic town.

	<ol style="list-style-type: none"> <li>Is there public access within the site?</li> <li>Does the site form part of an historic landscape that is related to an historic town?</li> </ol>		
<b>Assessment (Important, moderate, minor, no)</b>	<b>No – the site is not located adjacent to a historic town.</b>		
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.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Moderate - All sites/areas to be assessed as moderate</b>		
<b>Overall site assessment</b>	<b>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 safeguarding the countryside from encroachment but performs a more limited role in other aspects. Taking all purposes into account and given the site is not connected to an inset settlement, an overall assessment of moderate is applied.</b>		
<b>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.</b>			
Opportunities for public access or to provide access	<ol style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ol>	There is no public access to the site.	
Opportunities for outdoor sport and recreation	<ol style="list-style-type: none"> <li>Are there existing facilities, or are there any relevant policies or proposals leading to opportunities in the site?</li> </ol>	No recreational facilities within the site.	
Retain and Enhance landscapes and visual amenity	<ol style="list-style-type: none"> <li>Is the site part of or adjacent to the AONB? Does it contribute to the setting of the AONB?</li> </ol>	No.  No.	

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

Green Belt site reference	<b>ELAA 185: North of Slade Road</b>		
Description of site	Site is approximately 3.5 hectares and is located to the north east of the settlement of Sutton Coldfield (forming the West Midlands conurbation). The site is not connected to the settlement and is approximately 500m away. The site's north eastern boundary is defined by London Road (A38), the southern boundary is defined by Slade Road (B4151), the north western boundary is defined by Turf Pits Lane and the western boundary is defined by tree and hedgerow lining. The site consists of an agricultural field. The topography of the site is undulating. The site is surrounded by road infrastructure with the A38 to the north east and the M6 Toll to the west. To the immediate north west of the site are residential properties along Turf Pits Lane and to the south is a residential property along Slade Road.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within broad area 10. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Sutton Coldfield (West Midlands conurbation) is approximately 500m.</p> <p>No.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>No.</p>	<p>The site does not directly abut the large built-up area. The closest large built up area is Sutton Coldfield (forming the West Midlands conurbation) which is approximately 500m to the west of the site. This is separated by the M6 toll and open countryside.</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 the road boundaries.</p> <p>There is no development within the site and there is a sense of openness both in visual and spatial aspects.</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?		The site is not connected to an inset settlement. Development of the site could not be considered to ‘round off’ a settlement.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – site does not abut the large built-up area. Site is approximately 500m away from the large built-up area of Sutton Coldfield (forming the West Midlands conurbation). Physical gap is large enough that issue of sprawl would be considered minor. If released from the Green Belt long term boundaries could be established along the road boundaries.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 4.7m between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p>	<p>Site lies in the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill. The gap between the settlement is approximately 4.7km. As such growth of Sutton Coldfield to the north east would reduce this gap. The site is located within this gap. There is limited intervening development between the settlements with the only development being along the A453. Development of the site would not see a significant step towards the closure of the gap between the settlements and the gap would remain large.</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill. Gap between the settlements is approximately 4.7km. Development of the site would not see a significant step towards the closure of the gap between the settlements.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Roads and field boundary.</p> <p>No</p> <p>Yes – roads.</p>	<p>The site consists of agricultural land and is therefore open in character. The site has the character of countryside.</p> <p>The site is not adjacent to a settlement and it is not enclosed by existing development although there are scattered residential properties to the immediate north west and to the south.</p> <p>The site’s boundaries predominately consist of roads which could assist in preventing encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – Site has the character of open countryside and does not contain urbanising development. The site is not enclosed by existing development. The site’s road boundaries 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

Assessment (Important, moderate, minor, no)	<b>No</b> – 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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – 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 safeguarding the countryside from encroachment but performs a more limited role in other aspects. Taking all purposes into account and given the site is not connected to an inset settlement, 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? 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.	

	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.

Green Belt site reference	<b>ELAA 186: Slade Farm</b>		
Description of site	Site is approximately 14.4 hectares and is located to the north east of the settlement of Sutton Coldfield (forming the West Midlands conurbation). The site is not connected to the settlement and is approximately 580m away. The site's eastern boundary is defined by London Road (A38) and the Bassetts Pole Roundabout, the northern boundary is defined by Slade Road (B4151), the southern boundary is defined by the Tamworth Road (A453), and the western boundary is defined by a field boundary. The site consists of agricultural fields. The topography of the site is undulating. The residential property along Slade Road and part of a field is excluded from the site boundary. The site is surrounded by road infrastructure with the A38 to the east and the M6 Toll further to the west beyond Slade Lane and a farm. The washed over village of Bassetts Pole is located further to the south beyond Tamworth Road.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within broad area 10. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>No.</p> <p>Gap to Sutton Coldfield (West Midlands conurbation) is approximately 580m.</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 Sutton Coldfield (forming the West Midlands conurbation) which is approximately 580m to the west of the site. This is separated by the M6 toll and open countryside.</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 the road boundaries.</p> <p>There is no development within the site and there is a sense of openness both in visual and spatial aspects.</p>

	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?	No.	The site is not connected to an inset settlement. Development of the site could not be considered to ‘round off’ a settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – site does not abut the large built-up area. Site is approximately 500m away from the large built-up area of Sutton Coldfield (forming the West Midlands conurbation). Physical gap is large enough that issue of sprawl would be considered minor. If released from the Green Belt long term boundaries could be established along the road boundaries.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 4.7m between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p>	<p>Site lies in the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill. The gap between the settlement is approximately 4.7km. As such growth of Sutton Coldfield to the north east would reduce this gap. The site is located within this gap. There is limited intervening development between the settlements with the only development being along the A453. Development of the site would not see a significant step towards the closure of the gap between the settlements and the gap would remain large.</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill. Gap between the settlements is approximately 4.7km. Development of the site would not see a significant step towards the closure of the gap between the settlements.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Roads and field boundary.</p> <p>No</p> <p>Yes – roads.</p>	<p>The site consists of agricultural land and is therefore open in character. The site has the character of countryside.</p> <p>The site is not adjacent to a settlement and it is not enclosed by existing development although there is a residential property to the north fronting Slade Road (not within the site boundary) and the washed over village of Bassetts Pole to the south beyond Tamworth Road.</p> <p>The site’s boundaries predominately consist of roads which could assist in preventing encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – Site has the character of open countryside and does not contain urbanising development. The site is not enclosed by existing development. The site’s road boundaries 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – 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 safeguarding the countryside from encroachment but performs a more limited role in other aspects. Taking all purposes into account and given the site is not connected to an inset settlement, 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? 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals)	No. 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.
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.

Green Belt site reference	<b>ELAA 187: North of Shirrall Drive</b>		
Description of site	Site is approximately 6.6 hectares and is located to the north east of the settlement of Sutton Coldfield (forming the West Midlands conurbation). The site is not connected to the settlement and is approximately 1.7km away. The site is triangular in shape with the northern boundary defined by Carroway Head Hill (A453), the southern boundary defined by Shirrall Drive and the eastern boundary partly defined by a woodland (Middle Park Plantation) and partly by field boundaries. The site comprises an agricultural field. The topography of the site is generally flat. Surrounding land uses predominantly consist of agricultural land and open countryside. Buzzards Valley Fisheries is located to the east of the site beyond the woodland. There are scattered residential properties along Carroway Head Hill to the north and commercial uses to the south along Shirrall Drive including a building materials supplier and Buzzards Valley Gift Shop.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within broad area 10. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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,</li> </ol>	<p>No.</p> <p>Gap to Sutton Coldfield (West Midlands conurbation) is approximately 1.7km.</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 Sutton Coldfield (forming the West Midlands conurbation) which is approximately 1.7km to the west of the site. This is separated by the M6 toll, the A38 and open countryside.</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 the road boundaries.</p> <p>There is no development within the site and there is a sense of openness both in visual and spatial aspects.</p>

	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?	No.	The site is not connected to an inset settlement. Development of the site could not be considered to ‘round off’ a settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – site does not abut the large built-up area. Site is approximately 1.7km away from the large built-up area of Sutton Coldfield (forming the West Midlands conurbation). Physical gap is large enough that issue of sprawl would be considered minor. If released from the Green Belt long term boundaries could be established along the road boundaries.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> <li>7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 4.7m between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p>	<p>Site lies in the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill. The gap between the settlement is approximately 4.7km. As such growth of Sutton Coldfield to the north east would reduce this gap. The site is located within this gap. There is limited intervening development between the settlements with the only development being along the A453. Development of the site would not see a significant step towards the closure of the gap between the settlements and the gap would remain large.</p>

<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – Site lies between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill. Gap between the settlements is approximately 4.7km. Development of the site would not see a significant step towards the closure of the gap between the settlements.</p>		
<p>c) To assist in safeguarding the countryside from encroachment.</p>	<ol style="list-style-type: none"> <li>1. Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>2. Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>5. Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Roads, woodland and field boundary.</p> <p>No</p> <p>Yes – roads and woodland.</p>	<p>The site consists of agricultural land and is therefore open in character. The site has the character of countryside.</p> <p>The site is not adjacent to a settlement and it is not enclosed by existing development although there is scattered development along Carroway Head Hill and Shirral Drive.</p> <p>The site’s boundaries predominately consist of roads and a woodland which could assist in preventing encroachment.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Important</b> – Site has the character of open countryside and does not contain urbanising development. The site is not enclosed by existing development. The site’s road and woodland boundaries 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"> <li>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.</li> <li>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?</li> <li>3. Is the site in the foreground of views towards the historic town from public places?</li> <li>4. Is there public access within the site?</li> <li>5. Does the site form part of an historic landscape that is related to an historic town?</li> </ol>	<p>No.</p>	<p>The site is not located adjacent to a historic town.</p>

Assessment (Important, moderate, minor, no)	<b>No</b> – 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)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – 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 safeguarding the countryside from encroachment but performs a more limited role in other aspects. Taking all purposes into account and given the site is not connected to an inset settlement, 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? 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.	

	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.

Green Belt site reference	<b>ELAA 188: South of Cranebrook Hill</b>		
Description of site	Site is approximately 4.8 hectares and is located to the north east of the settlement of Sutton Coldfield (forming the West Midlands conurbation). The site is not connected to the settlement and is approximately 2.1km away. The site's northern boundary is defined by Carroway Head Hill (A453), the eastern boundary is defined by the curtilage of Buzzard Valley Fisheries, the southern boundary is defined by a woodland (Middle Park Plantation), and the western boundary is defined by a field boundary. The site comprises an agricultural field. The topography of the site is generally flat. Surrounding land uses predominantly consist of agricultural land and open countryside. Buzzards Valley Fisheries is immediately to the east of the site. There are scattered residential properties along Carroway Head Hill to the north and commercial uses further south along Shirrall Drive including a building materials supplier and Buzzards Valley Gift Shop.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within broad area 10. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>1. Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>2. What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>3. Would development of the site represent an outward extension of the large built-up area?</li> <li>4. If released from GB could enduring long-term boundaries be established?</li> <li>5. Is the site free from development?</li> <li>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,</li> </ol>	<p>No.</p> <p>Gap to Sutton Coldfield (West Midlands conurbation) 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 Sutton Coldfield (forming the West Midlands conurbation) which is approximately 2.1km to the west of the site. This is separated by the M6 toll, the A38 and open countryside.</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 the road, the fishery curtilage and the woodland.</p>

	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?	No.	There is no development within the site and there is a sense of openness both in visual and spatial aspects.  The site is not connected to an inset settlement. Development of the site could not be considered to ‘round off’ a settlement.
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – site does not abut the large built-up area. Site is approximately 1.7km away from the large built-up area of Sutton Coldfield (forming the West Midlands conurbation). Physical gap is large enough that issue of sprawl would be considered minor. If released from the Green Belt long term boundaries could be established using the road, fisheries and woodland.		
b) To prevent neighbouring towns merging into on another.	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 4.7m between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p>	<p>Site lies in the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill. The gap between the settlement is approximately 4.7km. As such growth of Sutton Coldfield to the north east would reduce this gap. The site is located within this gap. There is limited intervening development between the settlements with the only development being along the A453. Development of the site would not see a significant step towards the closure of the gap between the settlements and the gap would remain large.</p>

	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment (Important, moderate, minor, no)</b>	<b>Minor</b> – Site lies between Sutton Coldfield and Fazeley, Mile Oak & Bonehill. Gap between the settlements is approximately 4.7km. Development of the site would not see a significant step towards the closure of the gap between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes</p> <p>No</p> <p>Road, woodland, field boundary and curtilage of fishery.</p> <p>No</p> <p>Yes – road and woodland.</p>	<p>The site consists of agricultural land and is therefore open in character. The site has the character of countryside.</p> <p>The site is not adjacent to a settlement and it is not enclosed by existing development although there is scattered development further north and south along Carroway Head Hill and Shirral Drive.</p> <p>The site’s boundaries consist of a road and a woodland which could assist in preventing encroachment.</p>
<b>Assessment (Important, moderate, minor, no)</b>	<b>Important</b> – Site has the character of open countryside and does not contain urbanising development. The site is not enclosed by existing development. The site’s road and woodland boundaries 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"> <li>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.</li> <li>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?</li> <li>Is the site in the foreground of views towards the historic town from public places?</li> <li>Is there public access within the site?</li> </ol>	No.	The site is not located adjacent to a historic town.

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – 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 safeguarding the countryside from encroachment but performs a more limited role in other aspects. Taking all purposes into account and given the site is not connected to an inset settlement, 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? 2. Does it form part of the setting of a conservation Area? (when having regard to Conservation Area Appraisals)	No. 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.
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.

Green Belt site reference	<b>ELAA 190: South West of London Road</b>		
Description of site	Site is approximately 0.7 hectares and is located to the north east of the settlement of Sutton Coldfield (forming the West Midlands conurbation). The site is not connected to the settlement and is approximately 630m away. The site's eastern boundary is defined by London Road and the western boundary is defined by dense vegetation alongside the A38 London Road. The northern and southern boundaries are defined by the curtilage of the property. The site comprises a residential property with an outbuilding and a large garden. The topography of the site is generally flat. Surrounding land uses include a residential property immediately to the north and to the south of the site. To the east of the site are the grounds of Canwell Hall. To the west of the site beyond the A38 is open countryside and the M6 toll beyond this.		
Relevant Broad Area or Site Assessment from Lichfield Green Belt Review 2019	Site is within broad area 10. Assessed as having an overall important role to Green Belt purposes.		
NPPF Green Belt purpose	<b>Specific Questions</b>	<b>Assessment</b>	<b>Comments</b>
a) To check the unrestricted sprawl of large built up areas.	<ol style="list-style-type: none"> <li>Does the site directly abut the outer edge of the <b>large built-up area</b>, or is it very close to it? Is it part of a wider group of sites that directly act to prevent an urban sprawl?</li> <li>What is the physical gap between the settlement edge of the site and the urban edge of the <b>large built-up area</b>? I.e. is there a broad gap or is the gap narrow? (Smaller sites only)</li> <li>Would development of the site represent an outward extension of the large built-up area?</li> <li>If released from GB could enduring long-term boundaries be established?</li> <li>Is the site free from development?</li> <li>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)</li> </ol>	<p>No.</p> <p>Gap to Sutton Coldfield (West Midlands conurbation) is approximately 630m.</p> <p>No.</p> <p>Yes.</p> <p>Yes - partially.</p> <p>Yes - partially.</p> <p>No.</p>	<p>The site does not directly abut the large built-up area. The closest large built up area is Sutton Coldfield (forming the West Midlands conurbation) which is approximately 630m to the south west of the site. This is separated by road infrastructure (including the M6 toll and A38) and open countryside.</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 the road boundaries (A38 and London Road).</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>There is a residential property within the site and an outbuilding which impacts upon the sense of openness.</p> <p>The site is not connected to an inset settlement. Development of the site could not be considered to ‘round off’ a settlement.</p>
<p>Assessment (Important, moderate, minor, no)</p>	<p><b>Minor</b> – site does not abut the large built-up area. Site is approximately 630m away from the large built-up area of Sutton Coldfield (forming the West Midlands conurbation). Physical gap is large enough that issue of sprawl would be considered minor. If released from the Green Belt long term boundaries could be established along the road boundaries.</p>		
<p>b) To prevent neighbouring towns merging into on another.</p>	<ol style="list-style-type: none"> <li>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?</li> <li>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)</li> <li>3. Are their intervening settlements or other development on roads that would be affected by release from Green belt?</li> <li>4. Would development in the site appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>5. Does the Green Belt in this site prevent development that would directly lead to the closure of a gap between settlements?</li> <li>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?</li> </ol>	<p>Yes.</p> <p>Minor – approximately 4.7m between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p>	<p>Site lies in the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill. The gap between the settlement is approximately 4.7km. As such growth of Sutton Coldfield to the north east would reduce this gap. The site is located within this gap. There is limited intervening development between the settlements with the only development being along the A453. Development of the site would not see a significant step towards the closure of the gap between the settlements and the gap would remain large.</p>

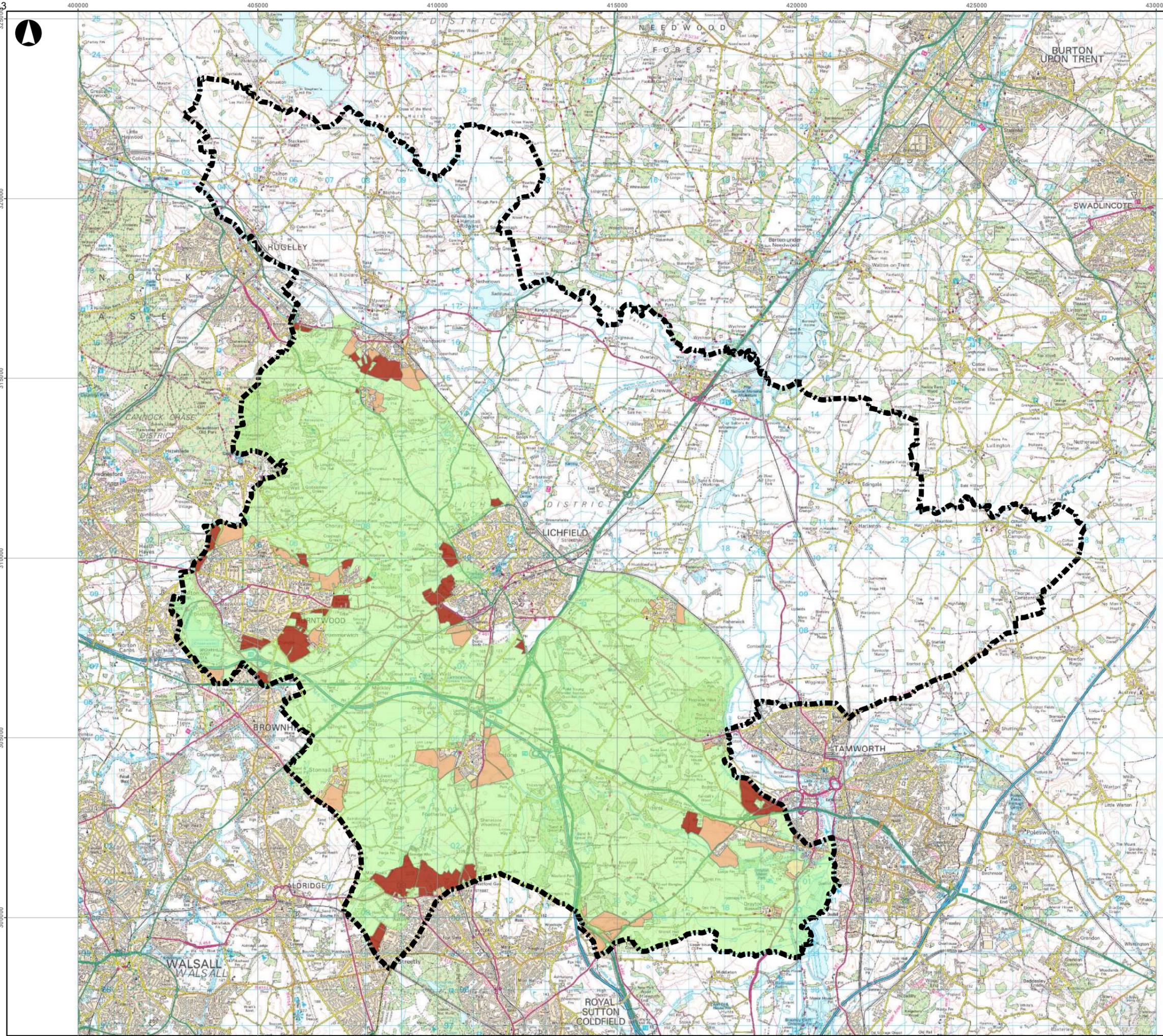
	7. Does the Green Belt prevent another settlement being absorbed into the large built up-area?		
<b>Assessment</b> (Important, moderate, minor, no)	<b>Minor</b> – Site lies between Sutton Coldfield and Fazeley, Mile Oak & Bonehill. Gap between the settlements is approximately 4.7km. Development of the site would not see a significant step towards the closure of the gap between the settlements.		
c) To assist in safeguarding the countryside from encroachment.	<ol style="list-style-type: none"> <li>Does the site have the character of open countryside? - What is the nature of the land use in the site?</li> <li>Is the site partially enclosed by a town or village built up area?</li> <li>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?</li> <li>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)?</li> <li>Are there any existing natural or man-made features which would prevent encroachment within or at the edge or the site?</li> </ol>	<p>Yes - partially</p> <p>No</p> <p>Roads and residential curtilages.</p> <p>Yes – to a degree.</p> <p>Yes – roads.</p>	<p>The site consists of a residential property and an outbuilding set within a large garden. The garden is open in character and the site has the character of countryside in part.</p> <p>The site is not adjacent to a settlement however there are existing residential properties to the north and south of the site although these are rural in character.</p> <p>The site’s boundaries include roads which could assist in preventing encroachment.</p>
<b>Assessment</b> (Important, moderate, minor, no)	<b>Important</b> – Site partly has the character of open countryside although it contains limited urbanising development. There is a residential property to the north and south of the site although these are rural in character. The site’s road boundaries 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"> <li>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.</li> <li>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?</li> <li>Is the site in the foreground of views towards the historic town from public places?</li> <li>Is there public access within the site?</li> </ol>	No.	The site is not located adjacent to a historic town.

	5. Does the site form part of an historic landscape that is related to an historic town?		
<b>Assessment</b> (Important, moderate, minor, no)	<b>No</b> – 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.
<b>Assessment</b> (Important, moderate, minor, no)	<b>Moderate</b> - All sites/areas to be assessed as moderate		
<b>Overall site assessment</b>	<b>Moderate</b> – 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 safeguarding the countryside from encroachment but performs a more limited role in other aspects. Taking all purposes into account and given the site is not connected to an inset settlement, 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.
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.

## **Appendix F**

### **Stage 2: Green Belt Purpose Assessment – Overall Assessment Maps**



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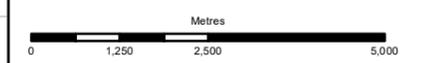
**Key**

-  District Boundary
-  Green Belt

**Parcel Overall Assessment**

-  Minor Role
-  Moderate Role
-  Important Role

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Issue	Date	By	Chkd	Appd



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Project Title  
**Lichfield Green Belt Study**

Drawing Title  
**SHLAA and ELAA Sites in Green Belt Overall Assessment**

Scale at A3  
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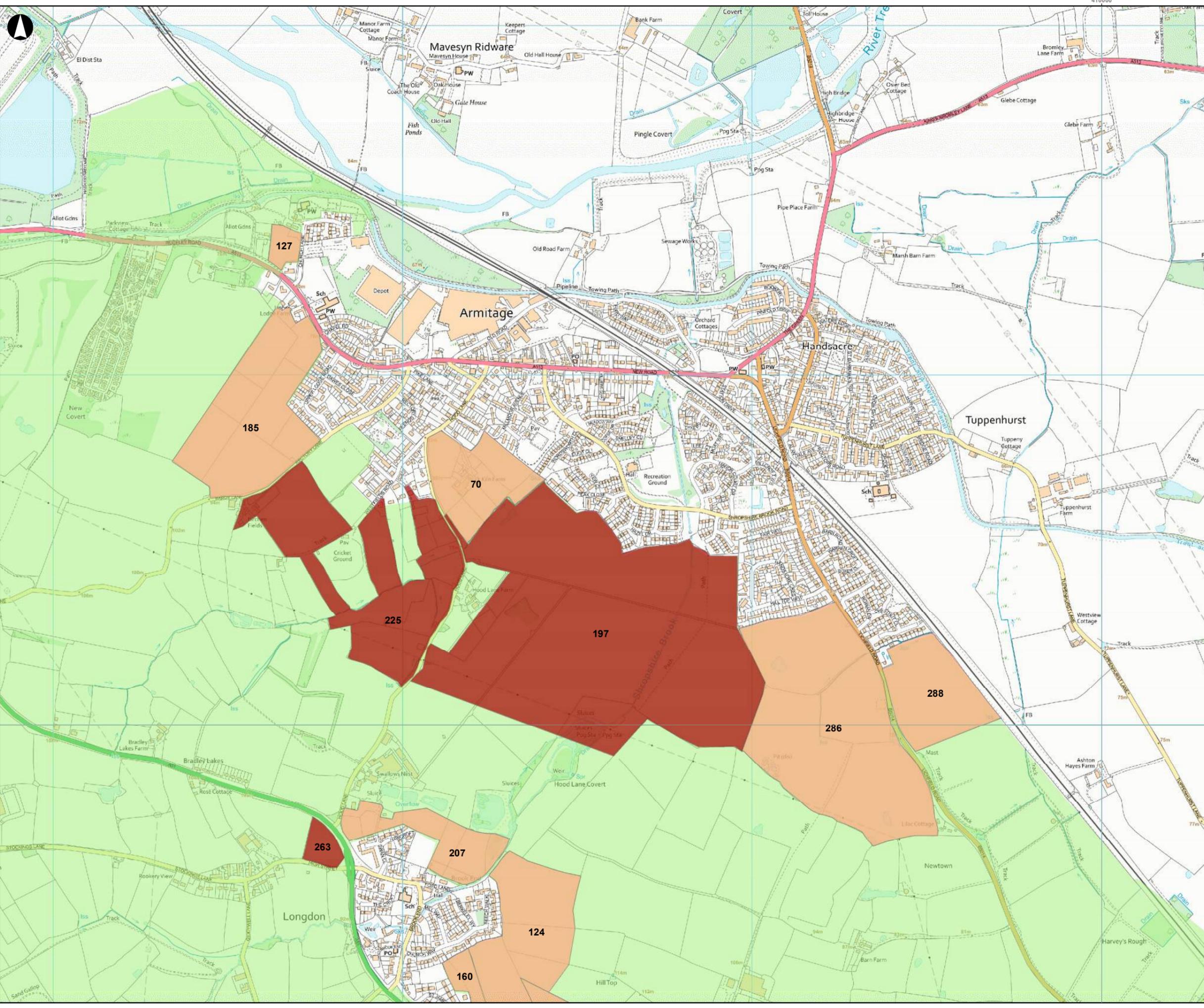
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Suitability  
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**Key**

- District Boundary
- Green Belt

**Parcel Overall Assessment**

- Minor Role
- Moderate Role
- Important Role

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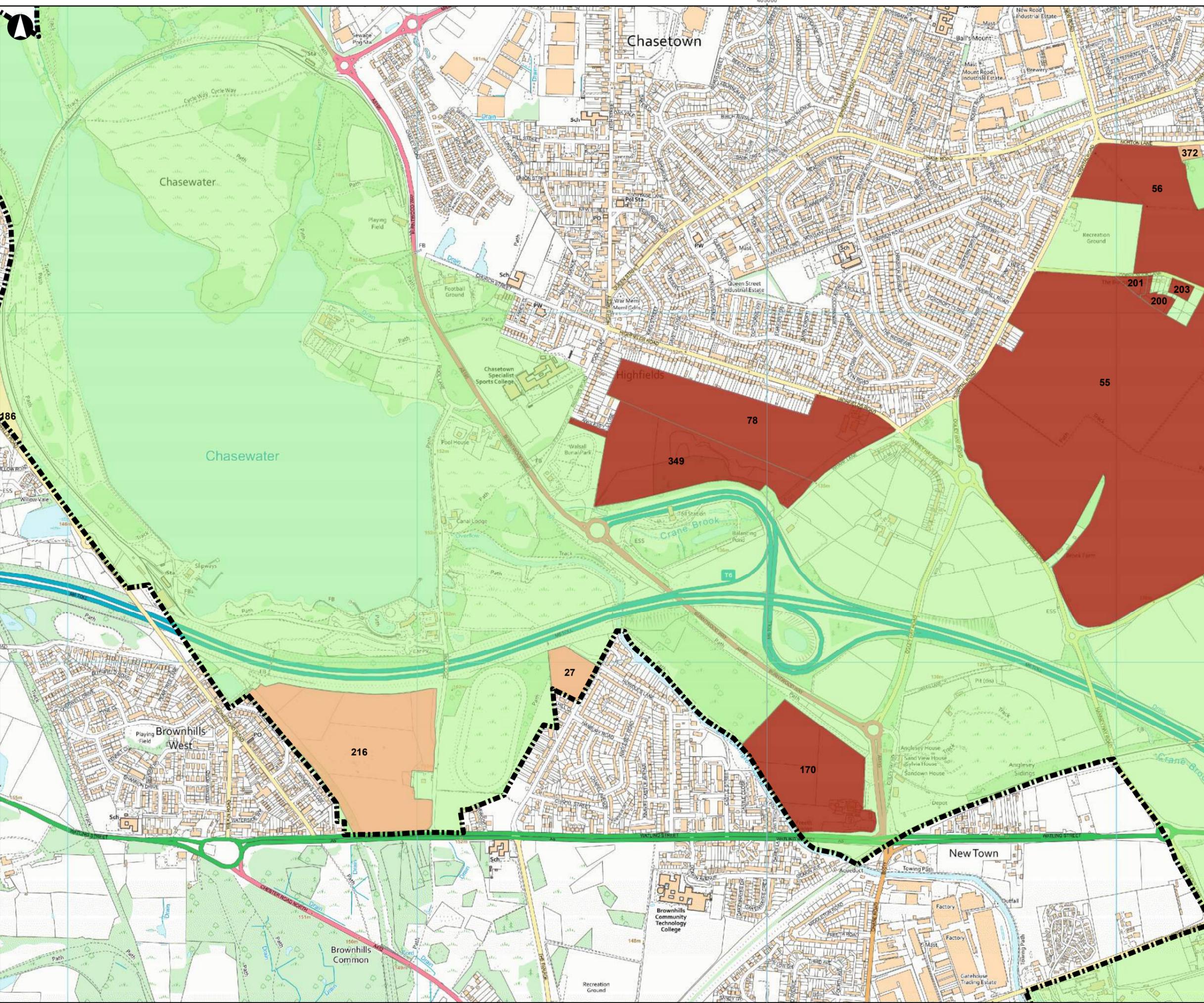
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**Lichfield Green Belt Study**

Drawing Title  
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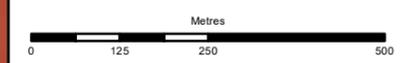
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**Key**

-  District Boundary
-  Green Belt
- Parcel Overall Assessment**
-  Minor Role
-  Moderate Role
-  Important Role

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Drawing Title  
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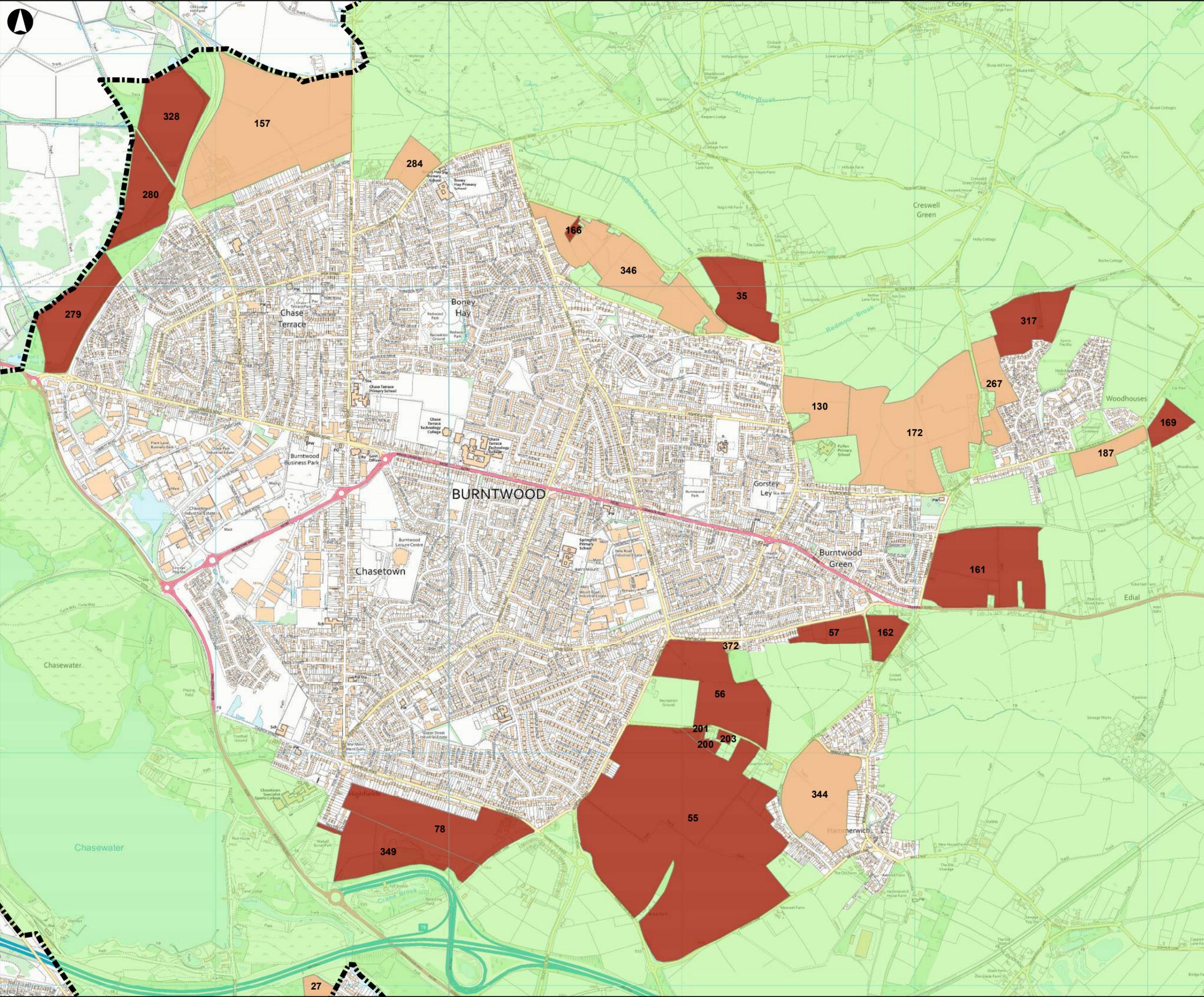
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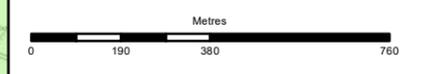
**Key**

-  District Boundary
-  Green Belt

**Parcel Overall Assessment**

-  Minor Role
-  Moderate Role
-  Important Role

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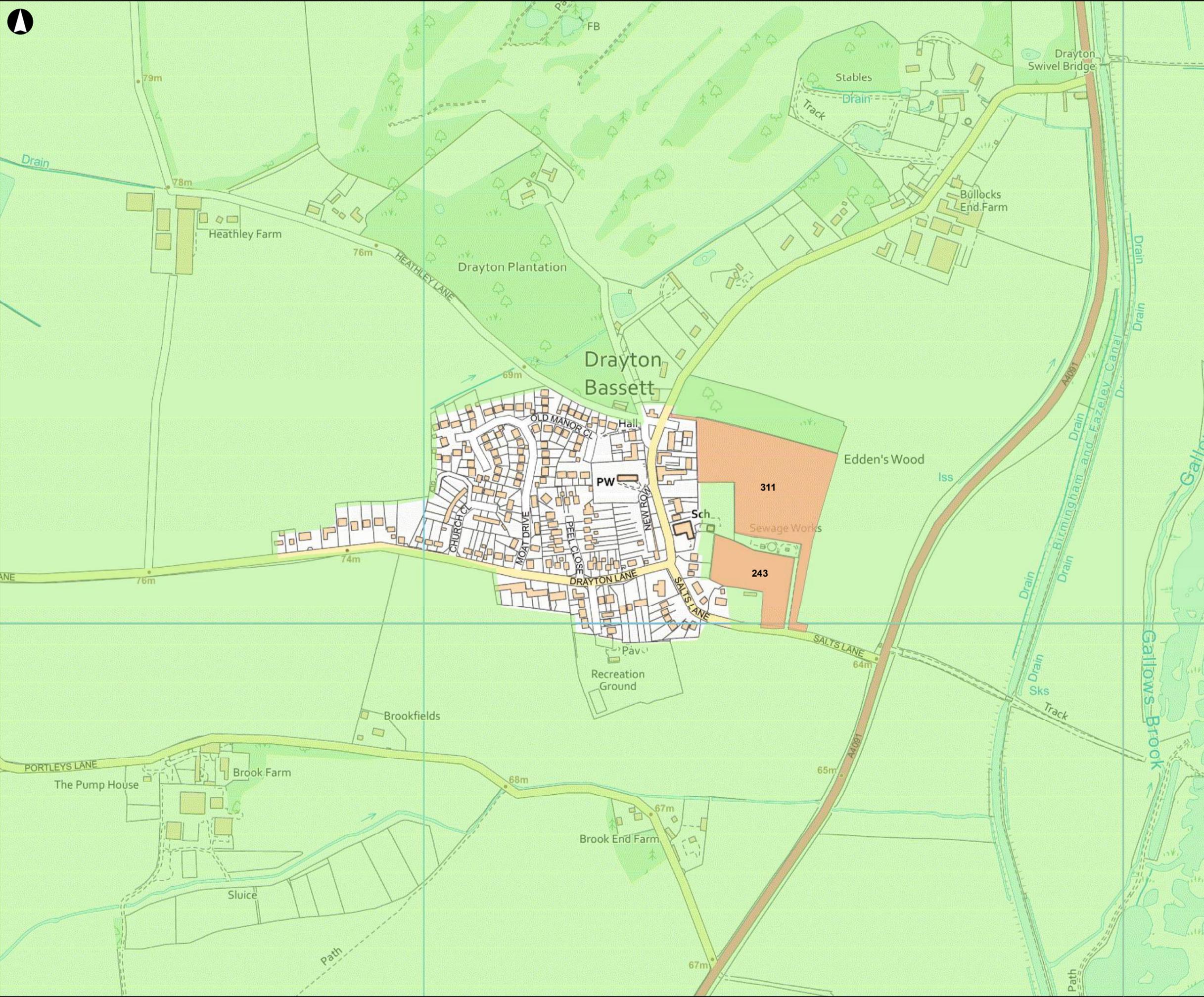
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**Lichfield Green Belt Study**

Drawing Title  
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Scale at A3  
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**Key**

District Boundary

Green Belt

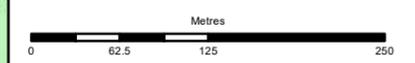
**Parcel Overall Assessment**

Minor Role

Moderate Role

Important Role

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**SHLAA and ELAA Sites in Green Belt  
 Overall Assessment  
 Drayton Bassett**

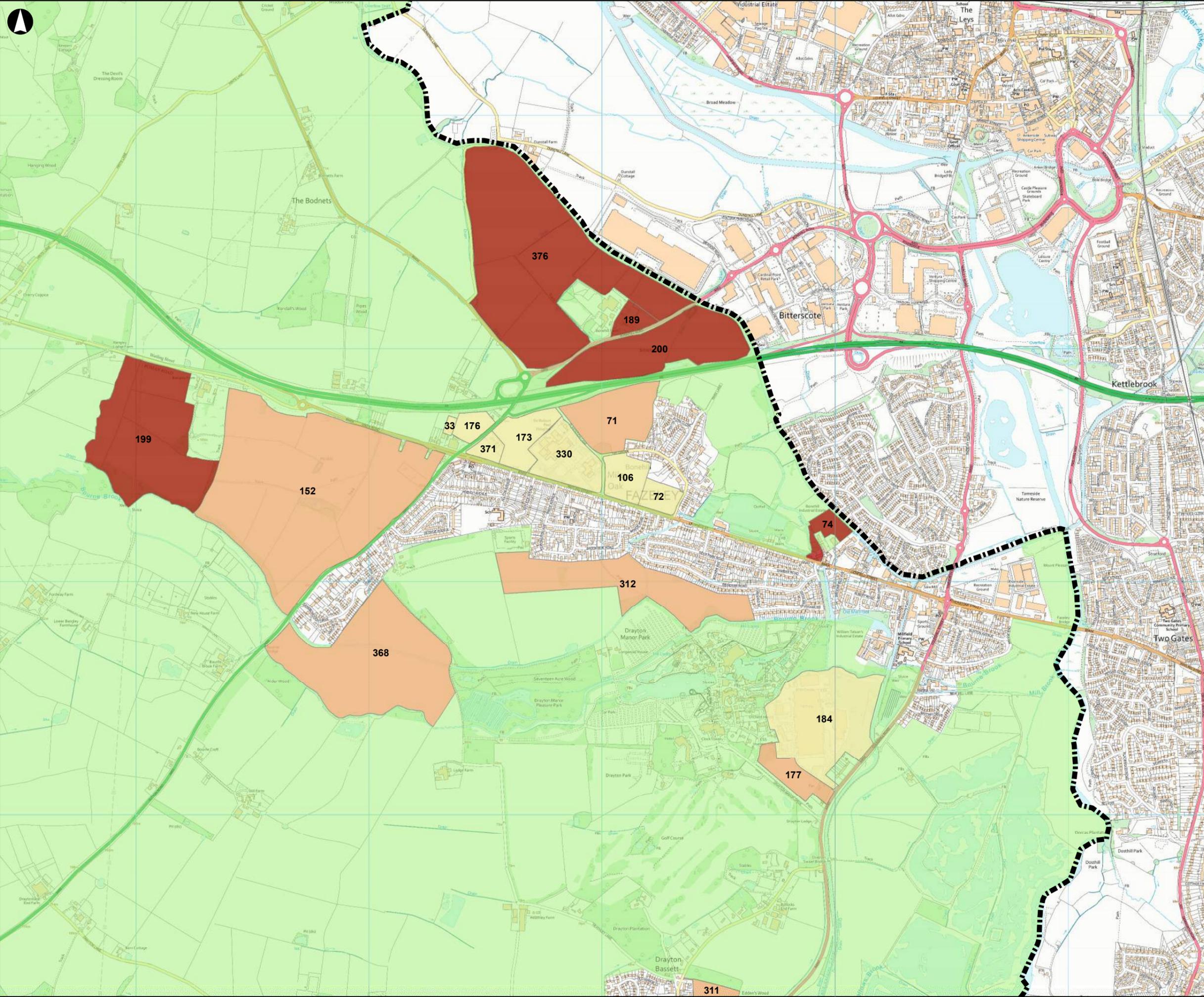
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**Key**

-  District Boundary
-  Green Belt
- Parcel Overall Assessment**
-  Minor Role
-  Moderate Role
-  Important Role

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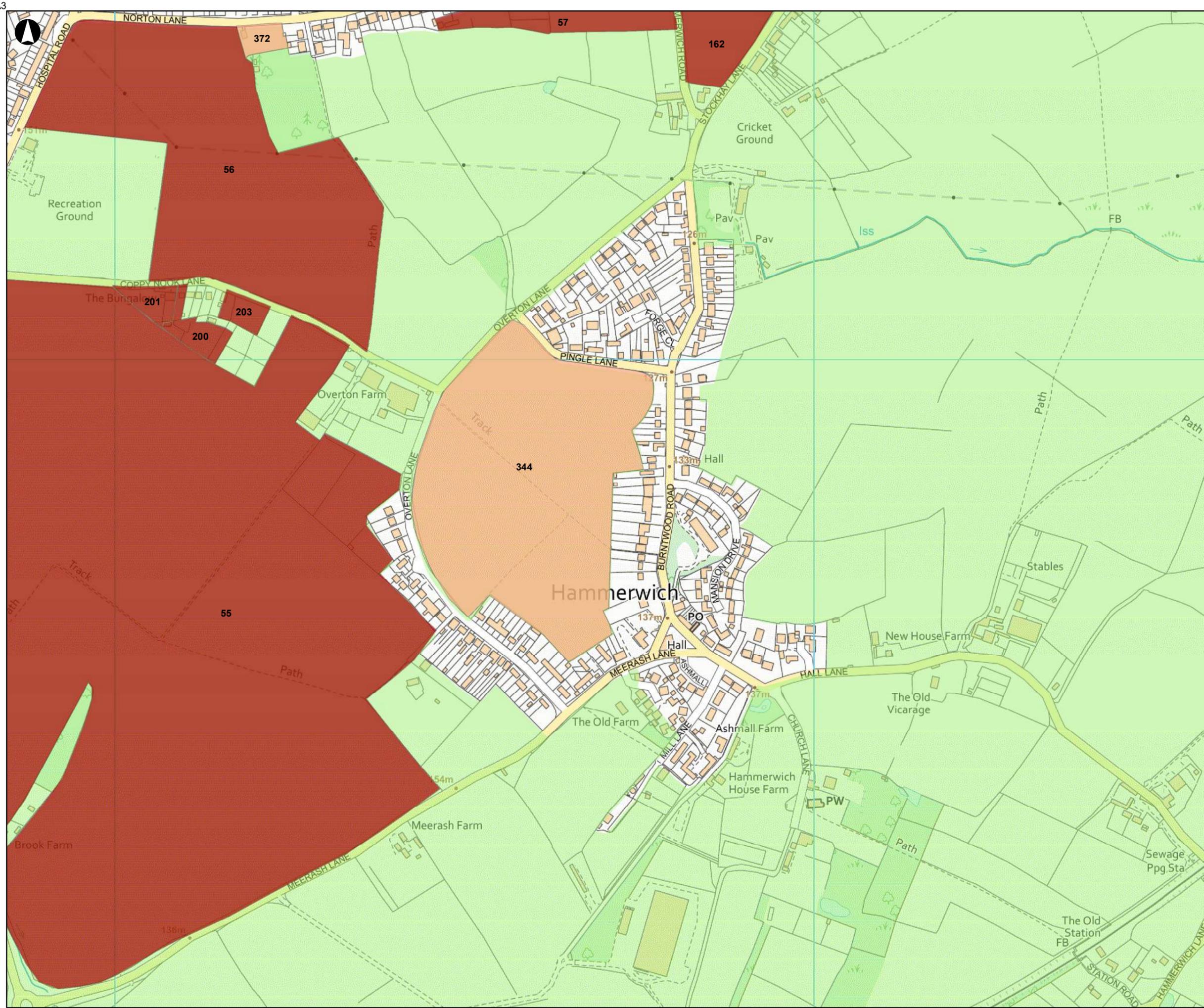
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**Lichfield Green Belt Study**

Drawing Title  
**SHLAA and ELAA Sites in Green Belt Overall Assessment Fazeley, Mile Oak and Bonehill**

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**Key**

- District Boundary
- Green Belt

**Parcel Overall Assessment**

- Minor Role
- Moderate Role
- Important Role

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Metres

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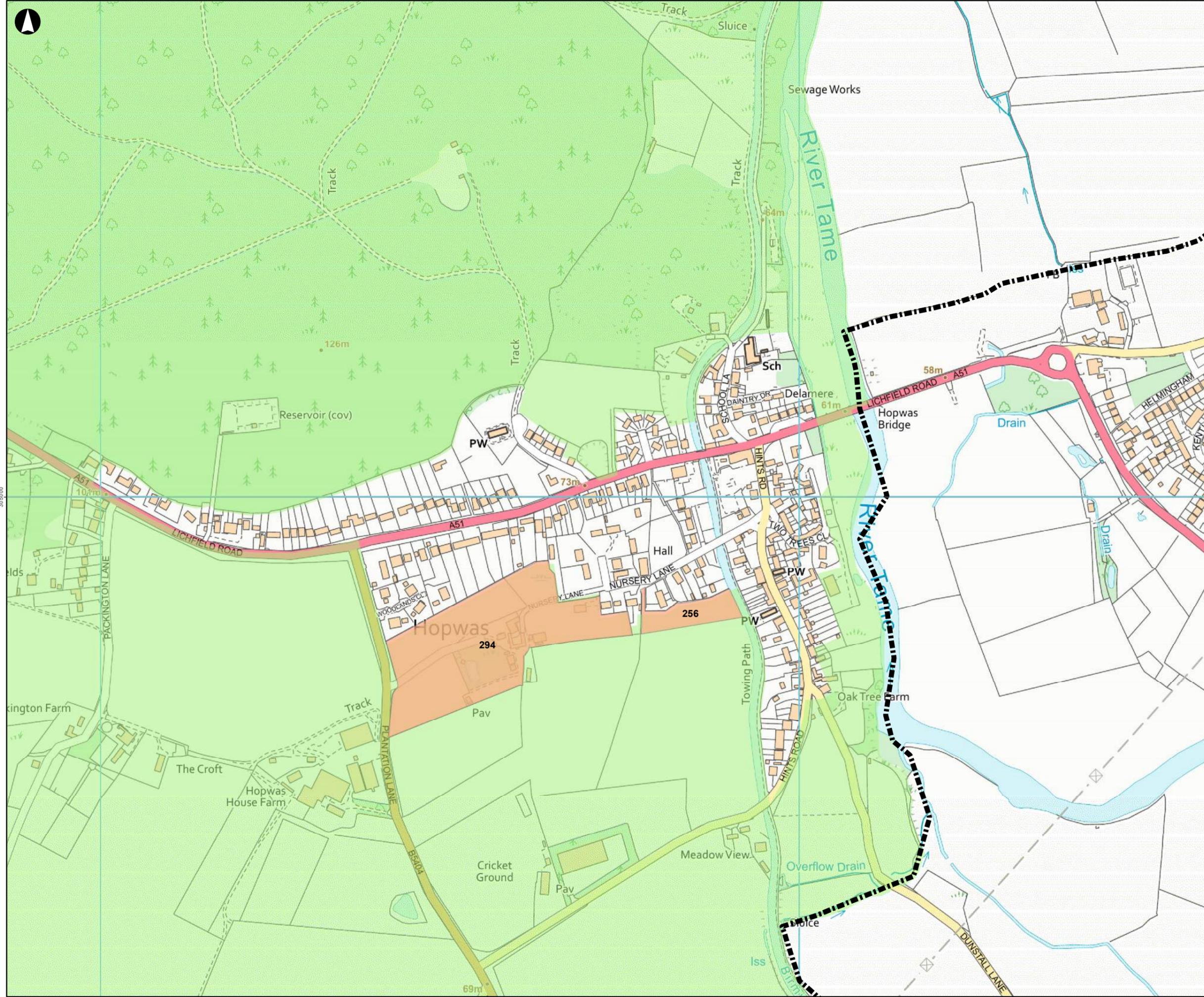
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Scale at A3  
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**Key**

- District Boundary
- Green Belt

**Parcel Overall Assessment**

- Minor Role
- Moderate Role
- Important Role

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Metres

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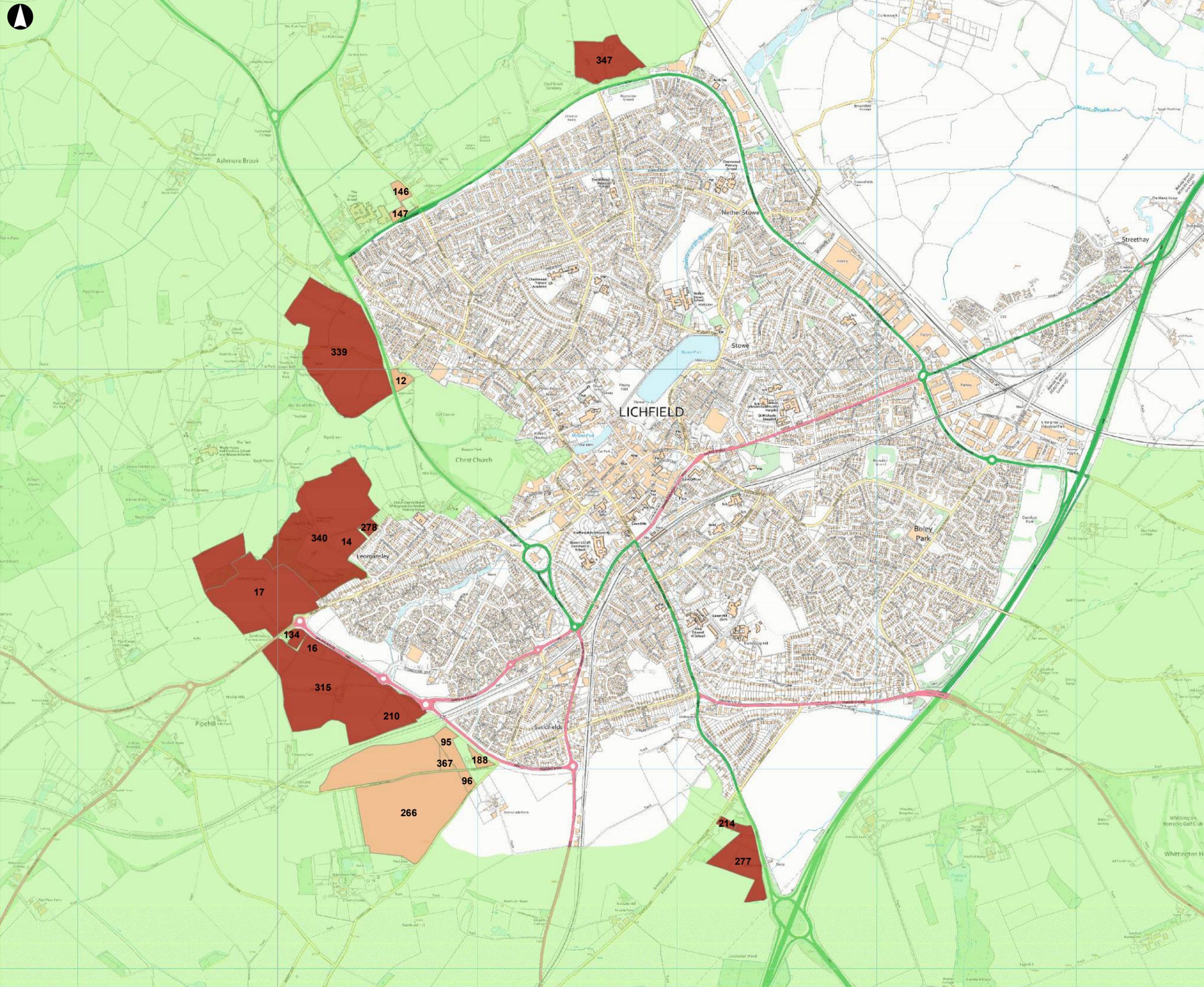
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**SHLAA and ELAA Sites in Green Belt Overall Assessment Hopwas**

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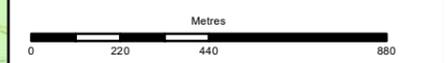
**Key**

- District Boundary
- Green Belt

**Parcel Overall Assessment**

- Minor Role
- Moderate Role
- Important Role

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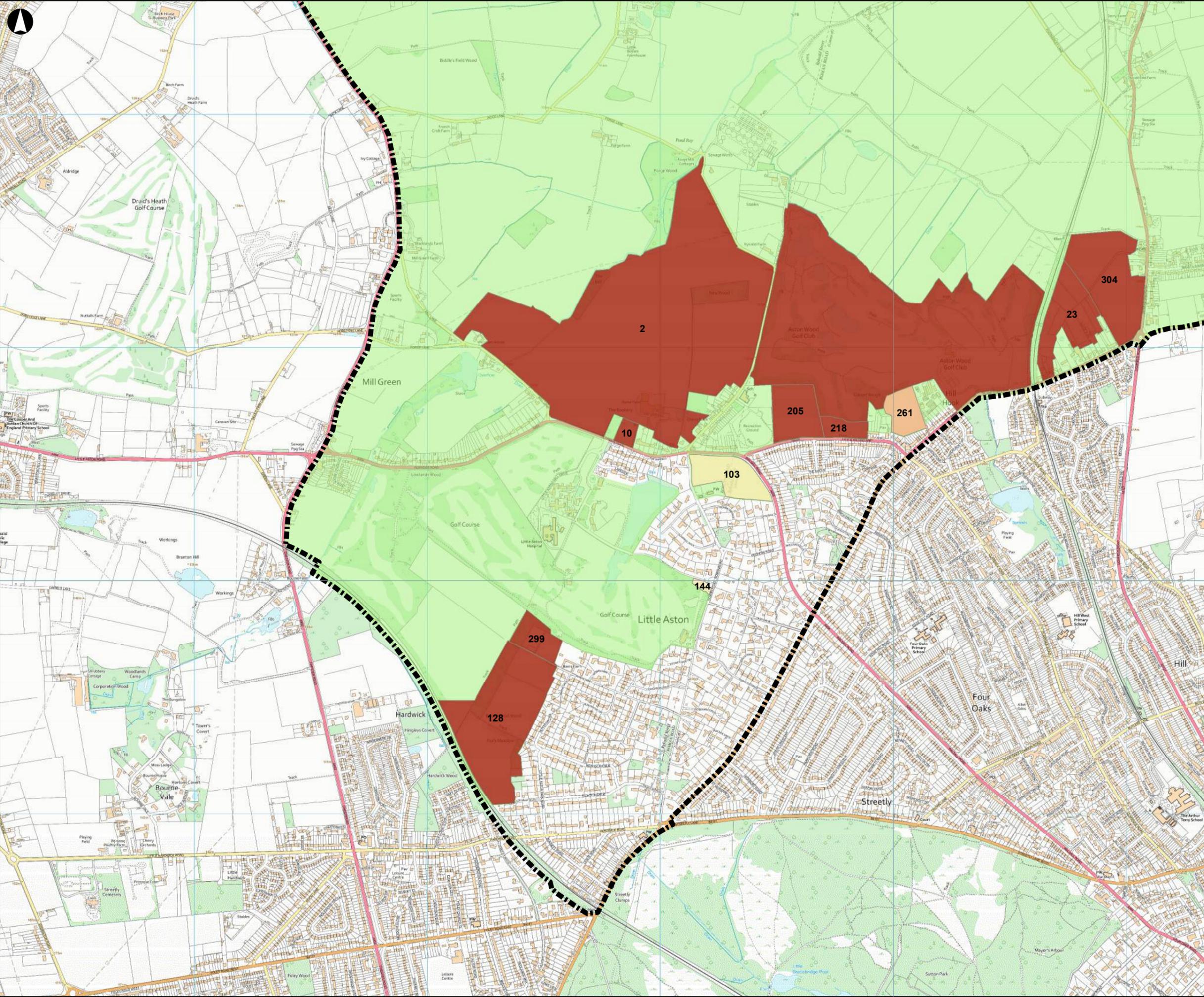
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Drawing Title  
**SHLAA and ELAA Sites in Green Belt Overall Assessment Lichfield**

Scale at A3  
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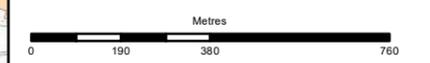
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-  Minor Role
-  Moderate Role
-  Important Role

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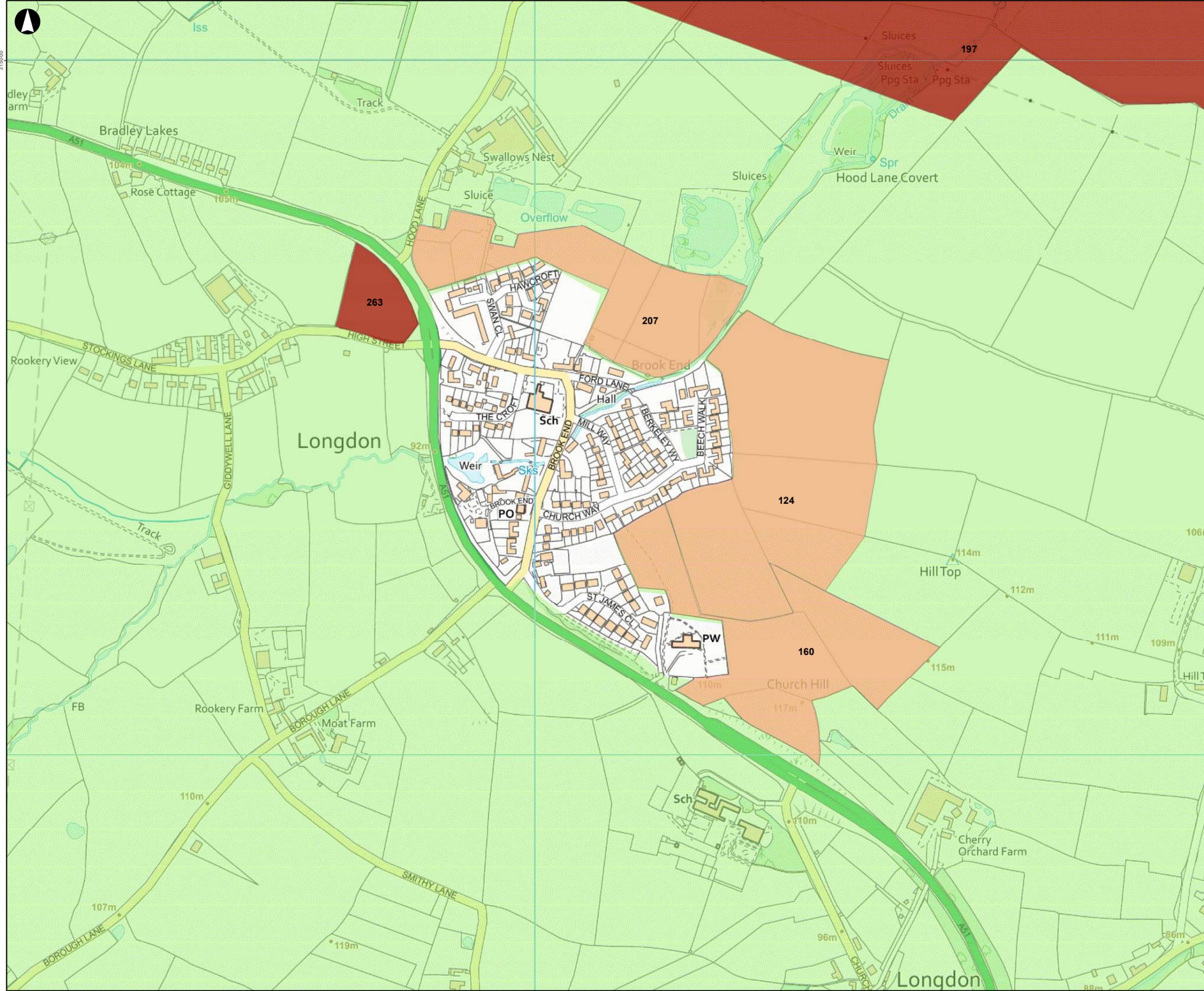
Project Title  
**Lichfield Green Belt Study**

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**SHLAA and ELAA Sites in Green Belt Overall Assessment Little Aston**

Scale at A3  
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**Key**

- District Boundary
- Green Belt

**Parcel Overall Assessment**

- Minor Role
- Moderate Role
- Important Role

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Issue	Date	By	Chkd	Appd

Metres

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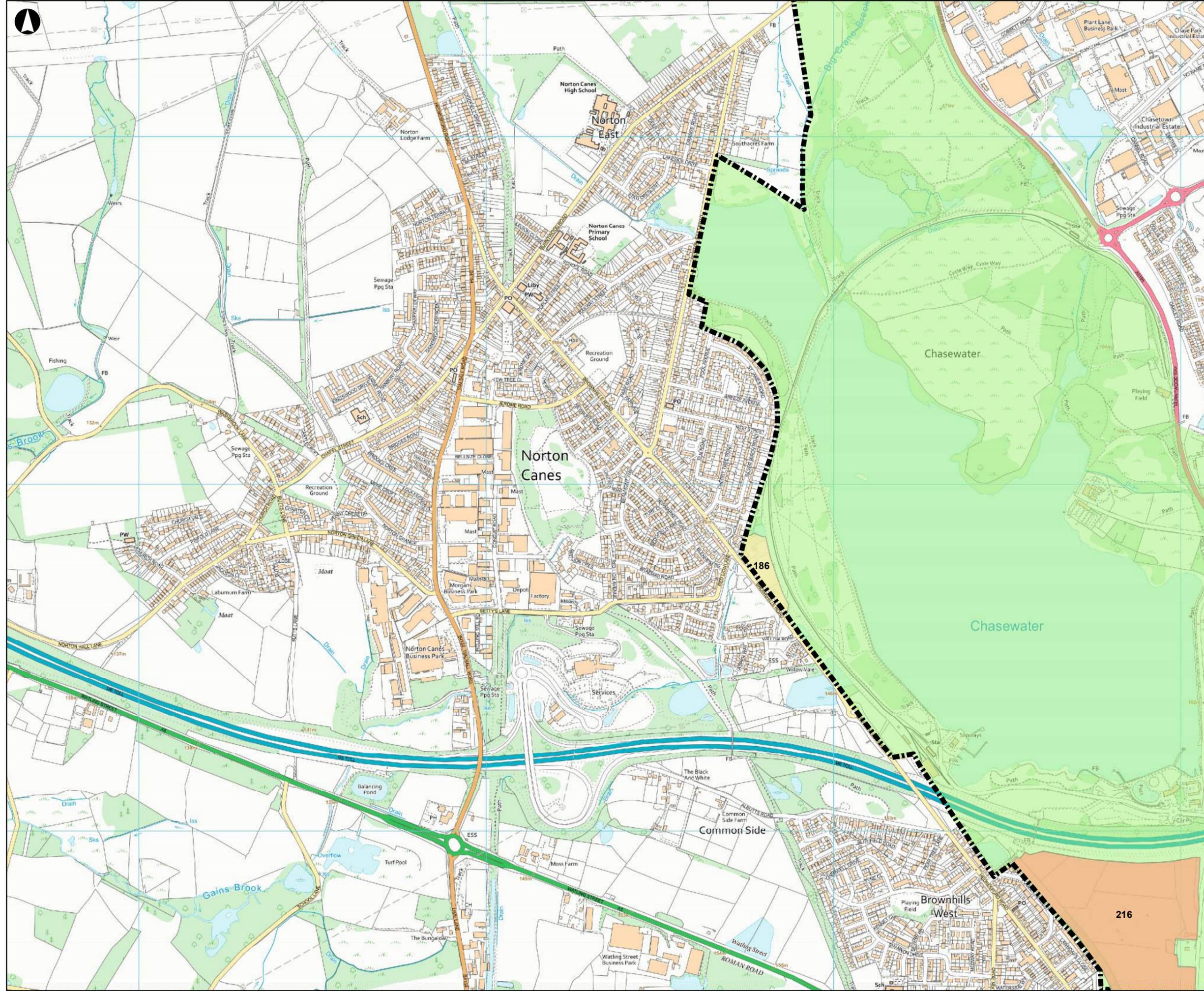
Project Title  
**Lichfield Green Belt Study**

Drawing Title  
**SHLAA and ELAA Sites in Green Belt Overall Assessment Longdon**

Scale at A3  
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-  Green Belt
- Parcel Overall Assessment**
-  Minor Role
-  Moderate Role
-  Important Role

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**Lichfield District Council**

Project Title  
**Lichfield Green Belt Study**

Drawing Title  
**SHLAA and ELAA Sites in Green Belt Overall Assessment Norton Canes (Cannock Chase)**

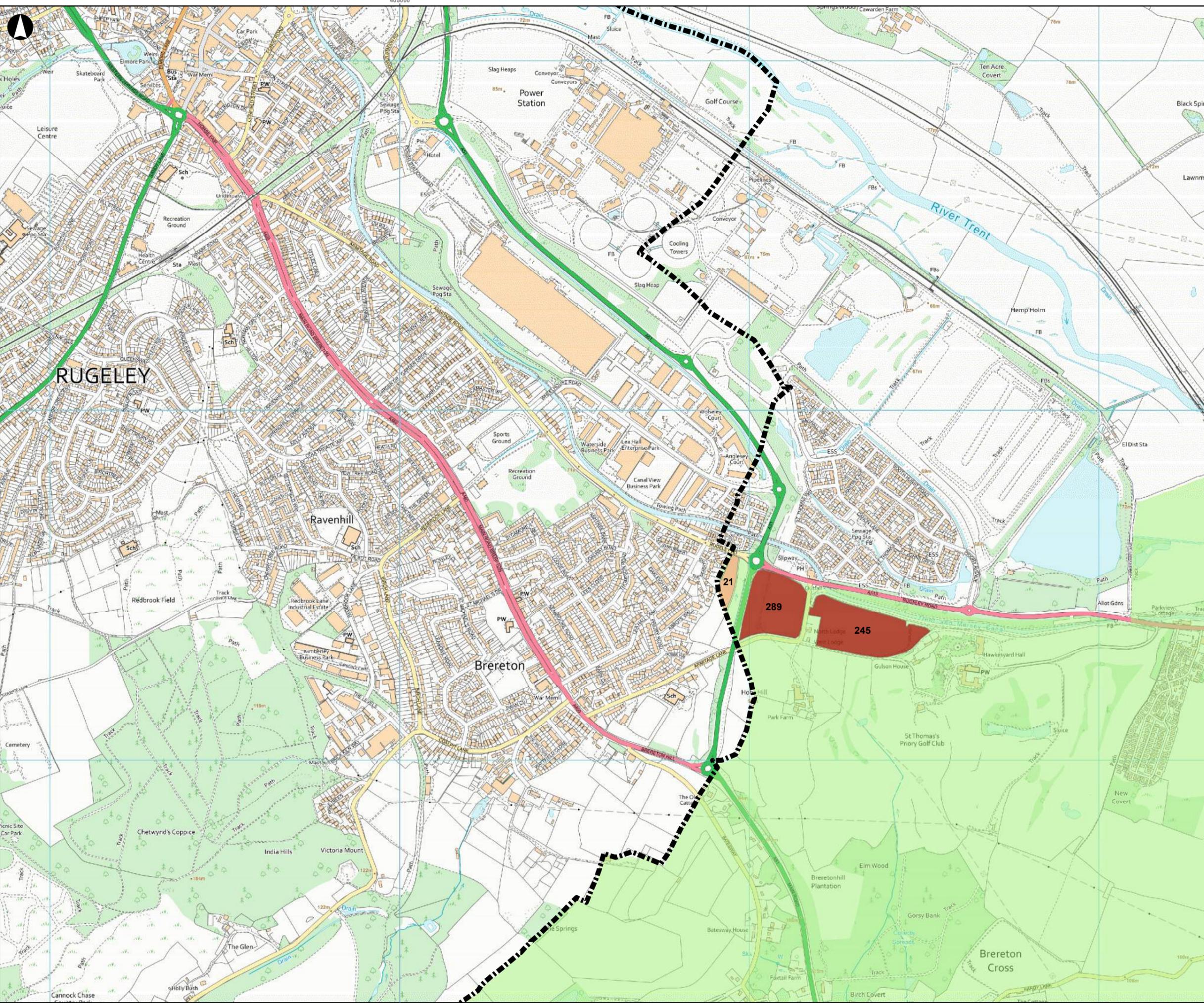
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Suitability  
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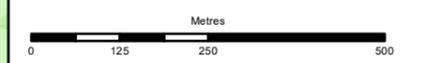


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- Key**
- District Boundary
  - Green Belt
- Parcel Overall Assessment**
- Minor Role
  - Moderate Role
  - Important Role

02	21/12/2020	APS	AO	JHB
Issue	Date	By	Chkd	Appd



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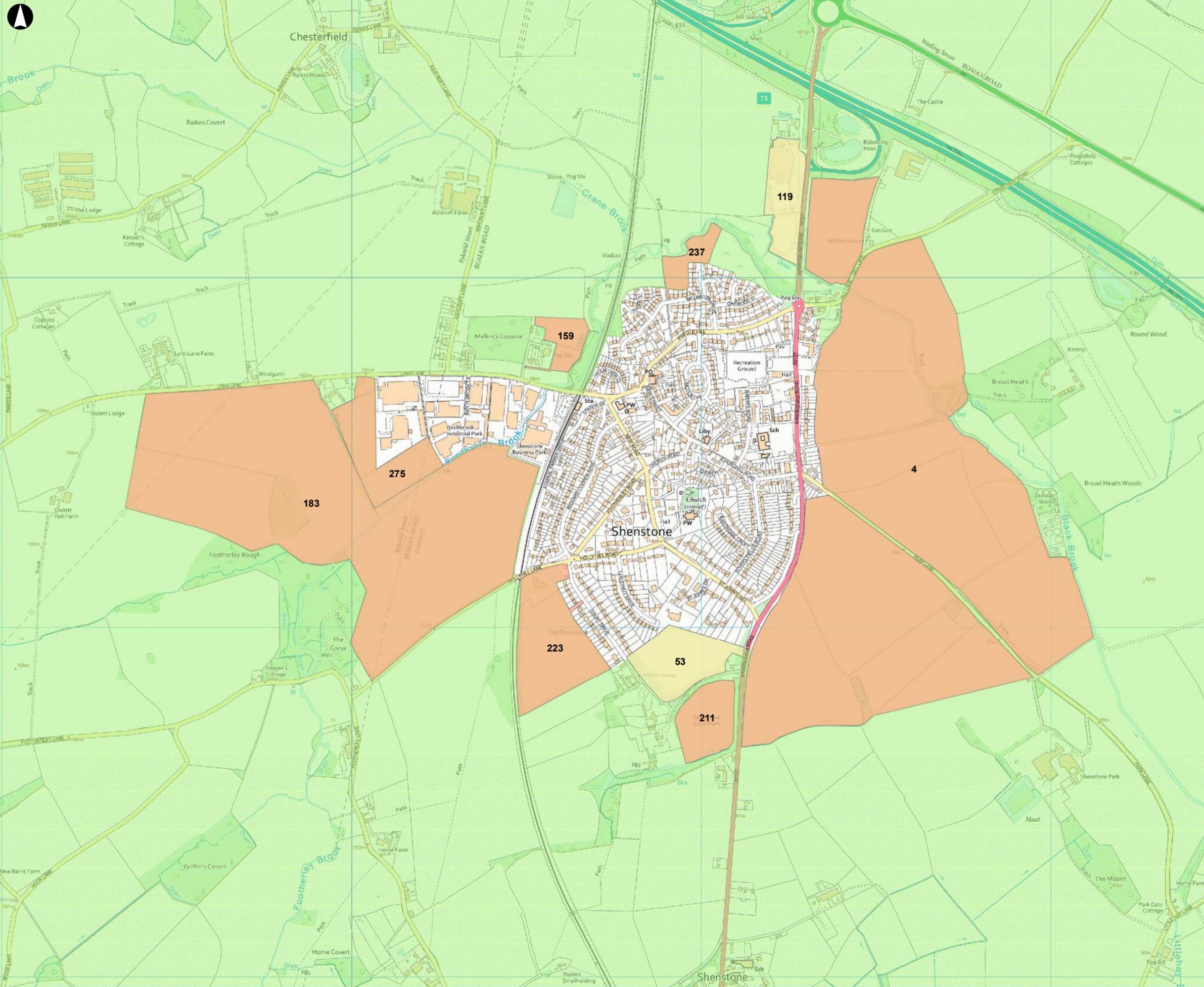
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**Key**

- District Boundary
- Green Belt

**Parcel Overall Assessment**

- Minor Role
- Moderate Role
- Important Role

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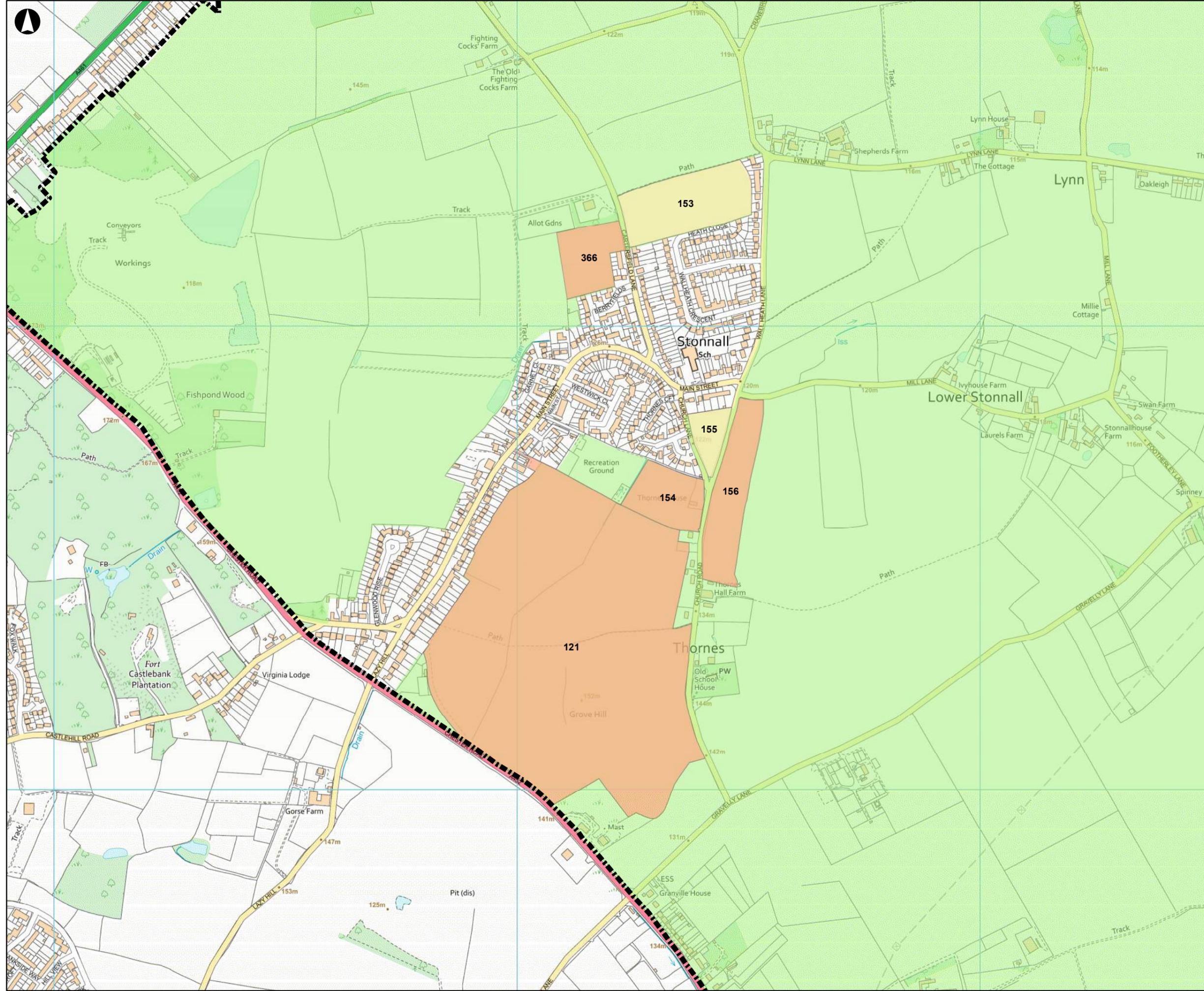
Project Title  
**Lichfield Green Belt Study**

Drawing Title  
**SHLAA and ELAA Sites in Green Belt Overall Assessment Shenstone**

Scale at A3  
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**Key**

- District Boundary
- Green Belt

**Parcel Overall Assessment**

- Minor Role
- Moderate Role
- Important Role

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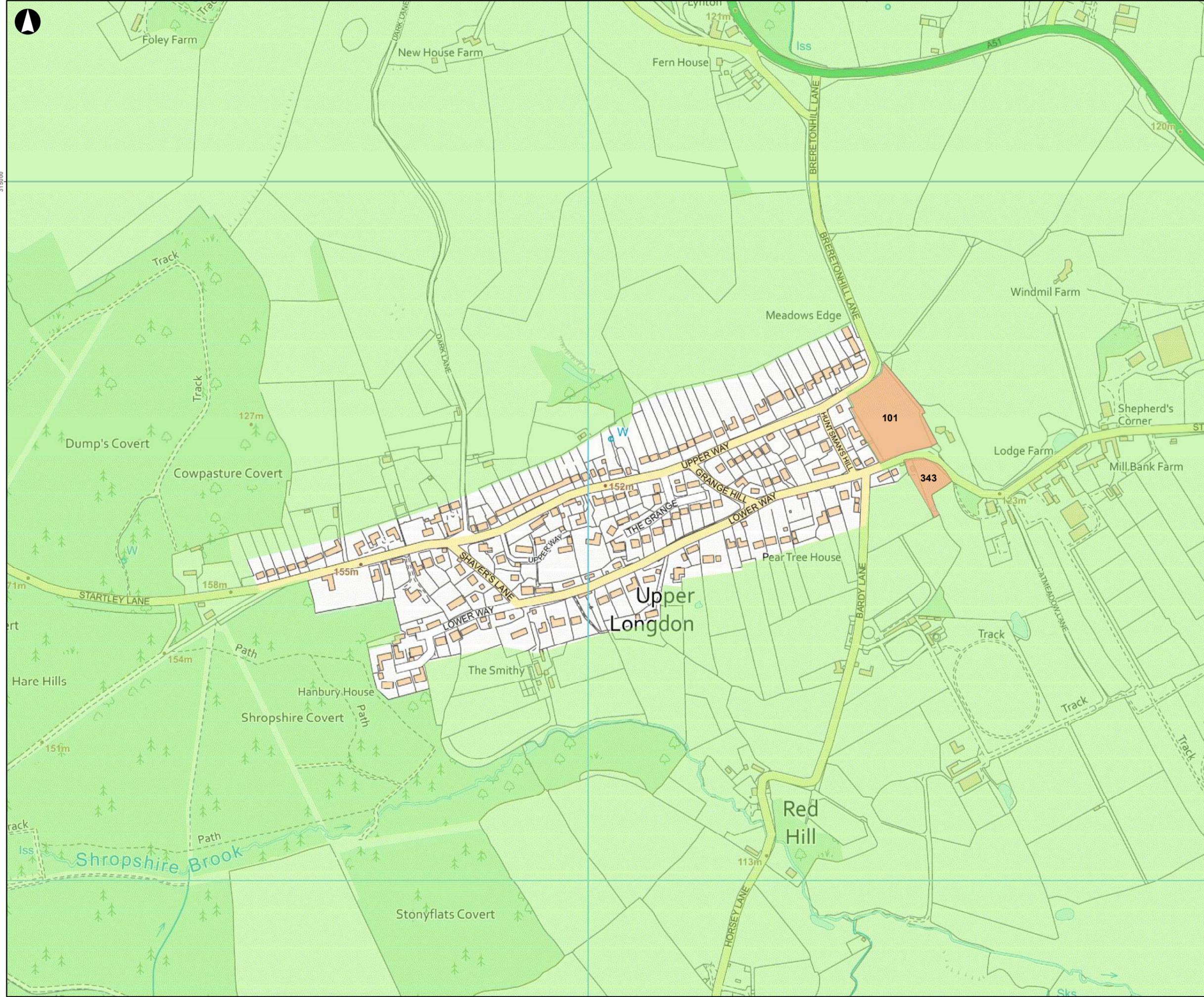
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**Lichfield Green Belt Study**

Drawing Title  
**SHLAA and ELAA Sites in Green Belt Overall Assessment Stonnall**

Scale at A3  
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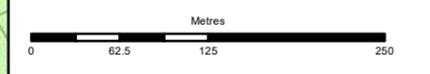
**Key**

-  District Boundary
-  Green Belt

**Parcel Overall Assessment**

-  Minor Role
-  Moderate Role
-  Important Role

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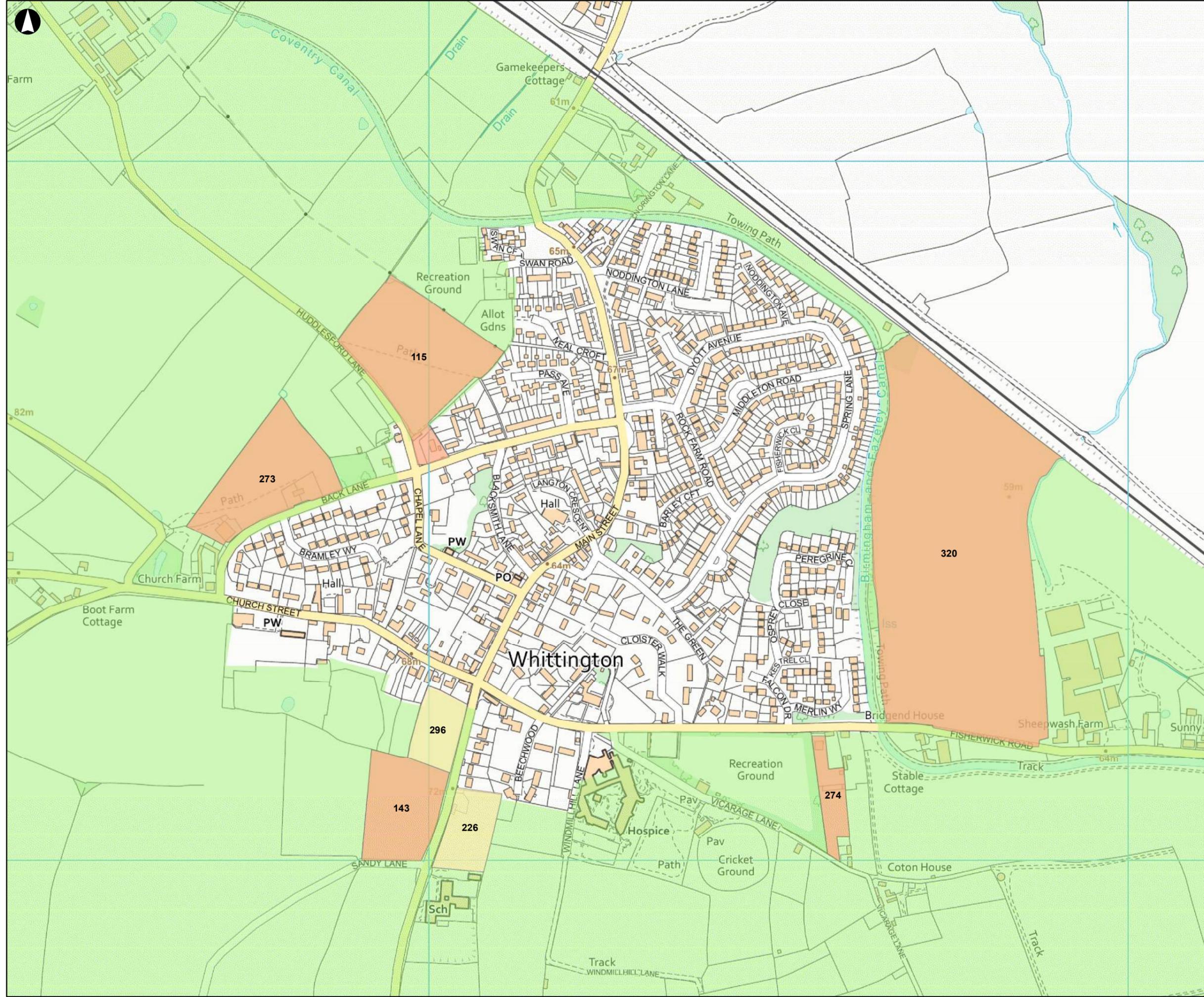
Project Title  
**Lichfield Green Belt Study**

Drawing Title  
**SHLAA and ELAA Sites in Green Belt Overall Assessment Upper Longdon**

Scale at A3  
**1:5,000**

Arup Job No <b>278739-00</b>	Suitability <b>Draft</b>
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**Key**

- District Boundary
- Green Belt

**Parcel Overall Assessment**

- Minor Role
- Moderate Role
- Important Role

02	21/12/2020	APS	AO	JHB
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Metres

0 62.5 125 250

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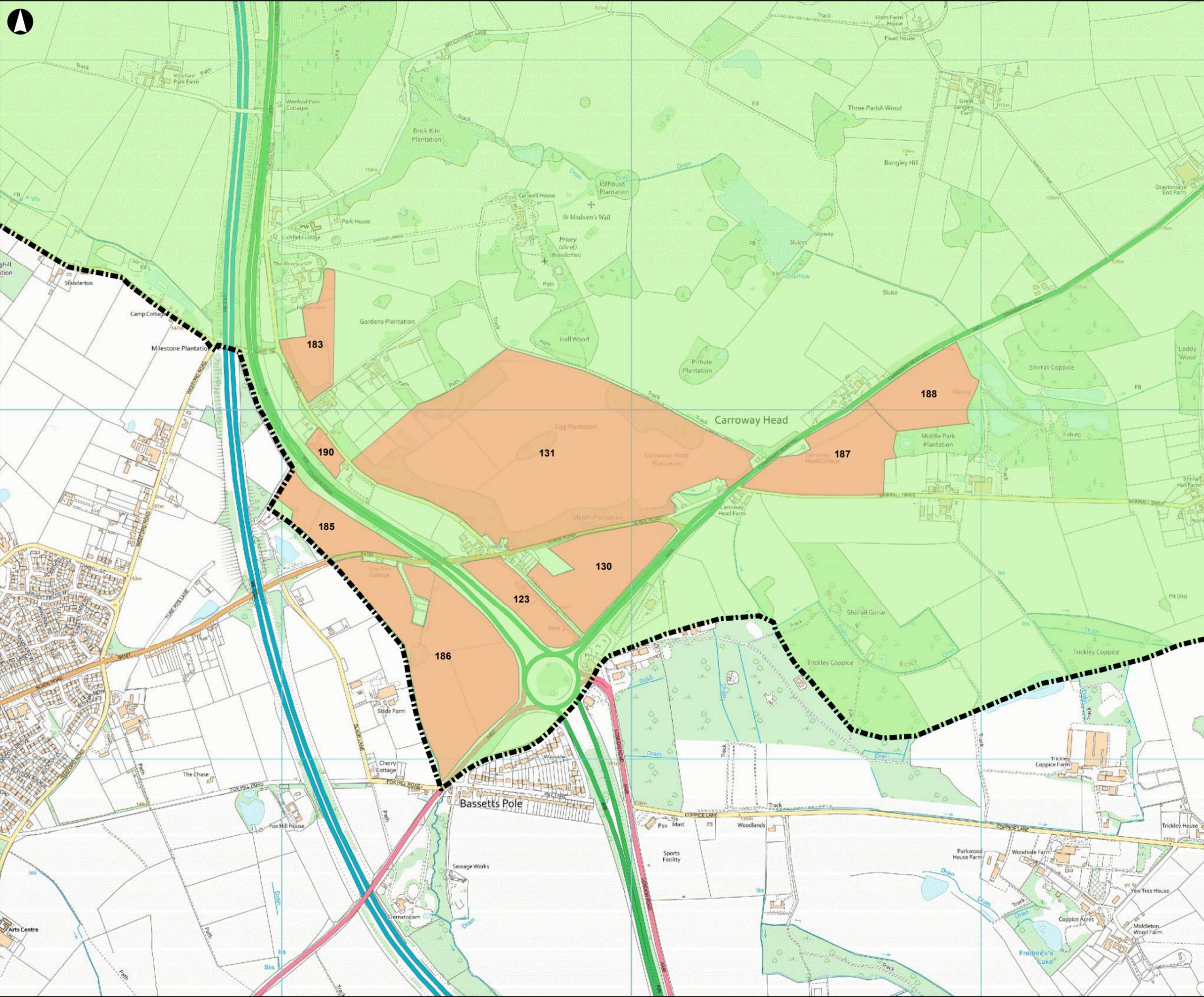
Project Title  
**Lichfield Green Belt Study**

Drawing Title  
**SHLAA and ELAA Sites in Green Belt Overall Assessment Whittington**

Scale at A3  
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Arup Job No <b>278739-00</b>	Suitability <b>Draft</b>
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Name <b>LGB-ARP-SW-DR-PL-0035</b>	Rev <b>02</b>
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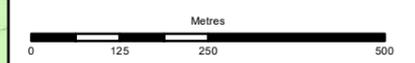
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**Key**

-  District Boundary
-  Green Belt
- Parcel Overall Assessment**
-  Minor Role
-  Moderate Role
-  Important Role

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Project Title  
**Lichfield Green Belt Study**

Drawing Title  
**SHLAA and ELAA Sites in Green Belt Overall Assessment ELAA Sites (plan 1)**

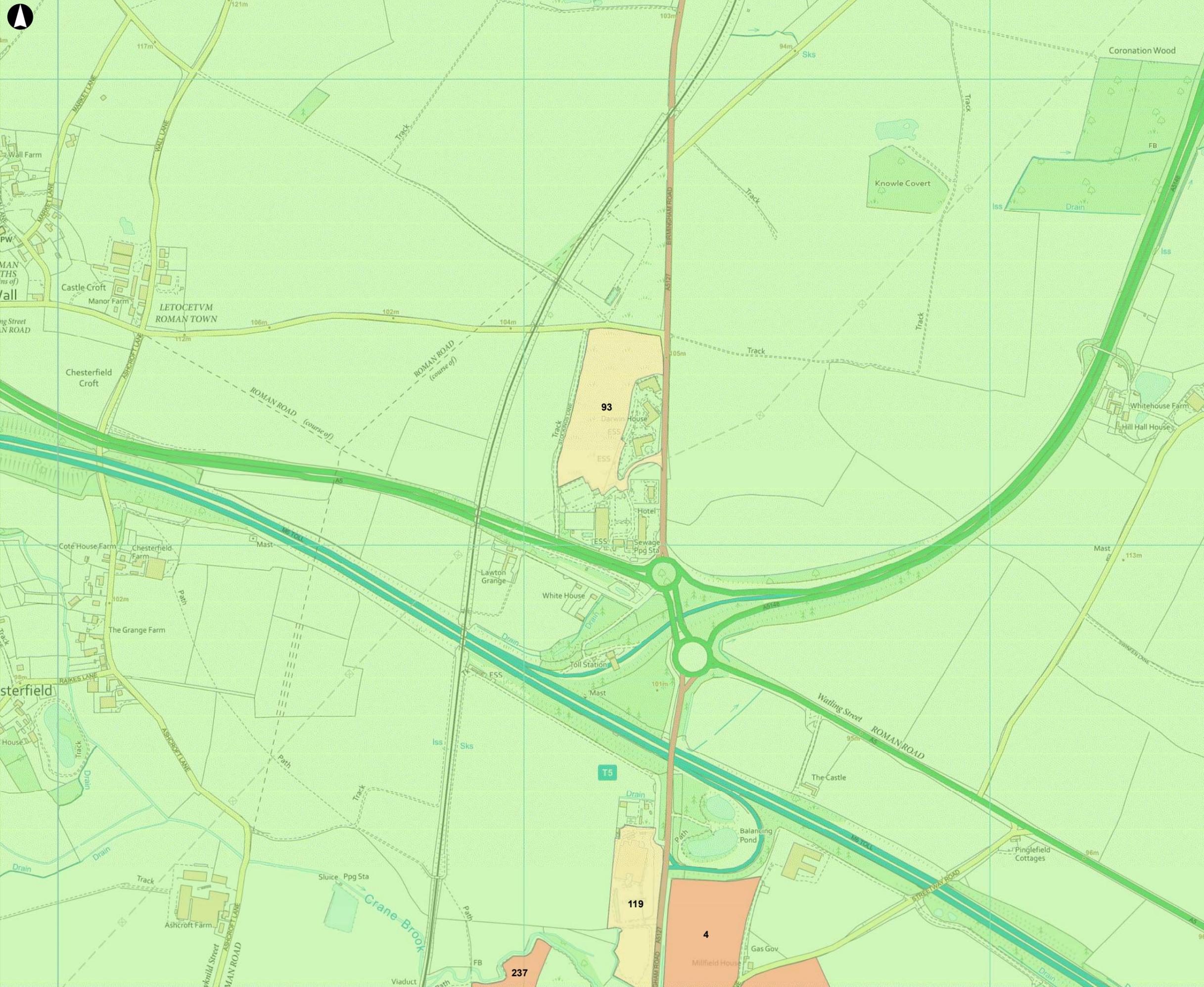
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Suitability  
**Draft**

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**Key**

- District Boundary
- Green Belt

**Parcel Overall Assessment**

- Minor Role
- Moderate Role
- Important Role

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Project Title  
**Lichfield Green Belt Study**

Drawing Title  
**SHLAA and ELAA Sites in Green Belt Overall Assessment ELAA Sites (plan 2)**

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Arup Job No <b>278739-00</b>	Suitability <b>Draft</b>
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Name <b>LGB-ARP-SW-DR-PL-0037</b>	Rev <b>02</b>
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## **Appendix G**

### **Stage 3: Green Belt Impact Assessment Forms**

## G1 Armitage with Handsacre

Green Belt Site Reference	SHLAA 70 Land at Brick Kiln Farm, Armitage with Handsacre
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Armitage with Handsacre and Longdon. Due to the size of the site and the gap, this would represent a small decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Armitage with Handsacre however the site is enclosed by the settlement to the north and west which would reduce the perception of encroachment to an extent.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are five sites around Armitage with Handsacre which made either a minor or moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by Hood Lane to the west which would represent a recognisable and permanent boundary. The south eastern boundary consisting of a field boundary with trees and hedgerow would need to be strengthened to create a recognisable and permanent boundary. There are no alternative boundaries to the south east.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Armitage with Handsacre however the site is enclosed by the settlement to the north and west which would reduce the perception of encroachment to an extent. Development could be seen as ‘rounding off’ the settlement pattern. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Hood Lane and through strengthening the existing south eastern boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 127: Church Farm, Armitage
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Armitage with Handsacre and Rugeley. Due to the location and the size of the site and given that the Armitage already extends up to the western boundary of the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Armitage with Handsacre however the site is enclosed by existing development to the north, west and east which would reduce the perception of encroachment.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are five sites around Armitage with Handsacre which made either a minor or moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside.</p>
Would a new Green Belt boundary be defined using physical features that are readily	<p>In order to create a new recognisable and permanent Green Belt boundary, the existing northern and western boundaries which consist of residential curtilages and field boundaries would need to be strengthened to ensure their permanence. There are no alternative boundaries to the north and west.</p>

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Armitage with Handsacre however the site is enclosed by existing development to the north, west and east which would reduce the perception of encroachment. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. In order to create a new recognisable and permanent Green Belt boundary, the existing northern and western boundaries would need to be strengthened.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 185: Land to the South of Rugeley Road, Armitage
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would reduce the gap between Armitage with Handsacre and Rugeley. Due to the location and shape of the site, this would represent a small decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the overall size of Armitage with Handsacre.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are five sites around Armitage with Handsacre which made either a minor or moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside.</p>
Would a new Green Belt boundary be defined using physical features that are readily	<p>A new recognisable and permanent Green Belt boundary would be created consisting of Rectory Lane/Bardy Lane to the east. The existing western and southern boundaries consisting of field boundaries would need to be strengthened to create a recognisable and permanent boundary. There are no alternative boundaries which could be utilised to the west and south.</p>

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area and it would not impact the setting or character of a historic town. Development of the site would result in a small decrease in the gap between Armitage with Handsacre and Rugeley however it would not result in neighbouring towns merging. Development of the site would entail a small incursion into undeveloped countryside relative to the overall size of Armitage with Handsacre. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of Rectory Lane/Bardy Lane and through strengthening the existing southern and western boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 286: Land west of Lichfield Road, Handsacre
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would reduce the gap between Armitage with Handsacre and Longdon. Due to the location and shape of the site, this would represent a small decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside. Relative to the overall size of Armitage with Handsacre, this would not be large.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are five sites around Armitage with Handsacre which made either a minor or moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside.</p>
Would a new Green Belt boundary be defined using physical features that are readily	<p>A new recognisable and permanent Green Belt boundary would be created consisting of Lichfield Road to the east. The existing western and southern boundaries consisting of field boundaries would need to be strengthened to create a recognisable and permanent boundary. There are no alternative boundaries which could be utilised to the west and south.</p>

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area and it would not impact the setting or character of a historic town. Development of the site would result in a small decrease in the gap between Armitage with Handsacre and Longdon however it would not result in neighbouring towns merging. Development of the site would entail an incursion into undeveloped countryside however relative to the overall size of Armitage with Handsacre, this would not be large. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of Lichfield Road and through strengthening the existing southern and western boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 288: East of Lichfield Road, Handsacre
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Armitage with Handsacre and Longdon and Armitage with Handsacre and Lichfield. Due to the location and shape of the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Armitage with Handsacre.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are five sites around Armitage with Handsacre which made either a minor or moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside.</p>
Would a new Green Belt boundary be defined using physical features that are readily	<p>A new recognisable and permanent Green Belt boundary would be created consisting of Lichfield Road to the west and the West Coast Mainline to the east. The existing southern boundary consisting of a field boundary with trees and hedgerow would need to be strengthened to create a recognisable and permanent boundary. There are no alternative boundaries which could be utilised to south.</p>

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Armitage with Handsacre. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Lichfield Road, the West Coast Mainline and through strengthening the existing southern boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

## G2 Brownhills (north of)

Green Belt Site Reference	SHLAA 27: Land Off Whitehorse Road
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent small localised growth of the large built-up area of Brownhills (which links to the West Midlands conurbation). Given that the site adjoins Brownhills along its eastern and southern boundary, development of the site could be seen as ‘rounding off’ the settlement pattern to a degree and it would therefore not represent unrestricted sprawl. In addition, development would be contained by the M6 toll to the north west.</p> <p>Purpose 2 - Development of the site would reduce the gap in this location between Brownhills and Burntwood (to the north) however the gap is already narrower to the east of the site. The M6 toll represents a strong physical boundary between the neighbouring towns. Development would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Brownhills however the perception of encroachment would be reduced as the site is partially enclosed by the settlement to the east and south and the M6 toll to the north west.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are two sites around Brownhills which made either a minor or moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (safeguarding the countryside from encroachment) as it would represent a larger incursion into undeveloped countryside (predominantly due to SHLAA 216).</p> <p>The sites to the south of Burntwood were not taken through to Stage 3 and therefore there is no cumulative impact on purpose 2 (preventing towns from merging).</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be strongly defined by the M6 Toll to the north west which represents a recognisable and permanent boundary. The remaining northern boundary consisting of an access road and the western boundary consisting of mature trees would need to be strengthened to ensure their permanence.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would represent small localised growth of the large built-up area of Brownhills however it could be seen as ‘rounding off’ the settlement pattern to a degree and it would therefore not represent unrestricted sprawl. Development of the site would reduce the gap between Brownhills and Burntwood however the gap is already narrower to the east of the site and the M6 toll provides a strong physical boundary. Development would not result in neighbouring towns merging. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Brownhills however the perception of encroachment would be reduced as the site is partially enclosed by the settlement to the east and south and contained by the M6 toll to the north west. Development would not impact the setting or character of a historic town. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of the M6 Toll and through strengthening the other existing boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 216: Land at Highfields House Farm, Burntwood
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent localised growth of the large built-up area of Brownhills (which links to the West Midlands conurbation). Given that the site forms part of a gap between two residential areas of Brownhills, development of the site could be seen as ‘rounding off’ the settlement pattern to an extent and it would therefore not represent unrestricted sprawl. In addition, development would be contained by the M6 toll to the north and Pool Lane to the east.</p> <p>Purpose 2 - Development of the site would reduce the gap in this location between Brownhills and Burntwood (to the north east) however the gap is already narrower to the east of the site. The M6 toll represents a strong physical boundary between the neighbouring towns. Development would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Brownhills.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are two sites around Brownhills which made either a minor or moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts.</p> <p>The sites to the south of Burntwood were not taken through to Stage 3 and therefore there is no cumulative impact on purpose 2 (preventing towns from merging).</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be strongly defined by the M6 Toll to the north, Pool Lane to the east and Watling Street (A5) to the south which all represent recognisable and permanent boundaries.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would represent localised growth of the large built-up area of Brownhills however development would be contained by the M6 toll and Pool Lane and it could be seen as ‘rounding off’ the settlement pattern to an extent, therefore it would not represent unrestricted sprawl. Development of the site would reduce the gap between Brownhills and Burntwood however the gap is already narrower to the east of the site and the M6 toll provides a strong physical boundary. Development would not result in neighbouring towns merging. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Brownhills. Development would not impact the setting or character of a historic town. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of the M6 Toll, Pool Lane and Watling Street.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

## G3 Burntwood (including St Matthews)

Green Belt Site Reference	SHLAA 130: Land to the East of Rugeley Road
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent small localised growth of the large built-up area of Burntwood (including St Matthews). Development of the site (alongside SHLAA 172) could be seen as ‘rounding off’ the settlement pattern and would therefore not represent unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would have no impact on preventing neighbouring towns from merging as it is enclosed by the settlement and is not located between two neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Burntwood.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are eight sites around Burntwood (including St Matthews) which made a moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (safeguarding the countryside from encroachment) as it would represent a greater incursion into undeveloped countryside although relative to the size of Burntwood this would still be fairly small.</p>

	<p>The site is adjacent to SHLAA 172 and SHLAA 267. If combined, these sites would be enclosed by the settlement to the east, south and west and therefore development could be seen as ‘rounding off’ the settlement pattern. The combined release of these sites would not exacerbate any of the above impacts. The small areas of land between the sites would also need to be released from the Green Belt in order to avoid islanded pockets of Green Belt remaining.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>If combined with SHLAA 172 and 267, the existing northern boundary consisting of a field boundary and part of a track would need to be strengthened to create a new recognisable and permanent Green Belt boundary. If combined with SHLAA 172 only, Coulter Lane would form a recognisable and permanent eastern boundary.</p> <p>If considered on its own the site’s existing boundaries would all need strengthening to create a new recognisable and permanent Green Belt boundary.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would represent small localised growth of the large built-up area of Burntwood however if taken forward alongside SHLAA 172, it could be seen as ‘rounding off’ the settlement pattern and would therefore not represent unrestricted sprawl. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Burntwood. Development would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Coulter Lane and through strengthening the existing northern boundary (if released alongside SHLAA 172).</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside SHLAA 172)</b></p>	

Green Belt Site Reference	SHLAA 157: Bleak House Farm, Burntwood
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would represent small localised growth of the large built-up area of Burntwood (including St Matthews). Development would be contained by roads and would not represent unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Burntwood and Heath Hayes (Cannock) and Burntwood and Rugeley. Due to the size of the gap and the location of the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Burntwood.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are eight sites around Burntwood (including St Matthews) which made a moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (safeguarding the countryside from encroachment) as it would represent a greater incursion into undeveloped countryside although relative to the size of Burntwood this would still be fairly small.
Would a new Green Belt boundary be defined using physical features that are readily	The new Green Belt boundary would be defined by Sevens Road, Rugeley Road and Ironstone Road which represent recognisable and permanent boundaries.

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would represent small localised growth of the large built-up area of Burntwood however it would be contained by roads and would not represent unrestricted sprawl. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Burntwood. Development would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Sevens Road, Rugeley Road and Ironstone Road.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 172: Land West of Coulter Lane, Burntwood
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent small localised growth of the large built-up area of Burntwood (including St Matthews). Due to its connection to the settlement to the east and south, development of the site could be seen as ‘rounding off’ the settlement pattern and would therefore not represent unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would have no impact on preventing neighbouring towns from merging as it is enclosed by the settlement and is not located between two neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Burntwood.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are eight sites around Burntwood (including St Matthews) which made a moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (safeguarding the countryside from encroachment) as it would represent a greater incursion into undeveloped countryside although relative to the size of Burntwood this would still be fairly small.</p> <p>The site is adjacent to SHLAA 130 and SHLAA 267. If combined, these sites would be enclosed by the settlement to the east, south and west and therefore development could be seen as ‘rounding off’ the settlement pattern. The combined release of these</p>

	sites would not exacerbate any of the above impacts. The small areas of land between the sites would also need to be released from the Green Belt in order to avoid islanded pockets of Green Belt remaining.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	<p>If considered on its own, the site's existing northern and western field boundaries would all need strengthening to create a new recognisable and permanent Green Belt boundary.</p> <p>If combined with SHLAA 130 and 267, the existing northern boundary consisting of a field boundary and part of a track would need to be strengthened to create a new recognisable and permanent Green Belt boundary.</p>
Conclusion	The site has a moderate role to Green Belt purposes. Development of the site would represent small localised growth of the large built-up area of Burntwood however development could be seen as 'rounding off' the settlement pattern and would therefore not represent unrestricted sprawl. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Burntwood. Development would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. The site could be taken forward on its own or alongside SHLAA 130 and/or SHLAA 267. A new recognisable and permanent Green Belt boundary could be created through strengthening the existing northern boundary (if taken forward alongside SHLAA 130. If taken forward on its own, the existing northern and western boundary would need to be strengthened.
<b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b>	

Green Belt Site Reference	SHLAA 187: Land South of St. Matthew's Road
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent very small localised growth of the large built-up area of Burntwood (including St Matthews). It is recommended that the site is extended to the west to connect it to the settlement in this direction. This would reflect the boundaries of Parcel Burntwood St Matthews 4. Development of the site could then be seen as ‘rounding off’ the settlement pattern to an extent and would therefore not represent unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Burntwood (including St Matthews) and Lichfield. Due to the size of the site and the gap, this would represent a small decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Burntwood.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are eight sites around Burntwood (including St Matthews) which made a moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (safeguarding the countryside from encroachment) as it would represent a greater incursion into undeveloped countryside although relative to the size of Burntwood this would still be fairly small.</p>

	<p>The sites to the west of Lichfield were not taken through to Stage 3 (with the exception of SHLAA 12 however this is enclosed by the settlement) and therefore there is no cumulative impact on purpose 2 (preventing towns from merging).</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>Assuming the site is extended to join the settlement to the west, the new Green Belt boundary would be defined by Woodhouses Road to the east which represents a recognisable and permanent boundary. The southern boundary consisting of a field boundary would need to be strengthened to create a new recognisable and permanent Green Belt boundary. There is no alternative boundary to the south which could be utilised.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. It is recommended that the site is extended to the west to connect it to the settlement in this direction. Development of the site would represent very small localised growth of the large built-up area of Burntwood however development could be seen as ‘rounding off’ the settlement pattern to an extent and would therefore not represent unrestricted sprawl. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Burntwood. Development would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Woodhouses Road to the east and through strengthening the existing southern boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (site would need to be extended west to join the settlement)</b></p>	

Green Belt Site Reference	SHLAA 267: Land East of Coulter Lane, Burntwood
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent very small localised growth of the large built-up area of Burntwood (including St Matthews). Due to the shape of the site and its connection to the settlement, development of the site could be seen as ‘rounding off’ the settlement pattern and would therefore not represent unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would have no impact on preventing neighbouring towns from merging as it is enclosed by the settlement and is not located between two neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Burntwood. Parts of the site are relatively enclosed by the settlement which would limit the perception of encroachment to an extent.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are eight sites around Burntwood which made a moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (safeguarding the countryside from encroachment) as it would represent a greater incursion into undeveloped countryside although relative to the size of Burntwood this would still be fairly small.</p> <p>The site is adjacent to SHLAA 130 and SHLAA 172. If combined, these sites would be enclosed by the settlement to the east, south and west and therefore development could be seen as ‘rounding off’ the settlement pattern. The combined release of these</p>

	<p>sites would not exacerbate any of the above impacts. The small areas of land between the sites would also need to be released from the Green Belt in order to avoid islanded pockets of Green Belt remaining.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>If considered on its own, the new Green Belt boundary would be defined by Coulter Lane to the west which represents a recognisable and permanent boundary. The site’s existing northern boundary consisting of woodland and the north eastern boundary which is not defined by any physical features would need to be strengthened to create a new recognisable and permanent Green Belt boundary.</p> <p>If combined with SHLAA 130 and 172, the existing northern boundary consisting of a field boundary and part of a track would need to be strengthened to create a new recognisable and permanent Green Belt boundary.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would represent small localised growth of the large built-up area of Burntwood however development could be seen as ‘rounding off’ the settlement pattern and would therefore not represent unrestricted sprawl. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Burntwood and parts of the site are relatively enclosed by the settlement which would limit the perception of encroachment to an extent. Development would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. The site could be taken forward on its own or alongside SHLAA 172 and/or 130. If taken forward on its own, a new recognisable and permanent Green Belt boundary could be created consisting of Coulter Lane and through strengthening the existing northern and north eastern boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 284: Land North of Chorley Road, Boney Hay, Burntwood
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent very small localised growth of the large built-up area of Burntwood (including St Matthews). Due to its connection to the settlement to the east and south, development of the site could be seen as ‘rounding off’ the settlement pattern to an extent and would therefore not represent unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Burntwood and Rugeley however due to the size of the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Burntwood. The site is relatively enclosed by the settlement to the east and south and there is existing development to the north east and west which would limit the perception of encroachment to an extent.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are eight sites around Burntwood (including St Matthews) which made a moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (safeguarding the countryside from encroachment) as it would represent a greater incursion into undeveloped countryside although relative to the size of Burntwood this would still be fairly small.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site’s existing northern and western boundaries which are defined by field boundaries, the limits of surrounding development and partly by no physical features on the ground would all need to be strengthened to create a new recognisable and permanent Green Belt boundary. There are no alternative boundaries to the north and west which could be utilised.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would represent very small localised growth of the large built-up area of Burntwood however development of the site could be seen as ‘rounding off’ the settlement pattern to an extent and would therefore not represent unrestricted sprawl. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Burntwood and the site is relatively enclosed by the settlement to the east and south and there is existing development to the north east and west which would limit the perception of encroachment to an extent. Development would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. The site’s existing northern and western boundaries would need to be strengthened to create a new recognisable and permanent Green Belt boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 346: Land north of Meg Lane, Burntwood
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent small localised growth of the large built-up area of Burntwood (including St Matthews). Due to its connection to the settlement to the south and west, development of the site could be seen as ‘rounding off’ the settlement pattern to an extent and would therefore not represent unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Burntwood and Rugeley however due to the size of the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Burntwood. The site is relatively enclosed by the settlement to the south and west which would limit the perception of encroachment to an extent.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are eight sites around Burntwood (including St Matthews) which made a moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (safeguarding the countryside from encroachment) as it would represent a greater incursion into undeveloped countryside although relative to the size of Burntwood this would still be fairly small.</p>

	<p>It is noted that SHLAA 166 was assessed as making an overall important role to Green Belt purposes. This was because it was assessed on its own taking into account its individual boundaries and characteristics. It would need to be released alongside this site in order to avoid islanded pockets of Green Belt. This also applies to the pockets of land to the south of the site.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by Meg Lane to the north and east which represents a recognisable and permeant boundary.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would represent very small localised growth of the large built-up area of Burntwood however development of the site could be seen as ‘rounding off’ the settlement pattern to an extent and would therefore not represent unrestricted sprawl. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Burntwood although the site is relatively enclosed by the settlement to the south and west which would limit the perception of encroachment to an extent. Development would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Meg Lane.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 372: Land at 117 Norton Lane
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent very small localised growth of the large built-up area of Burntwood (including St Matthews). There is already a limited amount of development within the site and given its connection to the settlement along its northern and eastern boundary, development of the site could be seen as ‘rounding off’ the settlement pattern to an extent and would therefore not represent unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Burntwood and Hammerwich. Due to the location and size of the site and given that the settlement already extends further south, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into partly undeveloped countryside relative to the size of Burntwood. The site already includes a derelict residential property which would limit the perception of encroachment into the countryside.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are eight sites around Burntwood (including St Matthews) which made a moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (safeguarding the countryside from encroachment) as it would represent a greater incursion into undeveloped countryside although relative to the size of Burntwood this would still be fairly small.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site’s existing southern and western boundaries consisting of the residential curtilage and a field boundary would need to be strengthened to create a new recognisable and permanent Green Belt boundary. There are no alternative boundaries to the south and west which could be utilised.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would represent very small localised growth of the large built-up area of Burntwood (including St Matthews) however development of the site could be seen as ‘rounding off’ the settlement pattern to an extent and would therefore not represent unrestricted sprawl. Development of the site would entail a very small incursion into partly undeveloped countryside relative to the size of Burntwood however the site already includes a derelict residential property which would limit the perception of encroachment. Development would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created through strengthening the existing southern and western boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

## G4 Drayton Bassett

Green Belt Site Reference	SHLAA 243: Land off Salts Lane, Drayton Bassett
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Drayton Bassett and Tamworth. Due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Drayton Bassett.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are two sites around Drayton Bassett which made a moderate role to Green Belt purposes. Both of these sites are located to the east of the settlement. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site has a fairly limited connection to the settlement, and it would need to be extended to the west in order to completely join the settlement. Assuming the site is extended to the west, the new Green Belt boundary would be defined by Salts Lane to the south, by a track to the east and mature tree belt to the north which represent recognisable boundaries however the eastern and northern boundaries could be strengthened to ensure their permanence.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. It is recommended that the site is extended to the west in order to completely join the settlement as it currently has a fairly limited connection to the settlement. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Drayton Bassett. Overall, the removal of the site from the Green Belt is not likely to harm to the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Salts Lane and through strengthening the existing northern and eastern boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (site would need to be extended west to join the settlement)</b></p>	

Green Belt Site Reference	SHLAA 311: Land to North of Salts Lane, Drayton Bassett
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Drayton Bassett and Tamworth. Due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside. Relative to the size of Drayton Bassett, this would not be large.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>Given the shape of the site, it would need to be taken forward alongside SHLAA 243. The pockets of Green Belt between the sites would also need to be released in order to avoid islanded pockets of Green Belt remaining. Collectively, the release of both sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside. Relative to the size of Drayton Bassett, this would not represent a significant incursion however it would be noticeable.</p>
Would a new Green Belt boundary be defined using	<p>Assuming the site is taken forward alongside SHLAA 243, the new Green Belt boundary would be defined by Edden’s Wood to the north and Salts Lane to the south which represent recognisable and permanent boundaries. The site’s eastern boundary is not</p>

<p>physical features that are readily recognisable and likely to be permanent?</p>	<p>currently defined by any physical features on the ground and a new recognisable and permanent boundary would need to be created. There is no alternative boundary to the east which could be utilised.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Given the shape of the site, it would need to be taken forward alongside SHLAA 243 and the cumulative release of both sites would represent an incursion into undeveloped countryside which relative to the size of Drayton Bassett would not be significant but would be noticeable. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of Salts Lane, Edden’s Wood and by creating a recognisable and permanent eastern boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside SHLAA 243)</b></p>	

## G5 Fazeley, Mile Oak and Bonehill

Green Belt Site Reference	ELAA 33: Mile Oak Business Centre
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Fazeley, Mile Oak &amp; Bonehill and Shenstone. Due to the size of the site and the gap and the fact that the settlement already extends further west beyond the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – The site is already developed with Mile Oak Business Centre and therefore development would not be perceived as encroachment into the countryside.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are thirteen sites around Fazeley, Mile Oak &amp; Bonehill which made either a minor or moderate role to Green Belt purposes. The following sites are located to the north of Fazeley, Mile Oak &amp; Bonehill: ELAA 33, 176. SHLAA 71, 72, 106, 173, 330, 371. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3</p>

	<p>(encroachment into the countryside) as it would entail a greater incursion into undeveloped countryside although some of these sites already have development within them and would not be perceived as encroachment.</p> <p>The site does not directly adjoin the settlement however it is in close proximity and visually connected. In order to avoid islanded pockets of Green Belt release, the site would either need to be extended to the south or it would need to be taken forward alongside the adjacent sites to the east (ELAA 176 and SHLAA 371). The area to the south has not been put forward and further investigation would be required.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>Assuming the site is extended south and/or taken forward alongside adjacent sites in order to connect it to the settlement, the new Green Belt boundary would be defined by the A5 to the north which represents a recognisable and permanent boundary. The western boundary consisting of the existing curtilage would need to be strengthened to create a recognisable and permanent boundary.</p>
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, it would not represent encroachment into the countryside, and it would not impact the setting or character of a historic town. The site does not directly adjoin the settlement however it is in close proximity and is visually connected. The site could not be taken forward on its own and would need to be extended to the south and/or taken forward alongside the adjacent sites to the east in order to connect it to the settlement. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt, provided that the site is extended to connect it to the settlement. A new recognisable and permanent Green Belt boundary could be created consisting of the A5 to the north and through strengthening the western boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (site would need to be extended south and/or taken forward alongside adjacent ELAA 176 and SHLAA 371 to be considered)</b></p>	

Green Belt Site Reference	SHLAA 71: Land off Aldin Close/Plantation Ln, Mile Oak
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would not reduce the gap between Fazeley, Mile Oak &amp; Bonehill and Tamworth as the majority of the site is located to the west of the Bonehill. A small section of the site is located to the north of Bonehill however development in this location would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Fazeley, Mile Oak &amp; Bonehill. There is existing development to the south west of the site consisting of Sir Robert Peel Hospital which reduces the perception of encroachment to an extent.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are thirteen sites around Fazeley, Mile Oak &amp; Bonehill which made either a minor or moderate role to Green Belt purposes. The following sites are located to the north of Fazeley, Mile Oak &amp; Bonehill: ELAA 33, 176. SHLAA 71, 72, 106, 173, 330, 371. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a greater incursion into undeveloped countryside although some of these sites already have development within them and would not be perceived as encroachment.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by the A5 to the north, The Green to the south, and Plantation Lane to the west which represent recognisable and permanent boundaries.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Fazeley, Mile Oak &amp; Bonehill. There is existing development to the south west of the site consisting of Sir Robert Peel Hospital which reduces the perception of encroachment to an extent. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of the A5, The Green and Plantation Lane.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 72: Land off Lichfield Street/ Park Lane, Mile Oak
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would have no impact on preventing neighbouring towns from merging as it is enclosed by the settlement and is not located between two neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Fazeley, Mile Oak &amp; Bonehill. The site is enclosed by the settlement to the north, east and south with Sir Robert Peel Hospital further west therefore the perception of encroachment would be limited.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are thirteen sites around Fazeley, Mile Oak &amp; Bonehill which made either a minor or moderate role to Green Belt purposes. The following sites are located to the north of Fazeley, Mile Oak &amp; Bonehill: ELAA 33, 176. SHLAA 71, 72, 106, 173, 330, 371. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a greater incursion into undeveloped countryside although some of these sites already have development within them or are enclosed by the settlement and would not be perceived as encroachment.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The existing western boundary consisting of a field boundary would need to be strengthened to create a new recognisable and permanent boundary. Alternatively, the site could be combined with SHLAA 106 in order to use the boundary of Plantation Lane to the west and The Green to the north which would represent recognisable and permanent boundaries.</p>
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Fazeley, Mile Oak &amp; Bonehill. The site is enclosed by the settlement to the north, east and south with Sir Robert Peel Hospital further west therefore the perception of encroachment would be limited. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created by combining the site with SHLAA 106. The boundary would be formed by The Green and Plantation Lane. If the site were taken forward on its own, the western boundary would need to be strengthened to form a recognisable and permanent new Green Belt boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside SHLAA 106)</b></p>	

Green Belt Site Reference	SHLAA 106: Mile Oak, Fazeley
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would have no impact on preventing neighbouring towns from merging as it is enclosed by the settlement and is not located between two neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Fazeley, Mile Oak &amp; Bonehill. The site is enclosed by the settlement to the north and south and to the west by Sir Robert Peel Hospital therefore the perception of encroachment would be limited.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are thirteen sites around Fazeley, Mile Oak &amp; Bonehill which made either a minor or moderate role to Green Belt purposes. The following sites are located to the north of Fazeley, Mile Oak &amp; Bonehill: ELAA 33, 176. SHLAA 71, 72, 106, 173, 330, 371. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a greater incursion into undeveloped countryside although some of these sites already have development within them or are enclosed by the settlement and would not be perceived as encroachment.</p> <p>The site should be taken forward alongside SHLAA 72 in order to avoid an islanded pocket of Green Belt to the east. The collective release of the two sites would not exacerbate any of the above impacts.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>Assuming the site is taken forward along SHLAA 72, the new Green Belt boundary would be defined by The Green and Plantation Lane which represent recognisable and permanent boundaries.</p>
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Fazeley, Mile Oak &amp; Bonehill. The site is enclosed by the settlement to the north and south and to the west by Sir Robert Peel Hospital therefore the perception of encroachment would be limited. The site could not be taken forward on its own and would need to be taken forward alongside SHLAA 72 in order to avoid an islanded pocket of Green Belt. The combined release of these sites would not exacerbate any of the above impacts. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of The Green and Plantation Lane.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside SHLAA 72)</b></p>	

Green Belt Site Reference	SHLAA 152: Land west of Sutton Road, Mile Oak
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Fazeley, Mile Oak &amp; Bonehill and Shenstone. Due to the size of the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside. Development would extend the settlement beyond Sutton Road (A453) which represents the defined western boundary of the settlement and would therefore increase the perception of encroachment.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are thirteen sites around Fazeley, Mile Oak & Bonehill which made either a minor or moderate role to Green Belt purposes. This is the only site located to the west of Fazeley, Mile Oak & Bonehill.
Would a new Green Belt boundary be defined using physical features that are readily	The new Green Belt boundary would be defined by Hints Road and Roman Road to the north and Bourne Brook Cut to the south which represent recognisable and permanent boundaries. The western boundary consisting of a field boundary with trees and hedgerow would need to be strengthened to create a recognisable and permanent boundary. There is no alternative boundary to the west.

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail an incursion into undeveloped countryside. Development would extend the settlement beyond Sutton Road (A453) which represents the defined western boundary of the settlement and would therefore increase the perception of encroachment. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of Hints Road and Roman Road to the north, Bourne Brook Cut to the south and through strengthening the western boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 173: Land West of Sir Robert Peel Hospital, Mile Oak
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Purpose 2 - Development of the site would have no impact on preventing neighbouring towns from merging as it is not located between two neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Fazeley, Mile Oak &amp; Bonehill. There is existing development to the east consisting of Sir Robert Peel Hospital and to the north west and further west which reduces the perception of encroachment to an extent.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are thirteen sites around Fazeley, Mile Oak &amp; Bonehill which made either a minor or moderate role to Green Belt purposes. The following sites are located to the north of Fazeley, Mile Oak &amp; Bonehill: ELAA 33, 176. SHLAA 71, 72, 106, 173, 330, 371. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a greater incursion into undeveloped countryside although some of these sites already have development within them or are enclosed by the settlement and would not be perceived as encroachment.</p>
Would a new Green Belt boundary be defined using	<p>The new Green Belt boundary would be defined by Sutton Road and the A5 slip road to the north which represents a recognisable and permanent boundary. The western boundary consisting of a field boundary and farm curtilage and the western boundary</p>

<p>physical features that are readily recognisable and likely to be permanent?</p>	<p>consisting of the curtilage of the hospital marked by trees and hedgerow would need to be strengthened to create a recognisable and permanent boundary. Alternatively, the site could be combined with SHLAA 330 and 371 in order to use the boundary of Sutton Road (A453) and Plantation Lane to the west and east which would represent recognisable and permanent boundaries.</p>
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Fazeley, Mile Oak &amp; Bonehill. There is existing development to the east consisting of Sir Robert Peel Hospital and to the north west and further west which reduces the perception of encroachment to an extent. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created by combining the site with SHLAA 330 and 371. The boundary would be formed by Sutton Road (A453), the A5 slip road and Plantation Lane. If the site were taken forward on its own, the eastern and western boundaries would need to be strengthened to form a recognisable and permanent new Green Belt boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside SHLAA 330 and 371)</b></p>	

Green Belt Site Reference	ELAA 176: North of Sutton Road
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Fazeley, Mile Oak &amp; Bonehill and Shenstone. Due to the size of the site and the gap and the fact that the settlement already extends further west beyond the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Fazeley, Mile Oak and Bonehill however the perception of encroachment would be reduced as the site is enclosed by existing development to the south, west and north east.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are thirteen sites around Fazeley, Mile Oak &amp; Bonehill which made either a minor or moderate role to Green Belt purposes. The following sites are located to the north of Fazeley, Mile Oak &amp; Bonehill: ELAA 33, 176. SHLAA 71, 72, 106, 173, 330, 371. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a greater incursion into undeveloped countryside although some of these sites already have development within them and would not be perceived as encroachment.</p> <p>The site does not directly adjoin the settlement however it is in close proximity and visually connected. In order to avoid islanded pockets of Green Belt release, the site would either need to be extended to the south to include the car dealership or it would need</p>

	to be taken forward alongside the adjacent site or sites to the east (SHLAA 371). The area to the south has not been put forward and further investigation would be required.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	Assuming the site is extended south and/or taken forward alongside adjacent sites in order to connect it to the settlement, the new Green Belt boundary could be defined by the A5 to the north which represents a recognisable and permanent boundary. The western boundary consisting of the curtilage of the business centre would need to be strengthened to create a recognisable and permanent boundary.
Conclusion	The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Fazeley, Mile Oak and Bonehill however the perception of encroachment would be reduced as the site is enclosed by existing development to the south, west and north east. The site does not directly adjoin the settlement however it is in close proximity and is visually connected. The site could not be taken forward on its own and would need to be extended to the south and/or taken forward alongside the adjacent site(s) to the east in order to connect it to the settlement. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt, provided that the site is extended to connect it to the settlement. A new recognisable and permanent Green Belt boundary could be created consisting of the A5 to the north and through strengthening the western boundary.
<b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (site would need to be extended south and/or taken forward alongside adjacent SHLAA 371 to be considered)</b>	

Green Belt Site Reference	ELAA 177: North of Drayton Manor Park Drive
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Fazeley, Mile Oak &amp; Bonehill and Drayton Basssett. However due to the significant levels of existing development between the settlements and given the size of the site, this would not have a noticeable impact on the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into predominantly undeveloped countryside. The site is enclosed by existing development to the north and west consisting of Drayton Manor Business Park and Drayton Manor Theme Park which reduces the perception of encroachment to an extent.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are thirteen sites around Fazeley, Mile Oak &amp; Bonehill which made either a minor or moderate role to Green Belt purposes. There are four sites located to the south of the settlement, these are: SHLAA 312 and 368 and ELAA 177 and 184. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would increase the incursion into undeveloped countryside.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site does not directly adjoin the settlement and it is physically and visually separate due to Bourne Brook, the mature tree belt and the Birmingham and Fazeley Canal which separate the site from the settlement. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release.</p> <p>If the site were released on its own, the new Green Belt boundary would be defined by Drayton Manor Drive to the south, Coleshill Road to the east, and Swiss Lodge Drive to the west which represent recognisable and permanent boundaries. The northern boundary consisting of the access road into the business park and the curtilage of the business park would need to be strengthened to create a recognisable and permanent boundary.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into predominantly undeveloped countryside. The site is enclosed by existing development to the north and west consisting of Drayton Manor Business Park and Drayton Manor Theme Park which reduces the perception of encroachment to an extent. However, the site does not directly adjoin Fazeley, Mile Oak and Bonehill and it is physically and visually separate due to Bourne Brook, the mature tree belt and the Birmingham and Fazeley Canal which separate the site from the settlement. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release and therefore the 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.</p>
<p><b>RECOMMENDATION: EXCLUDE SITE FROM PROCESS</b></p>	

Green Belt Site Reference	ELAA 184: Drayton Manor Industrial Estate
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would reduce the gap between Fazeley, Mile Oak &amp; Bonehill and Drayton Bassett. However due to the significant levels of existing development between the settlements and the fact the site is already developed, this would not have a noticeable impact on the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – The site is already completely developed with Drayton Manor Business Park and it is adjacent to existing development (Drayton Manor Theme Park) and therefore development would not be perceived as encroachment into the countryside.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are thirteen sites around Fazeley, Mile Oak &amp; Bonehill which made either a minor or moderate role to Green Belt purposes. There are four sites located to the south of the settlement, these are: SHLAA 312 and 368 and ELAA 177 and 184. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would increase the incursion into undeveloped countryside.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site does not directly adjoin the settlement and it is physically and visually separate due to Bourne Brook, the mature tree belt and the Birmingham and Fazeley Canal which separate the site from the settlement. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release.</p> <p>If the site were released on its own, the new Green Belt boundary would be defined by Bourne Brook to the north, the Birmingham and Fazeley Canal and Coleshill Road to the east, and Swiss Lodge Drive to the west which represent recognisable and permanent boundaries. The southern boundary consisting of the access road into the business park and the curtilage of the business park would need to be strengthened to create a recognisable and permanent boundary.</p>
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, it would not represent encroachment into the countryside, and it would not impact the setting or character of a historic town. However, the site does not directly adjoin Fazeley, Mile Oak and Bonehill and it is physically and visually separate due to Bourne Brook, the mature tree belt and the Birmingham and Fazeley Canal which separate the site from the settlement. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release and therefore the 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.</p>
<p><b>RECOMMENDATION: EXCLUDE FROM PROCESS</b></p>	

Green Belt Site Reference	SHLAA 312: Land off Mile Oak/Fazeley
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Fazeley, Mile Oak &amp; Bonehill and Drayton Bassett. Due to the size of the site and the gap, and the existing development between the settlements, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Fazeley, Mile Oak &amp; Bonehill. There is existing development to the south of part of the site consisting of Drayton Manor Theme Park which reduces the perception of encroachment to an extent.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are thirteen sites around Fazeley, Mile Oak &amp; Bonehill which made either a minor or moderate role to Green Belt purposes. There are four sites located to the south of the settlement, these are: SHLAA 312 and 368 and ELAA 177 and 184. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would increase the incursion into undeveloped countryside although ELAA 184 is already developed.</p>
<p>Would a new Green Belt boundary be defined using</p>	<p>The new Green Belt boundary would be defined partly by Bourne Brook to the south which represents a recognisable and permanent boundary. The remaining southern and western boundaries consisting of the curtilage of Drayton Manor Theme Park</p>

<p>physical features that are readily recognisable and likely to be permanent?</p>	<p>and field boundaries would need to be strengthened to create a recognisable and permanent boundary. There are no alternative boundaries, unless the site was reduced in size to only include the eastern section with Bourne Brook Cut forming the western boundary.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Fazeley, Mile Oak &amp; Bonehill. There is existing development to the south of part of the site consisting of Drayton Manor Theme Park which reduces the perception of encroachment to an extent. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Bourne Brook and through strengthening the existing southern and western boundaries. If only part of the site was released (the eastern section), Bourne Brook Cut could form a recognisable and permanent western boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 330: Plantation Lane, Sir Robert Peel Hospital
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would have no impact on preventing neighbouring towns from merging as it is not located between two neighbouring towns.</p> <p>Purpose 3 – The site is already completely developed with Sir Robert Peel Hospital and therefore development would not be perceived as encroachment into the countryside.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are thirteen sites around Fazeley, Mile Oak &amp; Bonehill which made either a minor or moderate role to Green Belt purposes. The following sites are located to the north of Fazeley, Mile Oak &amp; Bonehill: ELAA 33, 176. SHLAA 71, 72, 106, 173, 330, 371. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a greater incursion into undeveloped countryside although some of these sites already have development within them or are enclosed by the settlement and would not be perceived as encroachment.</p>
Would a new Green Belt boundary be defined using physical features that are readily	<p>The new Green Belt boundary would be defined by Plantation Lane to the north and east which represents a recognisable and permanent boundary. The western boundary consisting of the curtilage of the hospital marked by trees and hedgerow would need to be strengthened to create a recognisable and permanent boundary. Alternatively, the site could be combined with SHLAA 173</p>

<p>recognisable and likely to be permanent?</p>	<p>and 371 in order to use the boundary of Sutton Road (A453) and the A5 slip road to the west and north which would represent recognisable and permanent boundaries.</p>
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, it would not represent encroachment into the countryside, and it would not impact the setting or character of a historic town. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created by combining the site with SHLAA 173 and 371. The boundary would be formed by Sutton Road (A453), the A5 slip road and Plantation Lane. If the site were taken forward on its own, the western boundary would need to be strengthened to form a recognisable and permanent new Green Belt boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside SHLAA 173 and 371)</b></p>	

Green Belt Site Reference	SHLAA 368: Land east of Sutton Road, Mile Oak
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Fazeley, Mile Oak &amp; Bonehill and Sutton Coldfield. Due to the shape of the site and the size of the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are thirteen sites around Fazeley, Mile Oak &amp; Bonehill which made either a minor or moderate role to Green Belt purposes. There are four sites located to the south of the settlement, these are: SHLAA 312 and 368 and ELAA 177 and 184. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would increase the incursion into undeveloped countryside.</p>
Would a new Green Belt boundary be defined using physical features that are readily	<p>The new Green Belt boundary would be defined by Bourne Brook to the south, Sutton Road to the west, Seventeen Acre Wood (a TPO woodland) to the east and TPO woodland to the north which represent recognisable and permanent boundaries.</p>

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail an incursion into undeveloped countryside. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of Bourne Brook, Sutton Road, and areas of TPO woodland.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 371: Land at The Bungalow, Bonehill Road, Mile Oak
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Purpose 2 - Development of the site would have no impact on preventing neighbouring towns from merging as it is not located between two neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Fazeley, Mile Oak &amp; Bonehill. There is existing development to the west consisting of a car dealership and commercial uses, to the north consisting of a few residential properties and further to the east consisting of Sir Robert Peel Hospital which reduces the perception of encroachment to an extent.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are thirteen sites around Fazeley, Mile Oak &amp; Bonehill which made either a minor or moderate role to Green Belt purposes. The following sites are located to the north of Fazeley, Mile Oak &amp; Bonehill: ELAA 33, 176. SHLAA 71, 72, 106, 173, 330, 371. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a greater incursion into undeveloped countryside although some of these sites already have development within them or are enclosed by the settlement and would not be perceived as encroachment.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by Sutton Road (A453) to the west which represents a recognisable and permanent boundary. The northern and eastern boundaries consisting of a farm curtilage and a field boundary would need to be strengthened to create a recognisable and permanent boundary. Alternatively, the site could be combined with SHLAA 173 and 330 in order to use the boundary of the A5 slip road to the north and Plantation Lane to the east which would represent recognisable and permanent boundaries.</p>
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Fazeley, Mile Oak &amp; Bonehill. There is existing development to the west consisting of a car dealership and commercial uses, to the north consisting of a few residential properties and further to the east consisting of Sir Robert Peel Hospital which reduces the perception of encroachment to an extent. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created by combining the site with SHLAA 173 and 330. The boundary would be formed by Sutton Road (A453), the A5 slip road and Plantation Lane. If the site were taken forward on its own, the northern and eastern boundaries would need to be strengthened to form a recognisable and permanent new Green Belt boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside SHLAA 173 and 330)</b></p>	

## G6 Hammerwich

Green Belt Site Reference	SHLAA 344: Land west of Hammerwich
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is connected to the settlement of Hammerwich and is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Hammerwich and Burntwood. The gap is already as narrow due to the shape and form of the settlement however it would reduce the gap between other parts of the settlement and Burntwood. It would not result in neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a large incursion into undeveloped countryside relative to the size of Hammerwich and it would appear as a significant encroachment into the countryside. Although the site is partially enclosed by the settlement to the north, east and south, development of the site would significantly alter the existing linear form of the settlement.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are no other sites around Hammerwich which have been considered as part of this study.</p> <p>There is one site to the south east of Burntwood which made a moderate role to Green Belt purposes: SHLAA 372. Collectively, the release of these sites would not further exacerbate any of the above impacts.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by Overton Lane to the west which represents a recognisable and permanent boundary.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging although it would slightly reduce the gap between Hammerwich and Burntwood although the gap is already as narrow. It would not impact the setting or character of a historic town. Development of the site would significantly alter the existing linear form of the settlement and it would entail a large incursion into undeveloped countryside relative to the size of Hammerwich therefore it would appear as a significant encroachment into the countryside. Overall, the 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.</p>
<p><b>RECOMMENDATION: EXCLUDE SITE FROM PROCESS</b></p>	

## G7 Hopwas

Green Belt Site Reference	SHLAA 256: Land off Nursery Lane, Hopwas
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Hopwas and Fazeley, Mile Oak &amp; Bonehill. Due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Hopwas.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are two sites around Hopwas which made a moderate role to Green Belt purposes. Both of these sites are located to the south of the settlement. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site’s southern boundary is not defined by any physical features on the ground and a new recognisable and permanent Green Belt boundary would need to be created to the south. The western boundary consisting of residential curtilages and tree belt would need to be strengthened.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Hopwas. Overall, the removal of the site from the Green Belt is not likely to harm to the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary would need to be created to the south of the site and through strengthening the existing western boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 294: Land off Plantation Lane, Hopwas
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Hopwas and Fazeley, Mile Oak &amp; Bonehill. Due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Hopwas.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are two sites around Hopwas which made a moderate role to Green Belt purposes. Both of these sites are located to the south of the settlement. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Plantation Lane to the west which would represent a recognisable and permanent boundary. The site’s existing southern boundary and short eastern boundary consisting of field boundaries would need to be strengthened to create a recognisable and permanent boundary.

Conclusion	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Hopwas. Overall, the removal of the site from the Green Belt is not likely to harm to the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Plantation Lane and through strengthening the existing southern and eastern boundaries.</p>
<b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b>	

## G8 Lichfield

Green Belt Site Reference	SHLAA 12: Shingle Cottage, South of Abnalls Lane
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent very small localised growth of the large built-up area of Lichfield. Development would be contained by the A51 to the west and it would therefore not represent unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap in this location between Lichfield and Burntwood (including St Matthews) (to the west). Due to the size and location of the site and the fact that the settlement already extends to the A51, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Lichfield.</p> <p>Purpose 4 – The site is adjacent to the historic town of Lichfield. It is in close proximity to the historic core (the conservation area) to the north and east however it is separated by modern residential and commercial development. Development of the site would therefore not change the views towards the historic core from the surrounding Green Belt. It would have a localised effect on the immediate foreground views but would not significantly change these. The site is adjacent to the registered historic park therefore development would need to be sympathetic to this. Overall, development would not harm the setting or special character of the historic town of Lichfield.</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>There are eight sites around Lichfield which all made a moderate role to Green Belt purposes. None of the other sites are located in close proximity to SHLAA 12. Collectively, the release of all of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (safeguarding the countryside from encroachment) as it would increase the incursion into undeveloped countryside, although relative to the size of Lichfield this would be fairly small.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be strongly defined by the A51 to the west which represents a recognisable and permanent boundary. The existing southern and eastern boundaries consisting of established tree belts would need to be strengthened to ensure their permanence.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would represent very small localised growth of the large built-up area of Lichfield however it would be contained by the A51 and it would therefore not represent unrestricted sprawl. Development of the site would not result in neighbouring towns merging. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Lichfield. Although the site is in close proximity to the historic core, development of the site would not change the views towards the historic core from the surrounding Green Belt and therefore development would not harm the setting or special character of the historic town of Lichfield. Development should be sympathetic to the adjacent registered historic park. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of the A51 and through strengthening the existing eastern and southern boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 95: Land north of Fossey Lane
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent very small localised growth of the large built-up area of Lichfield.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap in this location between Lichfield and Burntwood (to the west). Due to the size of the site and the gap and given that the Lichfield already extends further west, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Lichfield.</p> <p>Purpose 4 – The site is adjacent to the historic town of Lichfield. It is not in close proximity to the historic core (the conservation area) however there are some long-distance views towards the historic core from parts of the site. Development of the site would have a localised effect on the immediate foreground views from the surrounding Green Belt. Long distance views towards the historic core would still be possible due to the topography of the surrounding land. Overall, development would not harm the setting or special character of the historic town of Lichfield.</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>There are eight sites around Lichfield which all made a moderate role to Green Belt purposes. The following sites are located to the south west of Lichfield: SHLAA 95, 96, 188, 266, 367. SHLAA 266 and 367 do not directly adjoin the settlement and could not be taken forward on their own. It is therefore recommended that the sites are all combined and considered together. This would reflect the boundaries of Parcel Lichfield 9. The cumulative effect of this is considered in the assessment table for SHLAA 266.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>If considered on its own, the new Green Belt boundary would be defined by Fosseyway Lane to the south and the former railway line to the north which represent recognisable and permanent boundaries. The existing eastern and western boundaries consisting of a residential curtilage and field boundary would need to be strengthened to ensure their permanence.</p>
<p>Conclusion</p>	<p>It is recommended that SHLAA 95, 96, 188, 266 and 367 are combined and considered together. This would reflect the boundaries of Parcel Lichfield 9. See assessment table for SHLAA 266.</p> <p>If considered on its own the following conclusions apply to this site:</p> <p>The site has a moderate role to Green Belt purposes. Development of the site would represent very small localised growth of the large built-up area of Lichfield. Development would not result in neighbouring towns merging. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Lichfield. Development of the site would have a localised effect on the immediate foreground views towards the historic core from the surrounding Green Belt however long distance views would still be possible due to the topography of the surrounding land, and overall, development would not harm the setting or special character of the historic town of Lichfield. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of Fosseyway Lane, the former railway line and through strengthening the existing eastern and western boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 96: Land north of Fossey Lane
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent very small localised growth of the large built-up area of Lichfield.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap in this location between Lichfield and Burntwood (to the west). Due to the size of the site and the gap and given that the Lichfield already extends further west, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Lichfield.</p> <p>Purpose 4 – The site is adjacent to the historic town of Lichfield. It is not in close proximity to the historic core (the conservation area) however there are some long-distance views towards the historic core from parts of the site. Development of the site would have a localised effect on the immediate foreground views from the surrounding Green Belt. Long distance views towards the historic core would still be possible due to the topography of the surrounding land. Overall, development would not harm the setting or special character of the historic town of Lichfield.</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>There are eight sites around Lichfield which all made a moderate role to Green Belt purposes. The following sites are located to the south west of Lichfield: SHLAA 95, 96, 188, 266, 367. SHLAA 266 and 367 do not directly adjoin the settlement and could not be taken forward on their own. It is therefore recommended that the sites are all combined and considered together. This would reflect the boundaries of Parcel Lichfield 9. The cumulative effect of this is considered in the assessment table for SHLAA 266.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>If considered on its own, the new Green Belt boundary would be defined by Fosseyway Lane to the north which represents a recognisable and permanent boundary. The existing eastern and western boundaries are not defined by any physical features on the ground and new recognisable and permanent boundaries would need to be created.</p>
<p>Conclusion</p>	<p>It is recommended that SHLAA 95, 96, 188, 266 and 367 are combined and considered together. This would reflect the boundaries of Parcel Lichfield 9. See assessment table for SHLAA 266.</p> <p>If considered on its own the following conclusions apply to this site:</p> <p>The site has a moderate role to Green Belt purposes. Development of the site would represent very small localised growth of the large built-up area of Lichfield. Development would not result in neighbouring towns merging. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Lichfield. Development of the site would have a localised effect on the immediate foreground views towards the historic core from the surrounding Green Belt however long distance views would still be possible due to the topography of the surrounding land, and overall, development would not harm the setting or special character of the historic town of Lichfield. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of Fosseyway Lane and through creating new boundaries to the east and west.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 146: Grange Lane, Land West of Lichfield
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent very small localised growth of the large built-up area of Lichfield.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Lichfield and Longdon, and Lichfield and Armitage with Handsacre. Due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Lichfield. The site is enclosed by existing development to the east, west and south which limits the perception of encroachment to an extent.</p> <p>Purpose 4 – The site is adjacent to the historic town of Lichfield. It is in close proximity to the historic core (the conservation area) to the south east however it is separated by modern residential development and there are limited views towards the historic core from within the site. Development of the site would have a localised effect on the immediate foreground views towards the historic core from the surrounding Green Belt but this would not be significant given the surrounding development. Overall, development would not harm the setting or special character of the historic town of Lichfield.</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>There are eight sites around Lichfield which all made a moderate role to Green Belt purposes. SHLAA 146 and 147 are located to the north of Lichfield. SHLAA 146 is not directly connected to the settlement and could not be considered on its own. It would have to be taken forward alongside SHLAA 147 in order to avoid islanded pockets of Green Belt release. Collectively, the release of both sites would not exacerbate any of the above impacts.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>Assuming the site is considered alongside SHLAA 147, the new Green Belt boundary would be defined by Grange Lane to the east which represents a recognisable and permanent boundary. The existing northern, western and south eastern boundaries consisting of field boundaries would all need to be strengthened to ensure their permanence.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would represent very small localised growth of the large built-up area of Lichfield. Development of the site would not result in neighbouring towns merging. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Lichfield although the site is enclosed by existing development to the east, west and south which limits the perception of encroachment to an extent. Development of the site would have a localised effect on the immediate foreground views towards the historic core from the surrounding Green Belt but this would not be significant given the surrounding development. Overall, development would not harm the setting or special character of the historic town of Lichfield. The site is not directly connected to the settlement and could not be taken forward on its own. It would have to be considered alongside SHLAA 147 in order to avoid islanded pockets of Green Belt release. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of Grange Lane and through strengthening the existing northern, western and south eastern boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside SHLAA 147)</b></p>	

Green Belt Site Reference	SHLAA 147: Eastern Avenue, Lichfield
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent very small localised growth of the large built-up area of Lichfield.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Lichfield and Longdon, and Lichfield and Armitage with Handsacre. Due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Lichfield. The site is enclosed by existing development to the east, west and north which limits the perception of encroachment to an extent.</p> <p>Purpose 4 – The site is adjacent to the historic town of Lichfield. It is in close proximity to the historic core (the conservation area) to the south east however it is separated by modern residential development. There are views towards the historic core from the southern boundary of the site. Development of the site would have a localised effect on the immediate foreground views towards the historic core from the surrounding Green Belt but this would not be significant given the surrounding development. Overall, development would not harm the setting or special character of the historic town of Lichfield.</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>There are eight sites around Lichfield which all made a moderate role to Green Belt purposes. SHLAA 146 and 147 are located to the north of Lichfield. SHLAA 146 is not directly connected to the settlement and could not be considered on its own. It would have to be taken forward alongside SHLAA 147 in order to avoid islanded pockets of Green Belt release. Collectively, the release of both sites would not exacerbate any of the above impacts.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site’s existing northern, eastern and western boundaries are defined by the limits of the surrounding development which is marked by trees and hedges. These boundaries would all need to be strengthened to ensure their permanence.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would represent very small localised growth of the large built-up area of Lichfield. Development of the site would not result in neighbouring towns merging. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Lichfield although the site is enclosed by existing development to the east, west and north which limits the perception of encroachment to an extent. Development of the site would have a localised effect on the immediate foreground views towards the historic core from the surrounding Green Belt but this would not be significant given the surrounding development. Overall, development would not harm the setting or special character of the historic town of Lichfield. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created by strengthening the existing northern, eastern and western boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 188: Land north of Fosseway Lane, Lichfield
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent very small localised growth of the large built-up area of Lichfield.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap in this location between Lichfield and Burntwood (to the west). Due to the size of the site and the gap and given that the Lichfield already extends further west, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Lichfield.</p> <p>Purpose 4 – The site is adjacent to the historic town of Lichfield. It is not in close proximity to the historic core (the conservation area) and there are limited views towards the historic core from within the site. Development of the site would have a localised effect on the immediate foreground views from the surrounding Green Belt. Long distance views towards the historic core would still be possible due to the topography of the surrounding land. Overall, development would not harm the setting or special character of the historic town of Lichfield.</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>There are eight sites around Lichfield which all made a moderate role to Green Belt purposes. The following sites are located to the south west of Lichfield: SHLAA 95, 96, 188, 266, 367. SHLAA 266 and 367 do not directly adjoin the settlement and could not be taken forward on their own. It is therefore recommended that the sites are all combined and considered together. This would reflect the boundaries of Parcel Lichfield 9. The cumulative effect of this is considered in the assessment table for SHLAA 266.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>If considered on its own, the new Green Belt boundary would be defined by Fosseyway Lane to the south and a residential curtilage to the west which represents a recognisable and permanent boundary.</p>
<p>Conclusion</p>	<p>It is recommended that SHLAA 95, 96, 188, 266 and 367 are combined and considered together. This would reflect the boundaries of Parcel Lichfield 9. See assessment table for SHLAA 266.</p> <p>If considered on its own the following conclusions apply to this site:</p> <p>The site has a moderate role to Green Belt purposes. Development of the site would represent very small localised growth of the large built-up area of Lichfield. Development would not result in neighbouring towns merging. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Lichfield. Development of the site would have a localised effect on the immediate foreground views towards the historic core from the surrounding Green Belt however long distance views would still be possible due to the topography of the surrounding land, and overall, development would not harm the setting or special character of the historic town of Lichfield. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of Fosseyway Lane and the residential curtilage.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 266: Land off Fosseway Lane
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>The boundaries of Parcel Lichfield 9 have been used for the purposes of this assessment as it is assumed that the following sites are combined and considered together: SHLAA 95, 96, 188, 266, 367.</p> <p>Purpose 1 – Development of the site would represent small localised growth of the large built-up area of Lichfield. When the strategic development allocation to the south east of the site is fully built out, development could be considered to ‘round off’ the settlement pattern to a degree and would therefore not represent unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap in this location between Lichfield and Burntwood (to the west). Due to the size of the gap and given it is already narrower to the north, this would represent a small decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Lichfield. When the strategic development allocation is fully built out, the site will be partially enclosed by the settlement which would reduce the perception of encroachment to a degree.</p> <p>Purpose 4 – The site is adjacent to the historic town of Lichfield. It is not in close proximity to the historic core (the conservation area) however there are some long-distance views towards the historic core from parts of the site. Development of the site would have a localised effect on the immediate foreground views from the surrounding Green Belt. Long distance views towards the historic core would still be possible due to the topography of the surrounding land. Overall, development would not harm the setting or special character of the historic town of Lichfield.</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>There are eight sites around Lichfield which all made a moderate role to Green Belt purposes. There are no other sites located to the south west of Lichfield.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by Claypit Lane to the south east, Fosseyway Lane to the west, and the former railway line to the north which represent recognisable and permanent boundaries. The remainder of the western boundary which consists of field boundaries would need to be strengthened to ensure its permanence.</p>
<p>Conclusion</p>	<p>SHLAA 266 does not directly adjoin the settlement and could not be considered on its own. It is therefore recommended that SHLAA 95, 96, 188, 266 and 367 are combined and considered together. This would reflect the boundaries of Parcel Lichfield 9.</p> <p>The site has a moderate role to Green Belt purposes. Development of the site would represent small localised growth of the large built-up area of Lichfield. When the strategic development allocation to the south east is fully built out, development could be considered to ‘round off’ the settlement pattern to a degree and would therefore not represent unrestricted sprawl. Development would not result in neighbouring towns merging. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Lichfield. When the allocation is fully built out, the site will be partially enclosed by the settlement which would reduce the perception of encroachment to a degree. Development of the site would have a localised effect on the immediate foreground views towards the historic core from the surrounding Green Belt however long distance views would still be possible due to the topography of the surrounding land, and overall, development would not harm the setting or special character of the historic town of Lichfield. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of Claypit Lane, Fosseyway Lane, the former railway line and through strengthening the existing western boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside SHLAA 95, 96, 188 and 367 – reflecting the boundaries of Parcel Lichfield 9)</b></p>	

Green Belt Site Reference	SHLAA 367: Land off Sandfields Cottage
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent very small localised growth of the large built-up area of Lichfield.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap in this location between Lichfield and Burntwood (to the west). Due to the size of the site and the gap and given that the Lichfield already extends further west, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into partly undeveloped countryside relative to the size of Lichfield. The site already includes a residential property within a large garden which reduces the perception of encroachment to an extent.</p> <p>Purpose 4 – The site is adjacent to the historic town of Lichfield. It is not in close proximity to the historic core (the conservation area) however there are some long-distance views towards the historic core from parts of the site. Development of the site would have a localised effect on the immediate foreground views from the surrounding Green Belt. Long distance views towards the historic core would still be possible due to the topography of the surrounding land. Overall, development would not harm the setting or special character of the historic town of Lichfield.</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>There are eight sites around Lichfield which all made a moderate role to Green Belt purposes. The following sites are located to the south west of Lichfield: SHLAA 95, 96, 188, 266, 367. SHLAA 266 and 367 do not directly adjoin the settlement and could not be taken forward on their own. It is therefore recommended that the sites are all combined and considered together. This would reflect the boundaries of Parcel Lichfield 9. The cumulative effect of this is considered in the assessment table for SHLAA 266.</p>

	<p>Alternatively, the site could be taken forward along SHLAA 95 and 188. SHLAA 96 could also be included as part of this. The collective release of these sites would not exacerbate any of the above impacts. The land in-between SHLAA 95 and 188 would also need to be included.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>If combined with SHLAA 95 and 188, the new Green Belt boundary would be defined by Fosseyway Lane to the south and the former railway line to the north which represent recognisable and permanent boundaries. The existing western boundary consisting of the curtilage of the property marked by hedgerow and sparse trees would need to be strengthened to ensure its permanence.</p>
<p>Conclusion</p>	<p>It is recommended that SHLAA 95, 96, 188, 266 and 367 are combined and considered together. This would reflect the boundaries of Parcel Lichfield 9. See assessment table for SHLAA 266.</p> <p>The site could not be taken forward on its own as it is not directly connected to the settlement. If taken forward alongside SHLAA 95 and 188, the following conclusions would apply:</p> <p>The site has a moderate role to Green Belt purposes. Development of the site would represent very small localised growth of the large built-up area of Lichfield. Development would not result in neighbouring towns merging. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Lichfield. Development of the site would have a localised effect on the immediate foreground views towards the historic core from the surrounding Green Belt however long distance views would still be possible due to the topography of the surrounding land, and overall, development would not harm the setting or special character of the historic town of Lichfield. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of Fosseyway Lane, the former railway line and through strengthening the western boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside SHLAA 95 and 188)</b></p>	

## G9 Little Aston

Green Belt Site Reference	SHLAA 103: Land off Walsall Road, Little Aston
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is surrounded by the large built-up area of Little Aston (which links to the West Midlands conurbation) and therefore development could be considered to ‘round off’ the settlement pattern.</p> <p>Purpose 2 - Development of the site would have no impact on preventing neighbouring towns from merging as it is not located between two neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Little Aston however the perception of encroachment would be reduced as the site is enclosed by existing development on all sides.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are three sites around Little Aston which made either a minor or moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by Walsall Road to the north which represents a recognisable and permanent boundary.</p>
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area as it could be seen as ‘rounding off’ the settlement pattern, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Little Aston however the perception of encroachment would be reduced as the site is enclosed by existing development on all sides. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Walsall Road.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 144: Tufton Cottage, Roman Road, Little Aston
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is already developed and it is adjacent to the large built-up area of Little Aston (which links to the West Midlands conurbation) to the north and east and therefore development could be considered to ‘round off’ the settlement pattern.</p> <p>Purpose 2 - Development of the site would have no impact on preventing neighbouring towns from merging as it is not located between two neighbouring towns and is enclosed by the settlement.</p> <p>Purpose 3 – The site is already developed with a residential property and therefore development would not be perceived as encroachment. In addition, the site is enclosed by the settlement to the north and east which further limits the perception of encroachment.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are three sites around Little Aston which made either a minor or moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily	The new Green Belt boundary would be defined by the limits of Little Aston Golf Club to the south and west which is defined by trees although given the heavy tree coverage around the golf course this boundary may need strengthening to ensure it is recognisable and permanent.

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area as it could be seen as ‘rounding off’ the settlement pattern, it would not result in neighbouring towns merging, it would not represent encroachment into the countryside as the site is already developed and is enclosed by the settlement to the north and east, and it would not impact the setting or character of a historic town. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created by strengthening the southern and western boundary with Little Aston Golf Club.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 261: Land adjacent to Cottage Farm, Blake Street
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent small localised growth of the large built-up area of Little Aston (which links to the West Midlands conurbation). Given the surrounding existing development in the Green Belt, development could be seen as ‘rounding off’ the pattern of development albeit this is not the settlement pattern. Overall it would not represent unrestricted sprawl.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Little Aston and Shenstone and Little Aston and Stonnall. Due to the size of the site and the gap and the existing intervening development, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Little Aston however the perception of encroachment would be reduced as the site is enclosed by existing development to the east, south and west.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are three sites around Little Aston which made either a minor or moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>In order to create a new recognisable and permanent Green Belt boundary, the site’s existing boundaries would all need to be strengthened to ensure their permanence. The northern and western boundary consists of a fence and hedgerow marking the extent of Aston Wood Golf Club. The eastern and western boundaries consist of the limits of the surrounding development.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would represent small localised growth of the large built-up area but could be seen as ‘rounding off’ the pattern of development and overall it would not represent unrestricted sprawl. Development would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Little Aston however the perception of encroachment would be reduced as the site is enclosed by existing development to the east, south and west. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. The site’s existing boundaries would need to be strengthened to ensure that a new recognisable and permanent Green Belt boundary is created.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

## G10 Longdon

Green Belt Site Reference	SHLAA 124: South and East of Beech Walk, Longdon
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Longdon and Armitage with Handscare (to the north). Due to the location of the site and the existing form of the settlement, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a large incursion into undeveloped countryside relative to the size of Longdon and it would appear as a significant encroachment into the countryside.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are three sites around Longdon which made a moderate role to Green Belt purposes. The sites are located to the north and east of the settlement. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside and it would represent a significant encroachment into the countryside.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site is not directly connected to the settlement along its south western boundary. The site would need to be extended to the settlement in this direction in order to avoid an islanded pocket of Green Belt.</p> <p>The site's existing boundaries are all defined by field boundaries and these would all need to be strengthened to create a new recognisable and permanent Green Belt boundary.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a large incursion into undeveloped countryside relative to the size of Longdon and it would appear as a significant encroachment into the countryside. Overall, the 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.</p>
<p><b>RECOMMENDATION: EXCLUDE SITE FROM PROCESS</b></p>	

Green Belt Site Reference	SHLAA 160: Rear of Church Way, Longdon
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Longdon and Lichfield (to the south east). Due to the size of the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside. Relative to the size of Longdon, this would not be significant, but it would be noticeable.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are three sites around Longdon which made a moderate role to Green Belt purposes. The sites are located to the north and east of the settlement. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside and it would represent a significant encroachment into the countryside.
Would a new Green Belt boundary be defined using physical features that are readily	The new Green Belt boundary would be defined by the A51 to the south which represents a recognisable and permanent boundary. The site’s remaining boundaries consist of field boundaries which would all need to be strengthened to ensure they are recognisable and permanent.

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail an incursion into undeveloped countryside although relative to the size of Longdon, this would not be significant, but it would be noticeable. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of the A51 and through strengthening the other existing boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 207: Land north of Longdon
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Longdon and Armitage with Handsacre (to the north). Due to the size and shape of the site, this would represent a small decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside. Relative to the size of Longdon, this would not be significant, but it would be noticeable.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are three sites around Longdon which made a moderate role to Green Belt purposes. The sites are located to the north and east of the settlement. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside and it would represent a significant encroachment into the countryside.
Would a new Green Belt boundary be defined using physical features that are readily	The new Green Belt boundary would be defined by Hood Lane to the west which represents a recognisable and permanent boundary. The site’s remaining boundaries consist of field boundaries which would all need to be strengthened to ensure they are recognisable and permanent.

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail an incursion into undeveloped countryside although relative to the size of Longdon, this would not be significant, but it would be noticeable. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of Hood Lane and through strengthening the other existing boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

## G11 Norton Canes (Cannock Chase)

Green Belt Site Reference	SHLAA 186: Land East of Brownhills Road
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Norton Canes and Brownhills and Norton Canes and Burntwood. Given the existing development to the south of the site between Norton Canes and Brownhills, development of the site would not have a noticeable impact on the separation of the towns and it would not result in neighbouring towns merging. Given the size of the site and the fact that Chasewater is located between Norton Canes and Burntwood, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would represent a very small incursion into partly undeveloped countryside. However, part of the site is already developed consisting of a car repair and maintenance facility and it is surrounded by existing development to the south and west which would limit the perception of encroachment into the countryside.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are no other sites adjacent to Norton Canes being considered as part of this study. It is noted that land to the south of the site was assessed through the Cannock Chase Green Belt Review (2016) (site NC7).</p> <p>There are no sites to the south west of Burntwood or to the north of Brownhills West being considered as part of this study would otherwise have a cumulative impact on purpose 2 (preventing towns from merging).</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by the railway line to the east and Brownhills Road to the south which represent recognisable and permanent boundaries. The northern boundary which consists of a small water body and tree line would need to be strengthened to ensure its permanence.</p>
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, it would not represent encroachment into the countryside, and it would not impact the setting or character of a historic town. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of the railway line, Brownhills Road and through strengthening the existing northern boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

## G12 Rugeley (Cannock Chase)

Green Belt Site Reference	SHLAA 21: South of Rugeley Road
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would represent very small localised growth of the large built-up area of Rugeley. Given that the site adjoins Rugeley along its northern and western boundary, development of the site could be seen as ‘rounding off’ the settlement pattern to a degree and it would therefore not represent unrestricted sprawl. In addition, development would be contained by the A51 to the east.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Rugeley and Armitage with Handsacre (to the east) in this location however Rugeley already extends further east beyond the site boundary therefore this would have an imperceptible impact on the separation between the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Rugeley however the perception of encroachment into the countryside would be reduced as the site is partially enclosed by the settlement to the north and west, and the A51 to the east.</p> <p>Purpose 4 – Rugeley is a historic town however there are no long distance views towards the historic core from within the site.</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>

Are there any cumulative impacts (due to release of adjacent sites)?	There are no other sites around Rugeley which have been considered as part of Stage 3.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by mature tree belt and the A51 to the east which represents a recognisable and permanent boundary. The southern boundary is not defined by any physical features on the ground and a new recognisable and permanent boundary would need to be created.
Conclusion	The site has a moderate role to Green Belt purposes. Development of the site would represent very small localised growth of the large built-up area of Rugeley however it could be seen as ‘rounding off’ the settlement pattern to a degree and it would be contained by the A51 and would therefore not represent unrestricted sprawl. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Rugeley however the perception of encroachment into the countryside would be reduced as the site is partially enclosed by the settlement to the north and west, and the A51 to the east. Development would not result in neighbouring towns merging and it would not impact the setting or character of the historic town of Rugeley. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of the mature tree belt and A51 to the east and through the creation of a new recognisable and permanent southern boundary.
<b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b>	

## G13 Shenstone

Green Belt Site Reference	SHLAA 4: East of Birmingham Road, Shenstone
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is connected to the settlement of Shenstone and is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Shenstone and Lichfield, Shenstone and Little Aston (West Midlands Conurbation), Shenstone and Hopwas, and Shenstone and Fazeley/Mile Oaks. Due to the size of the gap and the existing intervening development including washed over villages, this would represent a small decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a large incursion into undeveloped countryside relative to the size of Shenstone and it would appear as a significant encroachment into the countryside.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are nine sites around Shenstone which made either a minor or moderate role to Green Belt purposes. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside.

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by Birmingham Road to the north west and south west, the M6 Toll slip road to the north, and Crane Brook partly to the east which all represent recognisable and permanent boundaries. The remaining boundaries to the east and south consist of field boundaries and a private access track. Part of the southern boundary is not defined by any clear physical features. These boundaries would all need to be strengthened to ensure they are recognisable and permanent. There are no alternative boundaries.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a large incursion into undeveloped countryside relative to the size of Shenstone and it would appear as a significant encroachment into the countryside. Overall, the 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.</p>
<p><b>RECOMMENDATION: EXCLUDE SITE FROM PROCESS</b></p>	

Green Belt Site Reference	SHLAA 53: Land off Court Drive, Shenstone
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is connected to the settlement of Shenstone and is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Shenstone and Little Aston (and the West Midlands Conurbation). Due to the size of the site and the gap and the existing development along the western boundary of the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - Development of the site would entail a small incursion into undeveloped countryside although it is enclosed by the settlement to the north east and north west and there is existing development along the western boundary which limits the perception of encroachment.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are nine sites around Shenstone which made either a minor or moderate role to Green Belt purposes. The following sites are located to the south of Shenstone: SHLAA 4, 53, 211, 223. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside, particularly due to scale of SHLAA 4.
Would a new Green Belt boundary be defined using	The new Green Belt boundary would be defined by Court Drive to the south and west and a small section of Birmingham Road to the east which represent recognisable and permanent boundaries.

<p>physical features that are readily recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside although it is enclosed by the settlement to the north east and north west and there is existing development along the western boundary which limits the perception of encroachment. Development could be seen as ‘rounding off’ the settlement pattern. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Court Drive and Birmingham Road.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 119: Birmingham Road, Wyevale Garden Centre, Shenstone
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Shenstone and Lichfield. Due to the size of the site and the gap and the existing intervening development, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – The site is already developed with a garden centre and car parking and therefore development would not be perceived as encroachment into the countryside.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are nine sites around Shenstone which made either a minor or moderate role to Green Belt purposes. The following sites are located to the north of Shenstone: SHLAA 4, 119, 237. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside, particularly due to scale of SHLAA 4.</p> <p>The site does not adjoin a settlement. The site is adjacent to SHLAA 4 which does adjoin the settlement however the collective release of these sites would represent a very significant encroachment into the countryside.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site does not directly adjoin Shenstone and it is located within a wider area of open countryside which is physically and visually separate from Shenstone (due to Crane Brook and the mature tree belt). Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release.</p> <p>If the site were released on its own, the new Green Belt boundary would be defined by Birmingham Road to the east which represents a recognisable and permanent boundary. The remaining boundaries represent the limits of the existing garden centre and car park and are defined by tree and hedge lining which may need strengthening to ensure their permanence.</p>
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. The site is already developed with a garden centre and car parking and therefore development would not be perceived as encroachment into the countryside. However, the site does not directly adjoin Shenstone and it is located within a wider area of open countryside which is physically and visually separate from Shenstone (due to Crane Brook and the mature tree belt). Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release and therefore the 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.</p>
<p><b>RECOMMENDATION: EXCLUDE FROM PROCESS</b></p>	

Green Belt Site Reference	SHLAA 159: Shenstone Pumping Station, Lynn Lane
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Shenstone and Lichfield. Due to the size of the site and the gap and the fact that the settlement already extends further north beyond the site, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Shenstone.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are nine sites around Shenstone which made either a minor or moderate role to Green Belt purposes. The following sites are located to the west of Shenstone: SHLAA 159, 183, 223, 275. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside, particularly due to scale of SHLAA 183.</p> <p>The site does not directly adjoin the settlement however it is in close proximity and visually connected. The site would need to be extended to the south and/or east in order to connect it to the settlement and avoid islanded pockets of Green Belt release. The area</p>

	to the east is designated as Local Green Space. The area to the south has not been put forward and further investigation would be required.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	Assuming the site is extended to connect to the settlement, the new Green Belt boundary would be defined by the residential curtilage and ancient woodland to the west which represents a recognisable and permanent boundary. The northern boundary is not currently defined by any physical features on the ground and there are no alternative boundaries. A new boundary would need to be created which is recognisable and permanent.
Conclusion	The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Shenstone. The site does not directly adjoin the settlement however it is in close proximity and is visually connected. The site could not be taken forward on its own and would need to be extended to the south and/or east to connect it to the settlement. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt provided that the site is extended south and/or east to join the settlement. A new recognisable and permanent Green Belt boundary would need to be created to the north as this boundary is not defined by any physical features. The western boundary would be defined by the residential curtilage and ancient woodland which is recognisable and permanent.
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (site would need to be extended south and/or east to the settlement to be considered)</b></p>	

Green Belt Site Reference	SHLAA 183: Land west of Shenstone
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is connected to the settlement of Shenstone and is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Shenstone and Stonnall. Due to the size of the gap and the existing intervening development including washed over villages, this would represent a small decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a large incursion into undeveloped countryside relative to the size of Shenstone and it would appear as a significant encroachment into the countryside.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are nine sites around Shenstone which made either a minor or moderate role to Green Belt purposes. The following sites are located to the west of Shenstone: SHLAA 159, 183, 223, 275. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside.
Would a new Green Belt boundary be defined using physical features that are readily	The new Green Belt boundary would be defined by Holyhill Lane to the south, Lynn Lane and the limits of the industrial estate to the north and an area of dense woodland to the south west which all represent recognisable and permanent boundaries. The

<p>recognisable and likely to be permanent?</p>	<p>remaining boundaries to the west and south west consist of field boundaries and would need to be strengthened to ensure their permanence.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a large incursion into undeveloped countryside relative to the size of Shenstone and it would appear as a significant encroachment into the countryside. Overall, the 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.</p>
<p><b>RECOMMENDATION: EXCLUDE SITE FROM PROCESS</b></p>	

Green Belt Site Reference	SHLAA 211: Land south of Court Drive, Shenstone
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Shenstone and Little Aston (and the West Midlands Conurbation). Due to the size of the site and the gap and the existing intervening development, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Shenstone.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are nine sites around Shenstone which made either a minor or moderate role to Green Belt purposes. The following sites are located to the south of Shenstone: SHLAA 4, 53, 211, 223. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside, particularly due to scale of SHLAA 4.</p> <p>The site does not directly adjoin the settlement therefore it would need to be taken forward alongside SHLAA 53 to the north in order to avoid islanded pockets of Green Belt release. The combined release of these sites would not exacerbate any of the above impacts.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by Birmingham Road to the east, the residential curtilage of the property to the west and mature tree belt to the south which represent recognisable and permanent boundaries.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Shenstone. The site does not directly adjoin the settlement however it is in close proximity and is visually connected. The site could not be taken forward on its own and would need to be taken forward alongside SHLAA 53 in order to avoid pockets of Green Belt release. The combined release of these sites would not exacerbate any of the above impacts. Overall, the removal of these sites from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Birmingham Road to the east, the mature tree belt to the south and Court Drive and the residential curtilage to the west.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (site would need to be taken forward alongside SHLAA 53)</b></p>	

Green Belt Site Reference	SHLAA 223: Land adjacent to Court Drive, Shenstone
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is connected to Shenstone and is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Shenstone and Little Aston (and the West Midlands Conurbation). Due to the size of the site and the gap and the existing intervening development, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Shenstone.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are nine sites around Shenstone which made either a minor or moderate role to Green Belt purposes. The following sites are located to the south of Shenstone: SHLAA 4, 53, 211, 223. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside, particularly due to scale of SHLAA 4.
Would a new Green Belt boundary be defined using physical features that are readily	The new Green Belt boundary would be defined by the Cross City railway line to the west which represents a recognisable and permanent boundary. The southern boundary consists of a field boundary with hedgerows and trees which although recognisable may need strengthening to ensure its permanence.

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Shenstone. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of the Cross City railway line to the west and through strengthening the southern boundary to ensure its permanence.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 237: Land north of Shenstone
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is connected to Shenstone and is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Shenstone and Lichfield. Due to the size of the site and the gap and the existing intervening development, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Shenstone.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are nine sites around Shenstone which made either a minor or moderate role to Green Belt purposes. The following sites are located to the north of Shenstone: SHLAA 4, 119, 237. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside, particularly due to scale of SHLAA 4.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily</p>	<p>The new Green Belt boundary would be defined by Crane Brook to the north which represents a recognisable and permanent boundary. The remaining eastern and western boundaries which consist of a field boundary and footpath are recognisable but may need strengthening to ensure their permanence. The surrounding land to the east and west is designated as Local Green Space.</p>

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Shenstone. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Crane Brook to the north and through strengthening the existing eastern and western boundaries to ensure their permanence.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 275: Land off Lynn Lane, Shenstone
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is connected to the settlement of Shenstone and is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Shenstone and Stonnall. Due to the size of the site and the gap and existing intervening development, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - Development of the site would entail a small incursion into undeveloped countryside relative to the size of Shenstone and the eastern most section of the site is enclosed by the industrial estate which limits the perception of encroachment.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are nine sites around Shenstone which made either a minor or moderate role to Green Belt purposes. The following sites are located to the west of Shenstone: SHLAA 159, 183, 223, 275. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside, particularly due to scale of SHLAA 183.
Would a new Green Belt boundary be defined using physical features that are readily	The new Green Belt boundary would be defined by Lynn Lane to the north and Fotherley Brook to the south which represent recognisable and permanent boundaries. The remaining boundary to the west consists of a field boundary which would need to be strengthened to ensure its permanence.

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Shenstone and the eastern most section of the site is enclosed by the industrial estate which limits the perception of encroachment. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Lynn Lane to the north, Fotherley Brook to the south and through strengthening the existing western field boundary to ensure its permanence.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

## G14 Stonnall

Green Belt Site Reference	SHLAA 121: Land off Chester Road, Stonnall
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is connected to the settlement of Stonnall and is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Stonnall and Little Aston (West Midlands Conurbation). Due to the size of the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a large incursion into undeveloped countryside relative to the size of Stonnall and it would appear as a significant encroachment into the countryside.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are six sites around Stonnall which made either a minor or moderate role to Green Belt purposes. The following sites are located to the south west of the settlement: 121, 154, 155, 156. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by Church Road to the east and Chester Road to the south west which represent recognisable and permanent boundaries. The existing southern boundary consists of a field boundary which would need to be strengthened to ensure its permanence.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a large incursion into undeveloped countryside relative to the size of Stonnall and it would appear as a significant encroachment into the countryside. Overall, the 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.</p>
<p><b>RECOMMENDATION: EXCLUDE SITE FROM PROCESS</b></p>	

Green Belt Site Reference	SHLAA 153: Land east of Cartersfield Lane, Stonnall
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is connected to the settlement of Shenstone and is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would have no impact on preventing neighbouring towns from merging as it is not located between two neighbouring towns.</p> <p>Purpose 3 - Development of the site would entail a small incursion into undeveloped countryside relative to the size of Stonnall although it is enclosed by the settlement to the south and east which limits the perception of encroachment.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are six sites around Stonnall which made either a minor or moderate role to Green Belt purposes. The following sites are located to the north of the settlement: 153 and 366. The release of both of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside although this would be fairly small relative to the size of Stonnall.
Would a new Green Belt boundary be defined using physical features that are readily	The new Green Belt boundary would be defined by Cartersfield Lane to the west which represents a recognisable and permanent boundary. The existing northern boundary consisting of a field boundary with hedgerows and some trees would need to be strengthened to ensure permanence.

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Stonnall although it is enclosed by the settlement to the south and east which limits the perception of encroachment. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Cartersfield Lane and through strengthening the existing northern boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 154: Thornes House, Stonnall
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Stonnall and Little Aston (West Midlands Conurbation). Due to the size of the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - Development of the site would entail a small incursion into undeveloped countryside relative to the size of Stonnall.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are six sites around Stonnall which made either a minor or moderate role to Green Belt purposes. The following sites are located to the south west of the settlement: 121, 154, 155, 156. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside, particularly due to scale of Site 121.
Would a new Green Belt boundary be defined using physical features that are readily	The new Green Belt boundary would be defined by Church Road to the east which represents a recognisable and permanent boundary. The western boundary consists of a ditch with sparse tree line and to the south consists of a field boundary with hedgerow. These boundaries would need to be strengthened to ensure their permanence.

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Stonnall. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Church Road to the east and through strengthening the existing southern and western boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 155: Church Road and Church Lane, Stonnall
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would have no impact on preventing neighbouring towns from merging as it is not located between two neighbouring towns.</p> <p>Purpose 3 - Development of the site would entail a small incursion into undeveloped countryside relative to the size of Stonnall although it is enclosed by the settlement to the north and west which limits the perception of encroachment.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are six sites around Stonnall which made either a minor or moderate role to Green Belt purposes. The following sites are located to the south west of the settlement: 121, 154, 155, 156. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside, particularly due to scale of Site 121.
Would a new Green Belt boundary be defined using physical features that are readily	The new Green Belt boundary would be defined by Church Road to the east which represents a recognisable and permanent boundary.

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Stonnall although it is enclosed by the settlement to the north and west which limits the perception of encroachment. Development could be seen as ‘rounding off’ the settlement pattern. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Church Road to the east.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 156: East of Church Road, Stonnall
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Stonnall and Shenstone and Stonnall and Little Aston (West Midlands Conurbation). Due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - Development of the site would entail a small incursion into undeveloped countryside relative to the size of Stonnall. Development would extend the settlement beyond Church Road/Wall Heath Lane which represents the strongly defined eastern boundary of the settlement and would therefore increase the perception of encroachment.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are six sites around Stonnall which made either a minor or moderate role to Green Belt purposes. The following sites are located to the south west of the settlement: 121, 154, 155, 156. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a large incursion into undeveloped countryside, particularly due to scale of Site 121.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by Mill Lane to the north and the curtilage of a residential property to the south which represents a recognisable and permanent boundary. The remaining eastern boundary consisting of a field boundary with low hedgerow would need to be strengthened to ensure its permanence.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Stonnall. Development would extend the settlement beyond Church Road/Wall Heath Lane which represents the eastern boundary of the settlement and would therefore increase the perception of encroachment. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of Mill Lane and through strengthening the existing eastern boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 366: Land at Cartersfield Lane, Stonnall
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is connected to the settlement of Shenstone and is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Stonnall and Brownhills (West Midlands Conurbation). Due to the size and location of the site, this would represent a small decrease in the separation of the towns in this location and it would not result in neighbouring towns merging.</p> <p>Purpose 3 - Development of the site would entail a small incursion into undeveloped countryside relative to the size of Stonnall.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are six sites around Stonnall which made either a minor or moderate role to Green Belt purposes. The following sites are located to the north of the settlement: 153 and 366. The release of both of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside although this would be fairly small relative to the size of Stonnall.</p>
Would a new Green Belt boundary be defined using physical features that are readily	<p>The new Green Belt boundary would be defined by Cartersfield Lane to the east which represents a recognisable and permanent boundary. The existing western boundary is not defined by any physical features on the ground and a new recognisable and permanent boundary would need to be created. The existing northern boundary consisting partly of tree belt and a hedge and fence would need to be strengthened to ensure permanence.</p>

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Stonnall. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. The existing western boundary is not defined by any physical features on the ground and a new recognisable and permanent Green Belt boundary would need to be created. Cartersfield Lane would form the eastern boundary and the existing northern boundary would need to be strengthened</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

## G15 Upper Longdon

Green Belt Site Reference	SHLAA 101: North of Lower Way, Upper Longdon
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Upper Longdon and Longdon (to the east). Due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Upper Longdon.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are two sites around Longdon which made a moderate role to Green Belt purposes. Collectively, the release of both sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside although this would still be small relative to the size of Upper Longdon.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by a section of Stockings Lane to the south which represents a recognisable and permanent boundary. The site's existing eastern boundary consisting of a field boundary would need to be strengthened to ensure it is recognisable and permanent.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Upper Longdon. Overall, the removal of the site from the Green Belt is not likely to harm to the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Stockings Lane and through strengthening the existing eastern boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 343: South of Stockings Lane, Upper Longdon
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Upper Longdon and Longdon (to the east). Due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Upper Longdon.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are two sites around Longdon which made a moderate role to Green Belt purposes. Collectively, the release of both sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would further increase the incursion into undeveloped countryside although this would still be small relative to the size of Upper Longdon.
Would a new Green Belt boundary be defined using physical features that are readily	The site is not directly connected to the settlement as it is separated by a garage to the west. The site would need to be extended west to include the garage and connect it to the settlement in order to avoid an islanded pocket of Green Belt release.

<p>recognisable and likely to be permanent?</p>	<p>Assuming the site is connected to the settlement, the new Green Belt boundary would be defined by Stockings Lane to the north and east and mature trees to the south which represent recognisable and permanent boundaries. The site’s existing western boundary is not defined by any physical features on the ground and a new recognisable and permanent boundary would need to be created.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging and it would not impact the setting or character of a historic town. Development of the site would entail a very small incursion into undeveloped countryside relative to the size of Upper Longdon. Overall, the removal of the site from the Green Belt is not likely to harm to the overall function and integrity of the Green Belt. The site would need to be extended to the west to include the garage in order to connect it to the settlement. A new recognisable and permanent Green Belt boundary could be created consisting of Stockings Lane, mature trees and by creating a new recognisable and permanent western boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

## G16 Whittington

Green Belt Site Reference	SHLAA 115: Huddlesford Lane, Whittington
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is connected to Whittington and is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Whittington and Lichfield and Lichfield and Tamworth. Due to the size of the site and the gap and the existing intervening development, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Whittington.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are seven sites around Whittington which made either a minor or moderate role to Green Belt purposes. The following sites are located to the north west of Whittington: 115 and 273. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would increase the incursion into undeveloped countryside although this would not be significant relative to the size of Whittington.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by Huddlesford Lane to the south which represents a recognisable and permanent boundary. The northern and western fields boundaries with hedgerows and trees are recognisable but may need strengthening to ensure their permanence.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Whittington. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Huddlesford Lane and through strengthening the northern and western boundaries to ensure their permanence.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 143: Land West of Common Lane, Whittington
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would have no impact on preventing neighbouring towns from merging as it is not located between two neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Whittington</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	<p>There are seven sites around Whittington which made either a minor or moderate role to Green Belt purposes. The following sites are located to the south of Whittington: 143, 226 and 296. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would increase the incursion into undeveloped countryside although this would still be small relative to the size of Whittington.</p> <p>The site does not directly adjoin the settlement therefore it would need to be taken forward alongside Site 296 to the north in order to avoid islanded pockets of Green Belt release. The combined release of these sites would not exacerbate any of the above impacts.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>Assuming the site is taken forward alongside Site 296, the new Green Belt boundary would be defined by Common Lane to the east and the tree and hedge lined bridleway to the south which represent recognisable and permanent boundaries. The sites existing western boundary consisting of a low hedgerow and wooden post fence would need to be strengthened to ensure its permanence.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Whittington. The site does not directly adjoin the settlement however it is in close proximity and is visually connected. The site could not be taken forward on its own and would need to be taken forward alongside Site 296 in order to avoid pockets of Green Belt release. The combined release of these sites would not exacerbate any of the above impacts. Overall, the removal of these sites from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Common Lane to the east, the tree and hedge lined bridleway to the south and through strengthening the existing western boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (site would need to be taken forward alongside SHLAA 296)</b></p>	

Green Belt Site Reference	SHLAA 226: Land at Common Lane
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is connected to Whittington and is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would have no impact on preventing neighbouring towns from merging as it is not located between two neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Whittington although the site is enclosed by Whittington Primary School to the south which would limit the perception of encroachment.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are seven sites around Whittington which made either a minor or moderate role to Green Belt purposes. The following sites are located to the south of Whittington: 143, 226 and 296. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would increase the incursion into undeveloped countryside although this would still be small relative to the size of Whittington.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily</p>	<p>The new Green Belt boundary would be defined by Common Lane to the west and the boundary of Whittington Primary School to the south which represent recognisable and permanent boundaries. The eastern boundary consisting of a hedge and tree lined fence is recognisable but may need strengthening to ensure its permanence.</p>

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Whittington although the site is enclosed by Whittington Primary School to the south which would limit the perception of encroachment. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of Common Lane and the boundary of Whittington Primary School and through strengthening the eastern boundary to ensure its permanence.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 273: Land at Church Farm, Back Lane
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is connected to Whittington and is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Whittington and Lichfield and Lichfield and Tamworth. Due to the size of the site and the gap and the existing intervening development, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of Whittington.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are seven sites around Whittington which made either a minor or moderate role to Green Belt purposes. The following sites are located to the north west of Whittington: 115 and 273. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would increase the incursion into undeveloped countryside although this would not be significant relative to the size of Whittington.
Would a new Green Belt boundary be defined using physical features that are readily	In order to create a new recognisable and permanent Green Belt boundary, the site’s existing boundaries would all need to be strengthened to ensure their permanence. The northern boundary consists of a wooden fence, the western boundary partly consists

<p>recognisable and likely to be permanent?</p>	<p>of a wall and partly cuts through the curtilage of a farm, and the eastern boundary consists of a field boundary with trees and hedgerow.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of Whittington. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. The site’s existing boundaries would all need to be strengthened in order to create a new recognisable and permanent Green Belt boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 274: Land adjacent to Fisherwick Road
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is connected to Whittington and is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Whittington and Hopwas and between Lichfield and Tamworth. Due to the size of the site and the gap and the existing intervening development, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into predominantly undeveloped countryside relative to the size of Whittington. There is an existing residential property to the north of the site and adjacent to the site along Fisherwick Road therefore the perception of encroachment in the north of the site would be limited to an extent however overall the site is predominantly undeveloped.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are seven sites around Whittington which made either a minor or moderate role to Green Belt purposes. The following sites are located to the south east and east of Whittington: 274 and 320. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would increase the incursion into undeveloped countryside.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The new Green Belt boundary would be defined by Vicarage Lane to the south and mature tree belt to the west which represent recognisable and permanent boundaries. The eastern boundary consists of a fence and a residential curtilage to the south east and north east and would need strengthening to ensure its permanence.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a very small incursion into predominantly undeveloped countryside relative to the size of Whittington. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. A new recognisable and permanent Green Belt boundary could be created consisting of mature tree belt to the west, Vicarage Lane to the south and through strengthening the eastern boundary to ensure its permanence.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 296: West of Common Lane, Whittington
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is connected to Whittington and is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would have no impact on preventing neighbouring towns from merging as it is not located between two neighbouring towns.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of Whittington although the site is enclosed by the settlement to the north and east which would limit the perception of encroachment.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are seven sites around Whittington which made either a minor or moderate role to Green Belt purposes. The following sites are located to the south of Whittington: 143, 226 and 296. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would increase the incursion into undeveloped countryside although this would still be small relative to the size of Whittington.
Would a new Green Belt boundary be defined using physical features that are readily	In order to create a new recognisable and permanent Green Belt boundary, the site’s existing boundaries would need to be clearly defined using physical features which are recognisable and permanent. The southern boundary is not defined by any physical features on the ground and the western boundary is defined by a low hedgerow and wooden post fence which would need to be strengthened to ensure its permanence.

<p>recognisable and likely to be permanent?</p>	<p>If the site is taken forward alongside Site 143, this would provide a recognisable and permanent southern boundary of the tree and hedge lined bridleway. The western boundary would still need to be strengthened.</p>
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail a small incursion into undeveloped countryside relative to the size of Whittington although the site is enclosed by the settlement to the north and east which would limit the perception of encroachment. Overall, the removal of the site from the Green Belt is not likely to harm the overall function and integrity of the Green Belt. The site’s existing boundaries would need to be clearly defined using physical features which are recognisable and permanent in order to create a new recognisable and permanent Green Belt boundary.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

Green Belt Site Reference	SHLAA 320: Land at Sheepwash Farm
Key Question to Consider	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is connected to Whittington and is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Lichfield and Tamworth. Due to the size of the site and the gap and the existing intervening development, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside. Development would extend the settlement beyond the Birmingham and Fazeley Canal which represents the strongly defined eastern boundary of the settlement and would therefore increase the perception of encroachment.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>
Are there any cumulative impacts (due to release of adjacent sites)?	There are seven sites around Whittington which made either a minor or moderate role to Green Belt purposes. The following sites are located to the south east and east of Whittington: 274 and 320. Collectively, the release of these sites would not exacerbate any of the above impacts.
Would a new Green Belt boundary be defined using physical features that are readily	The new Green Belt boundary would be defined by the West Coast Mainline to the north, Wigginton Brook to the east and Fisherwick Road to the south which all represent recognisable and permanent boundaries.

<p>recognisable and likely to be permanent?</p>	
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail an incursion into undeveloped countryside. Development would extend the settlement beyond the Birmingham and Fazeley Canal which represents the strongly defined eastern boundary of the settlement and would therefore increase the perception of encroachment. Overall, the 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. A new recognisable and permanent Green Belt boundary could be created consisting of the West Coast Mainline, Wigginton Brook and Fisherwick Road.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION</b></p>	

## G17 ELAA Sites Detached from a Settlement

Green Belt Site Reference	ELAA 93: Land at Lichfield South Business Park
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Shenstone and Lichfield. Due to the size of the site and the gap and the existing intervening development, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail an incursion into undeveloped countryside. The adjacent development of One Lichfield South Wall Island has an urbanising influence on the site which limits the perception of encroachment to an extent.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>There are no other sites in close proximity which have been assessed.</p>

<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release.</p> <p>If the site were released on its own, the new Green Belt boundary would be defined by Watling Street to the north, Birmingham Road to the east, the surrounding development to the south and south east, and TPO tree lining to the west which all represent recognisable and permanent boundaries.</p>
<p>Conclusion</p>	<p>The site has a minor role to Green Belt purposes. Development of the site would not represent unrestricted sprawl of the large built up area, it would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the site would entail an incursion into undeveloped countryside although the adjacent development of One Lichfield South Wall Island limits the perception of encroachment to an extent. However, the site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release and therefore the 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.</p>
<p><b>RECOMMENDATION: EXCLUDE SITE FROM PROCESS</b></p>	

Green Belt Site Reference	ELAA 123: North of Bassetts Pole
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area. The nearest large built-up area is Sutton Coldfield however the site is separated by the M6 Toll and A38.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill (to the north east). Due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites.</p> <p>The following ELAA sites are all located in close proximity: ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a greater incursion into undeveloped countryside although this would still be fairly small relative to the size of nearby Sutton Coldfield. A number of these sites are well contained by the surrounding road boundaries which would</p>

	assist in preventing further encroachment into the countryside. Combining the site with ELAA 130 will ensure it is well contained by the road boundaries to the north, east and west.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	Assuming the site is combined with ELAA 130 (as a minimum), the new Green Belt boundary would be defined by Slade Road (B4151) to the north, Carroway Head Hill (A453) to the east and London Road (A38) to the west which all represent recognisable and permanent boundaries.
Conclusion	<p>The site has a moderate role to Green Belt purposes. The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites. It is recommended that all of the surrounding ELAA sites are taken forward for consideration as part of the cluster (ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190).</p> <p>Development of the cluster would not represent unrestricted sprawl of the large built up area, the sites are separated from Sutton Coldfield by the M6 Toll and many of the sites are highly contained by road boundaries which would limit sprawl. Development of the cluster would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the cluster would entail a small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield. Overall, the removal of the cluster of sites from the Green Belt is likely to result in limited harm to the overall function and integrity of the Green Belt. A new Green Belt boundary could be defined utilising the strong surrounding road boundaries.</p>
<b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside adjacent ELAA sites - only as part of an employment cluster)</b>	

Green Belt Site Reference	ELAA 130: Land North of Bassetts Pole (2)
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area. The nearest large built-up area is Sutton Coldfield however the site is separated by the M6 Toll and A38.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill (to the north east). Due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites.</p> <p>The following ELAA sites are all located in close proximity: ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a greater incursion into undeveloped countryside although this would still be fairly small relative to the size of nearby Sutton Coldfield. A number of these sites are well contained by the surrounding road boundaries which would</p>

	<p>assist in preventing further encroachment into the countryside. Combining the site with ELAA 123 will ensure it is well contained by the road boundaries to the north, east and west.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>Assuming the site is combined with ELAA 123 (as a minimum), the new Green Belt boundary would be defined by Slade Road (B4151) to the north, Carroway Head Hill (A453) to the east and London Road (A38) to the west which all represent recognisable and permanent boundaries.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites. It is recommended that all of the surrounding ELAA sites are taken forward for consideration as part of the cluster (ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190).</p> <p>Development of the cluster would not represent unrestricted sprawl of the large built up area, the sites are separated from Sutton Coldfield by the M6 Toll and many of the sites are highly contained by road boundaries which would limit sprawl. Development of the cluster would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the cluster would entail a small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield. Overall, the removal of the cluster of sites from the Green Belt is likely to result in limited harm to the overall function and integrity of the Green Belt. A new Green Belt boundary could be defined utilising the strong surrounding road boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside adjacent ELAA sites - only as part of an employment cluster)</b></p>	

Green Belt Site Reference	ELAA 131: Land North East Bassetts Pole
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area. The nearest large built-up area is Sutton Coldfield however the site is separated by the M6 Toll and A38.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill (to the north east). Due to the size of the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites.</p> <p>The following ELAA sites are all located in close proximity: ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a greater incursion into undeveloped countryside although this would still be fairly small relative to</p>

	<p>the size of nearby Sutton Coldfield. A number of these sites are well contained by the surrounding road boundaries which would assist in preventing further encroachment into the countryside.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site has a number of recognisable and permanent boundaries which could be used to form a new Green Belt boundary, including Canwell Drive to the north east, Slade Road to the south, Carroway Head Hill to the east and London Road to the west. If the site’s north western boundary was to be utilised, this would need to be strengthened as it consists partly of field boundaries and partly of woodland.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites. It is recommended that all of the surrounding ELAA sites are taken forward for consideration as part of the cluster (ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190).</p> <p>Development of the cluster would not represent unrestricted sprawl of the large built up area, the sites are separated from Sutton Coldfield by the M6 Toll and many of the sites are highly contained by road boundaries which would limit sprawl. Development of the cluster would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the cluster would entail a small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield. Overall, the removal of the cluster of sites from the Green Belt is likely to result in limited harm to the overall function and integrity of the Green Belt. A new Green Belt boundary could be defined utilising the strong surrounding road boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside adjacent ELAA sites - only as part of an employment cluster)</b></p>	

Green Belt Site Reference	ELAA 183: South of Canwell Estate
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area. The nearest large built-up area is Sutton Coldfield however the site is separated by the M6 Toll and the A38.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill (to the north east). Due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites. It is noted that the site is not directly connected to the rest of the cluster however it is in very close proximity and has therefore been included. Additional land would be required to connect the sites together.</p>

	<p>The following ELAA sites are all located in close proximity: ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a greater incursion into undeveloped countryside although this would still be fairly small relative to the size of nearby Sutton Coldfield. A number of these sites are well contained by the surrounding road boundaries which would assist in preventing further encroachment into the countryside.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>Most of the site’s boundaries would need to be strengthened in order to create a new recognisable and permanent Green Belt boundary. The eastern boundary in particular is not defined by any physical features on the ground.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites. It is recommended that all of the surrounding ELAA sites are taken forward for consideration as part of the cluster (ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190). It is noted that this site is not directly connected to the rest of the cluster and additional land would be required to connect the sites together.</p> <p>Development of the cluster would not represent unrestricted sprawl of the large built up area, the sites are separated from Sutton Coldfield by the M6 Toll and many of the sites are highly contained by road boundaries which would limit sprawl. Development of the cluster would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the cluster would entail a small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield. Overall, the removal of the cluster of sites from the Green Belt is likely to result in limited harm to the overall function and integrity of the Green Belt. A new Green Belt boundary could be defined utilising the strong surrounding road boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside adjacent ELAA sites - only as part of an employment cluster)</b></p>	

Green Belt Site Reference	ELAA 185: North of Slade Road
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area. The nearest large built-up area is Sutton Coldfield however the site is separated by the M6 Toll.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill (to the north east). Due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites.</p> <p>The following ELAA sites are all located in close proximity: ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a greater incursion into undeveloped countryside although this would still be fairly small relative to</p>

	<p>the size of nearby Sutton Coldfield. A number of these sites are well contained by the surrounding road boundaries which would assist in preventing further encroachment into the countryside.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site has a number of recognisable and permanent boundaries which could be used to form a new Green Belt boundary, including London Road (A38) to the north east, Slade Road to the south, and Turf Pits Lane to the north west. If the site’s western boundary was to be utilised, this would need to be strengthened as it consists of tree and hedgerow lining.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites. It is recommended that all of the surrounding ELAA sites are taken forward for consideration as part of the cluster (ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190).</p> <p>Development of the cluster would not represent unrestricted sprawl of the large built up area, the sites are separated from Sutton Coldfield by the M6 Toll and many of the sites are highly contained by road boundaries which would limit sprawl. Development of the cluster would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the cluster would entail a small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield. Overall, the removal of the cluster of sites from the Green Belt is likely to result in limited harm to the overall function and integrity of the Green Belt. A new Green Belt boundary could be defined utilising the strong surrounding road boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside adjacent ELAA sites - only as part of an employment cluster)</b></p>	

Green Belt Site Reference	ELAA 186: Slade Farm
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area. The nearest large built-up area is Sutton Coldfield however the site is separated by the M6 Toll.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill (to the north east). Due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites.</p> <p>The following ELAA sites are all located in close proximity: ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a greater incursion into undeveloped countryside although this would still be fairly small relative to</p>

	<p>the size of nearby Sutton Coldfield. A number of these sites are well contained by the surrounding road boundaries which would assist in preventing further encroachment into the countryside.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site has a number of recognisable and permanent boundaries which could be used to form a new Green Belt boundary, including London Road (A38) and the Bassetts Pole Roundabout to the east, Slade Road to the north, and Tamworth Road to the south. If the site’s western boundary was to be utilised, this would need to be strengthened as it consists of a field boundary.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites. It is recommended that all of the surrounding ELAA sites are taken forward for consideration as part of the cluster (ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190).</p> <p>Development of the cluster would not represent unrestricted sprawl of the large built up area, the sites are separated from Sutton Coldfield by the M6 Toll and many of the sites are highly contained by road boundaries which would limit sprawl. Development of the cluster would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the cluster would entail a small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield. Overall, the removal of the cluster of sites from the Green Belt is likely to result in limited harm to the overall function and integrity of the Green Belt. A new Green Belt boundary could be defined utilising the strong surrounding road boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside adjacent ELAA sites - only as part of an employment cluster)</b></p>	

Green Belt Site Reference	ELAA 187: North of Shirrall Drive
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area. The nearest large built-up area is Sutton Coldfield however the site is separated by the M6 Toll and the A38.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill (to the north east). Due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites.</p> <p>The following ELAA sites are all located in close proximity: ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a greater incursion into undeveloped countryside although this would still be fairly small relative to</p>

	<p>the size of nearby Sutton Coldfield. A number of these sites are well contained by the surrounding road boundaries which would assist in preventing further encroachment into the countryside.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site has a number of recognisable and permanent boundaries which could be used to form a new Green Belt boundary, including Carroway Head Hill to the north, Shirral Drive to the south, and Middle Park Plantation to the east (partly). If the site's eastern boundary was to be utilised, this would need to be strengthened as it partly consists of field boundaries.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites. It is recommended that all of the surrounding ELAA sites are taken forward for consideration as part of the cluster (ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190).</p> <p>Development of the cluster would not represent unrestricted sprawl of the large built up area, the sites are separated from Sutton Coldfield by the M6 Toll and many of the sites are highly contained by road boundaries which would limit sprawl. Development of the cluster would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the cluster would entail a small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield. Overall, the removal of the cluster of sites from the Green Belt is likely to result in limited harm to the overall function and integrity of the Green Belt. A new Green Belt boundary could be defined utilising the strong surrounding road boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside adjacent ELAA sites - only as part of an employment cluster)</b></p>	

Green Belt Site Reference	ELAA 188: South of Cranebrook Hill
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area. The nearest large built-up area is Sutton Coldfield however the site is separated by the M6 Toll and the A38.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill (to the north east). Due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites.</p> <p>The following ELAA sites are all located in close proximity: ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a greater incursion into undeveloped countryside although this would still be fairly small relative to</p>

	<p>the size of nearby Sutton Coldfield. A number of these sites are well contained by the surrounding road boundaries which would assist in preventing further encroachment into the countryside.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site has a number of recognisable and permanent boundaries which could be used to form a new Green Belt boundary, including Carroway Head Hill to the north, Buzzard Valley Fisheries to the east and Middle Park Plantation to the south. If the site's western boundary was to be utilised, this would need to be strengthened as it consists of field boundaries.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites. It is recommended that all of the surrounding ELAA sites are taken forward for consideration as part of the cluster (ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190).</p> <p>Development of the cluster would not represent unrestricted sprawl of the large built up area, the sites are separated from Sutton Coldfield by the M6 Toll and many of the sites are highly contained by road boundaries which would limit sprawl. Development of the cluster would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the cluster would entail a small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield. Overall, the removal of the cluster of sites from the Green Belt is likely to result in limited harm to the overall function and integrity of the Green Belt. A new Green Belt boundary could be defined utilising the strong surrounding road boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside adjacent ELAA sites - only as part of an employment cluster)</b></p>	

Green Belt Site Reference	ELAA 190: South West of London Road
Key Question to Consider	Assessment
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to a large built-up area. The nearest large built-up area is Sutton Coldfield however the site is separated by the M6 Toll and the A38.</p> <p>Purpose 2 - Development of the site would slightly reduce the gap between Sutton Coldfield and Fazeley, Mile Oak &amp; Bonehill (to the north east). Due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging.</p> <p>Purpose 3 – Development of the site would entail a very small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield. The site includes a residential property with an outbuilding and a large garden.</p> <p>Purpose 4 – The site is not adjacent to a historic town.</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>The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites.</p> <p>The following ELAA sites are all located in close proximity: ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190. Collectively, the release of these sites would not exacerbate any of the above impacts with the exception of purpose 3 (encroachment into the countryside) as it would entail a greater incursion into undeveloped countryside although this would still be fairly small relative to</p>

	<p>the size of nearby Sutton Coldfield. A number of these sites are well contained by the surrounding road boundaries which would assist in preventing further encroachment into the countryside.</p>
<p>Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?</p>	<p>The site has a number of recognisable and permanent boundaries which could be used to form a new Green Belt boundary, including London Road to the east and dense vegetation alongside the A38 to the west. If the site’s northern and southern boundaries were to be utilised, these would need to be strengthened as they consist of the curtilage of the property.</p>
<p>Conclusion</p>	<p>The site has a moderate role to Green Belt purposes. The site does not directly adjoin a settlement and it is located within a wider area of open countryside which is physically and visually separate from the surrounding settlements. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. Therefore, the site could not be considered on its own however it is located amongst a group of employment sites around the Bassetts Pole roundabout and could therefore form a cluster with adjoining sites. It is recommended that all of the surrounding ELAA sites are taken forward for consideration as part of the cluster (ELAA 123, 130, 131, 183, 185, 186, 187, 188, 190).</p> <p>Development of the cluster would not represent unrestricted sprawl of the large built up area, the sites are separated from Sutton Coldfield by the M6 Toll and many of the sites are highly contained by road boundaries which would limit sprawl. Development of the cluster would not result in neighbouring towns merging, and it would not impact the setting or character of a historic town. Development of the cluster would entail a small incursion into undeveloped countryside relative to the size of nearby Sutton Coldfield. Overall, the removal of the cluster of sites from the Green Belt is likely to result in limited harm to the overall function and integrity of the Green Belt. A new Green Belt boundary could be defined utilising the strong surrounding road boundaries.</p>
<p><b>RECOMMENDATION: TAKE SITE FORWARD FOR FURTHER CONSIDERATION (alongside adjacent ELAA sites - only as part of an employment cluster)</b></p>	

## **Appendix H**

### **Stage 3: Green Belt Impact Assessment - Conclusion and Recommendation Maps**