

Technical Note 1:

Wyre Forest District Local Plan – Additional Green Belt Site Assessments

1. Introduction

This Technical Note sets out assessments of additional Green Belt sites which are proposed for development within the emerging Wyre Forest District Local Plan. These sites were not assessed as part of the 2017 Site Assessment process¹. The Assessment provides a consistent level of analysis for all sites being considered for potential development, using the same methodology and reporting format as set out in the 2017 Report.

The following sites are assessed:

Land proposed to be removed from the Green Belt (Exceptional Circumstances)

- i. LI/10 land to the rear of Zortech Av.
- ii. LI/12 Burlish Golf Club House
- iii. LI/13 Land off Zortech Av.
- iv. OC/12 Comberton Lodge Nursery
- v. MI/36 Firs Yard, Wilden

Land proposed to be developed in the Green Belt (Very Special Circumstances)

- i. MI/24 adj. Rock Tavern, Wilden Lane

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(GB02) GB review – Part 2: Site Analysis (May 2018) - <https://www.wyreforestdc.gov.uk/media/3991681/Green-Belt-Review-Part-II-Analysis-of-Sites-May-2018-update.pdf>

(GB02a) GB review – Part 2: Site Analysis (May 2018) – Appendix C - <https://www.wyreforestdc.gov.uk/media/3991987/Green-Belt-Review-Part-II-May-2018-Appendix-C.pdf>

- ii. WA/UA/1 Bellman's Cross, Shatterford
- iii. WA/UA/6 Red Lion Car Park, Upper Arley
- iv. WFR/CC/8 Fold Farm, Chaddesley Corbett
- v. WFR/WC/36 Rock Tavern Car Park, Caunsall
- vi. WFR/WC/37 Land at Caunsall Road, Caunsall
- vii. Rushock Trading Estate
- viii. West Midlands Safari Park

Note: The results of these site assessments, along with sites already assessed, are summarised in Technical Note 2: Summary of Site Assessments which partners this Technical Note and the 2017 Site Assessments referenced above.

2. Site Assessments

LI/10 land to the rear of Zortech Av.

Land to the northwest of Zortech Avenue, Kidderminster, comprising scrub woodland and open patches of land used for tipping. The site is bounded to the north and the west by an arc of dense woodland, that to the northeast forming the Green Belt boundary of the land between Kidderminster and Stourport. To the southeast, there is an intermittent hedgerow and no clear boundary to the southwest. The site is visually contained by the dense woodland boundaries to north, but open to the south.

Location Plan & Photographs

LI/10 Land r/o Zortech Avenue





Green Belt Assessment

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	Preventing the unbounded and/or irregular extension of an urban area.	Contribution The site is part of land which contains the southwestern edge of Kidderminster.
To prevent neighbouring towns merging into one another	Preventing the actual or perceived merger of towns and/or parts thereof.	Contribution The site is part of land which maintains the strategic separation of Kidderminster and Stourport and Kidderminster and Bewdley.
To assist in safeguarding the	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site helps to prevent incremental encroachment into open land to the southwest of Kidderminster.

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
countryside from encroachment		Boundaries to the northeast and southeast are well defined and form the outer edge of the Green Belt. There is no clear southwest boundary.
To preserve the setting and special character of historic towns	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	No Contribution The site is not adjacent, or visually connected, to a Conservation Area. It provides a limited contribution to the setting of the town.
Overall Assessment of Contribution to Green Belt Purposes	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution Whilst the site is of a relatively modest scale, it is nevertheless part of wider land (strategic parcel SW4) which makes a Significant Contribution to Green Belt purposes overall, reflecting its size and strategic location between Kidderminster, Bewdley and Stourport. As such the parcel makes a Contribution to the Green Belt by containing the urban edge of Kidderminster.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	Boundaries are strong to the north and west,
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. 	The site is adjacent to the urban edge and readily accessible.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> What is the degree of existing public access? 	None

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel? 	None apparent
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)? 	It does not form part of a sensitive landscape but there could be opportunities as part of the wider enhancement of the locality.
Enhancing biodiversity	<ul style="list-style-type: none"> Are there any national or local biodiversity designations within the proposed site? 	The site is adjacent to/in the immediate vicinity of lowland heathland which is a priority habitat.
Improving derelict and damaged land	<ul style="list-style-type: none"> Is there any derelict land in the parcel? 	The site appears to include areas used for tipping.

Summary

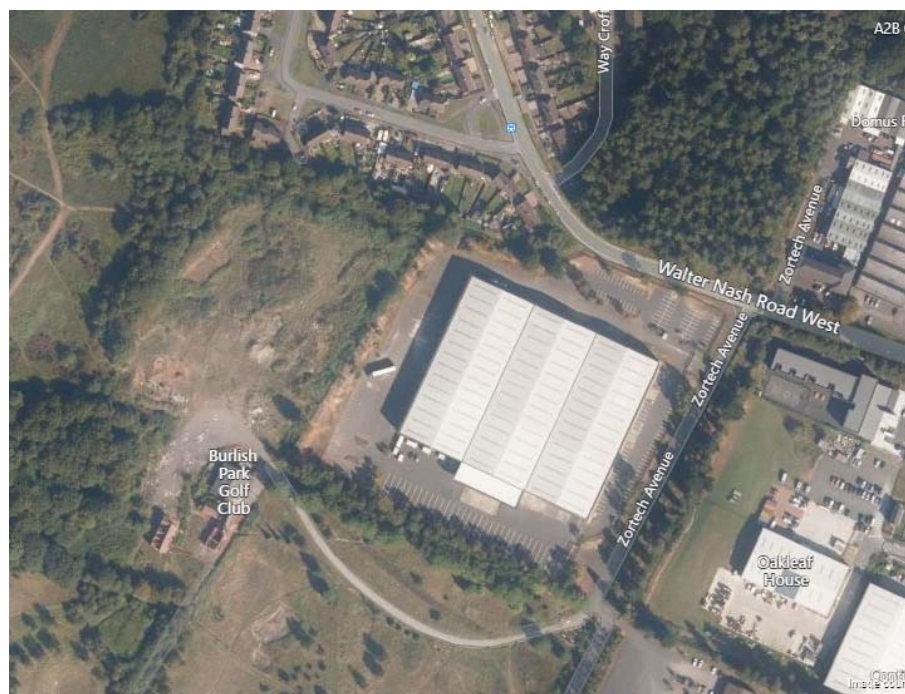
Site	Description	Overall Contribution to the Green Belt	Effect of Development on Openness
Ref LI/10 Land to the rear of Zortech Avenue, Kidderminster Part of strategic parcel SW4	<p>Land to the northwest of Zortech Avenue, Kidderminster, comprising scrub woodland and open patches of land used for tipping. The site is bounded to the north and the west by an arc of dense woodland, that to the northeast forming the Green Belt boundary of the land between Kidderminster and Stourport. To the southeast, there is an intermittent hedgerow and no clear boundary to the southwest. The site is visually contained by the dense woodland boundaries to north, but open to the south.</p>	<p>Contribution</p> <p>Whilst the site is of a relatively modest scale, it is nevertheless part of wide land (strategic parcel SW4) which makes a Significant Contribution to Green Belt purposes overall, reflecting its size and strategic location between Kidderminster, Bewdley and Stourport. As such the parcel makes a Contribution to the Green Belt by containing the urban edge of Kidderminster, in combination with other land.</p>	<p>Development would result in the extension of the built edge of Kidderminster into open land to the southwest. As such this would harm physical openness and to a lesser extent visual openness. The site, however, in combination with surrounding land, could lend itself to redevelopment which incorporates landscape and nature conservation enhancement which complements the wider Green Belt.</p> <p>Note: development to be considered in relation to adjacent sites LI/12 and LI/13.</p>

LI/12 Burlish Golf Club House

A disused golf clubhouse and surrounding parking. The site is bounded by dense woodland to the west, a substantial hedgerow to the south, an unmade track to the east, with no boundary to the north.

Location Plan and Photographs

LI/12 Former Burlish Golf Course Clubhouse





Green Belt Assessment

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	Preventing the unbounded and/or irregular extension of an urban area.	Contribution The site is part of land which contains the southwestern edge of Kidderminster.
To prevent neighbouring towns merging into one another	Preventing the actual or perceived merger of towns and/or parts thereof.	Contribution The site is part of land which maintains the strategic separation of Kidderminster and Stourport and Kidderminster and Bewdley.
To assist in safeguarding the	Maintaining the visual and physical openness of the countryside in the locality.	Contribution

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
countryside from encroachment		The site helps to prevent incremental encroachment into open land to the southwest of Kidderminster.
To preserve the setting and special character of historic towns	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	No Contribution The site is not adjacent, or visually connected, to a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution Whilst the site is of a relatively modest scale, it is nevertheless part of wider land (strategic parcel SW4) which makes a Significant Contribution to Green Belt purposes overall, reflecting its size and strategic location between Kidderminster, Bewdley and Stourport. As such the parcel makes a Contribution to the Green Belt by containing the urban edge of Kidderminster.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	Boundaries are strong to the north and west?
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. 	The site is adjacent to the urban edge and readily accessible.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> What is the degree of existing public access? 	None

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel? 	None apparent
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)? 	There could be opportunities as part of the wider enhancement of the locality.
Enhancing biodiversity	<ul style="list-style-type: none"> Are there any national or local biodiversity designations within the proposed site? 	The site is adjacent to/in the immediate vicinity of lowland heathland which is a priority habitat.
Improving derelict and damaged land	<ul style="list-style-type: none"> Is there any derelict land in the parcel? 	The site appears to be previously developed land.

Summary

Site	Description	Overall Contribution to the Green Belt	Effect of Development on Openness
Ref LI/12 Burlish Golf Club House Part of strategic parcel SW4	A disused golf clubhouse and surrounding parking. The site is bounded by dense woodland to the west, a substantial hedgerow to the south, an unmade track to the east, with no boundary to the north.	<p>Contribution</p> <p>Whilst the site is of a relatively modest scale, it is nevertheless part of wide land (strategic parcel SW4) which makes a Significant Contribution to Green Belt purposes overall, reflecting its size and strategic location between Kidderminster, Bewdley and Stourport. As such the parcel makes a Contribution to the Green Belt by containing the urban edge of Kidderminster.</p>	<p>Development would result in the extension of the built edge of Kidderminster into open land to the southwest. As such this would harm physical openness and to a lesser extent visual openness. The site, however, in combination with surrounding land, could lend itself to redevelopment which incorporates landscape and nature conservation enhancement which complements the wider Green Belt.</p> <p>Note: development to be considered in relation to adjacent sites LI/10 and LI/13.</p>

LI/13 Land off Zortech Av.

Rough grassland (former golfcourse) bounded by a substantial tree belt to the northeast, an unmade track to the northwest, an access track to the southeast. There is no clear boundary to the southwest although defined by a ditch feature. An access track to the former golf clubhouse runs through the centre of the site.

Location Plan and Photographs

LI/13 Land Off Zortech Avenue





Green Belt Assessment

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	Preventing the unbounded and/or irregular extension of an urban area.	Contribution The site is part of land which contains the southwestern edge of Kidderminster.
To prevent neighbouring towns merging into one another	Preventing the actual or perceived merger of towns and/or parts thereof.	Contribution The site is part of land which maintains the strategic separation of Kidderminster and Stourport.
To assist in safeguarding the	Maintaining the visual and physical openness of the countryside in the locality.	Contribution

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
countryside from encroachment		The site helps to prevent incremental encroachment into open land to the southwest of Kidderminster.
To preserve the setting and special character of historic towns	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	No Contribution The site is not adjacent, or visually connected, to a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution Whilst the site is of a relatively modest scale, it is nevertheless part of wider land (strategic parcel SW7) which makes a Significant Contribution to Green Belt purposes overall, reflecting its size and strategic location between Kidderminster and Stourport. As such the parcel makes a Contribution to the Green Belt by containing the urban edge of Kidderminster.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	Boundaries are strong to the north The southern boundary is artificial.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. 	The site is adjacent to the urban edge and readily accessible.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> What is the degree of existing public access? 	None

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel? 	None apparent
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)? 	There could be opportunities as part of the wider enhancement of the locality but the site is not present part of a sensitive landscape.
Enhancing biodiversity	<ul style="list-style-type: none"> Are there any national or local biodiversity designations within the proposed site? 	None identified.
Improving derelict and damaged land	<ul style="list-style-type: none"> Is there any derelict land in the parcel? 	There is no derelict land.

Summary

Site	Description	Overall Contribution to the Green Belt	Effect of Development on Openness
Ref LI/13 Land off Zortech Av. Part of strategic parcel SW7	<p>Rough grassland (former golfcourse) bounded by a substantial tree belt to the northeast, an unmade track to the northwest, an access track to the southeast. There is no clear boundary to the southwest although defined by a ditch feature. An access track to the former golf clubhouse runs through the centre of the site.</p>	<p>Contribution</p> <p>Whilst the site is of a relatively modest scale, it is nevertheless part of wide land (strategic parcel SW7) which makes a Significant Contribution to Green Belt purposes overall, reflecting its size and strategic location between Kidderminster, and Stourport. As such the parcel makes a Contribution to the Green Belt by containing the urban edge of Kidderminster.</p>	<p>Development would result in the extension of the built edge of Kidderminster into open land to the southwest. As such this would harm physical openness and to a lesser extent visual openness. The site, however, in combination with surrounding land, could lend itself to redevelopment which incorporates landscape and nature conservation enhancement which complements the wider Green Belt. A significant issue relates to the definition of an outer boundary to the site, being currently undefined to the southwest.</p> <p>Note: development to be considered in relation to adjacent sites LI/10 and LI/12.</p>

OC/12 Comberton Lodge Nursery

Land situated immediately to the northeast of the A448 Comberton Road, being a former plant nursery, now a landscaping business. There is no public access and apart from glimpsed views from the site entrance off the A448 from which the site is screened by mature vegetation, there are no views of the site. Aerial photographs suggest that the site comprises hard standing, some buildings and areas of soft ground. The external boundary of the site to the west and north of the site is defined by a mature hedgerow following the line of Hoo Brook. To the east, a substantial hedge divides the site from a large detached dwelling set in extensive grounds.

Location Plan and Photographs



OC/12 Comberton Lodge Nursery





Green Belt Assessment

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	Preventing the unbounded and/or irregular extension of an urban area.	<p>Contribution</p> <p>Development would contribute, in a modest fashion, to sprawl along the Comberton Road, extending the footprint of Kidderminster.</p>
To prevent neighbouring towns merging into one another	Preventing the actual or perceived merger of towns and/or parts thereof.	<p>Limited Contribution</p> <p>The location and size of the site means that it would not contribute to the merger of settlements (for example Kidderminster and Stone).</p>
To assist in safeguarding the	Maintaining the visual and physical openness of the countryside in the locality.	<p>Limited Contribution</p> <p>The previously developed nature of the site and its strongly bounded character mean that it has a limited relationship with the wider countryside to the north.</p>

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
countryside from encroachment		
To preserve the setting and special character of historic towns	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site is not adjacent to, nor have a visual relationship with, a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution Whilst of a small scale and enclosed character, the site is nevertheless part of open countryside to the north of the Comberton Road which is sensitive to change through new development. The site is part of the wider parcel E1 which was judged to make an overall Contribution to Green Belt purposes.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	The site has clear boundaries formed by Hoo Brook, the A448 and a residential property to the east.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. 	Development would be in the immediate vicinity of existing development to the south of Comberton Road.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> What is the degree of existing public access? 	None

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel? 	None apparent, given the scale of the site.
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)? 	No.
Enhancing biodiversity	<ul style="list-style-type: none"> Are there any national or local biodiversity designations within the proposed site? 	No
Improving derelict and damaged land	<ul style="list-style-type: none"> Is there any derelict land in the parcel? 	The site was previously a plant nursery. The extent of the current landscaping business is unknown.

Summary

Site	Description	Overall Contribution to the Green Belt	Effect of Development on Openness
Ref OC/12 Comberton Lodge Nursery Part of strategic parcel E1	<p>Land situated immediately to the northeast of the A448 Comberton Road, being a former plant nursery, now a landscaping business. There is no public access and apart from glimpsed views from the site entrance off the A448 from which the site is screened by mature vegetation, there are no views of the site. Aerial photographs suggest that the site comprises hard standing, some buildings and areas of soft ground. The external boundary of the site to the west and north of the site is defined by a mature hedgerow following the line of Hoo Brook. To the east, a substantial hedge divides the site from a large detached dwelling set in extensive grounds.</p>	<p>Contribution</p> <p>Whilst of a small scale and enclosed character, the site is nevertheless part of open countryside to the north of the Comberton Road which is sensitive to change through new development. The site is part of the wider parcel E1 which was judged to make an overall Contribution to Green Belt purposes.</p>	<p>Development would compromise the openness of the Green Belt through the introduction of built form into predominantly open countryside to the north of Comberton Road. However, the size of the site along with its strongly bounded and visually enclosed character means that the degree of this compromise would be limited.</p>

MI/36 Firs Yard, Wilden

The site comprises mobile homes and storage for commercial vehicles set within adjacent scrub woodland immediately adjacent to Wilden Lane which forms the southeastern boundary to the site. The other boundaries to the site are unclear, but appear to comprise a ditch to the south and west, with no clear feature to the northwest. Visually the site is open to Wilden Lane, otherwise the site is enclosed, physically and visually, by dense scrub woodland.

Location Plan and Photographs





Green Belt Assessment

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	Preventing the unbounded and/or irregular extension of an urban area.	Limited Contribution The site is not connected to any contiguous built development.
To prevent neighbouring towns merging into one another	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site does not lie between settlements which are at risk of merger.
To assist in safeguarding the	Maintaining the visual and physical openness of the countryside in the locality.	Contribution

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
countryside from encroachment		The site is part of open land to the west of Wilden Lane which is sensitive to intrusion from built form. Boundaries to the site are weak on three sides thereby risking further localised encroachment.
To preserve the setting and special character of historic towns	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site is not adjacent, or visually connected to, a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution Notwithstanding the small scale and visually enclosed character of the site, it nevertheless makes a Contribution to Green Belt purposes through its role in maintaining openness in this locality, despite its previously developed character.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	The boundaries of the site are mixed, being firm to the east, weaker to the south and west, and non-existent to the north.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. 	Development (for residential use) would appear incongruent, being detached from any host settlement; commercial development less so given its previous use.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> What is the degree of existing public access? 	None

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel? 	None apparent
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)? 	No
Enhancing biodiversity	<ul style="list-style-type: none"> Are there any national or local biodiversity designations within the proposed site? 	The Stour Valley SSSI is located immediately to the west of the site.
Improving derelict and damaged land	<ul style="list-style-type: none"> Is there any derelict land in the parcel? 	The site appears, in part, to be previously developed,

Summary

Site	Description	Overall Contribution to the Green Belt	Effect of Development on Openness
Ref MI/36 Firs Yard, Wilden Part of strategic parcel SW9	<p>The site comprises mobile homes and storage for commercial vehicles set within adjacent scrub woodland immediately adjacent to Wilden Lane which forms the southeastern boundary to the site. The other boundaries to the site are unclear, but appear to comprise a ditch to the south and west, with no clear feature to the northwest. Visually the site is open to Wilden Lane, otherwise the site is enclosed, physically and visually, by dense scrub woodland.</p>	<p>Contribution</p> <p>Notwithstanding the small scale and visually enclosed character of the site, it nevertheless makes a Contribution to Green Belt purposes through its role in maintaining openness in this locality, despite its previously developed character.</p>	<p>The small scale and largely visually enclosed nature of the site, along with its previously developed character, means that harm to the Green Belt arising from its intended use as a gypsy and traveller site (in situ) would be limited.</p>

MI/24 adj. Rock Tavern Wilden Lane

Overgrown land situated between the Rock Tavern public house and a residential dwelling, immediately off Wilden Lane, Wilden. The site is elevated from Wilden Lane and there are no views in, particularly when combined with the dense vegetation covering the site. The site is set within the built extent of the village which in turn is washed over by Green Belt designation.

Location Plan and Photographs



Green Belt Assessment

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	Preventing the unbounded and/or irregular extension of an urban area.	Limited Contribution The site is contained within the built envelope of Wilden.
To prevent neighbouring towns merging into one another	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site is contained within the built envelope of Wilden.
To assist in safeguarding the countryside from encroachment	Maintaining the visual and physical openness of the countryside in the locality.	Limited Contribution The site is contained within the built envelope of Wilden.
To preserve the setting and special character of historic towns	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site is neither adjacent, nor visually connected to, a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Limited Contribution The site is small, part of the built extent of the village of Wilden and whilst contributing modestly to the openness of the village which is washed over by Green Belt, does not contribute to wider Green Belt purposes.

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	The site is enclosed within the built extent of the village, demarcated by Wilden Lane and adjacent property boundaries. Current boundaries are therefore logical.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. 	The site is enclosed within the built extent of the village and is consequently accessible to existing village services.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> What is the degree of existing public access? 	None
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel? 	None
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)? 	No
Enhancing biodiversity	<ul style="list-style-type: none"> Are there any national or local biodiversity designations within the proposed site? 	No
Improving derelict and damaged land	<ul style="list-style-type: none"> Is there any derelict land in the parcel? 	Historic maps show the land to be not previously developed.

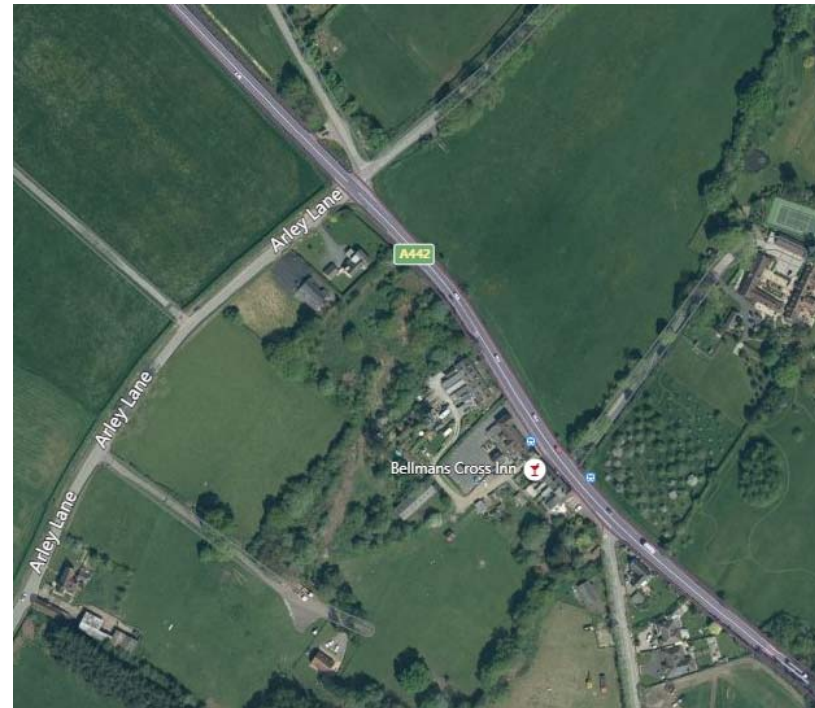
Summary

Site	Description	Overall Contribution to the Green Belt	Effect of Development on Openness
<p>Ref MI/24</p> <p>Land adjacent to the Rock Tavern, Wilden Lane</p> <p>Part of strategic parcel SW12</p>	<p>Overgrown land situated between the Rock Tavern public house and a residential dwelling, immediately off Wilden Lane, Wilden. The site is elevated from Wilden Lane and there are no views in, particularly when combined with the dense vegetation covering the site. The site is set within the built extent of the village which in turn is washed over by Green Belt designation.</p>	<p>The site is small, part of the built extent of the village of Wilden and whilst contributing modestly to the openness of the village which is washed over by Green Belt, does not contribute to wider Green Belt purposes.</p>	<p>Openness of the Green Belt will be affected to the extent of the introduction of additional built form into the built-up extent of Wilden. However, the site is raised above Wilden Lane and otherwise enclosed by property boundaries meaning that the overall effect on the openness of the settlement is limited.</p>

WA/UA/1 Bellman's Cross, Shatterford

Land situated off the A442 Bridgnorth Road and Arley Lane, Shatterford, bounded by the A442 and Arley Lane, otherwise insubstantial (comprising mature trees) boundaries to the southwest and southeast. Land use is a mixture of pasture/open woodland on the majority of the site to the southeast, a village hall and adjacent rough grassland to the northwest. There are views into the northwest extent of the site from Arley Lane, but otherwise it is screened by dense vegetation and topography, including along the A442 frontage.

Location Plan and Photographs





Green Belt Assessment

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution Whilst not part of a large built-up area, the site protects land against the concentration of development along the A442 in an area of open countryside generally characterised by dispersed development (the cluster of development along Arley lane excepted).
To prevent neighbouring towns merging into one another	Preventing the unbounded and/or irregular extension of an urban area.	Limited Contribution The site does not lie directly between settlements.
To assist in safeguarding the countryside from encroachment	Preventing the actual or perceived merger of towns and/or parts thereof.	Contribution The site is part of open countryside which, by virtue of its relatively remote nature, is sensitive to encroachment as a result of incremental development. Whilst the site is bounded by the A442 and Arley Lane, it is without a substantive boundary to the southwest and southeast meaning there is a risk of further encroachment.
To preserve the setting and special character of historic towns	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site is neither adjacent to nor visually connected with a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site is part of open countryside which is vulnerable to encroachment by incremental development and the Green Belt helps to prevent from happening, particularly in accessible locations such as adjacent to main roads.

Green Belt Purpose/ NPPF topic	Assessment Criteria	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	Boundaries are formed by the A442 and Arley Lane, otherwise comprising hedgerows of variable strength.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. 	The site is situated in relatively remote open countryside and it would not channel development towards towns and villages
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> What is the degree of existing public access? 	None
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel? 	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)? 	No
Enhancing biodiversity	<ul style="list-style-type: none"> Are there any national or local biodiversity designations within the proposed site? 	No
Improving derelict and damaged land	<ul style="list-style-type: none"> Is there any derelict land in the parcel? 	None apparent

Summary

Site	Description	Overall Contribution to the Green Belt	Effect of Development on Openness
<p>Ref WA/UA/1 Bellman's Cross, Shatterford</p> <p>Part of strategic parcel NW5</p>	<p>Land situated off the A442 Bridgnorth Road and Arley Lane, Shatterford, bounded by the A442 and Arley Lane, otherwise insubstantial (comprising mature trees) boundaries to the southwest and southeast. Land use is a mixture of pasture/open woodland on the majority of the site to the southeast, a village hall and adjacent rough grassland to the northwest. There are views into the northwest extent of the site from Arley Lane, but otherwise it is screened by dense vegetation and topography, including along the A442 frontage.</p>	<p>Contribution</p> <p>The site is part of open countryside which is vulnerable to encroachment by incremental development and the Green Belt helps to prevent from happening, particularly in accessible locations such as adjacent to main roads.</p>	<p>Development would compromise the openness of the Green Belt in this location through the introduction of a substantial concentration of built development into an area characterised by dispersed development (notwithstanding development further along Arley Lane). Whilst development could be largely screened and physically contained, its scale would introduce a new character to this locality.</p> <p>If proposed for development, it would be prudent to consider retaining washed over Green Belt status in order to control potential encroachment from weak site boundaries.</p>

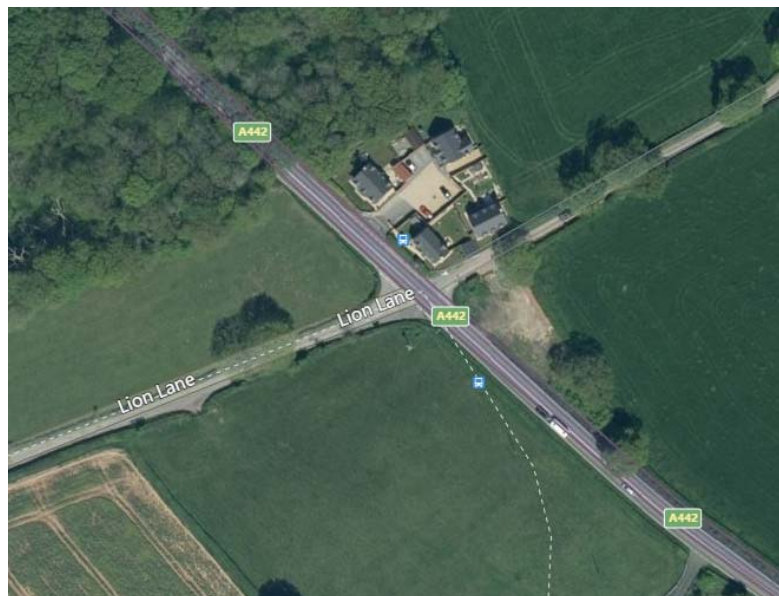
WA/UA/6 Red Lion Car Park, Upper Arley

Land to the northeast of the A442 Bridgnorth Road, bounded by the A442, Lion Lane and a hedgerow to the east. The site comprises the car park of former Red Lion public house (now redeveloped for houses), fully visible from the A442 and Lion Lane.

Location Plan and Photographs



WA/UA/6 Red Lion Car Park





Green Belt Assessment

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	Preventing the unbounded and/or irregular extension of an urban area.	Limited Contribution The site makes only a very modest contribution to preventing sprawl along the A442.
To prevent neighbouring towns merging into one another	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site does not lie directly between settlements.
To assist in safeguarding the countryside from encroachment	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site is part of open countryside which, by virtue of its relatively remote nature, is sensitive to encroachment as a result of incremental development. However, the site is clearly bounded with limited risk of encroachment to the east.
To preserve the setting and special character of historic towns	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site is neither adjacent to nor visually connected with a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site is part of open countryside which is vulnerable to encroachment by incremental development and the Green Belt helps to prevent from happening, particularly in accessible locations such as adjacent to main roads. However, the size and the bounded character of the site means that overall, the contribution to the Green Belt is limited.

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	Boundaries are formed by the A442 and Lion Lane, with a hedgerow to east beyond which is a field down to pasture.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. 	The site is situated in relatively remote open countryside and would not channel development towards towns and villages..
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> What is the degree of existing public access? 	None
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel? 	No
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)? 	No
Enhancing biodiversity	<ul style="list-style-type: none"> Are there any national or local biodiversity designations within the proposed site? 	No
Improving derelict and damaged land	<ul style="list-style-type: none"> Is there any derelict land in the parcel? 	The site is the car park for the former Red Lion public house.

Summary

Site	Description	Overall Contribution to the Green Belt	Effect of Development on Openness
<p>Ref WA/UA/6</p> <p>Red Lion Car Park, Upper Arley</p> <p>Part of strategic parcel N12</p>	<p>Land to the northeast of the A442 Bridgnorth Road, bounded by the A442, Lion Lane and a hedgerow to the east. The site comprises the car park of former Red Lion public house (now redeveloped for houses), fully visible from the A442 and Lion Lane.</p>	<p>Contribution</p> <p>The site is part of open countryside which is vulnerable to encroachment by incremental development and the Green Belt helps to prevent from happening, particularly in accessible locations such as adjacent to main roads. However, the size and the bounded character of the site means that overall, there is a contribution to the Green Belt, albeit modest.</p>	<p>Development of the site would have limited effect of the openness of the Green Belt, reflecting the size of the site, its strongly bounded character and relationship with development across Lion Lane.</p> <p>If proposed for development, it would be prudent to consider retaining washed over Green Belt status in order to control potential encroachment from weak site boundaries.</p>

WFR/CC/8 Fold Farm, Chaddesley Corbett

Land to the west of Fold Farm, south of an unnamed track (and PRoW), which along with residential properties to the west bound the site on three sides. A hedgeline forms the southern boundary. There are views into the site from the PRoW to the north only, with no views in from the A448 Kidderminster Road to the southwest.

Location Plan and Photographs



WFR/CC/8 Fold Farm Chaddesley Corbett





Green Belt Assessment

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	Preventing the unbounded and/or irregular extension of an urban area.	Limited Contribution The site is set within the hamlet of Chaddesley Corbett and would not lead to an unbounded or irregular extension of the urban area.
To prevent neighbouring towns merging into one another	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site is set within the hamlet of Chaddesley Corbett and would not lead to the merger of towns.
To assist in safeguarding the countryside from encroachment	Maintaining the visual and physical openness of the countryside in the locality.	Limited Contribution The site is set within the hamlet of Chaddesley Corbett and would maintain visual and physical openness of the countryside.
To preserve the setting and special character of historic towns	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Contribution The site forms part of the southeastern extent of the Chaddesley Corbett Conservation Area and contributes to maintaining the openness and hence character in this part of the village.
Overall Assessment of Contribution to Green Belt Purposes	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site contributes to the openness and character of the village being part of the Conservation Area.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> • Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? • Are the current boundaries logical? 	Boundaries are clear to the north, east and west with the southern boundary comprising a hedgerow.

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
	<ul style="list-style-type: none"> Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. 	The site is within the built envelope of the village.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> What is the degree of existing public access? 	There is no public access.
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel? 	None
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)? 	The site is part of the village Conservation Area.
Enhancing biodiversity	<ul style="list-style-type: none"> Are there any national or local biodiversity designations within the proposed site? 	No
Improving derelict and damaged land	<ul style="list-style-type: none"> Is there any derelict land in the parcel? 	No

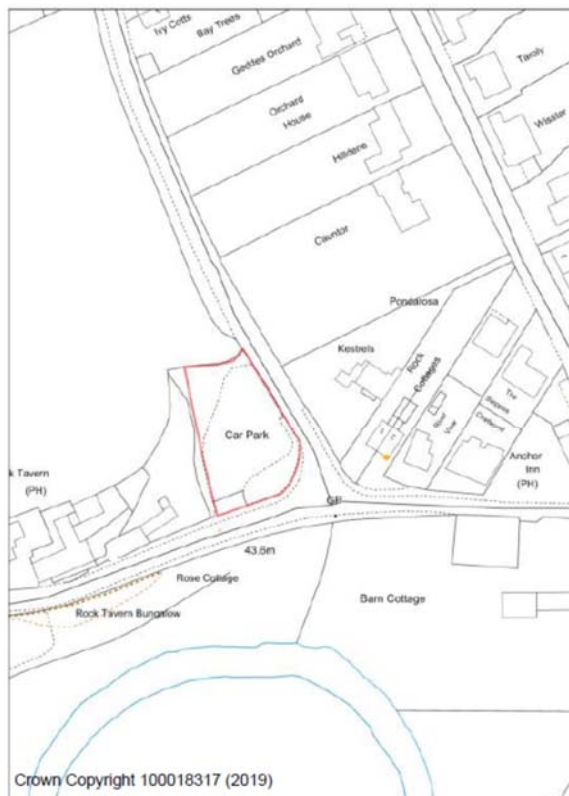
Summary

Site	Description	Overall Contribution to the Green Belt	Effect of Development on Openness
Ref WFR/CC/8 Land at Fold Farm, Chaddesley Corbett Part of strategic parcel E9	<p>Land to the west of Fold Farm, south of an unnamed track (and PRow), which along with residential properties to the west bound the site on three sides. A hedgeline forms the southern boundary. There are views into the site from the PRow to the north only, with no views in from the A448 Kidderminster Road to the southwest.</p>	<p>Contribution</p> <p>The site contributes to the openness and character of the village being part of the Conservation Area.</p>	<p>Development would compromise the openness of the Green Belt in this location, albeit modestly given the size and location of the site. The potential effects on the village Conservation Area are greater and would have to be subject to a separate historic environment Assessment.</p> <p>If proposed for development, it would be prudent to consider retaining washed over Green Belt status in order to control potential encroachment from weak site boundaries.</p>

WFR/WC/36 Rock Tavern Car Park, Caunsall

Land to the northwest of the junction between Caunsall Road and Kinver Road, comprising the car park of a former public house. The site is bounded by an indistinct hedgerow to the north, a property boundary to the west, Caunsall Road to the south and Kinver Road to the east.

Location Plan and Photographs



WFR/WC/36 Rock Tavern Car Park Caunsall



Green Belt Assessment

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	Preventing the unbounded and/or irregular extension of an urban area.	Limited Contribution The site lies within the built envelope of the hamlet as arranged along Causall Road.

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
To prevent neighbouring towns merging into one another	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site does not lie between settlements.
To assist in safeguarding the countryside from encroachment	Maintaining the visual and physical openness of the countryside in the locality.	Limited Contribution The site lies within the built envelope of the village as arranged along Causall Road, with open countryside immediately to the north of the site.
To preserve the setting and special character of historic towns	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site is not adjacent or visually connected to a Conservation Area and would not impact upon the setting of a town or settlement. .
Overall Assessment of Contribution to Green Belt Purposes	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Limited Contribution The size and location of the site means that its contribution to the Green Belt is minimal, aside from being part of the washed over settlement of Causall where openness is sought to be maintained.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> • Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? • Are the current boundaries logical? • Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	The site is clearly bounded on three sides, with an indistinct northern boundary.

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. 	The site is within the built extent of Caunsall.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> What is the degree of existing public access? 	None
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel? 	None
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)? 	No
Enhancing biodiversity	<ul style="list-style-type: none"> Are there any national or local biodiversity designations within the proposed site? 	No
Improving derelict and damaged land	<ul style="list-style-type: none"> Is there any derelict land in the parcel? 	The site has a previous use of a car park.

Summary

Site	Description	Overall Contribution to the Green Belt	Effect of Development on Openness
Ref WFR/WC/36 Rock Tavern Car Park, Caunsall	Land to the northwest of the junction between Caunsall Road and Kinver Road, comprising the car park of a former public house. The site is	Limited Contribution The size and location of the site means that its contribution to the Green Belt is minimal, aside from being part of the washed over	The site is part of the built extent of Caunsall and makes only the most modest contribution to maintaining openness given the site's size and location. Development would not compromise the open character of the hamlet as a whole which is washed over by Green Belt.

Part of strategic parcel N9	bounded by an indistinct hedgerow to the north, a property boundary to the west, Caunsall Road to the south and Kinver Road to the east.	settlement of Caunsall where openness is sought to be maintained.	If proposed for development, it would be prudent to consider retaining washed over Green Belt status in order to control potential encroachment from weak site boundaries.
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Green Belt Assessment

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	Preventing the unbounded and/or irregular extension of an urban area.	Contribution Locally, the site contains the built extent of the hamlet of Caunsall as arranged along Caunsall Road.
To prevent neighbouring towns merging into one another	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site does not lie between settlements being on the opposite of Caunsall to Cookley.
To assist in safeguarding the countryside from encroachment	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site forms part of open countryside to the east of Caunsall and is poorly bounded on its northern and eastern extents.
To preserve the setting and special character of historic towns	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site is neither adjacent to, nor visually connected with, a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site forms a significant part of the eastern context of Caunsall, containing the built extent of the hamlet. The site is part of open countryside to the east of Caunsall which is vulnerable to change through incremental development.

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

Summary

Site	Description	Overall Contribution to the Green Belt	Effect of Development on Openness
Ref WFR/WC/37 Land at Caunsall Road, Caunsall Part of strategic parcel N9	<p>Land adjacent to the eastern edge of the built extent of Caunsall. Bordered by Caunsall Road to the south, residential gardens to the west, a post and rail fence to the north and a farm holding to the east. The land is under pasture/hay and rises northward from Caunsall Road over around 8m as part of the southward facing slopes of the valley of the River Stour.</p>	<p>Contribution</p> <p>The site forms a significant part of the eastern context of Caunsall, containing the built extent of the hamlet and thereby localised extension of built development along the Caunsall Road. The site is part of open countryside to the east of Caunsall which is vulnerable to change through incremental development.</p>	<p>Development of the site, which is weakly bounded, would compromise the openness of the Green Belt in this location, reflecting its role in containing the eastern extent of Caunsall. The visual exposure of the site as part of the northern valley side of the River Stour means that the physical and visual impact of development would be amplified.</p> <p>If proposed for development, it would be prudent to consider retaining washed over Green Belt status in order to control potential encroachment from weak site boundaries.</p>

Rushock Trading Estate

A large, moderately densely built-up site containing various enterprises, on land previously developed as a WWII RAF depot (along with 8 other sites in the vicinity). The site is situated immediately off the A442 Kidderminster – Droitwich Road in open countryside, with external borders to the site defined by the immediate curtilage and built footprint of various commercial uses on site. There is no public access.

Location Plan and Photographs



Rushock Trading Estate



Green Belt Assessment

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	Preventing the unbounded and/or irregular extension of an urban area.	Limited Contribution The site is self-contained and well established, and whilst of a relatively large scale does not constitute sprawl.
To prevent neighbouring towns merging into one another	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site does not lie directly between settlements which could result in merger, actual or perceived.
To assist in safeguarding the countryside from encroachment	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site lies in open countryside between Kidderminster and Droitwich. The countryside is sensitive to encroachment from built development.
To preserve the setting and special character of historic towns	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site does not have a visual or physical relationship with a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site lies in open countryside which is sensitive to encroachment from built development such through extension of a built footprint or intensification of use.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? 	The boundaries of the site appear to be well established by building footprints and their immediate curtilages, although no clear geographical features, apart from the A442 to the east, appear to contain the site.

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
	<ul style="list-style-type: none"> Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. 	The site is situated in open countryside.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> What is the degree of existing public access? 	There is no public access.
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel? 	None
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)? 	No
Enhancing biodiversity	<ul style="list-style-type: none"> Are there any national or local biodiversity designations within the proposed site? 	No
Improving derelict and damaged land	<ul style="list-style-type: none"> Is there any derelict land in the parcel? 	None apparent

Summary

Site	Description	Overall Contribution to the Green Belt	Effect of Development on Openness
Rushock Trading Estate Part of strategic parcel SE6	A large, moderately densely built-up site containing various enterprises, on land previously developed as a WWII RAF depot (along with 8 other sites in the vicinity). The site is situated immediately off the A442 Kidderminster – Droitwich Road in open countryside, with external borders to the site defined by the immediate curtilage and built footprint of various commercial uses on site. There is no public access.	Contribution The site lies in open countryside which is sensitive to encroachment from built development such through extension of a built footprint or intensification of use.	This is a long-established employment/commercial site with a clear development footprint. However, it is situated in open countryside which is vulnerable to encroachment through extension and/or intensification of existing uses. As such retention of Green Belt policy washed over the site is desirable.

West Midlands Safari Park

A large and long-established leisure attraction to the south of the Kidderminster – Bewdley Road, comprising an assortment of built structures (including leisure rides, administrative buildings and car parking) set within extensive grounds. The site boundary to the developed parts of the site are complex and reflect a combination of the historic use (centred on a large stately home) and use of the site's geography to locate various leisure and wildlife attractions.

Location Plan and Photographs



West Midlands Safari and Leisure Park



Green Belt Assessment

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
To check the unrestricted sprawl of large built-up areas	Preventing the unbounded and/or irregular extension of an urban area.	CONTRIBUTION Adjacent to the A456 Kidderminster Road, the site is part of land which contains the westerly extent of Kidderminster, preventing further extension of the town into open land. However, the West Midlands Safari Park has introduced significant leisure-related built development into this area making it vulnerable to sprawl.
To prevent neighbouring towns merging into one another	Preventing the actual or perceived merger of towns and/or parts thereof.	SIGNIFICANT CONTRIBUTION The site, along with land to the north of the A456, forms the gap between Kidderminster and Bewdley. Although compromised by the built development associated with the West Midlands Safari Park, the sense of separation is maintained.
To assist in safeguarding the countryside from encroachment	Maintaining the visual and physical openness of the countryside in the locality.	CONTRIBUTION Although openness has to some extent been compromised by development associated with the West Midlands Safari Park, the site retains a largely open aspect, particularly when considered as part of wider land to the east which is protected by the SSSI designation.
To preserve the setting and special character of historic towns	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	CONTRIBUTION Contributes to the setting of Bewdley, forming part of the easterly entrance to the town, although the direct visual connection between the two is limited.
Overall Assessment of Contribution to Green Belt Purposes	The overall contribution of the site to the Green Belt, both individually and in a wider context.	SIGNIFICANT CONTRIBUTION A combination of roles makes the overall contribution of this site to Green Belt purposes significant, reflecting its role as part of the land which separates Kidderminster and Bewdley and providing part of the eastern context for Bewdley.

Green Belt Purpose/ NPPF topic	Assessment Criteria: in light of the contribution of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Analysis
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	The site is clearly defined by its use as a safari and leisure park, although there are no strong geographical features which separate it from wider land to the east and southeast.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. 	The site is in a relatively sustainable location, within a short distance of existing services and facilities both in Kidderminster and Bewdley.
Opportunities for Public Access or to provide access	<ul style="list-style-type: none"> What is the degree of existing public access? 	Paid access only.
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel? 	Existing leisure park.
Enhancing landscapes and visual amenity	<ul style="list-style-type: none"> Does the proposed site form part of the setting of a sensitive landscape (historic or otherwise)? 	Adjacent to a SSSI to the southeast.
Enhancing biodiversity	<ul style="list-style-type: none"> Are there any national or local biodiversity designations within the proposed site? 	No
Improving derelict and damaged land	<ul style="list-style-type: none"> Is there any derelict land in the parcel? 	No

Summary

Site	Description	Overall Contribution to the Green Belt	Effect of Development on Openness
West Midlands Safari Park Part of strategic parcel SW1	<p>A large and long-established leisure attraction to the south of the Kidderminster – Bewdley Road, comprising an assortment of built structures (including leisure rides, administrative buildings and car parking) set within extensive grounds. The site boundary to the developed parts of the site are complex and reflect a combination of the historic use (centred on a large stately home) and use of the site's geography to locate various leisure and wildlife attractions.</p>	<p>SIGNIFICANT CONTRIBUTION A combination of roles makes the overall contribution of this site to Green Belt purposes significant, reflecting its role as part of the land which separates Kidderminster and Bewdley and providing part of the eastern context for Bewdley.</p>	<p>Notwithstanding the extent and long-standing character of built development already associated with the site, the Green Belt is nevertheless vulnerable to intensification. This would affect both the direct role of the site in its role in preventing the merger of towns but also its role in combination with land to the north of the A456 and to the east and southeast.</p>



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