

## Technical Note 2:

# Wyre Forest Local Plan – Summary of Green Belt Site Assessments

## 1. Introduction

This Technical Note summarises the assessment of Green Belt sites which are proposed for development within the emerging Wyre Forest District Local Plan. The summary combines those sites which were assessed as part of the 2017 Site Assessment process<sup>1</sup> along with additional site assessments set out in: Wyre Forest District Local Plan – Additional Green Belt Site Assessments.

| Site Reference | Location  | Page | Site Reference | Location                               | Page |
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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>

| Site Reference | Location                          | Page | Site Reference | Location                        | Page |
|----------------|-----------------------------------|------|----------------|---------------------------------|------|
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| WA/BE/5        | Land south of Habberley Road      | 50   | WFR/CC/8       | Fold Farm, Chaddesley Corbett   | 66   |
| WA/KF/3        | Land at Low Habberley             | 52   | WFR/WC/36      | Rock Tavern Car Park, Caunsall  | 67   |
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| WFR/WC/18      | Sion Hill School site             | 58   | PDL SITES      | Cursley Distribution Park       | 70   |
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### SUMMARY OF CONTRIBUTION TO GREEN BELT PURPOSES AND EFFECT OF DEVELOPMENT ON THE GREEN BELT

| Site   |   | Contribution to Green Belt Purpose<br>LC = Limited Contribution,<br>C = Contribution, SC = Significant Contribution |        |              |         |         | Commentary   | Effect of Development  |
|--------|---|---|--------|--------------|---------|---------|--|--|
|        |   | Sprawl  | Merger | Encroachment | Setting | Overall |  |  |
| FPH/27 | Land adjacent Easter Park, Worcester Road | LC  | LC     | LC           | C       | LC      | <p><b>LIMITED CONTRIBUTION</b></p> <p>The site makes a very limited contribution to Green Belt purposes strategically and locally, being strongly bounded on all sides and largely visually isolated from the Green Belt to the east and south. The local context, which</p> | <p>Development would have a limited effect on openness, being dominated by urban uses to the north and west. However, a degree of sensitivity in the scale and massing of development would need to be exercised given the site's place as part of the southern gateway to Kidderminster along the A449.</p> |

| Site      |                                       | Contribution to Green Belt Purpose<br>LC = Limited Contribution,<br>C = Contribution, SC = Significant Contribution |        |              |         |         | Commentary   | Effect of Development  |
|-----------|---------------------------------------|---|--------|--------------|---------|---------|--|--|
|           |                                       | Sprawl  | Merger | Encroachment | Setting | Overall |  |  |
|           |                                       |   |        |              |         |         | has a strongly urbanised character, adds to the sense of disconnection of the site from Green Belt purposes.   |  |
| WFR/WC/15 | Lea Castle Village – main site        | C   | LC     | C            | LC      | C       | <b>CONTRIBUTION</b><br><br>The character of the site, being previously developed and strongly bounded physically and visually, means that the overall impact of development on Green Belt purposes would be limited. However, should development encroach beyond current developed footprint then the impact would be significantly greater, reflecting careful siting of past development on a plateau and the benefit of landscape planting containing visual impacts. | The effect on openness of the Green Belt in this location would be neutral, reflecting the site's previously developed nature although this is dependent upon retention of the current development footprint, building density and height.   |
| WFR/WC/32 | Lea Castle Village – land to the east | SC  | LC     | C            | C       | SC      | <b>SIGNIFICANT CONTRIBUTION</b><br><br>Overall, the site makes a significant contribution to the Green Belt through its role in safeguarding the countryside from encroachment (clearly being visually and functionally part of the open countryside to the north of Kidderminster) and sprawl along the A451. Development would have a significant effect on openness reflecting the partial enclosure of the site and its visually                                     | Development is judged to have a significant effect on the openness of the Green Belt in this location, being on the flanks of rising land which is exposed to the south and south east. The land is part of the north eastern gateway to Kidderminster and notwithstanding the presence of the Lea Castle site immediately to the north west, would introduce development into open countryside. |

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|-----------|--|---|--------|--------------|---------|---------|---|--|
|           |  | Sprawl  | Merger | Encroachment | Setting | Overall |   |  |
|           |  |   |        |              |         |         | sensitivity creating a fundamentally new character to this gateway to Kidderminster.  |  |
| WFR/WC/33 | Lea Castle Village – land to the west  | C   | LC     | C            | LC      | C       | <p><b>CONTRIBUTION</b></p> <p>The site contributes to the role of the wider Green Belt, being part of open countryside to the north of Kidderminster. The land forms the principal context of the northern gateway to Kidderminster along the A449 Wolverhampton Road and development would alter the relationship between town and country in this location.</p> | The site contributes to the openness of the countryside in this locality reflecting its scale and orientation, despite being enclosed on two sides by built development. There is a visual connection with open land to the west, which together with this land forms a distinct countryside context for the northwest of Kidderminster. |
| WFR/WC/34 | Lea Castle Village – land to the north | C   | LC     | C            | LC      | C       | <p><b>CONTRIBUTION</b></p> <p>Whilst the site is physically related to the carefully located and screened Lea Castle Hospital site and development along Lea Castle Drive, it is nevertheless related in character and orientation to the wider open countryside to the north. Development would introduce a new development.</p>                                 | Development, whilst bounded on all sides, would intrude upon the wider openness of the Green Belt in this location, by introducing a new urban edge into land which visually related and oriented to the open countryside to the north, rather than existing development immediately to the south.                                       |
| LI/10     | Land r/o Zortech Avenue                | C   | C      | C            | LC      | C       | <p><b>CONTRIBUTION</b></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,</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  |

| Site  |   | Contribution to Green Belt Purpose<br>LC = Limited Contribution,<br>C = Contribution, SC = Significant Contribution |        |              |         |         | Commentary   | Effect of Development   |
|-------|---|---|--------|--------------|---------|---------|--|---|
|       |   | Sprawl  | Merger | Encroachment | Setting | 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.  | which incorporates landscape and nature conservation enhancement which complements the wider Green Belt.<br><br>Note: development to be considered in relation to adjacent sites LI/12 and LI/13.   |
| LI/11 | Land west of former school site Coniston Crescent | C   | SC     | C            | LC      | SC      | <b>SIGNIFICANT CONTRIBUTION</b><br><br>The site is part of the remaining open land between Stourport and Kidderminster, the erosion of which would further narrow the already limited gap between the two settlements. Development would have to be considered in the context of proposals on an adjacent site/  | The site and its wider context is characterised by a high degree of visual exposure which would be compromised by development, particularly in respect of the unbounded northeastern edge. Here, despite 'rounding-off' of the built edge, development would represent an extension into local countryside.   |
| LI/12 | Former Burlish Golf Course Clubhouse              | C   | C      | C            | LC      | C       | <b>CONTRIBUTION</b><br><br>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. | 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.<br>Note: development to be considered in relation to adjacent sites LI/10 and LI/13. |

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|-------|--|---|--------|--------------|---------|---------|--|--|
|       |  | Sprawl  | Merger | Encroachment | Setting | Overall |  |  |
| LI/13 | Land Off Zortech Avenue                | C   | C      | C            | LC      | C       | <p><b>CONTRIBUTION</b></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> |
| MI/18 | Land North of Wilden Industrial Estate | LC  | LC     | C            | LC      | C       | <p><b>CONTRIBUTION</b></p> <p>The site is part of Green Belt which is judged to make a significant contribution to maintaining the separation between Kidderminster and Stourport. In principle, erosion of the Green Belt in this location is damaging but the scale of the extension and its close relationship with existing development to the south would not constitute significant harm to Green Belt purposes overall.</p> | <p>The scale and type of development (assuming for employment use) would have a minimal effect on the openness of the Green Belt in this location.</p>   |
| MI/36 | Firs Yard, Wilden Lane                 | LC  | LC     | C            | LC      | C       | <p><b>CONTRIBUTION</b></p>   | <p>The small scale and largely visually enclosed nature of the site, along with its previously developed character, means</p>  |

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|-------|--------------------------------|---|--------|--------------|---------|---------|---|--|
|       |                                | Sprawl  | Merger | Encroachment | Setting | Overall |   |  |
|       |                                |   |        |              |         |         | 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.   | that harm to the Green Belt arising from its intended use as a gypsy and traveller site (in situ) would be limited.  |
| MI/38 | School Site, Coniston Crescent | C   | SC     | C            | LC      | SC      | <b>SIGNIFICANT CONTRIBUTION</b><br>The site is part of the remaining open land between Stourport and Kidderminster, the erosion of which would further narrow the already limited gap between the two settlements. Development would have to be considered in the context of proposals on an adjacent site – land off Windermere Way.             | Although part of a former school, the land retains an open aspect and visual relationship with the former golf course to the northwest and allotments to the northeast. Development would impinge upon the openness of the land and would, on its own, be an incongruous extension of the built edge of Stourport. |
| OC/5  | Land at Husum Way              | C   | LC     | C            | C       | C       | <b>CONTRIBUTION</b><br>Overall, the site contributes to the Green Belt in its contribution to safeguarding the countryside from encroachment (being visually interconnected with the wider open countryside) and although having a limited role in preventing sprawl in itself, in combination with land to the east has a more significant role. | Development would not have a significant effect on openness, given the strongly bounded character of the site, although it is visually sensitive and development would create a new character to this gateway site.  |

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|--------|--------------------------|---|--------|--------------|---------|---------|---|---|
|        |                          | Sprawl  | Merger | Encroachment | Setting | Overall |   |   |
| OC/6   | Land east of Offmore     | SC  | LC     | C            | LC      | SC      | <p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The site is part of wider land to the east of Kidderminster which prevents sprawl into open countryside, and whilst the site is bounded on three sides, its eastern boundary is insubstantial. As such, the site makes a significant contribution to preventing sprawl and more broadly the encroachment of the urban area into the open countryside.</p> | <p>Whilst the site is a direct extension of the built edge of Kidderminster, there is no current eastern boundary. The openness of the, both physically and visually would be compromised, Particularly given the rising topography to the east. Significant mitigation would be required to define a new eastern edge of the town in this location.</p>  |
| OC/12  | Comberton Lodge Nursery  | C   | LC     | LC           | LC      | C       | <p><b>CONTRIBUTION</b></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>  |
| OC/13N | Land at Stone Hill North | SC  | C      | C            | LC      | C       | <p><b>CONTRIBUTION</b></p> <p>The site overall makes a contribution to Green Belt purposes by virtue of its role as open countryside containing the built edge of Kidderminster. In the absence of clear, significant boundaries, development would represent encroachment and sprawl into open</p>   | <p>In the absence of clear, significant boundaries, development would represent encroachment and sprawl into open countryside which could only be overcome through masterplanning which considered the development in a wider context which attended to the southeastern edge of the town more generally. Whilst there are few visual receptors in this locality and the site is generally well</p> |



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|---------|-------------------------|---|--------|--------------|---------|---------|--|---|
|         |                         | Sprawl  | Merger | Encroachment | Setting | Overall |  |   |
|         |                         |   |        |              |         |         | countryside which could only be overcome through masterplanning which considered the development in a wider context which attended to the southeastern edge of the town more generally. Whilst there are few visual receptors in this locality and the site is generally well screened from the A448, development would create a fundamentally new relationship between town and country.            | screened from the A448, development would create a fundamentally new relationship between town and country.   |
| WA/BE/1 | Stourport Road Triangle | C   | C      | C            | SC      | C       | <b>CONTRIBUTION</b><br><br>The site makes a contribution to the Green Belt in this location by virtue of its location in the gap between Bewdley and Stourport and visual connection to the wider open countryside which is part of that gap. However, the strongly bounded character of the site limits the effects of sprawl or encroachment.  | The likely effect on openness is judged to be limited given the location and bounded character of the site. Of greater potential significance is the role of the site as part of the southern gateway to Bewdley and the effect that a concentrated development of 80 units could have, particularly given the rising topography of the ground. |
| WA/BE/3 | Catchem's End           | C   | SC     | C            | SC      | SC      | <b>SIGNIFICANT CONTRIBUTION</b><br><br>Overall, and cumulatively, the site makes a significant contribution to Green Belt purposes because of its role as part of the wider tract of land separating Bewdley, Stourport and Kidderminster, its role as part of the gateway to Bewdley, a role in preventing wider encroachment and sprawl. Development would reduce openness by bringing the edge of | The likely effect on openness is judged to be significant, reflecting the open countryside character (albeit containing development along Kidderminster Road) and its exposure on rising land as part of the gateway to Bewdley. Development would uncharacteristically urbanise this land.   |

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|---------|------------------------------|---|--------|--------------|---------|---------|--|--|
|         |                              | Sprawl  | Merger | Encroachment | Setting | Overall |  |  |
|         |                              |   |        |              |         |         | Bewdley southeastwards to meet the A456, although this would act as a long-term edge.  |  |
| WA/BE/5 | Land south of Habberley Road | C   | SC     | C            | C       | C       | <p><b>CONTRIBUTION</b></p> <p>The overall contribution to Green Belt purposes of the site is mixed. Whilst it is relatively small and is an extension of the existing urban edge, it is nevertheless serves to contain the eastward expansion of Bewdley into the critical gap between development in this location and the built edge of Kidderminster. The presence of the hotel imparts a semi-urbanised character to the land, and development would add to this impression further reducing the gap between the towns, even though the site is reasonably well enclosed visually.</p> | Development would have a moderate effect on openness, reflecting its role in the wider context of the gap between Bewdley and Kidderminster. Notwithstanding the presence of the hotel and extensive grounds to the northeast, development would extend the urban edge beyond a simple 'rounding-off'. |
| WA/KF/3 | Land at Low Habberley        | SC  | LC     | SC           | LC      | SC      | <p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The site forms part of the arc of Green Belt which contains the northerly extent of Kidderminster, limiting extension of the contiguous built-up area of the town into open countryside. As such, and in combination with the wider Green Belt in this locality, the site makes a significant contribution to Green Belt</p>   | Whilst the site is small and nominally adjacent to the urban edge of Kidderminster, it is nevertheless exposed visually and physically, being bounded by an insubstantial hedge to the north west and thereby physically and visually connected to the wider open countryside.                         |

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|-----------|-----------------------------------|---|--------|--------------|---------|---------|--|--|
|           |                                   | Sprawl  | Merger | Encroachment | Setting | Overall |  |  |
|           |                                   |   |        |              |         |         | purposes of containing sprawl and preventing encroachment.   |  |
| WFR/CB/3  | Land off Station Drive, Blakedown | C   | LC     | C            | C       | C       | <b>CONTRIBUTION</b><br>The site makes a contribution to Green Belt purposes because of its containment of Blakedown particularly along the A456 Birmingham Road.                                   | The high degree of physical and visual containment limits the impact of development on the Green Belt, although this is a gateway site into Blakedown which is locally significant in turn demanding particular attention to edge treatment, built density and massing.  |
| WFR/WC/12 | Lawnswood, Cookley                | LC  | LC     | C            | LC      | C       | <b>CONTRIBUTION</b><br>The site is well contained and development would not constitute sprawl or significant encroachment into open countryside.   | The openness of the countryside would be affected through the addition of built development, although this is not significant given the degree of enclosure on the site's southern boundary and opportunities for boundary treatment to reduce this impact.  |
| WFR/WC/18 | Sion Hill School site             | LC  | LC     | LC           | LC      | LC      | <b>LIMITED CONTRIBUTION</b><br>Development of the site would not compromise the purposes of the Green Belt strategically or locally, because of its scale and containment physically and visually. | There would be an effect on openness because of the introduction of built form into open land, but visual containment and previous development on the western part of the site reduces this impact.  |
| MI/24     | adj. Rock Tavern, Wilden Lane     | LC  | LC     | LC           | LC      | LC      | <b>LIMITED CONTRIBUTION</b><br>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                          | 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. |

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|---------|------------------------------|---|--------|--------------|---------|---------|--|---|
|         |                              | Sprawl  | Merger | Encroachment | Setting | Overall |  |   |
|         |                              |   |        |              |         |         | is washed over by Green Belt, does not contribute to wider Green Belt purposes.  |   |
| WA/UA/1 | Bellman's Cross, Shatterford | C   | LC     | C            | LC      | C       | <p><b>CONTRIBUTION</b></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>   | 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. 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. |
| WA/UA/4 | Allotments, Upper Arley      | LC  | LC     | C            | C       | C       | <p><b>CONTRIBUTION</b></p> <p>The physical and visual enclosure of the site means that development would not compromise the purposes of the Green Belt strategically or locally and the effect on openness would not be significant, being an extension of the existing built edge of the village.</p> | The effect of development on openness is likely to be limited, reflecting the scale and physical and visual enclosure of the site.  |
| WA/UA/6 | Red Lion Car Park            | LC  | LC     | C            | LC      | C       | <p><b>CONTRIBUTION</b></p> <p>The site is part of open countryside which is vulnerable to encroachment by incremental development and the Green Belt helps to</p>  | Development of the 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. If proposed for development, it would be prudent to consider retaining  |

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|-----------|--------------------------------|---|--------|--------------|---------|---------|---|---|
|           |                                | Sprawl  | Merger | Encroachment | Setting | Overall |   |   |
|           |                                |   |        |              |         |         | 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.    | washed over Green Belt status in order to control potential encroachment from weak site boundaries.   |
| WFR/CC/8  | Fold Farm, Chaddesley Corbett  | LC  | LC     | LC           | C       | C       | <b>CONTRIBUTION</b><br>The site contributes to the openness and character of the village being part of the Conservation Area.   | 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 evaluation.<br><br>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. |
| WFR/WC/36 | Rock Tavern Car Park, Caunsall | LC  | LC     | LC           | LC      | LC      | <b>LIMITED CONTRIBUTION</b><br>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 Caunsall where openness is sought to be maintained. | 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.<br><br>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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|-----------|---------------------------------|---|--------|--------------|---------|---------|---|--|
|           |                                 | Sprawl  | Merger | Encroachment | Setting | Overall |   |  |
| WFR/WC/37 | Land at Caunsall Road, Caunsall | C   | LC     | C            | LC      | C       | <p><b>CONTRIBUTION</b></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> |
| PDL SITE  | Cursley Distribution Park       | LC  | LC     | C            | LC      | C       | <p><b>CONTRIBUTION</b></p> <p>The site contributes to the Green Belt in this location being part of open countryside between Kidderminster and Droitwich. However, the scale of current development is such that any change in use on the same footprint is unlikely to compromise the wider function of the Green Belt in this location.</p>               | <p>A denser building footprint would be balanced against a reduction in building height in what is an open rural landscape which hosts a number of such visually prominent distribution-related developments.</p>  |
| PDL SITE  | Rushock Trading Estate          | LC  | LC     | C            | LC      | C       | <p><b>CONTRIBUTION</b></p> <p>The site contributes to the Green Belt in this location being part of open countryside between Kidderminster and Droitwich. However, the scale of current development is</p>  | <p>A denser building footprint would be balanced against a reduction in building height in what is an open rural landscape which hosts a number of such visually prominent distribution-related developments.</p>  |

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|----------|---------------------------|--|--------|--------------|---------|---------|---|---|
|          |                           | Sprawl   | Merger | Encroachment | Setting | Overall |   |   |
|          |                           |  |        |              |         |         | such that any change in use on the same footprint is unlikely to compromise the wider function of the Green Belt in this location.  |   |
| PDL SITE | West Midlands Safari Park | C  | SC     | C            | C       | SC      | <p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>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> | 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. |

**SITE FPH/27 LAND ADJ. EASTER PARK, WORCESTER ROAD****ASSESSMENT AGAINST GREEN BELT PURPOSES**

| <b>Green Belt Purpose</b>                                       | <b>Contribution to Green Belt Purposes</b>   |
|---|--|
| To check the unrestricted sprawl of large built-up areas        | <b>LIMITED CONTRIBUTION</b><br>Whilst development of the site would extent the built edge of Kidderminster further along the A449, this would not constitute sprawl given the size of the site and its strong boundaries as well as the character of the broader locality which has become urbanised.  |
| To prevent neighbouring towns merging into one another          | <b>LIMITED CONTRIBUTION</b><br>The site plays no role in this respect.   |
| To assist in safeguarding the countryside from encroachment     | <b>LIMITED CONTRIBUTION</b><br>The site plays no role in this respect, being detached from the wider countryside to the east and south.  |
| To preserve the setting and special character of historic towns | <b>CONTRIBUTION</b><br>The site performs a gateway function to Kidderminster to some degree although the extent of urbanisation in the locality greatly lessens its sensitivity.   |
| Overall Assessment of Contribution to Green Belt Purposes       | <b>LIMITED CONTRIBUTION</b><br>The site makes a very limited contribution to Green Belt purposes strategically and locally, being strongly bounded on all sides and largely visually isolated from the Green Belt to the east and south. The local context, which has a strongly urbanised character, adds to the sense of disconnection of the site from Green Belt purposes. |

**SUMMARY**

| <b>Site</b>                                     | <b>Description</b>   | <b>Overall Contribution to the Green Belt</b>  | <b>Effect of Development on Openness</b>  |
|---|--|--|---|
| FPH/27<br>LAND ADJ.<br>EASTER<br>PARK<br>2.53ha | A contained site in rough grazing use separated from the wider Green Belt to the east and south (within Wychavon District). The site is narrow with a railway line to the east, the A449 to the west | <b>LIMITED CONTRIBUTION</b><br>The site makes a very limited contribution to Green Belt purposes strategically and locally, being strongly bounded on all sides and largely visually isolated from the Green Belt to the east and south. The local context, which has a strongly urbanised | Development would have a limited effect on openness, being dominated by urban uses to the north and west. However, a degree of sensitivity in the scale and massing of development would need to be exercised given the site's place as |



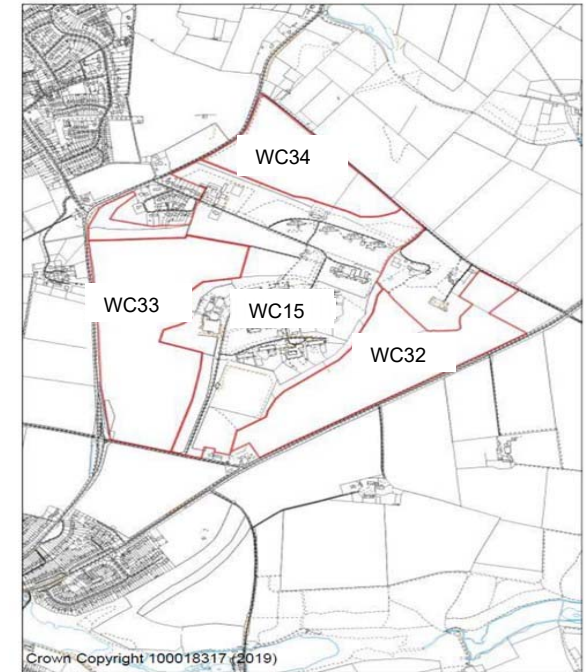
|                              |   |   |   |
|------------------------------|---|---|---|
| Part of strategic parcel SE1 | and built development to the north and south. | character, adds to the sense of disconnection of the site from Green Belt purposes. | part of the southern gateway to Kidderminster along the A449. |
|------------------------------|---|---|---|

**WFR/WC/15 – LEA CASTLE MAIN SITE**

**ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes  |
|---|--|
| To check the unrestricted sprawl of large built-up areas        | <p><b>CONTRIBUTION</b></p> <p>Development beyond the current built footprint of the site would constitute sprawl by virtue of extending beyond its current physical and visual containment.</p>  |
| To prevent neighbouring towns merging into one another          | <p><b>LIMITED CONTRIBUTION</b></p> <p>Development of the current built footprint of the site would not contribute to the coalescence of towns, but locally would be part of contiguous development between Kidderminster and Cookley should land to the south of Park Gate Road be brought forward for development. However, the visual containment of the site would lessen this impression.</p>  |
| To assist in safeguarding the countryside from encroachment     | <p><b>CONTRIBUTION</b></p> <p>Development would not entail encroachment into open countryside, the site being strongly bounded physically and visually.</p>  |
| To preserve the setting and special character of historic towns | <p><b>LIMITED CONTRIBUTION</b></p> <p>Development would not have an impact in this respect.</p>  |
| Overall Assessment of Contribution to Green Belt Purposes       | <p><b>CONTRIBUTION</b></p> <p>The character of the site, being previously developed and strongly bounded physically and visually, means that the overall impact of development on its current built footprint on Green Belt purposes would be limited. However, should development encroach beyond current built footprint then the impact would be significantly greater, reflecting careful siting of past development on a plateau and the benefit of landscape planting containing visual impacts. The effect on openness of the Green Belt in this location would be neutral,</p> |

LEA CASTLE VILLAGE



| Green Belt Purpose | Contribution to Green Belt Purposes  |
|--------------------|--|
|                    | reflecting the site's previously developed nature although this is dependent upon retention of the current development footprint, building density and height. |

## SUMMARY

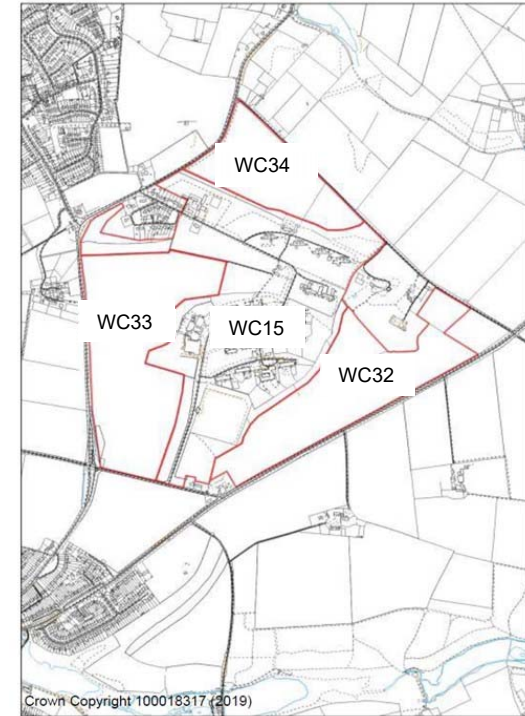
| Site   | Description   | Overall Contribution to the Green Belt   | Effect of Development on Openness  |
|--|---|--|--|
| WFR/WC/15<br>LEA CASTLE HOSPITAL<br>46.47ha<br>Part of strategic parcel<br>NE2 | A substantial site (46.47ha) previously in use as a hospital and now comprising a mix of derelict buildings and residential development. The site lies between the A451 Stourbridge Road and A449 Wolverhampton Road on land rising to 85m and has been screened from the surrounding area by extensive boundary planting of Corsican Pine and various native species. As such whilst there is a substantial built development footprint which extends towards Cookley to the west, the high degree of visual containment means that the sense of intrusion into the surrounding countryside is limited. The containing landscape to the east, west and north of the site is visually sensitive and of reasonable quality, being of an open character and falling away from the hill-top, with exposed slopes which are in extensive arable cultivation running down to the A451 and A449 and northward from Axborough Lane. The boundaries of the proposed site are largely defined by the woodland planting and whilst not forming a permanent boundary do form a substantive and clear edge. Public access is limited to one PRow between the A449 and Axborough Lane running east-west to the south then across the north of the site. There is no direct relationship with the urban edge of Kidderminster, but a strong proximate relationship with Cookley which lies across the A449 to the northwest. In advance of detailed survey, there are no recorded nature conservation or cultural heritage interests on the site. | <p>CONTRIBUTION</p> <p>The character of the site, being previously developed and strongly bounded physically and visually, means that the overall impact of development on Green Belt purposes would be limited. However, should development encroach beyond current developed footprint then the impact would be significantly greater, reflecting careful siting of past development on a plateau and the benefit of landscape planting containing visual impacts.</p> | The effect on openness of the Green Belt in this location would be neutral, reflecting the site's previously developed nature although this is dependent upon retention of the current development footprint, building density and height. |

**WFR/WC/32 – LAND EAST OF LEA CASTLE HOSPITAL**

**ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes  |
|---|--|
| To check the unrestricted sprawl of large built-up areas        | <p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Development would create a both the impression and reality of sprawl of the urban area along the A451 into the open countryside between Kidderminster and Stourbridge. The land is detached from the current built limit of the town around half a mile to the south, and visually separate (screened by vegetation and topography) from the Lea Castle site to north west.</p>  |
| To prevent neighbouring towns merging into one another          | <p><b>LIMITED CONTRIBUTION</b></p> <p>The site makes a contribution in this respect, situated some two miles from Stourbridge and half a mile from Kidderminster.</p>  |
| To assist in safeguarding the countryside from encroachment     | <p><b>CONTRIBUTION</b></p> <p>The site is partially contained visually on its north western flank, but otherwise relies on the A451 Axborough Lane and weak field boundaries. As such, there is the potential for further encroachment and reinforcement of the impression of unconstrained development in the open countryside.</p>   |
| To preserve the setting and special character of historic towns | <p><b>CONTRIBUTION</b></p> <p>The site makes a contribution to this purpose by virtue of its location as part of the northerly gateway to Kidderminster, although there is no visual connection between the site and a Conservation Area.</p>  |
| Overall Assessment of Contribution to Green Belt Purposes       | <p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Overall, the site makes a significant contribution to the Green Belt through its role in safeguarding the countryside from encroachment (clearly being visually and functionally part of the open countryside to the north of Kidderminster) and sprawl along the A451. Development would have a significant effect on openness reflecting the partial enclosure of the site and its visually sensitivity creating a fundamentally new character to this gateway to Kidderminster.</p> |

LEA CASTLE VILLAGE



**SUMMARY**

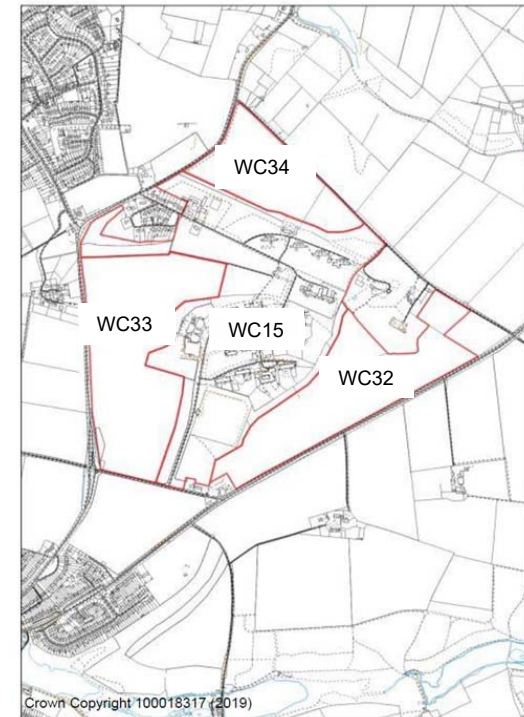
| Site  | Description   | Overall Contribution to the Green Belt   | Effect of Development on Openness   |
|---|---|--|---|
| <p>WFR/WC/32<br/>LAND EAST OF LEA<br/>CASTLE HOSPITAL<br/><br/>Part of strategic parcel<br/>NE2</p> | <p>Land in arable use, rising from 65m to 99m north east from the A451, bounded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

**WFR/WC/33 – LAND WEST OF LEA CASTLE HOSPITAL**

**ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes   |
|---|---|
| To check the unrestricted sprawl of large built-up areas        | <p><b>CONTRIBUTION</b></p> <p>The site, whilst bounded on all sides, is of a sufficient scale and distinct character to mean that development would constitute a degree of sprawl into open countryside which separates Kidderminster and Cookley. Current development at Lea Castle comprises this role to some degree when the land is considered as part of a wider strategic parcel, although this is well screened and set on a plateau, meaning that the site retains a distinct countryside character.</p> |
| To prevent neighbouring towns merging into one another          | <p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location which is not between towns although locally this part of the land separating Cookley and Kidderminster.</p>  |
| To assist in safeguarding the countryside from encroachment     | <p><b>CONTRIBUTION</b> The site contributes to the Green Belt through maintaining the openness of the countryside to the north of Kidderminster, notwithstanding adjacent development to the north and east at Lea Castle. Whilst the site is well bounded, it is of a scale and orientation to constitute a distinct landscape, particularly when viewed from the northwestern corner of the site where it adjoins the A449.</p>   |
| To preserve the setting and special character of historic towns | <p><b>LIMITED CONTRIBUTION</b></p> <p>No direct role given the location of the parcel away from historic towns.</p>   |
| Overall Assessment of Contribution to Green Belt Purposes       | <p><b>CONTRIBUTION</b> The site contributes to the role of the wider Green Belt in this location, being part of open countryside to the north of Kidderminster. The land forms the principal context of the northern gateway to Kidderminster along the A449 Wolverhampton Road and development would alter the relationship between town and country in this location.</p>   |

LEA CASTLE VILLAGE



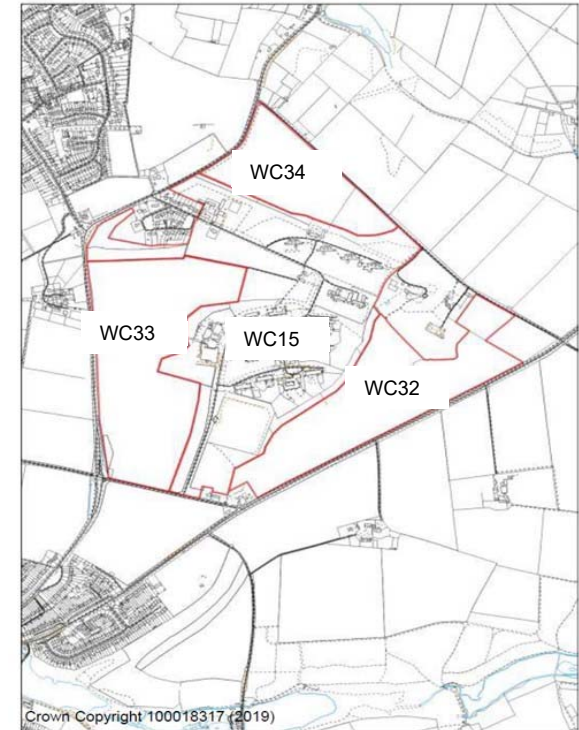
**SUMMARY**

| Site   | Description   | Overall Contribution to the Green Belt   | Effect of Development on Openness   |
|--|---|--|---|
| <p>WFR-WC-33</p> <p>LAND WEST OF LEA CASTLE HOSPITAL</p> <p>23.5ha</p> <p>Part of Strategic Parcel NE2</p> | <p>A medium-scale site (24ha) on rising land over 15m towards the village of Cookley. The site is bounded to the west by the A449 Wolverhampton Road, to the south by the B4189 Park Gate Road and the east and north by a substantial woodland belt associated with the Lea Castle Hospital site and development along Lea Castle Drive. The site, together with land to the west and south forms part of the northern context of Kidderminster as viewed from the A449. A PRow runs along the northern edge of the site. Prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.</p> | <p>CONTRIBUTION</p> <p>The site contributes to the role of the wider Green Belt, being part of open countryside to the north of Kidderminster. The land forms the principal context of the northern gateway to Kidderminster along the A449 Wolverhampton Road and development would alter the relationship between town and country in this location.</p> | <p>The site contributes to the openness of the countryside in this locality reflecting its scale and orientation, despite being enclosed on two sides by built development. There is a visual connection with open land to the west, which together with this land forms a distinct countryside context for the northwest of Kidderminster.</p> |

**WFR/WC/34 – LAND NORTH OF LEA CASTLE HOSPITAL  
ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes  |
|---|--|
| To check the unrestricted sprawl of large built-up areas        | <b>CONTRIBUTION</b><br>The site forms the northern part of a wider parcel which acts to contain sprawl along the A449 and A451 road corridors to the north of Kidderminster. Although the site is bounded by roads, development would compromise the open character of the land to the north of Axborough Lane   |
| To prevent neighbouring towns merging into one another          | <b>LIMITED CONTRIBUTION</b><br>No role in this location which is not between towns although locally this part of the land separating Cookley and Kidderminster.  |
| To assist in safeguarding the countryside from encroachment     | <b>CONTRIBUTION</b><br>The site, whilst being physically contained by Axborough Lane, has a significant visual relationship with the wider open countryside to the north. As such, development would constitute a degree of encroachment into open countryside by introducing a new development edge.  |
| To preserve the setting and special character of historic towns | <b>LIMITED CONTRIBUTION</b><br>No direct role given the location of the parcel away from historic towns.   |
| Overall Assessment of Contribution to Green Belt Purposes       | <b>CONTRIBUTION</b><br>Whilst the site is physically related to the carefully located and screened Lea Castle Hospital site and development along Lea Castle Drive, it is nevertheless related in character and orientation to the wider open countryside to the north. Development would introduce a new development edge as part of the northern (A449 Wolverhampton Road) gateway to Kidderminster. |

LEA CASTLE VILLAGE





**SUMMARY**

| Site  | Description  | Overall Contribution to the Green Belt   | Effect of Development on Openness  |
|---|--|--|--|
| WFR-WC-34<br><br>LAND NORTH OF<br>LEA CASTLE<br>HOSPITAL<br><br>12.0ha<br><br>Part of Strategic<br>Parcel NE2 | A medium-scale site (12ha) bounded to the south by a substantial woodland belt associated with the Lea Castle Hospital site and development along Lea Castle Drive, Axborough Lane to the north and the A449 Wolverhampton Road to the west. The land slopes downwards over 10m south to north, with a strong visual connection with the wider open countryside to the north, with expansive views from Axborough Lane. Prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site. | <b>CONTRIBUTION</b><br>Whilst the site is physically related to the carefully located and screened Lea Castle Hospital site and development along Lea Castle Drive, it is nevertheless related in character and orientation to the wider open countryside to the north. Development would introduce a new development. | Development, whilst bounded on all sides, would intrude upon the wider openness of the Green Belt in this location, by introducing a new urban edge into land which visually related and oriented to the open countryside to the north, rather than existing development immediately to the south. |

**SITE LI/10 LAND TO THE REAR OF ZORTECH AV., KIDDERMINSTER****ASSESSMENT AGAINST GREEN BELT PURPOSES**

| <b>Green Belt Purpose</b>                                       | <b>Contribution to Green Belt Purposes</b>   |
|---|--|
| To check the unrestricted sprawl of large built-up areas        | Contribution<br>The site is part of land which contains the southwestern edge of Kidderminster.  |
| To prevent neighbouring towns merging into one another          | Contribution<br>The site is part of land which maintains the strategic separation of Kidderminster and Stourport and Kidderminster and Bewdley.  |
| To assist in safeguarding the countryside from encroachment     | Contribution<br>The site helps to prevent incremental encroachment into open land to the southwest of Kidderminster.<br>Boundaries to the northeast and southeast form the outer edge of the Green Belt. There is no clear southwest boundary.   |
| To preserve the setting and special character of historic towns | Limited Contribution<br>The site is not adjacent, or visually connected, to a Conservation Area.   |
| Overall Assessment of Contribution to Green Belt Purposes       | Contribution<br>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. |

LI/10 Land r/o Zortech Avenue



**SUMMARY**

| Site   | Description   | Overall Contribution to the Green Belt  | Effect of Development on Openness   |
|--|---|---|---|
| LI/10<br><br>Land to the rear of Zortech Avenue, Kidderminster<br><br>Part of strategic parcel SW4 | 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. | Contribution<br>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. | 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.<br>Note: development to be considered in relation to adjacent sites LI/12 and LI/13. |

**SITE LI/11 LAND WEST OF FORMER SCHOOL SITE, CONISTON CRESCENT****ASSESSMENT AGAINST GREEN BELT PURPOSES**

| <b>Green Belt Purpose</b>                                       | <b>Contribution to Green Belt Purposes</b>  |
|---|---|
| To check the unrestricted sprawl of large built-up areas        | <b>CONTRIBUTION</b><br>The land is largely open in character and contains the northern edge of Stourport at Burlish Park. The proposed site is not bounded by an existing boundary feature to the northeast which could contain development. To a degree, development would constitute a rounding-off of the settlement edge and a long-term boundary could be created. |
| To prevent neighbouring towns merging into one another          | <b>SIGNIFICANT CONTRIBUTION</b><br>The land is part of a series of parcels which prevent the physical merger of Kidderminster and Stourport. Development of this site would close this gap physically and perceptually (as viewed from Kingsway).   |
| To assist in safeguarding the countryside from encroachment     | <b>CONTRIBUTION</b><br>The land is bounded by development on two sides and is in proximity to open countryside to the northwest, across Kingsway.   |
| To preserve the setting and special character of historic towns | <b>LIMITED CONTRIBUTION</b><br>Whilst the site is in proximity to Stourport, its location means it has no connection with the historic core.  |
| Overall Assessment of Contribution to Green Belt Purposes       | <b>SIGNIFICANT CONTRIBUTION</b><br>The site is part of the remaining open land between Stourport and Kidderminster, the erosion of which would further narrow the already limited gap between the two settlements. Development would have to be considered in the context of proposals on an adjacent site – land off Coniston Crescent.                                |



**SUMMARY**

| <b>Site</b>   | <b>Description</b>  | <b>Overall Contribution to the Green Belt</b>   | <b>Effect of Development on Openness</b>  |
|---|---|---|---|
| LI-11<br>LAND TO THE WEST<br>OF FORMER SCHOOL,<br>CONISTON CRESCENT<br><br>10.75ha<br><br>Part of Strategic<br><br>Parcel SW6 | A medium-scale site (10.75ha) bounded by the built edge of Stourport-on-Severn to the west and south west and a disused school site to the south east. There is no boundary to the north east, the land being part of a wider (now disused) golf course. The land has an open aspect, gently rising from south to north over 10m, with expansive views towards its northern extent from Kingsway. There is no public access. Prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site. | <b>SIGNIFICANT CONTRIBUTION</b><br><br>The site is part of the remaining open land between Stourport and Kidderminster, the erosion of which would further narrow the already limited gap between the two settlements. Development would have to be considered in the context of proposals on an adjacent site/ | The site and its wider context is characterised by a high degree of visual exposure which would be compromised by development, particularly in respect of the unbounded northeastern edge. Here, despite 'rounding-off' of the built edge, development would represent an extension into local countryside. |

**LI/12 BURLISH GOLF CLUB HOUSE**

**ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes  |
|---|--|
| To check the unrestricted sprawl of large built-up areas        | Contribution<br>The site is part of land which contains the southwestern edge of Kidderminster.  |
| To prevent neighbouring towns merging into one another          | Contribution<br>The site is part of land which maintains the strategic separation of Kidderminster and Stourport and Kidderminster and Bewdley.  |
| To assist in safeguarding the countryside from encroachment     | Contribution<br>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 | Limited Contribution<br>The site is not adjacent, or visually connected, to a Conservation Area.   |
| Overall Assessment of Contribution to Green Belt Purposes       | Contribution<br>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. |



**SUMMARY**

| Site                             | Description   | Overall Contribution to the Green Belt  | Effect of Development on Openness  |
|----------------------------------|---|---|--|
| LI/12<br>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. | Contribution<br>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 | 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 |

|                              |  |   |   |
|------------------------------|--|---|---|
| Part of strategic parcel SW4 |  | makes a Contribution to the Green Belt by containing the urban edge of Kidderminster. | Belt. Note: development to be considered in relation to adjacent sites LI/10 and LI/13. |
|------------------------------|--|---|---|

**LI/13 LAND OFF ZORTECH AV., KIDDERMINSTER**  
**ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes   |
|---|---|
| To check the unrestricted sprawl of large built-up areas        | Contribution<br>The site is part of land which contains the southwestern edge of Kidderminster.   |
| To prevent neighbouring towns merging into one another          | Contribution<br>The site is part of land which maintains the strategic separation of Kidderminster and Stourport.   |
| To assist in safeguarding the countryside from encroachment     | Contribution<br>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 | Limited Contribution<br>The site is not adjacent, or visually connected, to a Conservation Area.  |
| Overall Assessment of Contribution to Green Belt Purposes       | Contribution<br>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. |



**SUMMARY**

| Site  | Description  | Overall Contribution to the Green Belt  | Effect of Development on Openness  |
|---|--|---|--|
| LI/13<br>Land off Zortech Av.<br>Part of strategic parcel SW7 | 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 | Contribution<br>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 | 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. |



|  |  |   |   |
|--|--|---|---|
|  | former golf clubhouse runs through the centre of the site. | Contribution to the Green Belt by containing the urban edge of Kidderminster. | Note: development to be considered in relation to adjacent sites LI/10 and LI/12. |
|--|--|---|---|

**MI/18 LAND NORTH OF WILDEN INDUSTRIAL ESTATE**

**ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes   |
|---|---|
| To check the unrestricted sprawl of large built-up areas        | <b>LIMITED CONTRIBUTION</b><br>The site is relatively small and well bounded on three sides, including to the south as part of the Wilden Industrial Estate and in terms of location and scale would not constitute sprawl.   |
| To prevent neighbouring towns merging into one another          | <b>LIMITED CONTRIBUTION</b><br>The site makes a limited contribution in this respect given its size and relationship with the existing industrial estate.   |
| To assist in safeguarding the countryside from encroachment     | <b>CONTRIBUTION</b><br>Incursion into the Green Belt does in principle constitute encroachment, although the scale in this circumstance is modest and does not damage openness more widely.   |
| To preserve the setting and special character of historic towns | <b>LIMITED CONTRIBUTION</b><br>The site makes no direct contribution.   |
| Overall Assessment of Contribution to Green Belt Purposes       | <b>CONTRIBUTION</b><br>The site is part of Green Belt which is judged to make a significant contribution to maintaining the separation between Kidderminster and Stourport. In principle, erosion of the Green Belt in this location is damaging but the scale of the extension and its close relationship with existing development to the south would not constitute significant harm to Green Belt purposes overall. |



MI/18 Land North of Wilden Industrial Estate



**SUMMARY**

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

## MI/36 FIRS YARD, WILDEN ASSESSMENT AGAINST GREEN BELT PURPOSES

| Green Belt Purpose  | Contribution to Green Belt Purposes   |
|---|---|
| To check the unrestricted sprawl of large built-up areas        | Limited Contribution<br>The site is not connected to any contiguous built development.  |
| To prevent neighbouring towns merging into one another          | Limited Contribution<br>The site does not lie between settlements which are at risk of merger.  |
| To assist in safeguarding the countryside from encroachment     | Contribution<br>The site is part of open land to the west of Wilden Road 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 | Limited Contribution<br>The site is not adjacent, or visually connected to, a Conservation Area.  |
| Overall Assessment of Contribution to Green Belt Purposes       | Contribution<br>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. |



## SUMMARY

| Site  | Description   | Overall Contribution to the Green Belt  | Effect of Development on Openness  |
|---|---|---|--|
| MI/36<br>Firs Yard,<br>Wilden<br><br>Part of<br>strategic<br>parcel SW9 | 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. | Contribution<br>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. | 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. |

## MI/38 FORMER SCHOOL SITE CONISTON CRESCENT ASSESSMENT AGAINST GREEN BELT PURPOSES

| Green Belt Purpose  | Contribution to Green Belt Purposes   |
|---|---|
| To check the unrestricted sprawl of large built-up areas        | <b>CONTRIBUTION</b><br>The land is unbounded on three sides and development would represent an extension of the built edge of Stourport into the gap between Stourport and Kidderminster. On its own, development would not constitute a rounding-off of the settlement boundary, although this could occur in combination with a proposed adjacent site to the north west (land off Windermere Way). |
| To prevent neighbouring towns merging into one another          | <b>SIGNIFICANT CONTRIBUTION</b><br>The land is part of a series of parcels which prevent the physical merger of Kidderminster and Stourport. Development of this site would close this gap physically and perceptually (as viewed from Kingsway).   |
| To assist in safeguarding the countryside from encroachment     | <b>CONTRIBUTION</b><br>The land is bounded by development on one side and adjacent to open land to the northwest (a golf course), separated by a hedge, and north east (allotments). A school and its playing fields form the southeast boundary.   |
| To preserve the setting and special character of historic towns | <b>LIMITED CONTRIBUTION</b><br>Whilst the site is in proximity to Stourport, its location means it has no connection with the historic core.  |
| Overall Assessment of Contribution to Green Belt Purposes       | <b>SIGNIFICANT CONTRIBUTION</b><br>The site is part of the remaining open land between Stourport and Kidderminster, the erosion of which would further narrow the already limited gap between the two settlements. Development would have to be considered in the context of proposals on an adjacent site – land off Windermere Way.   |



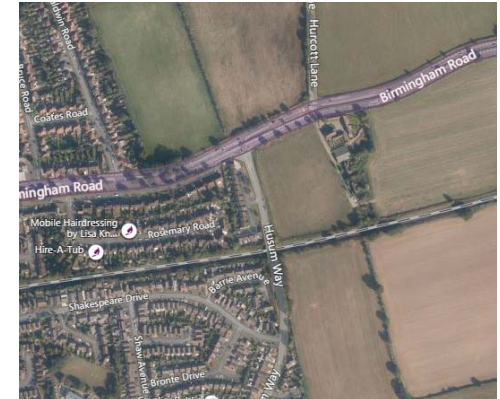
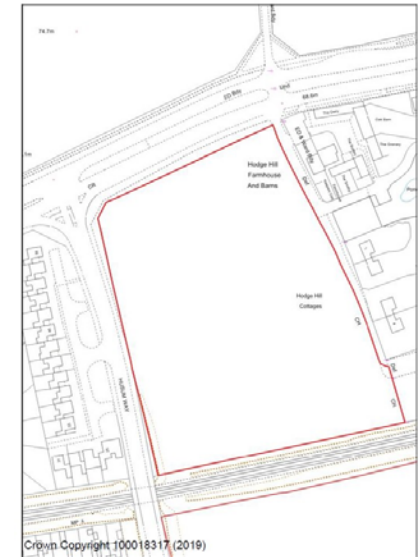
### SUMMARY

| Site  | Description  | Overall Contribution to the Green Belt  | Effect of Development on Openness   |
|---|--|---|---|
| MI-38<br>FORMER SCHOOL<br>SITE OFF CONISTON<br>CRESCENT | A small (6.5ha) site lying immediately to the north of the built edge of Stourport-on-Severn, being part of the open land between Kidderminster and Stourport. There are allotments to the north, a sports training facility to the south east, a school to the south and a former golf course to the north west. The land is previously developed | <b>SIGNIFICANT CONTRIBUTION</b><br>The site is part of the remaining open land between Stourport and Kidderminster, the erosion of which would further narrow the already limited gap between the two | Although part of a former school, the land retains an open aspect and visual relationship with the former golf course to the northwest and allotments to the northeast. Development would impinge upon the openness of the land |

|  |  |  |   |
|--|--|--|---|
| <p>6.5ha</p> <p>Part of Strategic Parcel SW6</p> | <p>(formerly a primary school), level and with views into the site restricted by boundary vegetation and built structures, with some glimpsed views across from Coniston Crescent. There is no public access. Prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.</p> | <p>settlements. Development would have to be considered in the context of proposals on an adjacent site – land off Windermere Way.</p> | <p>and would, on its own, be an incongruous extension of the built edge of Bewdley.</p> |
|--|--|--|---|

**SITE OC/5 LAND AT HUSUM WAY****ASSESSMENT AGAINST GREEN BELT PURPOSES**

| <b>Green Belt Purpose</b>                                       | <b>Contribution to Green Belt Purposes</b>   |
|---|--|
| To check the unrestricted sprawl of large built-up areas        | <b>CONTRIBUTION</b><br>The site is relatively small and well bounded on all sides. Its contribution to preventing unrestricted sprawl in itself is modest. However in conjunction with potential development to the east the overall effect would be that of sprawl along the principal easterly entrance to Kidderminster.  |
| To prevent neighbouring towns merging into one another          | <b>LIMITED CONTRIBUTION</b><br>The site makes a limited contribution in this respect.  |
| To assist in safeguarding the countryside from encroachment     | <b>CONTRIBUTION</b><br>The site is contained on all sides and of small enough scale to not constitute encroachment per se although there are medium and long distance views across the site which form a visual connection to the wider countryside to the south. A more significant effect would occur if the site was developed in conjunction with land to the east and to the north, creating an urbanised effect in this elevated locality.   |
| To preserve the setting and special character of historic towns | <b>CONTRIBUTION</b><br>The site makes a contribution to this purpose by virtue of its location as part of the easterly gateway to Kidderminster, although there is no visual connection between the site and a Conservation Area.  |
| Overall Assessment of Contribution to Green Belt Purposes       | <b>CONTRIBUTION</b><br>Overall, the site makes a contribution to safeguarding the countryside from encroachment (being visually interconnected with the wider open countryside) and although having a limited role in preventing sprawl in itself, in combination with land to the east has a more significant role. Development would not have a significant effect on openness, given the strongly bounded character of the site, although it is visually sensitive and development would create a new character to this gateway site. |



**SUMMARY**

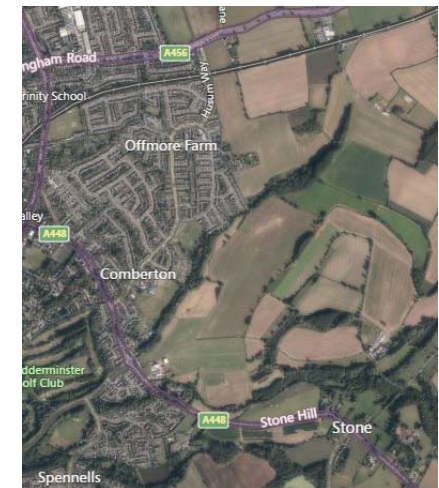
| Site  | Description   | Overall Contribution to the Green Belt  | Effect of Development on Openness   |
|---|---|---|---|
| OC/5<br><br>HUSUM WAY<br>CORNER<br><br>2.11ha<br><br>Part of strategic<br>parcel E1 | A single field in arable use, of level topography and bounded on all sides, by a railway line to the south, the A456 to the north, Husum Way to the west and various properties to the east. There are medium to long distance views southwards across the site which is adjacent to the built edge of Kidderminster across Husum Way to the west. There is no public access and prior to survey no biodiversity or cultural heritage interest. | <b>CONTRIBUTION</b><br>Overall, the site contributes to the Green Belt in its contribution to safeguarding the countryside from encroachment (being visually interconnected with the wider open countryside) and although having a limited role in preventing sprawl in itself, in combination with land to the east has a more significant role. | Development would not have a significant effect on openness, given the strongly bounded character of the site, although it is visually sensitive and development would create a new character to this gateway site. |

**SITE OC/6 LAND EAST OF OFFMORE****ASSESSMENT AGAINST GREEN BELT PURPOSES**

| <b>Green Belt Purpose</b>                                       | <b>Contribution to Green Belt Purposes</b>  |
|---|---|
| To check the unrestricted sprawl of large built-up areas        | <b>SIGNIFICANT CONTRIBUTION</b><br>The site comprises the majority of a single field immediately to the east of the built edge of Kidderminster at Husum Way. The site is largely contained by boundaries, although the eastern boundary is insubstantial. As such the site remains part of the wider strategic parcel which plays a significant role in preventing the uncontrolled spread of urban development into open countryside. |
| To prevent neighbouring towns merging into one another          | <b>LIMITED CONTRIBUTION</b><br>No role in this location which is not between towns.   |
| To assist in safeguarding the countryside from encroachment     | <b>CONTRIBUTION</b><br>The site is part the broader swathe of countryside to the east of Kidderminster, and the largely unbounded eastern edge of the site means that there is the potential for encroachment of the adjacent urban area into the wider open countryside.   |
| To preserve the setting and special character of historic towns | <b>LIMITED CONTRIBUTION</b><br>No direct role given the location of the parcel away from historic towns.  |
| Overall Assessment of Contribution to Green Belt Purposes       | <b>SIGNIFICANT CONTRIBUTION</b><br>The site is part of wider land to the east of Kidderminster which prevents sprawl into open countryside, and whilst the site is bounded on three sides, its eastern boundary is insubstantial. As such, the site makes a significant contribution to preventing sprawl and more broadly the encroachment of the urban area into the open countryside.  |



OC/6 Land east of Offmore and OC/13N Land at Stone Hill North





**SUMMARY**

| Site   | Description  | Overall Contribution to the Green Belt   | Effect of Development on Openness  |
|--|--|--|--|
| OC-6<br><br>LAND EAST OF<br>OFFMORE FARM<br>15.0ha<br><br>Part of Strategic<br>Parcel E1 | A medium-scale site (15ha) bounded by a railway line to the north, the built edge of Kidderminster to the east and an unnamed watercourse to the south. To the west, the boundary is part defined by a hedgerow and otherwise strikes across an open field, to the east of Offmore Farm which divides the site into two parts. The site is in arable use and there is no public access. The site has an open aspect with views across from Husum Way towards rising land to the east. Prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site. | <b>SIGNIFICANT CONTRIBUTION</b><br>The site is part of wider land to the east of Kidderminster which prevents sprawl into open countryside, and whilst the site is bounded on three sides, its eastern boundary is insubstantial. As such, the site makes a significant contribution to preventing sprawl and more broadly the encroachment of the urban area into the open countryside. | Whilst the site is a direct extension of the built edge of Kidderminster, there is no current eastern boundary. The openness of the site, both physically and visually would be compromised, Particularly given the rising topography to the east. Significant mitigation would be required to define a new eastern edge of the town in this location. |

**SITE OC/12 COMBERTON LODGE NURSERY****ASSESSMENT AGAINST GREEN BELT PURPOSES**

| <b>Green Belt Purpose</b>                                       | <b>Contribution to Green Belt Purposes</b>  |
|---|---|
| To check the unrestricted sprawl of large built-up areas        | Contribution<br>Development would contribute, in a modest fashion, to sprawl along the Comberton Road, extending the footprint of Kidderminster.  |
| To prevent neighbouring towns merging into one another          | Limited Contribution<br>The location and size of the sites means that it would not contribute to the merger of settlements (for example Kidderminster and Stone).   |
| To assist in safeguarding the countryside from encroachment     | Limited Contribution<br>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.   |
| To preserve the setting and special character of historic towns | Limited Contribution<br>The site is not adjacent to, or have a visual relationship with, a Conservation Area.   |
| Overall Assessment of Contribution to Green Belt Purposes       | Contribution<br>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. |



OC/12 Comberton Lodge Nursery



**SUMMARY**

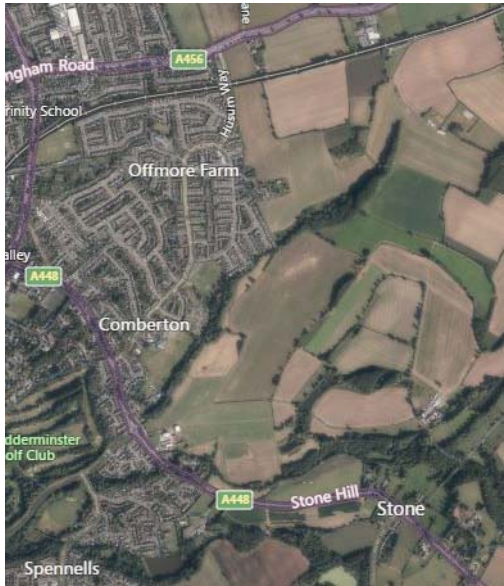
| Site  | Description   | Overall Contribution to the Green Belt   | Effect of Development on Openness   |
|---|---|--|---|
| OC/12<br><br>Comberton Lodge Nursery<br><br>Part of strategic parcel E1 | Land situated immediately to the northeast of the A448 Comberton Road, being a former plant nursery, 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. | <b>Contribution</b><br>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. | 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. |

**SITE OC13/N LAND AT STONE HILL NORTH  
ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes   |
|---|---|
| To check the unrestricted sprawl of large built-up areas        | SIGNIFICANT CONTRIBUTION<br>In the absence of strong boundaries, development would represent sprawl into open countryside and create a new relationship between the urban edge of Kidderminster and the open countryside. However, the establishment of significant outer boundary.   |
| To prevent neighbouring towns merging into one another          | CONTRIBUTION<br>Locally, development would extend the urban edge towards the village of Stone.  |
| To assist in safeguarding the countryside from encroachment     | CONTRIBUTION<br>The land, as part of a larger parcel, was assessed as making a contribution to this purpose, being open countryside beyond the current urban edge at Comberton/Offmore Farm. Development would compromise this sense of openness, physically and visually, extending development into open countryside with no clear containing boundary.   |
| To preserve the setting and special character of historic towns | LIMITED CONTRIBUTION<br>This site has no direct visual connection to a historic town but does form part of the countryside context for the village of Stone to the east.  |
| Overall Assessment of Contribution to Green Belt Purposes       | CONTRIBUTION<br>The site overall makes a contribution to Green Belt purposes by virtue of its role as open countryside containing the built edge of Kidderminster. In the absence of clear, significant boundaries, development would represent encroachment and sprawl into open countryside which could only be overcome through masterplanning which considered the development in a wider context which attended to the southeastern edge of the town more generally. Whilst there are few visual receptors in this locality and the site is generally well screened from the A448, development would create a fundamentally new relationship between town and country. |



OC/6 Land east of Offmore and OC/13N Land at Stone Hill North



**SUMMARY**

| <b>Site</b>  | <b>Description</b>   | <b>Overall Contribution to the Green Belt</b>   | <b>Effect of Development on Openness</b>  |
|--|--|---|---|
| <p>OC13/N<br/>Land at Stone Hill North<br/>Part of strategic parcel E1</p> | <p>An extensive (60ha approx.) site situated to the east of Kidderminster at Comberton, immediately north of the A448 Comberton Road/Bromsgrove Road. The land is predominantly in arable use, of largely flat topography, rising gently to the east from an unnamed watercourse which is well defined by a linear woodland which in turn broadly forms the current eastern boundary of the built-up area of Kidderminster in this location. The site essentially comprises several large fields with limited internal boundaries (being variously intermittent hedgerow, farm tracks and drainage ditches). The outer boundaries are firmer, being the A448 to the south and intermittent hedgerows to the south east and north east, and the woodland belt associated with the watercourse to the north. However, these boundaries cannot be regarded as substantial. From within the site, there are various short, medium and long distance views to the south-east, east and north-west, although these are interrupted by tree blocks and belts and hedgerows creating an attractive open countryside prospect. Whilst not of notable quality, landscape character and condition appears to be reasonably good. Views into the site from the A448 are generally restricted by high, dense hedgerows but there are some glimpsed views travelling westwards downslope from Stone. Overall, the site is reasonably well visually contained, largely sitting within a hollow and exposed on its southern extent adjacent to the A488. However, the site is clearly part of a wider rural landscape which thus far has been set apart from the built edge of Kidderminster by the watercourse and associated tree belt to the east of the site. Public access is via a single PRoW running west to east. Prior to site survey, there are no recorded nature conservation or cultural heritage interests on the site.</p> | <p><b>CONTRIBUTION</b></p> <p>The site overall makes a contribution to Green Belt purposes by virtue of its role as open countryside containing the built edge of Kidderminster. In the absence of clear, significant boundaries, development would represent encroachment and sprawl into open countryside which could only be overcome through masterplanning which considered the development in a wider context which attended to the southeastern edge of the town more generally. Whilst there are few visual receptors in this locality and the site is generally well screened from the A448, development would create a fundamentally new relationship between town and country.</p> | <p>In the absence of clear, significant boundaries, development would represent encroachment and sprawl into open countryside which could only be overcome through masterplanning which considered the development in a wider context which attended to the southeastern edge of the town more generally. Whilst there are few visual receptors in this locality and the site is generally well screened from the A448, development would create a fundamentally new relationship between town and country.</p> |

**WA/BE1 STOURPORT ROAD TRIANGLE**

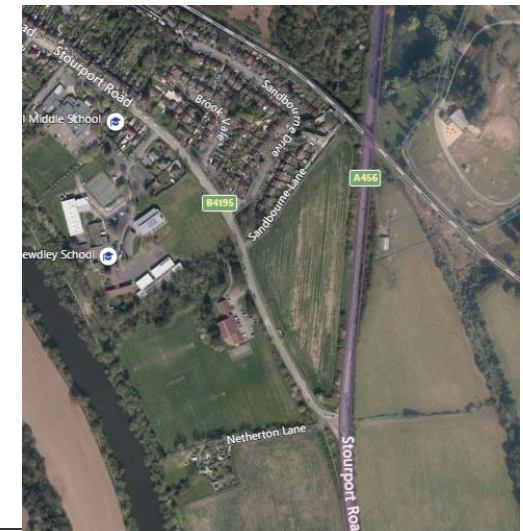
**ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes   |
|---|---|
| To check the unrestricted sprawl of large built-up areas        | CONTRIBUTION Development of the site would extend the developed edge of Bewdley southwards into the important gap between Bewdley and Stourport. However, the strongly bounded character of the site means that this is unlikely to constitute sprawl.  |
| To prevent neighbouring towns merging into one another          | CONTRIBUTION The site is part of the gap between Bewdley and Stourport and development would narrow that gap.   |
| To assist in safeguarding the countryside from encroachment     | CONTRIBUTION The site has substantial boundaries on all sides and development would be contained physically. However, the sloping character of the site could create a degree of visual intrusion from the southern approach to the town along the A456.  |
| To preserve the setting and special character of historic towns | SIGNIFICANT CONTRIBUTION Whilst there is no direct visual connection with the historic core of Bewdley, this site is part of the southern gateway to the town, accessed from the A456, and as such development would represent the creation of a new relationship between the current built edge and the wider countryside to the south of the town.  |
| Overall Assessment of Contribution to Green Belt Purposes       | CONTRIBUTION The site makes a contribution to the Green Belt in this location by virtue of its location in the gap between Bewdley and Stourport and visual connection to the wider open countryside which is part of that gap. However, the strongly bounded character of the site limits the effects of sprawl or encroachment. The likely effect on openness is judged to be limited given the location and bounded character of the site. Of greater potential significance is the role of the site as part of the southern gateway to Bewdley and the effect that a concentrated development of 80 units could have, particularly given the rising topography of the ground. |



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WA/BE/1 Stourport Road Triangle



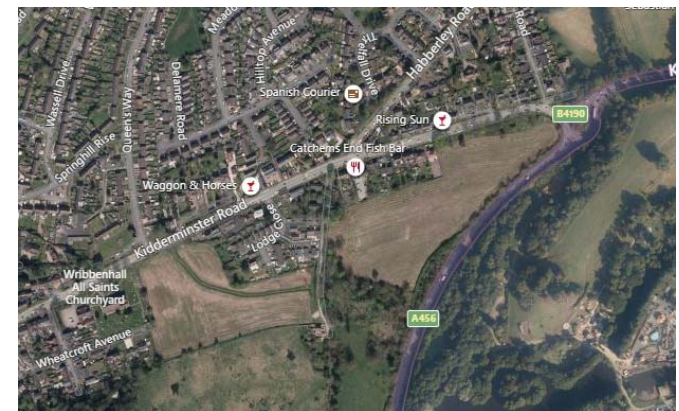
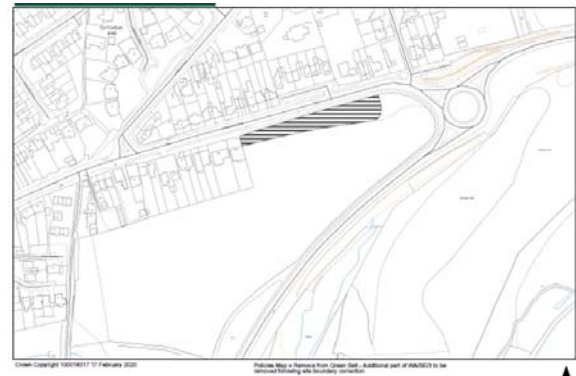
**SUMMARY**

| Site   | Description   | Overall Contribution to the Green Belt  | Effect of Development on Openness   |
|--|---|---|---|
| WA/BE/1<br>STOURPORT ROAD<br>TRIANGLE<br><br>Part of strategic<br>parcel SW3 | A medium-scale (3.7ha) site comprising a single arable field which is strongly bounded by the A456 Stourport Road, the B4195 Stourport Road and an access track. The site is gently sloping with a broad east-west orientation and forms part of the southerly context for Bewdley as viewed from the B4195. There is no public access and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site. | <b>CONTRIBUTION</b><br><br>The site makes a contribution to the Green Belt in this location by virtue of its location in the gap between Bewdley and Stourport and visual connection to the wider open countryside which is part of that gap. However, the strongly bounded character of the site limits the effects of sprawl or encroachment. | The likely effect on openness is judged to be limited given the location and bounded character of the site. Of greater potential significance is the role of the site as part of the southern gateway to Bewdley and the effect that a concentrated development of 80 units could have, particularly given the rising topography of the ground. |

**WA/BE3 BEWDLEY ROAD/KIDDERMINSTER ROAD**

**ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes   |
|---|---|
| To check the unrestricted sprawl of large built-up areas        | <p><b>CONTRIBUTION</b></p> <p>Whilst the site is relatively small and well-bounded, it does make a contribution to preventing local sprawl along the Kidderminster Road and the A456.</p>   |
| To prevent neighbouring towns merging into one another          | <p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The site is part of land which separates Bewdley, Kidderminster and Stourport and is judged to make a significant contribution to this purpose, albeit bounded by the A456.</p>   |
| To assist in safeguarding the countryside from encroachment     | <p><b>CONTRIBUTION</b></p> <p>The site is contained on its northern and southern sides, although the western boundary is less clear.</p>  |
| To preserve the setting and special character of historic towns | <p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>As part of the northeastern gateway into Bewdley, the site makes a significant contribution, although there is no visual connection with the heart of the town.</p>   |
| Overall Assessment of Contribution to Green Belt Purposes       | <p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Overall, and cumulatively, the site makes a significant contribution to Green Belt purposes because of its role as part of the wider tract of land separating Bewdley, Stourport and Kidderminster, its role as part of the gateway to Bewdley, a role in preventing wider encroachment and sprawl. Development would reduce openness by bringing the edge of Bewdley southeastwards to meet the A456, although this would act as a long-term edge.</p> |





**SUMMARY**

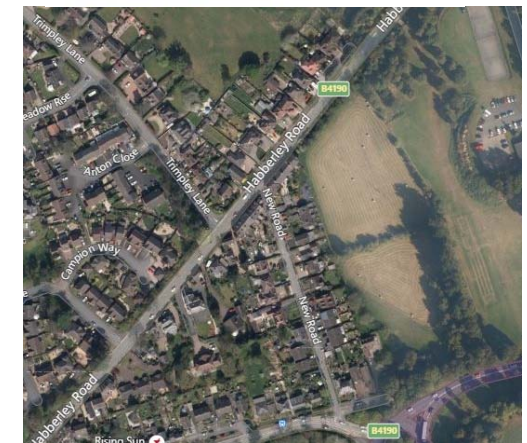
| Site   | Description   | Overall Contribution to the Green Belt   | Effect of Development on Openness   |
|--|---|--|---|
| WA/BE/3<br>BEWDLEY ROAD/<br>KIDDERMINSTER<br>ROAD<br><br>Part of strategic<br>parcel SW2 | Fields in arable/pastoral use situated off the principal gateway into Bewdley from Kidderminster. The land is largely enclosed by surrounding roads and substantial vegetation of varying density. There are direct views in from the A456 roundabout. There is no public access and prior to survey no biodiversity or cultural heritage interest. | <b>SIGNIFICANT CONTRIBUTION</b><br><br>Overall, and cumulatively, the site makes a significant contribution to Green Belt purposes because of its role as part of the wider tract of land separating Bewdley, Stourport and Kidderminster, its role as part of the gateway to Bewdley, a role in preventing wider encroachment and sprawl. Development would reduce openness by bringing the edge of Bewdley southeastwards to meet the A456, although this would act as a long-term edge. | The likely effect on openness is judged to be significant, reflecting the open countryside character (albeit containing development along Kidderminster Road) and its exposure on rising land as part of the gateway to Bewdley. Development would uncharacteristically urbanise this land. |

**WA/BE5 LAND SOUTH OF HABBERLEY ROAD, BEWDLEY****ASSESSMENT AGAINST GREEN BELT PURPOSES**

| <b>Green Belt Purpose</b>                                       | <b>Contribution to Green Belt Purposes</b>   |
|---|--|
| To check the unrestricted sprawl of large built-up areas        | <b>CONTRIBUTION</b><br>The size of the site and containment by a hotel to the means that sprawl on Habberley Road will not occur. Equally, development would be an extension of the urban area and cannot be regarded as 'rounding-off'.   |
| To prevent neighbouring towns merging into one another          | <b>SIGNIFICANT CONTRIBUTION</b><br>The site is part of a larger parcel which makes a significant contribution to preventing the merger of Bewdley and Kidderminster, and although relatively small, is clearly part of this wider land.  |
| To assist in safeguarding the countryside from encroachment     | <b>CONTRIBUTION</b><br>The site is contained on three sides and shades into the extensive grounds of a hotel immediately to the east. The hotel and grounds cannot be regarded as open countryside, but their scale and character contribute to overall openness in this locality.   |
| To preserve the setting and special character of historic towns | <b>CONTRIBUTION</b><br>The site is part of the eastern entrance to Bewdley, although there is no visual connection between the site and the historic centre of the town.   |
| Overall Assessment of Contribution to Green Belt Purposes       | <b>CONTRIBUTION</b><br>The overall contribution to Green Belt purposes of the site is mixed. Whilst the site is relatively small and is an extension of the existing urban edge, it nevertheless serves to contain the eastward expansion of Bewdley into the critical gap between development in this location and the built edge of Kidderminster. The presence of the hotel imparts a semi-urbanised character to the land, and development would add to this impression further reducing the gap between the towns, even though the site is reasonably well enclosed visually. |



WA/BE/5 Land south of Habberley Road



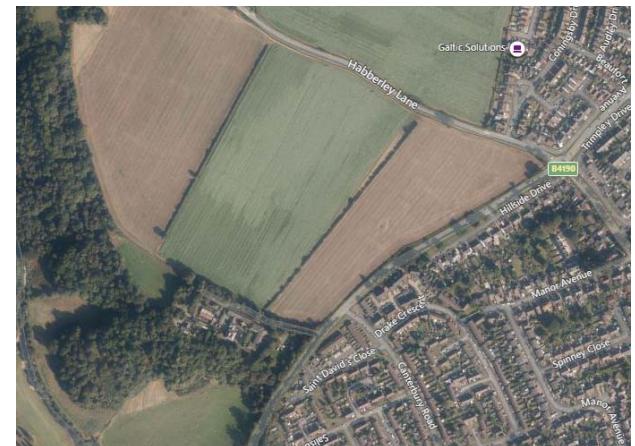
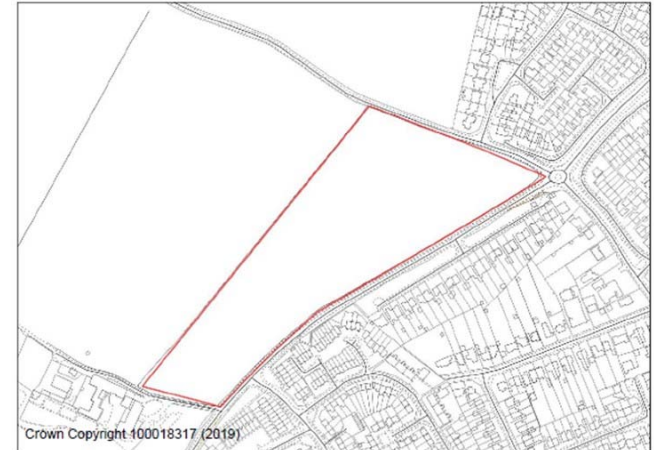
**SUMMARY**

| Site   | Description  | Overall Contribution to the Green Belt  | Effect of Development on Openness  |
|--|--|---|--|
| WA/BE/5<br>HABBERLEY<br>ROAD<br><br>Part of<br>strategic parcel<br>NW1 | Two field in pastoral use, both of which abut the built edge of Bewdley at New Road, but one which is unbounded its eastern extent. There are restricted views into the site. There is no public access and prior to survey no biodiversity or cultural heritage interest. | <b>CONTRIBUTION</b><br><br>The overall contribution to Green Belt purposes of the site is mixed. Whilst it is relatively small and is an extension of the existing urban edge, it is nevertheless serves to contain the eastward expansion of Bewdley into the critical gap between development in this location and the built edge of Kidderminster. The presence of the hotel imparts a semi-urbanised character to the land, and development would add to this impression further reducing the gap between the towns, even though the site is reasonably well enclosed visually. | Development would have a moderate effect on openness, reflecting its role in the wider context of the gap between Bewdley and Kidderminster. Notwithstanding the presence of the hotel and extensive grounds to the northeast, development would extend the urban edge beyond a simple 'rounding-off'. |

**WA/KF3 LAND AT LOW HABBERLEY****ASSESSMENT AGAINST GREEN BELT PURPOSES**

| <b>Green Belt Purpose</b>                                       | <b>Contribution to Green Belt Purposes</b>   |
|---|--|
| To check the unrestricted sprawl of large built-up areas        | <b>SIGNIFICANT CONTRIBUTION</b><br>The site forms part of the northern edge of the built extent of Kidderminster. As such it contains the spread of the town into open countryside to the north of Habberley Road which in this location contains the contiguous built development to the south. The site, in combination with the wider Green Belt in this location, helps to form part of the context for, and separate identity of, the hamlet of Low Habberley. Development of the site would not constitute 'rounding off', despite the presence of development at Coningsby Drive to the northeast which creates an unbounded extension into open countryside north of Habberley Lane. |
| To prevent neighbouring towns merging into one another          | <b>LIMITED CONTRIBUTION</b><br>The site plays no role in preventing the merger of towns.   |
| To assist in safeguarding the countryside from encroachment     | <b>SIGNIFICANT CONTRIBUTION</b><br>The site acts as part of the wider Green Belt to the north of Kidderminster, containing the contiguous built area of the town and preventing encroachment into open countryside. Although contained on three sides by substantial boundaries, the northern boundary comprises an insubstantial hedge.   |
| To preserve the setting and special character of historic towns | <b>LIMITED CONTRIBUTION</b><br>The site plays no role in preserving the setting of Bewdley or Kidderminster.   |
| Overall Assessment of Contribution to Green Belt Purposes       | <b>SIGNIFICANT CONTRIBUTION</b><br>The site forms part of the arc of Green Belt which contains the northerly extent of Kidderminster, limiting extension of the contiguous built-up area of the town into open countryside. As such, and in combination with the wider Green Belt in this locality, the site makes a significant contribution to Green Belt purposes of containing sprawl and preventing encroachment.   |

WA/KF/3 Land at Low Habberley



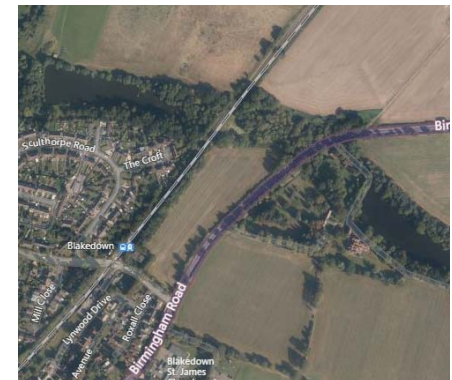
**SUMMARY**

| Site   | Description   | Overall Contribution to the Green Belt  | Effect of Development on Openness   |
|--|---|---|---|
| <p>WA/KF/3 Phase 1</p> <p>LAND AT LOW HABBERLEY</p> <p>6.0ha</p> <p>Part of Strategic Parcel NW2</p> | <p>A small field (6.0ha) bounded by Habberley Lane to the north, Habberley Road to the south east, an unnamed track leading to High Habberley House to the south and a hedgerow to the northwest. The site is in arable use and falls from northeast to southwest over 20m. A PRoW runs along the access road to High Habberley House. Prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.</p> | <p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The site forms part of the arc of Green Belt which contains the northerly extent of Kidderminster, limiting extension of the contiguous built-up area of the town into open countryside. As such, and in combination with the wider Green Belt in this locality, the site makes a significant contribution to Green Belt purposes of containing sprawl and preventing encroachment.</p> | <p>Whilst the site is small and nominally adjacent to the urban edge of Kidderminster, it is nevertheless exposed visually and physically, being bounded by an insubstantial hedge to the north west and thereby physically and visually connected to the wider open countryside.</p> |

**SITE WFR/CB/3 LAND AT STATION DRIVE, BLAKEDOWN****ASSESSMENT AGAINST GREEN BELT PURPOSES**

| <b>Green Belt Purpose</b>                                       | <b>Contribution to Green Belt Purposes</b>   |
|---|--|
| To check the unrestricted sprawl of large built-up areas        | <b>CONTRIBUTION</b><br>Development of the site would constitute sprawl, extending the built edge of Blakedown along the A456, although contained nature of the site means that this is only a localised effect. There would be a rounding off of northeastern edge of the village, and in doing so the creation of a new context to village and to some extent the loss of a rural context.  |
| To prevent neighbouring towns merging into one another          | <b>LIMITED CONTRIBUTION</b><br>The site plays no clear role in preventing coalescence.   |
| To assist in safeguarding the countryside from encroachment     | <b>CONTRIBUTION</b><br>The site is strongly enclosed on all sides, but adjoins/is part of open countryside to the north.   |
| To preserve the setting and special character of historic towns | <b>CONTRIBUTION</b><br>The site does not contribute to the setting or special character of historic towns or villages, although is a gateway site into Blakedown.  |
| Overall Assessment of Contribution to Green Belt Purposes       | <b>CONTRIBUTION</b><br>The site makes a contribution to Green Belt purposes because of its containment of Blakedown particularly along the A456 Birmingham Road, The high degree of physical and visual containment limits the impact of development on the Green Belt, although this is a gateway site into Blakedown which is locally significant in turn demanding particular attention to edge treatment, built density and massing. |

WFR/CB/3 Land off Station Drive, Blakedown



**SUMMARY**

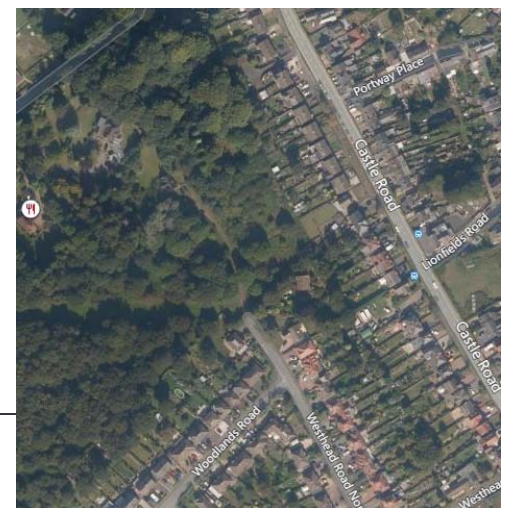
| Site  | Description  | Overall Contribution to the Green Belt   | Effect of Development on Openness   |
|---|--|--|---|
| WFR/CB/3<br><br>LAND AT<br>STATION DRIVE<br>BLAKEDOWN<br><br>2.25ha<br><br>Part of strategic<br>parcel NE11 | A medium scale (2.3ha) site, is a single in arable use, bounded by Station Drive, a railway line, the A456 Birmingham Road and a hedgerow/thick woodland associated with a watercourse. The site is predominantly level but slopes gently down towards the watercourse. The site is visually well enclosed, although this is less strong on the A456 edge and the site forms part of the eastern entrance to Blakedown, complementing open land on the opposite side of the A456. There is no public access and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site. | <b>CONTRIBUTION</b><br>The site makes a contribution to Green Belt purposes because of its containment of Blakedown particularly along the A456 Birmingham Road. | The high degree of physical and visual containment limits the impact of development on the Green Belt, although this is a gateway site into Blakedown which is locally significant in turn demanding particular attention to edge treatment, built density and massing. |

**WFR/WC/12 LAND AT LAWNSWOOD****ASSESSMENT AGAINST GREEN BELT PURPOSES**

| <b>Green Belt Purpose</b>                                       | <b>Contribution to Green Belt Purposes</b>   |
|---|--|
| To check the unrestricted sprawl of large built-up areas        | <b>LIMITED CONTRIBUTION</b><br>The site is reasonably well contained, with a substantial hedge on the southern boundary, built development to the north and east and property boundaries to the northwest. As such development would be contained and not sprawl into open countryside physically, as well as visually, despite the site being on a southerly aspect.  |
| To prevent neighbouring towns merging into one another          | <b>LIMITED CONTRIBUTION</b><br>Development of the site would not contribute to the merger of towns or smaller settlements.   |
| To assist in safeguarding the countryside from encroachment     | <b>CONTRIBUTION</b><br>Despite the reasonable degree of physical and visual enclosure of the site, development would contribute to encroachment, albeit modestly.  |
| To preserve the setting and special character of historic towns | <b>LIMITED CONTRIBUTION</b><br>There is no visual connection and development would not affect an historic town or local Conservation Area.   |
| Overall Assessment of Contribution to Green Belt Purposes       | <b>CONTRIBUTION</b><br>The site is well contained and development would not constitute sprawl or significant encroachment into open countryside. The openness of the countryside would be affected through the addition of built development, although this is not significant given the degree of enclosure on the site's southern boundary and opportunities for boundary treatment to reduce this impact. |



Wyre Forest District Council  
WFR/WC/12  
Lawnswood





**SUMMARY**

| Site  | Description  | Overall Contribution to the Green Belt   | Effect of Development on Openness  |
|---|--|--|--|
| <p>WFR/WC/12<br/>LAWNSWOOD<br/>WESTHEAD ROAD<br/>NORTH COOKLEY</p> <p>Part of strategic<br/>parcel N7</p> | <p>A small site comprising isolated properties set in extensive grounds which includes dense woodland. The triangular site is bounded on two sites by Lea Lane to the north and the rear boundary of properties along Castle Road, but an informal path/track within dense woodland to the south. The site is visually strongly enclosed by extensive vegetation across its extent. There is no public access to the site and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site.</p> | <p>CONTRIBUTION</p> <p>The site is well contained and development would not constitute sprawl or significant encroachment into open countryside.</p> | <p>The openness of the countryside would be affected through the addition of built development, although this is not significant given the degree of enclosure on the site's southern boundary and opportunities for boundary treatment to reduce this impact.</p> |

**WFR/WC/18 SION HILL SCHOOL SITE****ASSESSMENT AGAINST GREEN BELT PURPOSES**

| <b>Green Belt Purpose</b>                                       | <b>Contribution to Green Belt Purposes</b>  |
|---|---|
| To check the unrestricted sprawl of large built-up areas        | <b>LIMITED CONTRIBUTION</b><br>The site is part of the current built edge of Kidderminster and enclosed to the north, west and south with playing fields to the east. As such development would not constitute sprawl into open countryside.  |
| To prevent neighbouring towns merging into one another          | <b>LIMITED CONTRIBUTION</b><br>Development of the site will not contribute to the merger of towns or smaller settlements.   |
| To assist in safeguarding the countryside from encroachment     | <b>LIMITED CONTRIBUTION</b><br>Development of the site would not contribute to encroachment.  |
| To preserve the setting and special character of historic towns | <b>LIMITED CONTRIBUTION</b><br>Development would not affect the setting of an historic town or Conservation Area.   |
| Overall Assessment of Contribution to Green Belt Purposes       | <b>LIMITED CONTRIBUTION</b><br>Development of the site would not compromise the purposes of the Green Belt strategically or locally because of its scale and containment physically and visually. There would be an effect on openness because of the introduction of built form into open land, but visual containment and previous development on the western part of the site reduces this impact. |

WFR/WC/18 Sion Hill School site

**SUMMARY**

| Site  | Description   | Overall Contribution to the Green Belt   | Effect of Development on Openness  |
|---|---|--|--|
| <p>WFR/WC/18<br/>SION HILL SCHOOL<br/>2.1ha<br/>Part of strategic parcel<br/>N6</p> | <p>A previously developed school site comprising derelict school buildings and overgrown playing fields on level ground. The site is adjacent to the existing urban edge to the south and bounded by Sion Hill to the west, a substantial hedgerow to the north and playing fields to the east. A public right of way runs along the southern boundary of the site and along with the built edge of Kidderminster at Ismere Way, Lea Castle Close and Charles Avenue is the principal visual receptor. The site is otherwise visually enclosed.</p> | <p>LIMITED CONTRIBUTION</p> <p>Development of the site would not compromise the purposes of the Green Belt strategically or locally, because of its scale and containment physically and visually.</p> | <p>There would be an effect on openness because of the introduction of built form into open land, but visual containment and previous development on the western part of the site reduces this impact.</p> |

**MI/24 LAND ADJ. ROCK TAVERN, WILDEN LANE****ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes   |
|---|---|
| To check the unrestricted sprawl of large built-up areas        | <b>Limited Contribution</b><br>The site is contained within the built envelope of Wilden.   |
| To prevent neighbouring towns merging into one another          | <b>Limited Contribution</b><br>The site is contained within the built envelope of Wilden.   |
| To assist in safeguarding the countryside from encroachment     | <b>Limited Contribution</b><br>The site is contained within the built envelope of Wilden.   |
| To preserve the setting and special character of historic towns | <b>Limited Contribution</b><br>The site is neither adjacent, nor visually connected to, a Conservation Area.  |
| Overall Assessment of Contribution to Green Belt Purposes       | <b>Limited Contribution</b><br>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. |

**SUMMARY**

| Site  | Description   | Overall Contribution to the Green Belt   | Effect of Development on Openness  |
|---|---|--|--|
| MI/24<br><br>Land adjacent to the Rock Tavern, Wilden Lane<br><br>Part of strategic parcel SW12 | 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. | 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. | 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. |

**WA/UA/1 BELLMAN'S CROSS, SHATTERFORD****ASSESSMENT AGAINST GREEN BELT PURPOSES**

| <b>Green Belt Purpose</b>                                       | <b>Contribution to Green Belt Purposes</b>  |
|---|---|
| To check the unrestricted sprawl of large built-up areas        | Contribution<br>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          | Limited Contribution<br>The site does not lie directly between settlements.   |
| To assist in safeguarding the countryside from encroachment     | Contribution<br>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 | Limited Contribution<br>The site is neither adjacent to nor visually connected with a Conservation Area.  |
| Overall Assessment of Contribution to Green Belt Purposes       | Contribution<br>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.  |

**SUMMARY**

| <b>Site</b>   | <b>Description</b>   | <b>Overall Contribution to the Green Belt</b>  | <b>Effect of Development on Openness</b>  |
|---|--|--|---|
| WA/UA/1<br>Bellman's Cross,<br>Shatterford<br><br>Part of strategic<br>parcel NW5 | 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 | Contribution<br>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. | 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. If proposed for development, it |

|  |   |  |  |
|--|---|--|--|
|  | site from Arley Lane, but otherwise it is screened by dense vegetation and topography, including along the A442 frontage. |  | would be prudent to consider retaining washed over Green Belt status in order to control potential encroachment from weak site boundaries. |
|--|---|--|--|

**WA/UA/4 ALLOTMENTS UPPER ARLEY  
ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes  |
|---|--|
| To check the unrestricted sprawl of large built-up areas        | <b>LIMITED CONTRIBUTION</b><br>The site is enclosed physically and visually and development would not constitute sprawl.   |
| To prevent neighbouring towns merging into one another          | <b>LIMITED CONTRIBUTION</b><br>Development would not contribute to merger.   |
| To assist in safeguarding the countryside from encroachment     | <b>CONTRIBUTION</b><br>The high degree of physical and visual enclosure limits encroachment into the open countryside to the east.   |
| To preserve the setting and special character of historic towns | <b>CONTRIBUTION</b><br>Development is of a scale and degree of physical and visual containment such that character of the village and its Conservation Area is unlikely to be compromised, subject to detailed scrutiny of development design.   |
| Overall Assessment of Contribution to Green Belt Purposes       | <b>CONTRIBUTION</b><br>The physical and visual enclosure of the site means that development would not compromise the purposes of the Green Belt strategically or locally and the effect on openness would not be significant, being an extension of the existing built edge of the village. The effect of development on openness is likely to be limited, reflecting the scale and physical and visual enclosure of the site. |



WA/UA/4 Allotments, Upper Arley



**SUMMARY**

| Site                                 | Description  | Overall Contribution to the Green Belt   | Effect of Development on Openness  |
|--------------------------------------|--|--|--|
| WA/UA/4<br>ALLOTMENTS<br>UPPER ARLEY | A small (0.5ha) site previously in use as allotments which is on sloping land towards the River Severn and bounded by thick hedgerows and scrub on three sides and a steep embankment onto Arley Lane on the fourth, resulting in strong physical and visual | <b>CONTRIBUTION</b><br>The physical and visual enclosure of the site means that development would not compromise the purposes of the Green Belt strategically or locally and the effect on | The effect of development on openness is likely to be limited, reflecting the scale and physical and visual enclosure of the site. |

|   |   |  |  |
|---|---|--|--|
| 0.46ha<br>Part of strategic<br>parcel NW5 | containment. There is no public access and prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site. | openness would not be significant, being an extension of the existing built edge of the village. |  |
|---|---|--|--|



**WA/UA/6 RED LION CAR PARK, UPPER ARLEY**  
**ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes   |
|---|---|
| To check the unrestricted sprawl of large built-up areas        | Limited Contribution<br>The site makes only a very modest contribution to preventing sprawl along the A442.   |
| To prevent neighbouring towns merging into one another          | Limited Contribution<br>The site does not lie directly between settlements.   |
| To assist in safeguarding the countryside from encroachment     | Contribution<br>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 | Limited Contribution<br>The site is neither adjacent to nor visually connected with a Conservation Area.  |
| Overall Assessment of Contribution to Green Belt Purposes       | Contribution<br>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. |



WA/UA/6 Red Lion Car Park



**SUMMARY**

| Site  | Description  | Overall Contribution to the Green Belt   | Effect of Development on Openness   |
|---|--|--|---|
| WA/UA/6<br>Red Lion Car Park, Upper Arley<br>Part of strategic parcel N12 | 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. | Contribution<br>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. | 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. 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. |

**WFR/CC/8 FOLD FARM, CHADDESLEY CORBETT**  
**ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes   |
|---|---|
| To check the unrestricted sprawl of large built-up areas        | Limited Contribution<br>The site is set within the hamlet of Chaddesley Corbett.  |
| To prevent neighbouring towns merging into one another          | Limited Contribution<br>The site is set within the hamlet of Chaddesley Corbett.  |
| To assist in safeguarding the countryside from encroachment     | Limited Contribution<br>The site is set within the hamlet of Chaddesley Corbett.  |
| To preserve the setting and special character of historic towns | Contribution<br>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       | Contribution<br>The site contributes to the openness and character of the village being part of the Conservation Area.  |



**SUMMARY**

| Site   | Description   | Overall Contribution to the Green Belt   | Effect of Development on Openness   |
|--|---|--|---|
| WFR/CC/8<br><br>Land at Fold Farm, Chaddesley Corbett<br><br>Part of strategic parcel E9 | 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. | Contribution<br>The site contributes to the openness and character of the village being part of the Conservation Area. | 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 evaluation.<br><br>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. |

**WFR/WC/36 ROCK TAVERN CAR PARK, CAUNSALL**

**ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes  |
|---|--|
| To check the unrestricted sprawl of large built-up areas        | Limited Contribution<br>The site lies within the built envelope of the hamlet as arranged along Caunsall Road.   |
| To prevent neighbouring towns merging into one another          | Limited Contribution<br>The site does not lie between settlements.   |
| To assist in safeguarding the countryside from encroachment     | Limited Contribution<br>The site lies within the built envelope of the village as arranged along Caunsall Road, with open countryside immediately to the north of the site.  |
| To preserve the setting and special character of historic towns | Limited Contribution<br>The site is not adjacent or visually connected to a Conservation Area.   |
| Overall Assessment of Contribution to Green Belt Purposes       | Limited Contribution<br>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 Caunsall where openness is sought to be maintained. |



WFR/WC/36 Rock Tavern Car Park Caunsall



**SUMMARY**

| Site   | Description   | Overall Contribution to the Green Belt   | Effect of Development on Openness  |
|--|---|--|--|
| WFR/WC/36<br>Rock Tavern Car Park, Caunsall<br>Part of strategic parcel N9 | 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. | Limited Contribution<br>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 Caunsall where openness is sought to be maintained. | 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. 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. |

**WFR/WC/37 LAND AT CAUNSALL ROAD, CAUNSALL****ASSESSMENT AGAINST GREEN BELT PURPOSES**

| <b>Green Belt Purpose</b>                                       | <b>Contribution to Green Belt Purposes</b>  |
|---|---|
| To check the unrestricted sprawl of large built-up areas        | Contribution<br>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          | Limited Contribution<br>The site does not lie between settlements.  |
| To assist in safeguarding the countryside from encroachment     | Contribution<br>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 | Limited Contribution<br>The site is neither adjacent to, nor visually connected with, a Conservation Area.  |
| Overall Assessment of Contribution to Green Belt Purposes       | Contribution<br>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. |



WFR/WC/37 Land at Caunsall Road Caunsall

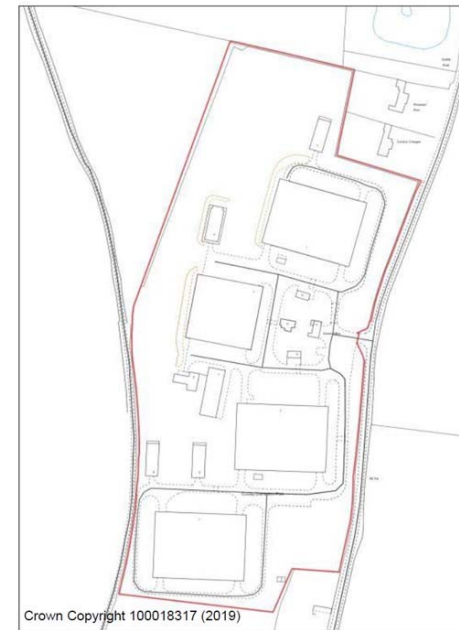


**SUMMARY**

| Site   | Description  | Overall Contribution to the Green Belt   | Effect of Development on Openness   |
|--|--|--|---|
| <p>WFR/WC/37</p> <p>Land at Caunsall Road, Caunsall</p> <p>Part of strategic parcel N9</p> | <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 would compromise the openness of the Green Belt in this location, reflecting its role in containing the eastern extent of Caunsall and the site's weakly bounded character. 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. 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> |

**CURSLEY DISTRIBUTION PARK****ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes / Analysis   |
|---|--|
| To check the unrestricted sprawl of large built-up areas        | <b>LIMITED CONTRIBUTION</b><br>The site is located in open countryside at some distance from a built-up area. Development would therefore not constitute sprawl.   |
| To prevent neighbouring towns merging into one another          | <b>LIMITED CONTRIBUTION</b><br>Development of the site would not lead to the merger of towns or other settlements, being set in open countryside.  |
| To assist in safeguarding the countryside from encroachment     | <b>CONTRIBUTION</b><br>The current development is moderately well defined by external boundaries, with minor roads to the east and west. Boundaries to the south, north and northwest are less substantial, being hedgerows.   |
| To preserve the setting and special character of historic towns | <b>LIMITED CONTRIBUTION</b><br>The site plays no clear role in defining the setting for Kidderminster or Droitwich.  |
| Overall Assessment of Contribution to Green Belt Purposes       | <b>CONTRIBUTION</b><br>The site contributes to the Green Belt in this location being part of open countryside between Kidderminster and Droitwich. However, the scale of current development is such that any change in use on the same footprint is unlikely to compromise the wider function of the Green Belt in this location. |



Cursley Distribution Park



**SUMMARY**

| Site  | Description   | Overall Contribution to the Green Belt   | Effect of Development on Openness  |
|---|---|--|--|
| WFR-ST-9<br><br>CURSLEY<br>DISTRIBUTION<br>PARK<br><br>4.0ha<br><br>Part of Strategic<br>Parcel SE4 | A small-scale site (4ha) currently in use as a distribution depot. Located in open countryside to the north of the A442 between Kidderminster and Droitwich, the site is bounded to the east by Curslow Lane and to the west, in part, by an unnamed minor road and intermittent hedgerow. To the south the boundaries are a hedgerow and PRow, and to the north a hedgerow. The surrounding lands is of an open aspect with short and medium-distance views across land predominantly in arable use comprising small to medium scale hedged fields. The buildings currently on site are two/three-story distribution sheds which are visually conspicuous but akin to similar developments in the vicinity. Prior to site investigation, there are no recorded nature conservation or cultural heritage interests on the site. | <b>CONTRIBUTION</b><br>The site contributes to the Green Belt in this location being part of open countryside between Kidderminster and Droitwich. However, the scale of current development is such that any change in use on the same footprint is unlikely to compromise the wider function of the Green Belt in this location. | A denser building footprint would be balanced against a reduction in building height in what is an open rural landscape which hosts a number of such visually prominent distribution-related developments. |

**RUSHOCK INDUSTRIAL ESTATE**

**ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes / Analysis   |
|---|--|
| To check the unrestricted sprawl of large built-up areas        | Limited Contribution<br>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          | Limited Contribution<br>The site does not lie directly between settlements which could result in merger, actual or perceived.  |
| To assist in safeguarding the countryside from encroachment     | Contribution<br>The site lies in open countryside between Kidderminster and Droitwich as such somewhat incongruous. The countryside is sensitive to encroachment from built development. |
| To preserve the setting and special character of historic towns | Limited Contribution<br>The site does not have a visual or physical relationship with a Conservation Area.   |
| Overall Assessment of Contribution to Green Belt Purposes       | Contribution<br>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.       |



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Rushock Trading Estate



**SUMMARY**

| Site   | Description   | Overall Contribution to the Green Belt   | Effect of Development on Openness  |
|--|---|--|--|
| Rushock Trading Estate<br>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 | Contribution<br>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 |



|  |  |  |   |
|--|--|--|---|
|  | curtilage and built footprint of various commercial uses on site. There is no public access. |  | intensification of existing uses. As such retention of Green Belt policy washed over the site is desirable. |
|--|--|--|---|

**WEST MIDLANDS SAFARI PARK**

**ASSESSMENT AGAINST GREEN BELT PURPOSES**

| Green Belt Purpose  | Contribution to Green Belt Purposes / Analysis   |
|---|--|
| To check the unrestricted sprawl of large built-up areas        | <p><b>CONTRIBUTION</b></p> <p>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.</p> |
| To prevent neighbouring towns merging into one another          | <p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>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.</p>   |
| To assist in safeguarding the countryside from encroachment     | <p><b>CONTRIBUTION</b></p> <p>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.</p>   |
| To preserve the setting and special character of historic towns | <p><b>CONTRIBUTION</b></p> <p>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.</p>  |
| Overall Assessment of Contribution to Green Belt Purposes       | <p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>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>  |



West Midlands Safari and Leisure Park



**SUMMARY**

| Site  | Description  | Overall Contribution to the Green Belt  | Effect of Development on Openness  |
|---|--|---|--|
| <p>West Midland Safari Park</p> <p>Part of strategic parcel SW1</p> | <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><b>SIGNIFICANT CONTRIBUTION</b></p> <p>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> |

**Issued by**.....  
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