

Birmingham City Council

Birmingham Green Belt Assessment

Final Report

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Executive Summary

In June 2021, Birmingham City Council (BCC) decided to update its Local Plan to provide a statutory planning framework for the whole city to guide planning decisions and regeneration activity up to 2044. One of the key challenges the Council is seeking to tackle is how it accommodates the scale of housing and employment development across the city. The 2024 revision of the National Planning Policy Framework (NPPF) reopened the consideration of Green Belt in preparing a Local Plan, particularly where places cannot meet their identified need for homes, commercial and other development.

Arup was appointed by BCC to undertake a Green Belt Assessment (GBA) to fully understand the impact of the changes to the NPPF and the impact it can have to the preparation of its Local Plan, and decisions it will need to make on planning applications. The GBA comprises two key steps; to assess the West Midlands Green Belt that falls within Birmingham against the five purposes of the Green Belt as defined in the NPPF, and to consider if those results along with nationally recognised environmental constraints could lead to the identification of grey belt.

The first stage defined parcels for assessment across all the Green Belt in Birmingham, with the second stage a more granular assessment of Call for Sites within the Green Belt promoted to the Council through the Local Plan process.

35 Green Belt parcels were assessed as part of Stage 1, with the following key conclusions:

- The overall assessment identified 20 parcels making a strong or moderate contribution, which were primarily located in the north (around Sutton Coldfield), east and south of the city. Those making an overall weak contribution were often surrounded by the built up area of the West Midlands conurbation. The majority of parcels scored a strong or moderate contribution when considering openness and lack of urban land uses.
- 29 parcels were identified as potential grey belt, with those not identified due to the presence of nationally recognised environmental constraints, or due to their strong role in preventing unrestricted urban sprawl.

26 Green Belt Call for Sites were assessed as part of Stage 2, with the following key conclusions:

- The overall assessment identified 22 parcels making a strong or moderate contribution. The two sites that made strong contributions were located in Sutton Coldfield, as were the two sites made weak contributions. All sites scored a strong or moderate contribution when considering openness and lack of urban land uses.
- 24 parcels were identified as potential grey belt, with those not identified due to their role in preventing unrestricted urban sprawl.
- An impact assessment was carried out to consider the potential implications of releasing the site from the Green Belt, with the large majority of sites recommended to be taken forward for further consideration.

The GBA also identifies areas of ‘fundamental importance’ within the Green Belt in Birmingham for their contribution to preventing unrestricted urban sprawl or maintaining the openness and preventing encroachment on the countryside. Four areas were identified, with three in north of the city and one to the south, where the release of Green Belt land in the Local plan should be considered carefully to establish whether they would ‘fundamentally undermine’ the remaining Green Belt.

The GBA is the first key step in considering which sites could be release from the Green Belt if needed to support the Local Plan. Next steps have been identified should this be the case in Birmingham, including the need for a clear site selection methodology, to confirm grey belt identification, and to develop an exceptional circumstances case to justify the release of Green Belt land for development. This GBA can also be used as a starting point by the Council to inform the determination of planning applications.

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1. Introduction

1.1 Study purpose

Ove Arup & Partners Ltd (Arup) has been appointed by Birmingham City Council (BCC) to undertake a Green Belt Assessment (GBA). It will form part of the evidence base and support the preparation of the Birmingham Local Plan (2020-2044). The GBA comprises two key steps to assess:

- the West Midlands Green Belt that falls within Birmingham's authority boundary against the purposes of the Green Belt as defined in the National Planning Policy Framework (NPPF, 2024)¹, and
- Consideration of grey belt.

Birmingham faces a significant housing need up to 2042, with there being an identified housing shortfall of 46,153 dwellings in the Local Plan Preferred Options Document² (published July 2024). Since this consultation, the NPPF was updated in December 2024 and introduced a new standard method for calculating housing needs. This has resulted in the Local Housing Need (LHN) for BCC reducing to 4,513 per annum (as of May 2025). However, there will still be significant pressure for many neighbouring authorities across the Housing Market Area (HMA) where the LHN has substantially increased. Therefore, it may not be possible to accommodate the level of growth within the HMA without looking to release some Green Belt land.

The Council has commissioned this work to fully understand the impact of the changes to the NPPF and the impact it can have to the preparation of its Local Plan and decisions it will need to make on planning applications. This study will help provide the evidence to enable the council to make robust decisions.

Local Planning Authorities (LPAs) hold a Duty to Cooperate on strategic issues in the Local Plan, such as Green Belt. The potential release of any Green Belt land within Birmingham may also impact on the role of the Green Belt in adjoining authority areas as part of the wider West Midlands Green Belt. As a result, views from neighbouring authorities on the methodology for this assessment were sought.

1.2 Role of a Green Belt Assessment

The purpose of a GBA is to provide evidence of how different areas of Green Belt perform against the Green Belt purposes, as set out in the NPPF. The LPA then takes the findings of the assessment into account alongside other evidence in making decisions about the Local Plan strategy, site allocations / broad locations and ultimately possible alterations to Green Belt boundaries.

A GBA forms an important part of the evidence base. It helps an LPA determine the manner and degree to which change in the Green Belt should be considered without undermining the purposes for including land in the Green Belt and the degree to which harm to the Green Belt would result if development were to take place. Additionally, through a GBA grey belt land should be identified.

Typically, a GBA is undertaken in two stages. The first stage examines the performance of an area's Green Belt in its entirety looking at broad area/parcels, while the second stage is more granular and examines the performance of discrete, smaller sites within the Green Belt, primarily adjacent to existing sustainable urban areas or in locations where new settlements are being proposed as part of emerging growth options.

A GBA is not a policy or decision-making document that proposes any release of Green Belt land; this is for the LPA to determine as part of the wider plan making process. A Green Belt designation is not the only consideration when assessing the suitability and deliverability of sites. An LPA is not precluded from releasing land from the Green Belt for development if other factors in favour of the site outweigh this consideration. Such factors might include:

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² Birmingham City Council, (July 2024), Birmingham Local Plan, Preferred Options Consultation.

- Unique / significant housing or employment need and a lack of supply of more preferential sites i.e. those that the NPPF directs towards before considering Green Belt.
- Adverse implications for the sustainable development strategy within the LPA area.
- Inherent sustainability of directing growth in a particular direction.
- Tightly drawn Green Belt boundaries and constraints on alternative sites.
- The opportunity to deliver social infrastructure, which would bring about long-term benefits for local residents.
- Boosting housing delivery in areas with past issues of deliverability to increase the supply of affordable housing.

A GBA does not set out the case for exceptional circumstances, which will be needed if an LPA proposes release of land from the Green Belt. However, the outcomes from a GBA will form part of any exceptional circumstances case presented to support Green Belt alterations.

1.3 Report Structure

This report sets out the approach and methodology for carrying out the GBA for Birmingham. The methodology employed draws on the implications identified from a contextual review of policy, guidance and experience elsewhere, including neighbouring authorities. At the time of writing no Local Plan had yet gone through the Examination in Public under revised national policy, and appeal case law and legal seminars have been used to give consideration to the interpretation of the new NPPF and Green Belt PPG.

The methodology report is structured as follows:

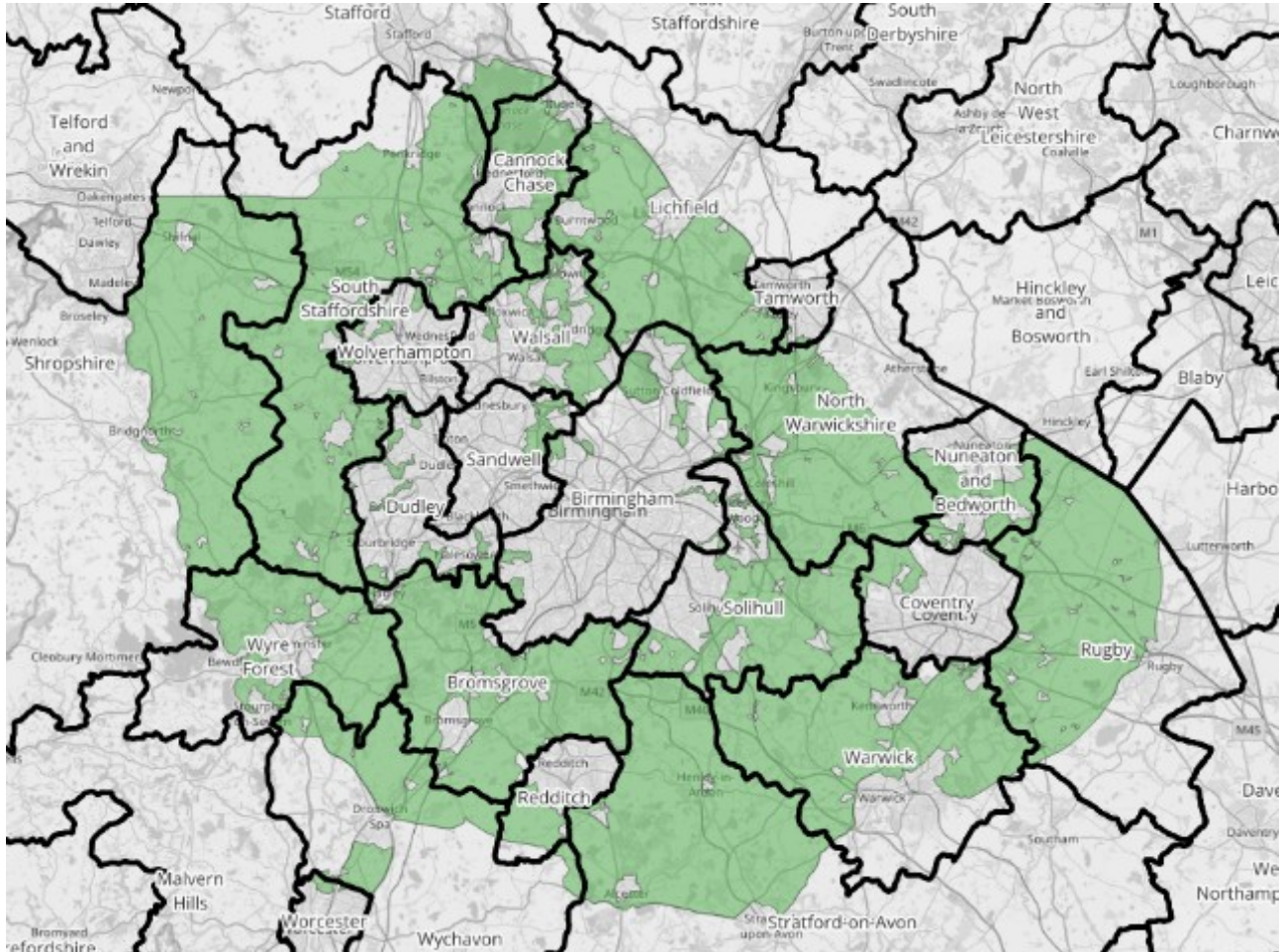
- Section 2 provides the local Green Belt context for Birmingham.
- Section 3 sets out the implications for this assessment following a review of planning policy, guidance, legal precedents and experience elsewhere for Green Belt Assessments.
- Section 4 details the specific methodology followed at Stage 1 and Stage 2, including the criteria used for NPPF Green Belt purposes assessment and grey belt identification.
- Section 5 provides a summary of the assessment findings for both the Stage 1 and Stage 2 assessments, and a review of potential schemes in neighbouring authorities which could impact on the assessment
- Section 6 identifies broad areas of ‘fundamental importance’ within the Green Belt in Birmingham, and consideration of the role it plays as part of the wider West Midlands Green Belt
- Section 7 sets out a number of steps to be considered for Birmingham’s Green Belt as a result of this assessment

2. Local Green Belt context

2.1 Evolution of the Green Belt within the West Midlands and Study Area

The Green Belt in Birmingham is part of the larger West Midlands Green Belt (as shown in Figure 1 below). Although local authorities in the West Midlands first put forward proposals for a West Midlands Metropolitan Green Belt in 1955, it was not formally approved by the Secretary of State until 1975. The Green Belt was originally designated to prevent the expansion of the West Midlands Conurbation (built up area) into the surrounding countryside and to stop it merging with neighbouring towns.

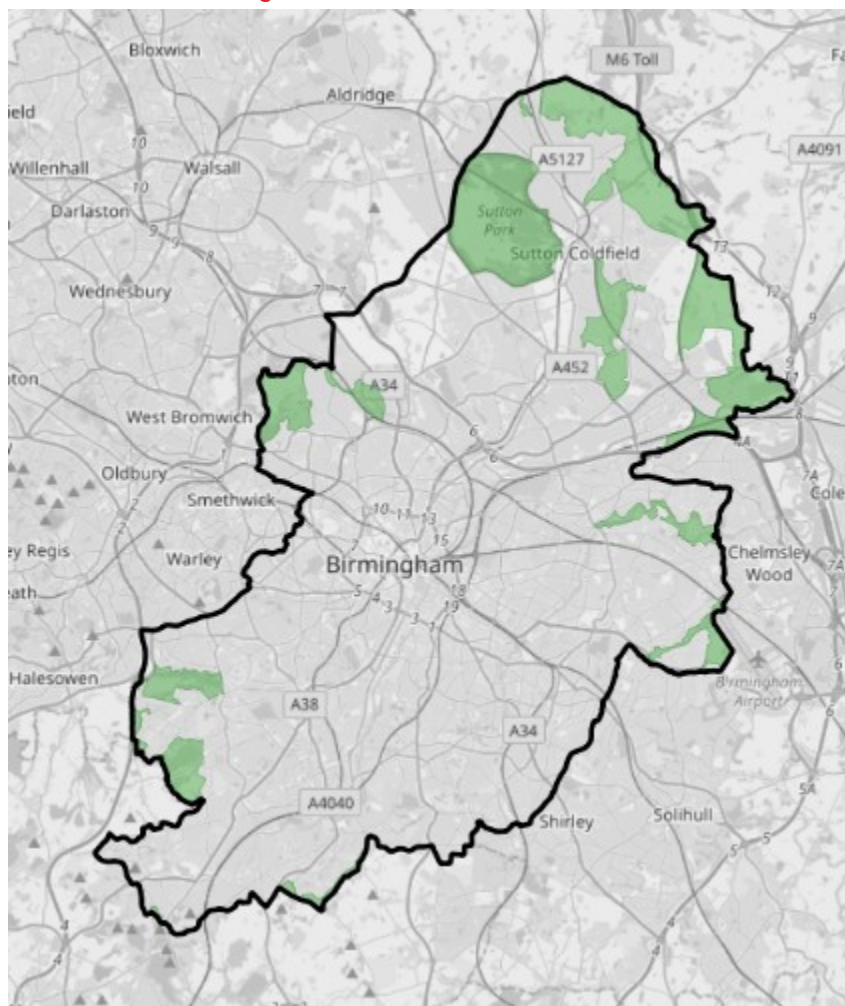
Figure 1. Extent of West Midlands Green Belt



The West Midlands Green Belt covers an area of approximately 230,000 hectares, across 23 LPA, with it covering approximately 15% of Birmingham City's land area. The significant areas of Green Belt within Birmingham's authority area are located to the north, around Sutton Coldfield. There are also smaller areas on the boundary with Sandwell, Walsall and Bromsgrove; and a number of 'green wedges' along the river valleys of Cole Valley and Woodgate Valley.

Figure 2 below shows the Green Belt as currently designated within Birmingham and this forms the study area for this GBA.

Figure 2. Extent of Green Belt within Birmingham



2.2 Birmingham policy context

The Birmingham Development Plan (BDP) 2031 was adopted in January 2017. Through the development of this Plan, the Council reviewed their Green Belt in 2013, and an exceptional circumstances case was successfully demonstrated to justify the alterations to the Green Belt boundary in order to allocate a Sustainable Urban Extension (SUE) at Langley, land for housing at the former Yardley sewage works and a large employment site at Piddimore. At the time, the Inspector found no further Green Belt or greenfield releases were justified³.

In 2024, BCC authored a Green Belt background paper, which reviewed the policy and options relating to Green Belt release to inform the Local Plan Review and Preferred Options consultation⁴. This re-visited the conclusions of the 2013 GBA and examined latest evidence and consultation responses. The outcome of the Paper was that BCC decided not to assess its Green Belt as part of the Development Plan Review due to sustainability considerations, a lack of suitable sites submitted through the Call for Sites process, market suitability for another SUE, and requirements of the NPPF at the time whereby Green Belt reviews were not required to meet housing need. Additionally, the existing allocations for Langley SUE, Piddimore, and the Former Yardley Works sites still remain as part of the Local Plan, with housing still to be delivered on Langley SUE. However, the 2024 revision of the NPPF (see Section 3.2) has reopened the consideration of Green Belt in preparing a Local Plan, particularly where places cannot meet their identified need for homes, commercial or other development (see NPPF paragraphs 145 and 146).

³ Roger Clews, Inspector, (11 March 2016), Report to Birmingham City Council, Report on the Examination of the Birmingham Development Plan ("Birmingham Plan 2031").

⁴ Birmingham City Council, (2024), Birmingham Local Plan Review, Background paper: Green Belt

BCC is now preparing the Birmingham Local Plan (BLP) 2044, with the latest public consultation stage being the Preferred Options consultation which took place in July/August 2024. A further Focussed Preferred Options consultation is due to take place in October -December 2025, with it being anticipated that the plan will be published in June 2026 and submitted for Examination in October 2026.

This GBA will be part of the suite of evidence base documents which will underpin the Local Plan.

2.3 Previous Green Belt Evidence

A Green Belt assessment was undertaken by BCC in 2013 to support the preparation of the BDP and identify options for the development of new housing and employment sites within the city⁵. Previous assessments, including the 2012 Strategic Housing Land Availability Assessment, 2012 Employment Land Study for the Economic Zones and Key Sectors in Birmingham, and the 2012 Employment Land Review, identified that there was a shortfall of land within the urban area to accommodate housing and employment development. As such, it was justifiable to undertake a Green Belt review, which subsequently identified a preferred location for the development of a Sustainable Urban Extension (SUE) (now known as ‘Langley’) a large employment site (now known as ‘Peddimore’), and a small residential development at the former Yardley Sewerage Works.

As a result of the 2013 assessment, the adopted BDP released and allocated 274 hectares of Green Belt land for 6,000 homes at Langley, 71 hectares of employment land at Peddimore, and 10.5 hectares for 350 homes at the former Yardley Sewerage Works.

As set out below, the approach in this study remains in line with the latest NPPF Green Belt purposes. However, due to the publication of the Green Belt PPG (see section 3.3), there is now additional guidance on how to conduct the purposes assessment for Purposes A, B and D.

Approach

The study was informed by the ‘Planning for Birmingham’s Growing Population’ Options Consultation in 2012. The Consultation undertook a review of the Green Belt within Birmingham’s boundary to identify potential locations for housing and employment development within the Green Belt, and four potential options located around Sutton Coldfield in the north and north-east of the city were identified as being able to accommodate a large scale SUE and/or a minimum 50-hectare employment site. The four areas were:

- A: Hill Wood, East of Watford Gap (Split into two areas A1 and A2)
- B: West of the M6 Toll (Split into two areas B1 and B2)
- C: West of the Sutton Coldfield Bypass, Walmley (C1 entire area, C2 only southern section)
- D: East of the Sutton Coldfield Bypass, Walmley

The approach taken followed three stages, as detailed below.

Green Belt purposes definitions and assessment criteria

At each of the three stages, the relevant areas were assessed against the five Green Belt purposes detailed in the NPPF (2012). The study set out definitions for three of the five Green Belt purposes (A - C) (Table 1) and established criteria that were used to assess the contribution that the parcels made to the Green Belt purposes (Table 2).

It was deemed that Purpose D and Purpose E applied equally to all areas and therefore would not contribute to a differentiation between area scoring.

In the case of Purpose D, “to preserve the setting and character of historic towns”, it was considered that the function and nature of the Green Belt in Birmingham does not directly relate to the preservation of historic

⁵ Birmingham City Council, (October 2013), Birmingham Development Plan 2031, Green Belt Assessment

towns as all areas identified adjoin (in part in some instances) the urban area. However, consideration was given to the historic features within each option area.

Table 1. Green Belt purpose definitions and indicators from BCC's previous Green Belt Assessment,

Purpose	Indicator
To check the unrestricted sprawl of large built up areas.	The area's role in preventing urban sprawl and ribbon development. The extent to which existing development affects the openness of the area.
To prevent neighbouring towns merging into one another	The width of the strategic open gap between urban areas.
To assist in safeguarding the countryside from encroachment	The presence of clear strong boundaries to contain development and prevent encroachment in the long term. The presence of existing urban influences and built development.

Source: Birmingham City Council (2013) Birmingham Development Plan 2031, Green Belt Assessment. Adapted by Arup, 2025

Table 2. Green Belt assessment criteria from BCC's previous Green Belt Assessment,

Criteria	Key Indicator	Scoring
Purpose of Green Belt	Sprawl	1 – significant contribution to Green Belt purpose 2 – contribution to Green Belt purpose 3 – limited contribution to Green Belt purpose
Purpose of Green Belt	Merger	1 – significant contribution to Green Belt purpose 2 – contribution to Green Belt purpose 3 – limited contribution to Green Belt purpose
Purpose of Green Belt	Encroachment	1 – significant contribution to Green Belt purpose 2 – contribution to Green Belt purpose 3 – limited contribution to Green Belt purpose

Source: Birmingham City Council (2013) Birmingham Development Plan 2031, Green Belt Assessment. Adapted by Arup, 2025

Stage 1: Preliminary analysis of all the City's Green Belt

The purpose of Stage 1 was to review the initial analysis of Birmingham's Green Belt areas, including those proposed in the 2012 Growth Options Consultation (Areas A-D). The Study defined sub-areas of Green Belt land and assessed the sub-areas against key constraints, the five purposes of the Green Belt, and public feedback from the 2012 Consultation. Additionally, sites were assessed against their potential to accommodate an SUE of between 5,000 and 10,000 homes, and/or an employment site with a minimum of 50ha. Overall, Stage 1 discounted a large number of sub-areas as they were assessed as either having significant environmental constraints or being unable to accommodate an SUE and/or 50ha of employment land.

It was considered that the four areas from the 2012 Consultation were the most appropriate locations for Green Belt release to accommodate growth.

It should be noted that, a small release of land at the former Yardley Sewage Works was first consulted in the Draft Core Strategy Consultation 2010⁶. It was considered as part of Area J – River Cole Valley through this

⁶ Birmingham City Council (2010), Birmingham Core Strategy 2026, Consultation Draft

study and noted that although the majority of the area is not suitable for development, the constraints did not apply to the brownfield former Yardley Sewage Works site.

Stage 2: Detailed Assessment of the Green Belt Option Areas

The Stage 2 assessment involved a detailed analysis of the four Option Areas (A-D) identified from the Stage 1 assessment. A number of technical studies that were commissioned in Stage 1 were considered, covering issues including landscape, archaeology and the historic environment, transportation, ecology, housing delivery, and employment land.

The outcome of Stage 2 was the identification of several shortlisted sub-areas for further consideration as SUEs and large employment sites.

Stage 3: Comparison and Scoring of Selected Green Belt Option Areas

Stage 3 assessed the shortlisted sub-areas against a set of criteria and qualitatively scored each area according to its performance against key indicators. The criteria included, the five purposes of the Green Belt, deliverability, archaeology and historic environment, landscape and visual effects, ecology, transport connectivity, and transport capacity. The sub-area was scored against each criteria for the extent to which mitigation measures could prevent and impacts as a result of development, with a low score meaning that there would likely be a high impact and a high score meaning that there would likely be a low impact.

By qualitatively assessing each sub-area against the criteria, the assessment allowed an overall comparison of the shortlisted areas, resulting in a final recommendation on the preferred option for a SUE and/or an employment site.

As such, the overall assessment recommended that Area C – Land west of the Sutton Coldfield Bypass, Walmley was the most suitable for an SUE, and Area D – East of the Sutton Coldfield Bypass, Walmley was the most suitable land for an employment site.

3. National policy, guidance, appeals and experience elsewhere

3.1 Overview

The section provides:

- A summary of the relevant national Green Belt policy (NPPF) and guidance (PPG);
- An analysis of how Inspectors have been interpreting the new policy and guidance in recent planning appeal decisions (up to date as of July 2025);
- Highlights experience in other authorities and insights from Independent Examinations on the topic; and
- The implications of this for the Birmingham GBA.

3.2 National Planning Policy Framework (2024)

The recent changes to the NPPF have had some significant implications for national policy approaches to Green Belts. However, it is important to note that the majority of the broad principles around Green Belt that have been well-established since the first NPPF was published in 2012 remain unchanged. These include:

- The fundamental aim of Green Belt policy to “*prevent urban sprawl by keeping land permanently open*” (NPPF, paragraph 142).
- The five main purposes of Green Belt (NPPF, paragraph 143):
 - a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- The intention for Green Belts to have permanence so they can endure beyond the plan period (NPPF 2024, paragraphs 144 and 145).
- The need for alterations to Green Belt to only be made where there are exceptional circumstances to justify this (NPPF, paragraph 145)
- The need to take into account sustainable patterns of development when considering the release of land from the Green Belt (NPPF, paragraph 148)
- Considerations as to whether villages should be included or excluded from the Green Belt (NPPF 2024, paragraph 150).
- The need for LPAs to plan positively to enhance beneficial uses within the Green Belt (NPPF 2024, paragraph 151).

The 2024 version of the NPPF included a number of significant changes for plan making relating to exceptional circumstances, grey belt and sequential release of Green Belt land and compensatory improvements. These are summarised below.

3.2.1 Exceptional circumstances

The NPPF now requires local authorities to review their Green Belt boundaries where they cannot meet their identified need for homes, commercial or other development through other means: “*If that is the case, authorities should review Green Belt boundaries in accordance with the policies in this Framework and*

propose alternations to meet these needs in full.” The review of Green Belt boundaries for this reason now constitutes the grounds for exceptional circumstances to release Green Belt land (NPPF 2024, paragraph 146).

The new requirement to consider Green Belt land to meet housing and other requirements is qualified at a high-level by an additional test introduced in paragraph 146, which local authorities will have to demonstrate in their exceptional circumstances case. The test stipulates that Green Belt boundaries should not be altered where that would “*fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan*” (NPPF, paragraph 146).

3.2.2 Grey belt

The NPPF introduces a sub-category of Green Belt land called grey belt, which is defined as:

“...land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes A, B, or D in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development” (NPPF, glossary).

Footnote 7 identifies a number of constraints which may preclude land from being considered as grey belt. The PPG provides further guidance on how footnote 7 should be applied when identifying land as grey belt, including that authorities should consider where areas of grey belt would be covered by or affect other designations in footnote 7 (summarised below).

3.2.3 Sequential release of Green Belt land

Paragraph 148 of the NPPF introduces a sequential approach to the release of Green Belt land: “*Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations.*” As in previous NPPFs, when applying this approach and the release of Green Belt is proposed, consideration still needs to be given to promoting sustainable patterns of development, in particular whether “*the site’s location is appropriate with particular reference to paragraphs 110 and 115 of this Framework*” (NPPF 2024, paragraph 148). Paragraphs 110 and 115 provides details on sustainable development locations and sustainable transport solutions.

3.2.4 Compensatory improvements

The NPPF previously included a requirement for Local Plans to set out ways in which the impact of removing land from the Green Belt will be offset through compensatory improvements to environmental quality and accessibility. The PPG had expanded upon this with guidance on measures that could be considered in order to provide those compensatory improvements, such as new or enhanced green infrastructure, woodland planning, landscape and visual enhancements, improvements to biodiversity, new or enhanced walking and cycling routes, and new or enhanced recreation and playing field provision. These explicit requirements for compensatory improvements when releasing land from the Green Belt no longer exist. New requirements for necessary improvements to local infrastructure and provision of accessible green spaces are required for land released from the Green Belt (NPPF, paragraph 156).

3.3 Planning Practice Guidance (2025)

In February 2025 the government updated the Green Belt section of the PPG⁷ to provide additional guidance and reflect the changes made to the NPPF in December 2024. As well as the approach to assessing grey belt, the PPG now includes a level of specific guidance on how to carry out wider aspects of a review of Green Belt that has not previously existed. The PPG sets out:

- How to assess Green Belt to identify grey belt within it, in particular how to assess land against the NPPF Green Belt Purposes A, B and D;

⁷ <https://www.gov.uk/guidance/green-belt>

- How to consider the impact of development, or of the release of land on the remaining Green Belt in the plan area;
- When a proposal on grey belt land might constitute inappropriate development in the Green Belt; and
- How to identify sustainable locations for development when considering release of Green Belt land.

The PPG also provides guidance on how to consider proposals on potential grey belt land for the purpose of development management decision-making. However, this summary focuses on the implications for plan-making only.

3.3.1 Grey belt

The guidance makes it clear that the identification of land as grey belt does not necessarily mean that it should be allocated for development or released from the Green Belt. The contribution of the land to Green Belt purposes needs to be considered alongside wider NPPF policies in making any site selection decisions.

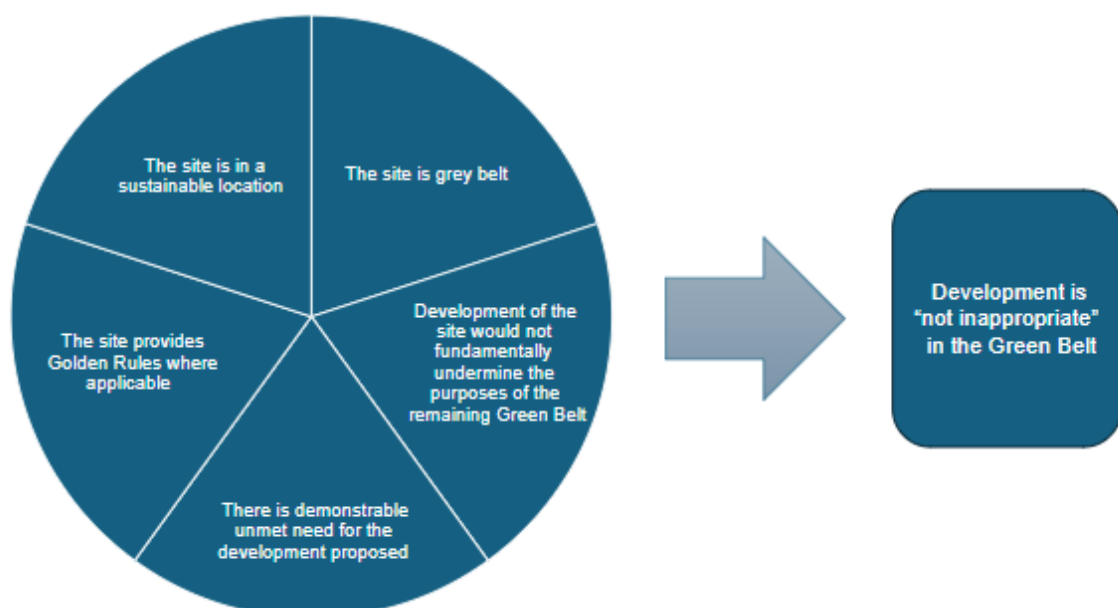
The guidance sets out that GBA, and the identification of grey belt within these, should be part of the plan making process – with the expectation that the identification of grey belt land will allow sites within the grey belt to be prioritised when making site selection decisions as detailed in paragraphs 147 and 148 of the NPPF.

As set out above, land in the Green Belt can be considered to be grey belt where it does not make a strong contribution to any of Purposes A, B or D. The grey belt definition also excludes land where the constraints identified in footnote 7 of the NPPF would provide a ‘strong reason’ for refusing or restricting development. Designations listed within footnote 7 include habitat sites, Sites of Special Scientific Interest (SSSI); Local Green Space, National Landscapes, National Parks or Heritage Coasts; irreplaceable habitats; designated heritage assets; and areas that are at risk of flooding or coastal change.

The PPG makes it clear that authorities need to consider not only areas where grey belt would be covered by these designations, but also whether development would affect these designations. Where such constraints are present, it is likely to only be possible to provisionally identify such land as grey belt in advance of more detailed specified proposals and impact assessments (e.g. those forming part of the wider site selection process).

Green Belt land judged not to strongly contribute to any of Purposes A, B or D, and subject to footnote 7 exclusions, can be provisionally identified as grey belt. However, there are then further ‘tests’ that need to be passed before this land can be identified as a location where development is not inappropriate, as summarised in Figure 3 below.

Figure 3. Diagram of when development in the Green Belt is not inappropriate under paragraph 155 of the NPPF



The PPG provides guidance on the application of the new NPPF test of: “*whether the release of Green Belt land would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area as a whole.*” (NPPF, paragraph 146). The PPG explains that “*In reaching this judgement, authorities should consider whether, or the extent to which, the release or development of Green Belt land would affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way.*”

In terms of sustainable locations, the PPG highlights that when reviewing Green Belt boundaries, the need to promote sustainable patterns of development should determine whether a location is appropriate for development. Where grey belt land is not in a location that is or can be made sustainable, then development of that land is inappropriate. The PPG elaborates that the definition of sustainable locations should be determined in the local context, taking into account opportunities to maximise sustainable transport solutions in line with NPPF paragraphs 110 and 115.

3.3.2 Spatial scope of Green Belt Assessments

Updates to the PPG have also provided specific advice on the way in which Green Belt should be divided into assessment areas (including for the purpose of identifying grey belt). It indicates that the number and size of assessment areas should respond to local circumstances. The whole Green Belt should be considered in the first instance with sufficiently granularity to enable assessment of the variable contribution of the Green Belt to each of the purposes. The PPG advises that a small number of large assessment areas will not be appropriate in most circumstances, and that to better identify grey belt, assessment areas should be sub-divided. Finer-grained assessment may be appropriate in specific locations, such as around existing settlements or public transport hubs or corridors.

3.3.3 Definition of large built-up areas and towns

A number of different interpretations of settlement definitions have historically arisen in different Green Belt Assessments when assessing the contributions to the purposes, partly in response to local circumstances. The PPG now clarifies that for Purpose A, Purpose B and Purpose D, assessments should not consider villages – Purpose A should be assessed for ‘large built-up areas’ only, and Purposes B and D should be assessed for ‘towns’ only.

The PPG has not set out explicit guidance on how to define what a large built-up area is, however, it is notable that the NPPF and PPG have retained the focus in Purpose A on ‘large built-up areas’ (rather than adopting the same focus on ‘towns’ as Purposes B and D). The PPG has not set out a definition of towns or villages, for consideration under Purposes B and D. It has also not been defined how towns should be considered as ‘historic’ for Purpose D. It will therefore remain necessary for a degree of local interpretation to be applied when establishing which settlements should fall within the scope of purposes assessments.

3.3.4 Approach to purposes assessment

The PPG now provides explicit guidance on how to conduct a Green Belt Assessment to identify grey belt for the three purposes that need to be considered – Purpose A, Purpose B, and Purpose D. It also suggests a number of factors that might indicate the extent of contribution (whether strong, moderate or weak/none). The PPG is silent on Purposes C and E as these are not included within the definition of grey belt.

The PPG sets out the following factors that should be considered when assessing performance against Purpose A, to check the unrestricted sprawl of large built-up areas:

- Adjacency to large built-up area(s).
- Extent of existing development in assessment area and impact of other urbanising influences.
- Presence, or otherwise, of physical feature(s) in reasonable proximity that could restrict and contain development.
- Shape of development if released, with degree of enclosure and incongruous patterns of development considered.

The PPG sets out the following factors that should be considered when assessing performance against Purpose B, to prevent neighbouring towns merging into one another:

- Location of assessment area in relation to defined towns.
- Extent of existing development in assessment area.
- Extent to which the assessment area forms part of the gap between towns.
- Degree to which the development of the assessment area would result in loss of visual separation of towns, including whether there are any physical or natural features that might preserve visual separation.

The PPG sets out the following factors that should be considered when assessing performance against Purpose D, to preserve the setting and special character of historic towns. It notes that if there are no historic towns, a detailed assessment may not be necessary:

- Extent of existing development in assessment area.
- Role that the assessment area plays in the setting of the historic town.
- Contribution that the assessment area makes to the special character of the historic town. This should consider physical, visual and experiential links between the assessment area and the historic aspects of the town.
- Degree of separation of assessment area from the historic aspects of the town by existing development or topography.

3.4 Review of recent appeal decisions

As the NPPF and Green Belt PPG have only relatively recently been published, they have yet to be tested at any Local Plan Examinations. Therefore, it is helpful to look at historic and recent planning appeals to see how they are being interpreted on planning application decisions to identify any relevant lessons learnt that can be applied to plan-making.

Before looking at recent appeals, it is helpful to reflect on more historic appeals, which have established key points in relation to openness that are still considered relevant for GBA.

- Openness is generally considered to be ‘land free from built development’, which should be assessed on an individual area basis as well as in terms of the cumulative impact on adjacent areas.⁸
- Openness should be considered not only in terms of a ‘volumetric approach’ (i.e. physical coverage of built form) but also in terms of ‘visual elements’ (for example, visual linkages between settlements in relation to purpose B, or functional character and linkages to the wider Green Belt in relation to purpose C).⁹
- While visual impact may in the context of a particular case be judged a relevant factor by a decision maker in assessing openness of the Green Belt it, in itself, is not a mandatory determinative factor of openness.¹⁰

Following a review of around 50 planning appeals that have been determined since the publication of the NPPF / PPG and which featured Green Belt as a main issue, a number of key lessons have been identified:

- A site may be grey belt but if it is not in a sustainable location, development of it would be classed as inappropriate development in the Green Belt.
- ‘Sustainable location’ can be defined in relation to distance from facilities and services, and access to public transport options rather than reliance on private vehicles.

⁸ The Planning Inspectorate (2017) Report to the Secretary of State for Communities and Local Government, Town and Country Planning Act 1990 Guildford Borough Council Appeal by Berkley Homes (Southern) Ltd and the Howard Partnership Trust, APP/ Y3615/W/16/3151098

⁹ See: Turner v Secretary of State CLG and East Dorset Council (2016) EWHC 2728 (Admin).

¹⁰ Further information available here: <https://www.supremecourt.uk/cases/uksc-2018-0077.html>

- The definition of ‘large built-up areas’ and ‘towns’ within purposes assessments is significant and should align with how these places are defined within the Local Plan. There can be no ambiguity as to whether places are villages or towns. The definition of settlements in a settlement hierarchy has significant weight when determining what constitutes a town for Green Belt purposes.
- The footnote 7 designation does not automatically mean that a site fails the grey belt test; there needs to be a strong reason for refusal.
- Looking at parcels within a GBA is helpful at a strategic level for plan making. However, when considering the identification of grey belt in decision making, it is more relevant to assess at a site-specific level to ensure the assessment outcomes reflect the site itself and is not skewed by the characteristics of land potentially some distance from the actual site.
- Purpose A is concerned with the sprawl in relation to large built-up-areas only. The fact that a development would create ribbon development is not relevant to the assessment of Purpose A.
- The proportional loss of Green Belt should be considered in relation to the totality of the Green Belt within a local authority. If the proportional loss is small in relation to the total area of Green Belt within the local authority’s administrative boundary, it would be less likely to fundamentally undermine the Green Belt purposes, taken together.

Appendix A.1 sets out in greater detail the most significant and salient decisions from the reviewed appeals.

3.5 Good Practice and Experience Elsewhere

There is no prescribed methodology for undertaking GBA. It is generally accepted that GBA and Green Belt Reviews should take account of good practice advice and comparator studies¹¹, with authorities generally taking a variety of approaches to date. The following section considers a comparative review of Green Belt studies undertaken by other LPAs whose Local Plans have been found sound at Examination and have been adopted, and provides an overview of how neighbouring authorities have approached their GBAs.

Although no GBAs have yet been tested at Local Plan Examination under the new national policy and guidance, it is still useful to understand how other LPAs have conducted GBAs to date, as key principles still apply. It is acknowledged that there are likely to be differences in approach however this still provides useful context and understanding, particularly in relation to Purpose C and E which PPG does not provide any guidance on.

3.5.1 Comparative review of existing Green Belt Assessments

The comparative review has focused on the general approach to the Green Belt studies, the approach to assessing the five Green Belt purposes, and the consideration of Green Belt harm or implications on the Green Belt.

The approaches of the following authorities have been considered. The key findings are summarised below and a detailed review of these is provided in Appendix A.2. These reviews have been selected as they have been completed relatively recently; completed by a variety of consultants or inhouse by the LPA, and the Inspector’s reports provide specific comments on the GBA.

- Greater Manchester Combined Authority (Joint Plan adopted 21 March 2024)
- Warrington Council (Local Plan adopted 4 December 2023)
- Calderdale Council (Local Plan adopted 22 March 2023)
- North Hertfordshire Council (Local Plan adopted 8 November 2022)
- Cheshire East Council (Local Plan adopted July 2017)

¹¹ Mary Travers, The Planning Inspectorate (2020) Report on the Examination of the Runnymede 2030 Local Plan <https://www.runnymede.gov.uk/downloads/file/778/inspector-s-report-on-rbc-2030-lp>

General approach and scope

All of the studies involved a multi-stage process, and the terminology applied to these studies varies considerably; some authorities refer to Stage 1 and Stage 2 Green Belt Reviews or Assessments whilst others incorporate elements within their Site Selection or Site Allocation process after completion of an initial Green Belt Assessment or Review.

Also, whilst the approaches vary significantly in terms of the detailed methodological elements, there are similarities which can be drawn in terms of the overall process and approach, and which can be applied in shaping the approach. All of the studies reviewed involved a process of defining/identifying parcels, areas, or sites, and assessing these against Green Belt purposes. All of the studies utilised a desktop assessment combined with site visits.

The North Hertfordshire Local Plan Inspector acknowledged there is no prescribed method for undertaking Green Belt studies, acknowledging the need for a rational and suitable approach to inform the planning judgements in the assessment. At paragraph 156 of the Inspector's Report, the Inspector states: *"There is no prescribed methodology for undertaking Green Belt assessments of this sort. As I see it, the general approach and methodologies used by the Council are appropriate for the task. All the criteria used throughout the various assessments are rational and suitable. Although laden with planning judgements on the part of the authors, that is inescapable and does not undermine the work in any way. I note that the assessments do not rely on desk top studies but have included field work and visits to the land in question. This is reassuring and bolsters the confidence one can place in the judgements reached."*

Approach to assessing the five Green Belt purposes

Rating

All of the authorities used a qualitative scoring system against each of the purposes with slightly different terminology. Greater Manchester Combined Authority and Warrington both used strong, moderate, weak, and no contribution. Calderdale used 'yes/no/partial' against each of the purposes. North Hertfordshire used significant, moderate, and limited contribution. Cheshire East used major, significant, contribution, and no contribution.

Purpose A

Most of the studies defined 'large built-up area' for the purposes of the study. Greater Manchester Combined Authority, Warrington, and Calderdale provided a specific definition of the large-built up area. Greater Manchester Combined Authority defined this as the visible continuous urban mass that stretches across all of the ten local authorities. Warrington defined this as the Warrington urban area, and Calderdale defined this as the seven main towns and the smaller settlements some of which were continuous to the built-up area. Whereas North Hertfordshire and Cheshire East both used all inset settlements/urban areas identified in the Local Plan.

The criteria to assess Purpose A involved consideration of a range of factors. Greater Manchester Combined Authority considered existing sprawl/open character, boundary features, nature of the settlement form (including potential for rounding off), potential for ribbon development, and potential for sprawl to occur beyond the parcel boundary. Warrington and Cheshire East considered adjacency to the large built-up area, whether there were existing durable boundaries to prevent sprawl, the potential for rounding off, and the parcel's role in preventing ribbon development. Calderdale considered boundaries, ribbon development, irregular settlement patterns, connection to the built-up area, and proximity to the built-up area. North Hertfordshire considered the role of the land in preventing the spread of development.

Purpose B

Cheshire East Council, North Hertfordshire and Greater Manchester Combined Authority defined 'neighbouring town' as all inset settlements. Warrington specifically defined 'neighbouring town' taking into account population size. Calderdale used the same settlements that were defined as 'large built-up areas' for Purpose A.

All of the studies considered the role of the land in maintaining the separation of the towns, including the physical and visual role of the parcel in preventing merging and the sensitivity and integrity of the gap if development of the parcel were to take place. None of the studies used a distance measurement to determine

Purpose B. Calderdale also included additional criteria relating to existing natural or infrastructure barriers which could contain development, the presence of any existing development, and the potential for ribbon development.

Purpose C

The criteria to assess Purpose C involved consideration of a range of factors. Greater Manchester Combined Authority considered whether the parcel had the characteristics of countryside and whether it had been affected by encroachment. Cheshire East and Warrington considered existing land use and encroachment, the degree of connection to the countryside, the degree of openness, the existing boundaries between the parcel and the settlement and the parcel and the countryside, and whether it serves a beneficial use of the Green Belt. North Hertfordshire considered existing urbanising influences, whether there was a strong boundary to contain development and the openness of the parcel. Calderdale included similar factors to above but also considered other factors such as landscape, wildlife, geological, geomorphic designations, public access or recreational use, and the agricultural land grading.

Purpose D

Warrington, Cheshire East and Greater Manchester Combined Authority define 'historic town' using existing evidence including historic town surveys and historic landscape characterisation studies. In undertaking the assessment, the presence and proximity of the historic town's Conservation Area is taken into account focusing on the relationship to the Green Belt which is judged by the proximity or level of separation. Calderdale considered historic settlement to be any settlement with historic features. The Local Plan Inspector noted that the interpretation of the purpose was broader than the terminology in the NPPF given it included all historic features rather than 'historic towns'. As a result, the Inspector required the Council to undertake a sensitivity test to demonstrate the impact of omitting Purpose D on the conclusions of the assessment. The Council's sensitivity test demonstrated that omitting the purpose would only impact upon a small number of parcels. North Hertfordshire did not define historic towns but assessed the links between the Green Belt and historic parts of the town.

Cheshire East had initially not assessed Purpose D in the previous Green Belt Assessment however this was raised as a flaw in the methodology in the Inspector's Interim Views. Purpose D was therefore included in the Green Belt Assessment Update. In his Further Interim Views, the Local Plan Inspector commented on the approach to Purpose D in paragraph 45: *"The assessment utilises a variety of historical evidence, which enables a full assessment of the smaller settlements; this could be criticised as being too detailed for a Green Belt assessment which focuses on the larger historic towns, but is not necessarily inappropriate or irrelevant."*

Purpose E

Both North Hertfordshire and Greater Manchester Combined Authority did not assess Purpose E. The Greater Manchester study noted that although Purpose E was important and should be afforded equal weight as the other purposes, it was not possible to assess it on a parcel- by-parcel basis. The Inspector commented that this was an adequate and proportionate approach. In relation to North Hertfordshire, the justification for not including Purpose E was that the other four purposes acted as a proxy for it. The Local Plan Inspector considered this was a reasonable stance to take and this was suitable and proportionate.

Both Warrington and Calderdale assessed all parcels equally for Purpose E, with Warrington applying a rating of 'moderate' and Calderdale assessing all parcels as 'yes'.

Cheshire East assessed Purpose E on a settlement basis taking into account the percentage of brownfield urban potential within the settlement. The Council's previous version of the Green Belt Assessment had not considered Purpose E and the Inspector had raised this as a flaw in the methodology in the Inspector's Interim Views.

Overall assessment

The Greater Manchester study was the only one not to provide an overall assessment. Warrington, Cheshire East, North Hertfordshire and Calderdale all included an overall assessment. Most of these studies provided guidance in the method on how to undertake the overall assessment. Elements of professional judgement

were applied. For the overall assessment, Calderdale concluded parcels were either most sensitive or mid sensitive.

The North Hertfordshire Local Plan Inspector noted that some participants had commented that the overall score should reflect the highest contribution to any of the individual purposes however the Inspector did not agree with this view. At paragraph 158, the Inspector states: *"In the absence of prescription, it seems to me logical to 'step back' and reach a rounded judgement taking into account the performance of the land in question in relation to all the Green Belt purposes overall...To offer the facility of meaningful comparison, it strikes me as most instructive to consider performance against the purposes of including land in the Green Belt overall."*

Consideration of Green Belt harm

Beyond the initial parcel or site assessments against Green Belt purposes, nearly all of the authorities produced further evidence to assess Green Belt harm from the perspective of potential site selection and release from the Green Belt. The exception to this was Calderdale Council who used the outcomes from the purpose assessment as an indicator of harm applying a sensitivity scale to this.

In the case of Cheshire East, this assessment formed part of their site selection process and considered the following: potential area of Green Belt for release, Green Belt assessment for potential area of release, resulting Green Belt boundary, assessment of surrounding Green Belt, and exceptional circumstances.

In comparison, North Hertfordshire undertook an assessment of harm to the Green Belt of the proposed allocations and submitted this as part of the statements and evidence during the Local Plan Examination.

Both the Warrington and Greater Manchester studies had a more detailed approach to the harm assessment. Both assessments focused on the proposed site allocations and considered the site's existing contribution to Green Belt purposes, the impact of releasing the site on the surrounding retained Green Belt land, any cumulative impacts, and the resultant Green Belt boundary. The Warrington study provided a conclusion as to whether removal of the site from the Green Belt would harm the overall function and integrity of the Green Belt. The Greater Manchester study took a slightly different approach identifying variations in harm (Very High, High, Moderate-High, Moderate, Low-Moderate, Low or Very Low) to the Green Belt within the allocation.

Summary of Findings

Key findings from the above sections which are relevant to this study are as follows:

- LPAs have taken a variety of approaches but there is a significant degree of commonality across studies.
- All of the comparative examples incorporated the same fundamental elements of a Green Belt purpose assessment providing a local interpretation of the five purposes based on detailed criteria. The assessments were undertaken based on a desktop analysis combined with site visits.
- Green Belt is assessed against the NPPF purposes although not all authorities assess Purpose E. The inclusion and exclusion of Purpose E has been accepted by Inspectors where a justification for this has been provided.
- A variety of qualitative scales, involving either a binary or three or four-point scoring or rating system, are used to assess the level of contribution to Green Belt purposes.
- In most cases, the comparative examples provided an overall assessment against Green Belt purposes which includes a rounded judgement taking into account all purposes.
- Beyond the initial assessments against Green Belt purposes, nearly all the comparative examples produced further evidence to assess Green Belt harm. This tended to focus on the proposed site allocations.

3.5.2 Comparative review of neighbouring authorities' existing Green Belt assessments

A review of the most recent GBA for the authorities which are adjacent to Birmingham's boundary was undertaken. This was a high-level review focusing on the general approach and scope of these assessments, and the approach to assessing the five Green Belt purposes. The key findings are summarised below and a detailed review of these is provided in Appendix A.3.

It should be noted that all of these GBA were undertaken before the NPPF and PPG updates. Therefore some of the approaches, particularly around villages assessed in Purpose B and D are now considered outdated.

General approach and scope

All the GBAs took a multistage approach, with a difference being whether they were presented within one document or multiple. They all looked at the entire Green Belt within the authority boundary (or multiple authority boundaries where a joint study was undertaken). None of the assessments looked to define parcels or broad areas which extended into a neighbouring authority area.

Approach to assessing the five Green Belt purposes

Rating

How the Green Belt purpose assessment was rated differed across the assessments, with some opting for a numerical approach, whereas others took a qualitative approach.

Purpose A

In all instances where the large built-up areas were clearly defined, the West Midlands conurbation was classed as one. Other large built-up areas were defined where this was applicable in a localised context.

Purpose B

The approach to what was considered a town varied across the assessments. Some used settlement hierarchies, whereas others named any town or settlement that were within their area. Of note is the approach the Black Country Green Belt Study (2019) took, where it classed towns as those that had a strategic centre or town centre within the Black Country Core Strategy (2011). These towns were treated as separate towns within the West Midlands conurbation.

Purpose C

The approach to Purpose C was generally consistent by looking at openness, rural land uses and lack of built development.

Purpose D

Across the studies there were differences to the approach of defining historic towns.

Bromsgrove and the Black Country study did not identify any historic towns. In the Bromsgrove Green Belt Purposes Assessment: Part 1 (2019), it was considered the core of Bromsgrove Town could be included. However, due to the considerable amount of development between the historic core of the Conservation Area and the Green Belt, it was not considered relevant to include in the assessment for this purpose. Similarly, in the Black Country Green Belt Study (2019) for Purpose D, no historic towns were defined, with it being noted that although there are historic origins of the Black Country's city and towns, none were considered to have a special character to which its landscape setting makes sufficient contribution. No other historic towns were deemed close enough to the Green Belt for them to be considered in the assessment.

Whereas the Lichfield Green Belt Review (2019) did identify historic towns (which included Lichfield City, Tamworth, Rugeley and Cannock) and the Coventry and Warwickshire Joint Green Belt Study (2016) listed a number of historic towns. To note, Birmingham was listed as a historic town for this purpose however no information was provided to justify why this was included.

The Solihull Strategic Green Belt Assessment (2016) did not explicitly define what they considered to be a historic town, however an assessment was done based on proximity to Conservation Areas and whether the historic core was visible from the Green Belt.

Purpose E

All assessments concluded that Purpose E could not be assessed at a parcel level, with all parcels then receiving the same rating or no assessment being done against this purpose.

Summary of Findings

As with the GBAs that were reviewed under 3.5.1, the findings are similar in that there are differences but also commonality across each of the neighbouring authorities GBAs. Where appropriate and suitable, this GBA for Birmingham will look to align with the approaches in the neighbouring authorities' GBAs.

3.5.3 Independent Examinations

Inspector's letters and reports from a range of Local Plan Examinations across the country have been reviewed insofar as they relate to Green Belt methodologies. Although they pre-date the publication of the latest national policy and guidance, they nevertheless provide some useful pointers for carrying out GBA.

Key points of note are:

- A staged approach to GBA is appropriate and has been commended at Examination.¹²
- Any methodology should clearly set out how the purposes have been interpreted and should respect the local context in relation to the definition of key terms¹³ and only using those purposes deemed relevant to the local context.
- Openness and permanence are key considerations in terms of Green Belt; and are therefore integral to the assessment of Green Belt across all purposes.¹⁴
- A thorough approach must be taken to the identification of assessment areas for Stage 2 GBA, particularly where there is a risk that local housing need would not be met without amending Green Belt boundaries.¹⁵
- Detailed GBA (i.e. Stage 2) does not need to be carried out for land covered by major policy constraints, for example Flood Zone 3b or sites of international or national nature conservation importance, which would preclude development in any case.¹⁶
- Local purposes of the Green Belt should not necessarily be given the same consideration as the NPPF defined purposes. This is a question for professional judgement.¹⁷

3.6 Implications for this study

National policy consistency:

- Green Belt policy has remained consistent in relation to fundamental aim, purposes, permanence, requirement to demonstrate exceptional circumstances before making changes, sustainable patterns of development, washed over village definition and positive planning within the Green Belt. Therefore, previous approaches to GBA are likely to be broadly still applicable, however, the development of the methodology should be cognisant of the detailed points of difference in national policy in relation to grey belt, exceptional circumstances and sequential release of Green Belt land, insofar as they are relevant to the scope of a GBA.

¹² Mary Travers, The Planning Inspectorate (2020) Report on the Examination of the Runnymede 2030 Local Plan

¹³ David Smith, Inspector, (24 January 2018), Report to the council of the London Borough of Redbridge, Report on the Examination of the Redbridge Local Plan 2015-2030

¹⁴ NPPF (2021) paragraph 137; and Mel Middleton, Inspector (December 2017) Note – Green Belt Assessment, Independent Examination of the Welwyn Hatfield Local Plan.

¹⁵ See: Mel Middleton, Inspector (December 2017) Note – Green Belt Assessment, Independent Examination of the Welwyn Hatfield Local Plan.

¹⁶ Mary Travers, The Planning Inspectorate (2020) Report on the Examination of the Runnymede 2030 Local Plan.

¹⁷ Mel Middleton, Inspector (December 2017) Welwyn Hatfield Local Plan Examination Green Belt Assessment

Stages and geographic scope:

- As well as a review of the performance of the whole of the Green Belt within the LPA area; there needs to be subsequent assessment at a sufficiently granular scale to enable the assessment of variable contribution to the Green Belt purposes, to inform the identification of grey belt. This is consistent with the Green Belt PPG.
- Authorities have typically undertaken a staged approach to Green Belt assessment, which historically has been commended at examination. Stage 1 GBA focus on the entirety of the Green Belt within an authority, dividing the Green Belt into strategic parcels for assessment. A Stage 2 GBA is more spatially focussed. This approach is considered to align with the new PPG. Thus, a two-stage process which firstly considers the performance of the entire extent of the Green Belt and which secondly consider more granular, site-level areas of Green Belt land should be undertaken.

Assessment process:

- Green Belt should be assessed against the purposes set out in NPPF. The methodology must clearly set out how the purposes have been interpreted and should respect the local context, for example in relation to the definition of key terms, whilst reflecting the PPG.
- In terms of interpreting the national Green Belt purposes, definition of terms is of key importance to a successful and transparent assessment. Guidance on the interpretation of the purposes and the criteria to be used for assessment of Purposes A, B and D is provided by the Green Belt PPG. The GBA needs to establish appropriate criteria for Purposes A, B and D, reflecting the illustrative factors identified in the PPG.
- The definitions of large built-up areas, neighbouring towns and historic towns used for the assessment of Purposes A, B and D respectively, are not villages. There should be no ambiguity in the definition, and the adopted definitions should align with the settlement hierarchy where appropriate.
- The essential characteristics of openness and permanence should be considered within the performance assessment. Various planning appeals and the PPG have highlighted important considerations around the interpretation and importance of ‘openness of the Green Belt’ and these should be applied in a GBA.
- Historically some authorities have scoped out Purposes D and E due to the local context, which was considered appropriate at the time. However, given the need to identify whether Green Belt release will fundamentally undermine the purposes (taken together) of the remaining Green Belt when considered across the area of the plan as part of the development of the exceptional circumstances case, it is necessary for the assessment of performance to cover all the purposes.
- When authorities are assessing whether an area can be removed from the Green Belt, consideration should be given to the presence or otherwise of readily recognisable, and likely to be permanent boundary features. This should be considered within the Stage 2 GBA to enable authorities to refer back to the evidence later in the plan making process.

Grey belt identification:

- Grey belt needs to be provisionally identified within the GBA as part of plan making, following the process set out in the PPG. However, not all grey belt will necessarily be allocated for development or released from the Green Belt. It will be for the Council to decide the extent to which this takes place in considering the balance of planning factors as part of the wider plan making process.
- When identifying grey belt, the area of search should be focused on sustainable locations in line with NPPF paragraph 155c. Within sustainable locations, the identification of grey belt will be based on the performance scores for NPPF Purposes A, B and D.
- A GBA can only provisionally identify grey belt areas due to the need for further assessment at a later stage of the plan making process to identify any effects on footnote 7 designations. This will confirm grey belt status or otherwise.

Release of Green Belt land:

- Any proposed changes to the Green Belt boundary or release of Green Belt land will need to be supported by a robust exceptional circumstances case, which is fully justified and evidenced.
- The GBA will only provide the starting point for any exceptional circumstances case and it will be necessary for the Council to develop such a case, both at strategic and site level, as part of the wider Local Plan process.
- A new ‘fundamentally undermine’ test has been introduced, which will need to be set out as part of any exceptional circumstances case. Some high-level conclusions of what constitute ‘fundamentally important’ parcels should be drawn at Stage 1, to inform the case later in the plan making process, once the combination of sites for release are known.
- When considering the ‘fundamentally undermine’ test, considering the proportional loss of total Green Belt within an authorities’ area may be helpful, whilst being mindful of the context of the Green Belt within the plan area (i.e. is it a rural or urban area).

4. Methodology

4.1 Overview

The following section details the GBA methodology for Birmingham. While some aspects of the methodology differ at each stage to account for the different scales of assessment, the review of the five NPPF purposes and definition of key terms applies to both. Section 4.2 outlines the specific methodological steps that were followed for the Stage 1 process. This includes an overview of the NPPF purposes and overall assessment (see 4.2.3) which will stay consistent between Stage 1 and Stage 2. Section 4.3 outlines the specific methodological steps that were followed for the Stage 2 process.

Duty to Cooperate engagement on the proposed methodology, including grey belt identification, was undertaken by the Council in July 2025. The comments received and the associated responses are summarised in Appendix C.

4.2 Stage 1 Green Belt assessment methodology

4.2.1 Overview

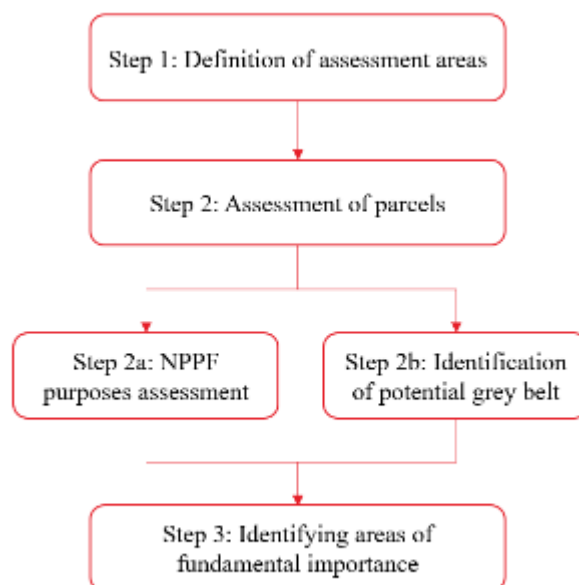
The following section sets out the methodology used to undertake the Stage 1 GBA. This encompassed an assessment of the whole of the Green Belt within Birmingham, in alignment with national guidance.

The assessment of the performance of Green Belt land at Stage 1 aims at giving a strategic, high-level understanding of the performance of the Green Belt across the whole City. It was deemed that parcels from the Stage 1 assessment were significantly granular to be able to identify potential grey belt land at this stage. As such, the Stage 1 GBA sought to ascertain:

- Whether all land designated fulfils the Green Belt purposes;
- Identification of parcels that have potential to be treated as grey belt; and
- The degree of ‘fundamental importance’ attached to various parts of the Green Belt in strategic terms. This will form part of the evidence base to assist the Council in undertaking the ‘fundamentally undermine’ test which will need to be set out as part of any exceptional circumstance case.

The overall process followed to undertake the assessment is summarised in Figure 4.

Figure 4. Stage 1 GBA methodology diagram



4.2.2 Step 1: Definition of assessment areas

The assessment of the performance of Green Belt land at Stage 1 is based on assessment areas called ‘parcels’ for the purpose of this study. The scale of parcels to be assessed seeks to strike a balance between providing a strategic overview of the Green Belt and sufficient granularity to enable the assessment of the parcels’ variable contribution to Green Belt purposes.

The parcels were defined around the main urban area of Birmingham, with this representing the inner extent of the Green Belt. A single ring of parcels was defined around Birmingham, except in areas where there is greater depth of Green Belt such as north of Mere Green.

Parcels were defined using strong defensible boundaries (see Table 3) and were defined on a desktop basis using Ordnance Survey MasterMap, and aerial imagery. A sense check of the boundaries on the ground took place during the site visits, to ensure that they reflect the desktop analysis. Only existing features were used as a basis for defining parcels, with the exception of HS2 Phase 1 (where applicable), which is currently under construction and therefore provides sufficient certainty to be utilised as a boundary feature.

To ensure consistency with the extent of the Local Plan boundary, the identified parcels do not extend beyond the Birmingham City boundaries, even though the West Midlands Green Belt does. While the City boundary in many places does not coincide with the defensible boundary features, the assessment of parcels had regard to boundary features within reasonable proximity to provide a broader context. The parcels used for assessment are provided in Figure 5.

Table 3. Categorisation of boundary features

Boundary Distinction	Type / Features
Defensible boundary – features which are readily recognisable and likely to be permanent	Infrastructure / man-made features: • Motorway. • Public roads (including A and B roads, and minor roads). • Railway lines (in use and under construction e.g. HS2 Phase 1 line). • Canals. • Disused railway. • Existing development which is strongly established and permanent and which is demarcated by a number of features together. Natural features: • Rivers, large waterbodies (reservoirs, lakes, meres), and watercourses (streams, beck, brook). • Protected woodland (e.g., TPO, Ancient Woodland). • Mature unbroken tree belt or unbroken line of protected trees (TPO). Multiple boundary features: • Where there are a number of boundary features which on their own may be considered to be less defensible, the combination of these boundary features together could create a defensible boundary (for example, a narrow public road adjoining a strongly visible field ditch watercourse).

Boundary Distinction	Type / Features
Less defensible boundary – features which are recognisable but less likely to be permanent	Infrastructure / man-made features: • Narrow or single lane public roads, unclassified public roads, private or un-made roads. • Distinguishable bridleway or footpaths (i.e. where supported by other features such as a hedgerow planting and built boundary features). • Existing development with irregular boundaries or which lacks permanence or is demarcated by less defensible features (e.g. fence, garden hedge). Natural features: • Smaller water features or non-defined watercourses e.g. field ditch, culverted watercourse. • Field boundary on its own or with planted and / or built / fence enclosures. • Unbroken hedgerow / vegetation corridor, broken and sparse tree line, or broken and sparse woodland, tree belt or hedgerow / vegetation corridor.
Undefined	A boundary which is not defined by any features on the ground.

4.2.3 Step 2a NPPF purposes assessment

The intention of the assessment is to establish any differentiation in terms of how the assessment areas in the existing Green Belt function and fulfil the NPPF Green Belt purposes.

Each of the assessment areas were assessed against the purposes of Green Belt, as set out in the NPPF. The Green Belt PPG provides guidance on how to assess Purposes A, B and D and the guidance was used to set the assessment criteria for those purposes. No national guidance exists for Purposes C and E and the assessment criteria for these purposes were based on previous experiences, best practice and recent examples set out in section 3. In both cases, and where possible, consideration was given to the need to respect local circumstances and the unique characteristics that affect the way the NPPF Green Belt purposes are appraised.

Openness and permanence are essential characteristics of Green Belt; and were therefore integral to the assessment of Green Belt across all purposes. Openness was considered not only in terms of a ‘volumetric approach’ (i.e. physical coverage of built form) but also in terms of ‘visual elements’.

In terms of rating the Green Belt purposes, a four-point qualitative rating system is applied to each purpose and to the overall assessment. This is set out in Table 4 below. The ratings relate to the assessment area’s level of contribution to Green Belt purposes, and the assessment approach is consistent with that provided in the PPG.

Table 4. Purpose ratings used in the Green Belt Assessment

Rating	Equivalent Wording
Strong	Strong contribution to Green Belt purpose(s)
Moderate	Moderate contribution to Green Belt purpose(s)
Weak	Weak contribution to Green Belt purpose(s)
No contribution	Does not contribute to Green Belt purpose(s)

It is important to note that each of the NPPF purposes is considered equally significant, thus no weighting or aggregation of scores across the purposes was undertaken. As such, a composite judgement was necessary to determine whether, overall, Green Belt assessment areas were meeting Green Belt purposes strongly or weakly.

The following sections examine the definition of each of the five purposes of the Green Belt in relation to local context; and set out the criteria and scoring applied.

A pro-forma was prepared to capture the assessments against each purpose for the Green Belt parcels and sites. The assessments were based on:

- desk research using a mix of evidence base sources, calculations of built form coverage based on OS MasterMap data, and aerial and topographical mapping information,
- primary evidence obtained through site visits to each parcel.

Figure 5. Green Belt Parcels for Assessment

[to be inserted into pdf]

Purpose A – To check unrestricted sprawl of large built-up areas

The original strategic purpose of the West Midlands Green Belt was to check the sprawl of the West Midlands conurbation. It is worth noting, there have been some incremental changes to the Green Belt boundary since the original extent was set, however this strategic purpose still remains the same. Additionally, it is recognised that the wider Green Belt also plays a role in preventing the unrestricted growth of other large built-up areas. Due to the spatial extent of the Local Plan (i.e. the administrative boundary of Birmingham City Council), this assessment will only consider the role of Green Belt areas in preventing the sprawl of the West Midlands conurbation which falls within Birmingham City's control (in effect the areas not covered by the Green Belt in the city).

National policy provides some guidance over what might constitute 'large built-up areas' by stating that '*Villages should not be considered large built-up areas*' (Green Belt PPG, paragraph 005). To ensure a robust and comparable definition of large built-up areas, ONS¹⁸ data provides a helpful classification of built-up areas based on population range, with settlements of a population 75,000-199,999 being classed as 'large' and those over 200,000 being classed as 'major'.

Settlements within Birmingham and neighbouring LPAs which fell within the 'large' and 'major' classes were considered large built-up areas for the purpose of this study, shown in Table 5. Due to the nature of the West Midlands conurbation and through discussion with the Council, it was agreed that Birmingham would be treated as one large built-up area, including Sutton Coldfield, and that the neighbouring areas of Solihull and the Black Country would be treated as a continuation of this built-up area (i.e. the West Midlands conurbation). There were no other nearby large-built up areas adjacent to Birmingham's Green Belt that warranted scoping into this purpose assessment.

Table 5. Large built up areas considered in Purpose A assessment

Birmingham's administrative area	Neighbouring Local Authorities
Birmingham (including Sutton Coldfield)	Black Country (including Dudley, Sandwell, Walsall, and Wolverhampton) Solihull

Although 'sprawl' is a multi-faceted concept and thus has a variety of different definitions, this GBA has adopted a simple definition, where sprawl is considered as the outward spread of a large built-up area at its periphery in a sporadic, dispersed or irregular way.

Green Belt should function to protect open land at the edge of large built-up areas. The extent to which an assessment area prevents sprawl is dependent on:

- Whether it is adjacent or near to the built-up area. Consideration should be given to whether it is physically, visually or functionally linked to a large built-up area.
- If it was to be developed, the extent to which it would result in an incongruous pattern of development (such as an extended 'finger' of development into the Green Belt).
- Presence of physical feature(s) in reasonable proximity that could restrict and contain development. Consideration should be given to whether there are prominent man-made or natural physical features (i.e. Motorway, A-road, railway line, major river or significant topographical feature) that might restrict the scale of outward growth of the settlement and regularise potential development form.
- Its relationship with the respective built-up area(s), in particular the degree / nature of containment by built form. Assessment areas that are almost entirely surrounded by built development as part of a single built-up area (enclosed) do not prevent sprawl, rather potential development could be classified as infill (Figure 6). Whereas assessment areas between two built-up areas (contiguous) or on the edge of a built-up area (connected) have a role in preventing sprawl.

¹⁸ www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/townsandcitiescharacteristicsofbuiltupareasenglandandwales/census2021

- Degree of openness, i.e., the extent to which an assessment area already contains built development. If the assessment area is fully developed, it does not meet the basic aim of Green Belt (NPPF paragraph 142).
- Whether the assessment area is subject to other urbanising influences, such as existing residential or commercial development, however, not including development that would be considered as appropriate in the Green Belt (see NPPF paragraph 154).

Figure 6. Illustration of Connected, Contiguous and Enclosed Sites

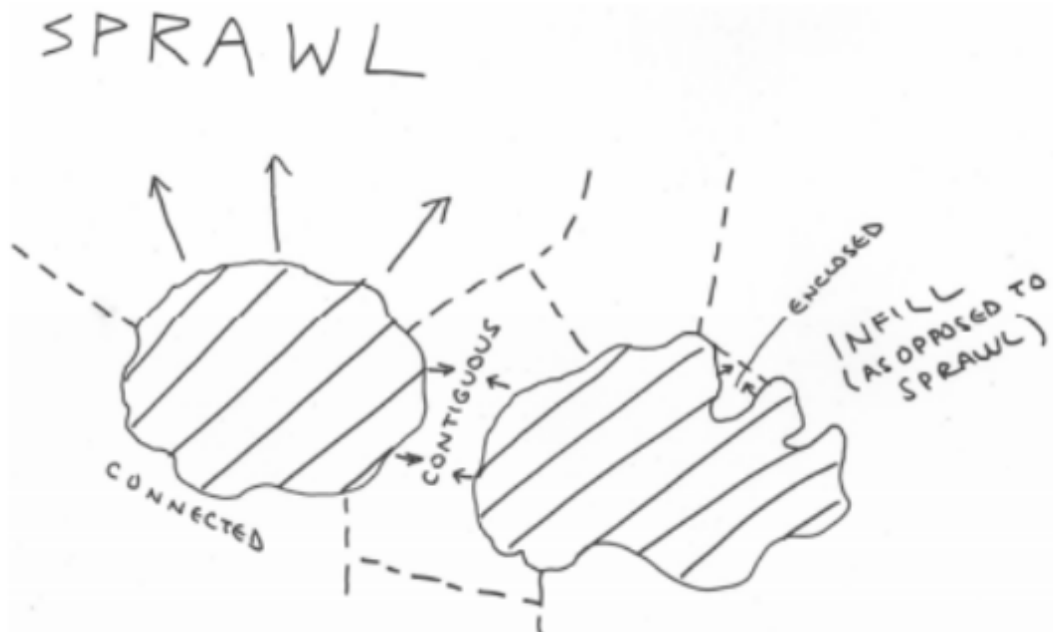


Table 6. Purpose A assessment criteria

Purpose	Assessment Criteria
A	Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary.
Rating	Description
Strong	Assessment area is connected to a large built-up area. The assessment area is free of existing development and / or other urbanising influences. There are no prominent physical features along the edge of the existing large built-up area and in reasonable proximity to the outer edge of the assessment area. If developed, the assessment area would result in a disproportionate / incongruous pattern of development. OR Assessment area is contiguous with two or more large built-up areas. The assessment area is free of existing development and / or other urbanising influences.
Moderate	Assessment area is connected to a large built-up area. The assessment area is free of or contains some limited existing development and / or other urbanising influences. There are some prominent physical features in reasonable proximity to the outer edge of the assessment area, and / or the inner edge of the existing large built-up area comprises some prominent physical features. If developed, the assessment area could result in a disproportionate / incongruous pattern of development.

Weak	Assessment area is enclosed or partially enclosed by a large built-up area. The assessment area contains extensive existing development and / or other urbanising influences. There are prominent physical features in reasonable proximity to the outer edge of the assessment area and along the edge of the existing large built-up area. If developed, the assessment area is unlikely to result in a disproportionate / incongruous pattern of development.
No contribution	Assessment area is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet Purpose A. OR Assessment area contains significant existing development.

Purpose B – To prevent neighbouring towns merging into one another

Purpose B considers the role that the Green Belt plays in preventing neighbouring towns from merging into one another. The assessment considered gaps between towns in Birmingham’s authority area, and towns in surrounding authorities.

National policy provides guidance over what might constitute ‘towns’ by stating that ‘This purpose relates to the merging of towns, not villages’ (Green Belt PPG, paragraph 005). It is worth noting that in this context ‘towns’ also includes cities such as Wolverhampton. Due to the nature of the West Midlands conurbation which is a contiguous urban area, and through discussions with the Council, it was agreed that towns that are part of the West Midlands conurbation would be treated as one ‘town’. This includes those within Birmingham (such as Sutton Coldfield, Perry Barr, Selly Oak), and those in the wider West Midlands Conurbation (including Dudley, Sandwell, Solihull, Walsall and Wolverhampton authorities). It is acknowledged that in reality, these places are likely to be treated as distinct towns with a different character and identity however given they form one contiguous urban area, they have been treated as one town for the purposes of this study. For towns within neighbouring local authorities that were outside the West Midlands conurbation, their settlement hierarchies¹⁹ were reviewed to inform the list of neighbouring towns. Only neighbouring towns within proximity of Birmingham’s boundary and which could be considered to form a gap with Birmingham were included in the assessment, as listed in Table 7.

Table 7. Areas considered in Purpose B assessment

Birmingham’s administrative area	Neighbouring Local Authorities
Birmingham (including Sutton Coldfield)	Adjacent authorities within the wider West Midlands conurbation Bromsgrove Lichfield Redditch Tamworth

The Purpose B criterion considers the extent to which assessment areas protect a gap and prevent towns from merging through sprawl or ribbon development. The extent to which an assessment area prevents towns merging is dependent on:

- Its relationship with towns and whether it lies within a gap between neighbouring towns.

¹⁹ In the settlement hierarchies for the neighbouring authorities of Bromsgrove, Lichfield and Redditch, the towns listed in Table 7 were considered to be the top tier settlement in their respective hierarchies. See Lichfield City Council (2015), Local Plan Strategy 2008-2029; Bromsgrove District Council (2017), Bromsgrove District Plan 2011-2030; Redditch Borough Council (2017), Borough of Redditch Local Plan No.4. For Tamworth due to the nature of the Borough being almost exclusively urban, Tamworth is considered a town. See Tamworth Borough Council (2016), Local Plan 2006-2031.

- Degree to which development of an assessment area would reduce the perceived or actual distance between towns.
- Presence of physical feature(s) in reasonable proximity that would visually or physically prevent the coalescence of neighbouring towns. Consideration should be given to whether there are prominent man-made or natural physical features (i.e. Motorway, A-road, railway line, major river or significant topographical feature) that will influence the degree to which visual separation will be maintained.
- Degree of openness, i.e., the extent to which an assessment area already contains built development or is subject to other urbanising influences. If the assessment area is fully developed, it does not meet the basic aim of Green Belt (NPPF paragraph 142).

Table 8. Purpose B assessment criteria

Purpose	Assessment Criteria
B	Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.
Rating	Description
Strong	Assessment area forms a substantial part of a gap, where development would result in loss of visual separation or physically reduce the perceived or actual distance between towns.
Moderate	Assessment area forms a small part of a gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns.
Weak	Assessment area forms a very small part of a gap, without making a contribution to visual separation, where development would not physically reduce the perceived or actual distance between towns.
No contribution	Assessment area does not form part of a gap between towns.

Purpose C – To assist in the safeguarding the countryside from encroachment

The approach to purpose C considered the extent to which Green Belt has maintained the openness and character of the countryside and conversely resisted urbanising influences. The interpretation of Purpose C for this study has considered openness and the degree to which the Green Belt can be characterised as countryside²⁰, with the existing use of the assessment area being an important consideration.

Openness is considered as the absence of built development. This has both a spatial and visual dimension. The spatial dimension relates to the amount of built form²¹. The visual dimension relates to how that openness is perceived, and is influenced by factors such as topography, vegetation and views. Openness should be assessed from the edge of the urban area outwards. To aid this assessment, the percentage of built form within the assessment area was calculated to inform the degree of openness, see Table 10.

²⁰ Countryside has been defined as “the land and scenery of a rural area that is either used for farming or left in its natural condition” (Oxford English Dictionary and Cambridge Dictionary). The Government’s Rural Urban Classification stated that “Urban areas are determined as settlements with populations of 10,000 or more, based on the 2021 Census. Rural areas are everywhere else and will include rural towns, villages, hamlets, isolated dwellings and open countryside.”, available here: <https://www.gov.uk/government/collections/rural-urban-classification#2011-census-rural-urban-classification>

²¹ Any man-made structure, feature, or facility. This does not include the relevant exception categories in paragraph 154 NPPF (e.g. buildings for agriculture and forestry, facilities for outdoor sport and recreation etc.) provided they preserve openness.

Table 9. Purpose C assessment criteria

Purpose	Assessment Criteria
C	Protects the openness of the countryside with existing uses being predominantly rural.
Rating	Description
Strong	Assessment area consists of open countryside and/or rural land uses and has a strong / strong-moderate degree of openness and is surrounded by open countryside along most of its boundaries.
Moderate	Assessment area partly consists of open countryside and/or rural land uses however it also includes some semi-urban land uses. It has a moderate / moderate-weak degree of openness and/or it is partly enclosed by existing development or by the urban area along some of its boundaries impacting the sense of openness.
Weak	Assessment area consists of urban or semi-urban development and land uses and has a weak / weak-no degree of openness and/or it is completely enclosed by existing development or by the urban area along a number of boundaries impacting the sense of openness.
No contribution	Assessment area is completely developed and consists of urban land uses and has no degree of openness.

Table 10. Degree of Openness Matrix

Spatial openness	Visual openness / degree of openness
Less than 10% built form	- Open long line views = strong degree of openness - Long line views in parts but other views restricted by topography, built form or vegetation = strong-moderate degree of openness - No long line views (views restricted by topography, built form or vegetation) = moderate degree of openness
Less than 20% built form	- Open long line views = strong-moderate degree of openness - Long line views in parts but other views restricted by topography, built form or vegetation = moderate degree of openness - No long line views (views restricted by topography, built form or vegetation) = moderate-weak degree of openness
Between 20%-30% built form	- Open long line views = moderate degree of openness - Long line views in parts but other views restricted by topography, built form or vegetation = moderate-weak degree of openness - No long line views (views restricted by topography, built form or vegetation) = weak degree of openness
More than 30% built form	- Open long line views = weak degree of openness - Long line views in parts but other views restricted by topography, built form or vegetation = weak-no degree of openness - No long line views (views restricted by topography, built form or vegetation) = no degree of openness

Purpose D – To preserve the setting and special character of historic towns

Purpose D considers the extent to which an assessment area protects land in the immediate and wider context of a historic town.

National policy provides guidance over what might constitute ‘historic towns’ by stating that ‘this purpose relates to historic towns, not villages’ (Green Belt PPG, paragraph 005). Key historic towns have been defined as settlements which are considered towns for the purpose of Purpose B, and which have a historic significance.

From a review of best practice, available evidence, and through discussions with the Council, it was agreed that although there are historic parts of Birmingham, noted by the presence of multiple Conservation Areas, none are considered to be an historic town for Purpose D. Even if they were, the Green Belt areas within Birmingham could not be deemed as preserving the setting or special character of these, particularly in most cases due to the large amount of existing development between them.²²

For the remaining towns considered in Purpose B (Bromsgrove, Lichfield, Redditch and Tamworth), it was concluded that each of these were considered to be too distant from Birmingham’s Green Belt for this to make any contribution to them, even if they are considered a historic town.

Therefore, all parcels should be assessed as making ‘**no contribution**’ to Purpose D.

Purpose E – To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Purpose E focuses on assisting urban regeneration through the recycling of derelict and other urban land.

Assessment against Purpose E is unlikely to lead to a differentiation between areas as it is difficult to attribute regeneration and brownfield land development to a particular area of Green Belt. It is the designation of all the areas collectively as Green Belt which encourages the recycling of derelict and other urban land. As such, it is not possible to apply the assessment of Purpose E for assessment areas. The performance of the Green Belt against this purpose has therefore been assessed for the entire Green Belt in Birmingham as a whole.

To understand the potential for the Green Belt to assist in urban regeneration and to set an area wide purpose contribution, the brownfield supply, identified through the Council’s Brownfield Land Register, has been considered as a percentage of the total existing number of dwellings within the authority area, see Table 11. This approach is on the basis that where brownfield capacity percentage is high (i.e. there are a lot of brownfield sites relative to the size of the settlement) then the Green Belt itself plays a more important role in assisting urban regeneration by encouraging brownfield sites to be developed rather than release Green Belt land.

There is no standard approach from other authorities for how thresholds should be set to determine what contribution the Green Belt makes to Purpose E. In a previous study for Cheshire East Council, thresholds were defined according to the range of the percentages which were calculated as brownfield urban potential across Cheshire East. It should be noted, that through the examination of Cheshire East’s Local Plan the approach to the assessment of Purpose E was not challenged by the Inspector (see Appendix A.2). However, due to the very urban nature of Birmingham, with there being much higher levels of brownfield land across the authority area, and the comparatively small area of Green Belt compared to Cheshire East, the same thresholds would not be directly comparable. Therefore, thresholds have been defined which are more appropriate to the setting and context of Birmingham (see Table 12).

Given there is no single correct method to assessing Purpose E, this approach provides a high-level view on the role of the Green Belt in encouraging the recycling of derelict and other urban land. It provides a theoretical assessment of the potential for urban regeneration and there is no guarantee that restricting development on Green Belt land will result in the development of brownfield sites. It is considered to represent a proportionate and reasonable approach to Purpose E based on available data.

²² This aligns with the approach taken in the Black Country Green Belt Study (2019), see Section 3.5.2 and Appendix A.3.

Table 11. Brownfield capacity for Birmingham City Council

Existing number of dwellings (2024) ²³	Brownfield land supply (minimum net dwellings) ²⁴	Brownfield land capacity as a % of the existing number of dwellings	Purpose E contribution (applying thresholds below)
457,076	115,327	25%	Moderate

Table 12. Purpose E assessment thresholds

Purpose	Assessment Criteria
E	Brownfield capacity thresholds
Rating	Description
Strong	>30%
Moderate	>15-30%
Weak	>0-15%
No contribution	0%

Table 12 demonstrates that all parcels should be assessed as making a ‘**moderate contribution**’ to Purpose E.

Overall Assessment

The purpose of the overall assessment is to consider the outcomes of each of the five purposes and then make a judgement on the overall contribution the parcel makes to the Green Belt. The same qualitative rating system as applied to each of the five purposes will be applied to the overall assessment (i.e. Strong, Moderate, Weak or No contribution). In order to ensure a consistent and transparent approach, guidance has been set out in Appendix B that will be used in determining the overall assessment.

Whilst all five Green Belt purposes should be given equal weighting, the overall assessment is not intended to be a number balancing exercise, and a certain level of professional judgement must be applied to the guidance set out above and particularly where one of the purposes is assessed as ‘strong’. In order to do this, it is necessary to refer back to the overall aim and purpose of Green Belt as set out in paragraph 142 of the NPPF “*The fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt are their openness and permanence.*”

The aims of paragraph 142 are fundamentally subsumed within Purposes A, B and C and thus where the development of a parcel would particularly threaten these purposes, this is a relevant consideration as part of the application of professional judgement by the assessor. The justification for the assessment should provide a transparent explanation behind the assessor’s reasoning.

4.2.4 Step 2b: Identification of potential grey belt

The outcome of the purpose assessment will be used as the basis for establishing which parcels may have grey belt potential²⁵, alongside the application of footnote 7 constraints. Table 13 shows the relevant footnote 7 constraints that have been considered as part of the assessment of the parcels.

²³ This has been sourced from Table 125: dwelling stock estimates by local authority district, using the 2024 unrounded figure. Available at: www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants

²⁴ These have been sourced Birmingham’s Brownfield Register, correct as of 1 April 2024. Available at: www.birmingham.gov.uk/downloads/file/9037/brownfield_register

²⁵ At the parcel scale, grey belt potential is identified to avoid suggesting that an entire parcel is Grey Belt without a sufficiently granular level of assessment

To note, the NPPF does not define ‘habitats sites’, but all habitat constraints listed in other sections of the PPG have been listed in Table 13. Footnote 7 also makes reference to paragraph 194 of the NPPF, which indicates that certain potential and proposed habitats sites should be treated as having the same protection as those that have already been confirmed. Additionally, Footnote 7 itself does not indicate specific heritage assets, but listed in Table 13 are all constraints listed in the glossary to the NPPF as being within the definition of ‘designated heritage assets’.

Table 13. List of Footnote 7 constraints and the extent to which they are considered relevant to the Birmingham Green Belt Assessment

Footnote 7 constraint	Relevance to the Green Belt in Birmingham
Special Areas of Conservation (SAC)	Not relevant – there are no existing or proposed SACs within or close to the study area.
Special Protection Areas (SPA)	Not relevant – there are no existing or proposed SPAs within or close to the study area.
Ramsar Sites	Not relevant – there are no existing or proposed Ramsar Sites within or close to the study area.
Sites required as compensatory measures for adverse effects on a SAC, SPA or Ramsar Site	Not relevant – by virtue of there being no SACs, SPAs or Ramsar sites within or close to the study area, there are no sites identified as required for compensatory measures.
Sites of Special Scientific Interest (SSSI)	Considered relevant – there are a number of SSSIs throughout the study area – several are within or in close proximity to Green Belt parcels.
Irreplaceable habitat ²⁶	Considered relevant – whilst there is no blanket bog, limestone pavement, sand dunes, salt marsh or lowland fen within or close to the study area, there are a number of ancient woodlands – several are within or in close proximity to Green Belt parcels.
Local Green Space	Not relevant – the emerging Birmingham Local Plan includes two Local Green Spaces. A number of made Neighbourhood Plans also including additional Local Green Space designations. However, none of these are in close proximity to Green Belt parcels.
National Landscape (previously known as Areas of Outstanding Natural Beauty)	Not relevant – there are no national landscapes within or close to the study area.
National Park	Not relevant – there are no national parks within or close to the study area.
Heritage Coast	Not relevant – there are no heritage coasts within or close to the study area.
World Heritage Sites	Not relevant – there are no World Heritage Sites within or close to the study area.
Scheduled Monuments	Considered relevant – there are a number of Scheduled Monuments throughout the study area, several are within or in close proximity to Green Belt parcels.

²⁶ The glossary to the NPPF defines ‘irreplaceable habitats’ as habitats which would be technically very difficult to restore, recreate or replace, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

Footnote 7 constraint	Relevance to the Green Belt in Birmingham
Statutory Listed Buildings	This is not considered a relevant constraint at a parcel scale – there are a large number of listed buildings throughout the study area, including within or in close proximity to Green Belt parcels. However, at a parcel scale, it is not considered that the presence of individual listed buildings would be an inherently strong reason for restricting development, as development could be designed around them accordingly – and where larger clusters of listed buildings exist within a parcel, that cluster is likely to also be designated as a conservation area. Although it would be relevant at a site scale in Stage 2 or as part of the development management process.
Protected Wreck Sites	Not relevant – there are no protected wreck sites within or close to the study area.
Registered Parks and Gardens (RPG)	Considered relevant - there are a number of Registered Parks and Gardens within or in close proximity to Green Belt parcels.
Registered Battlefield	Not relevant – there are no Registered Battlefields within or close to the study area.
Conservation Areas	Considered relevant – there are a number of Conservation Areas throughout the study area – several are within or in close proximity to Green Belt parcels.
Non-designated heritage assets of archaeological interest demonstrably of equivalent significance to Scheduled Monuments ²⁷	Not relevant – Given the wide geographical spread of areas of potential archaeology interest, and the typical requirement for more detailed specialist assessment in order to establish the degree of significance, it is considered that the GBA would be a disproportionate way to consider significance – this should therefore be considered on a case-by-case basis for any individual sites subject to release from the Green Belt or as part of the development management process.
Areas at risk of flooding or coastal change	Considered relevant – there are a number of areas in Flood Zones 2 and 3 and at risk of surface water flooding within Green Belt parcels.

Any parcel which scored strongly against either Purpose A, Purpose B or Purpose D does not have grey belt potential in accordance with national policy. Parcels having a moderate, weak or no contribution to all three of these purposes require further assessment in order to establish their grey belt potential.

4.2.5 Step 3: Identifying areas of fundamental importance

Following the assessment of all parcels, results were gathered and examined to understand whether any areas of Green Belt land within Birmingham were of fundamental importance to the city with regards to the five Green Belt purposes. Consideration was also given to the fundamental importance of the parcel to the wider West Midlands Green Belt.

4.3 Stage 2 Green Belt assessment methodology

4.3.1 Overview

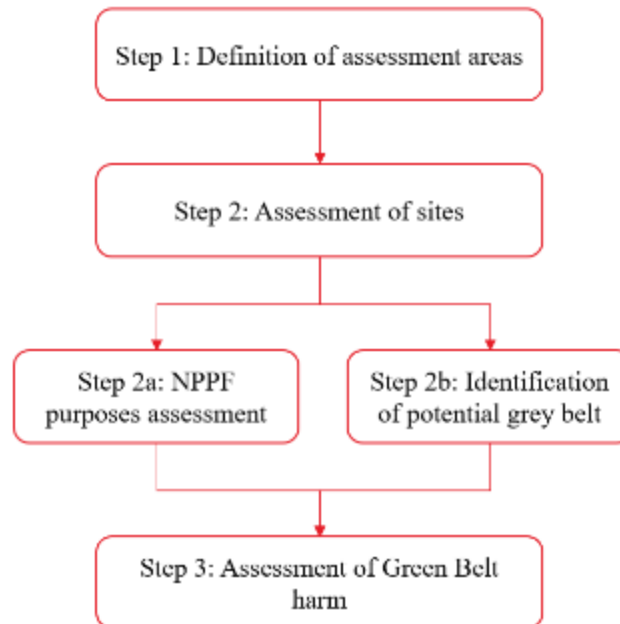
This section sets out the methodology for undertaking the Stage 2 GBA. The methodology has been developed to complement the Stage 1 GBA, providing a finer-grain assessment to feed directly into decision making on suitable amendments to the Green Belt boundary.

²⁷ Footnote 7 makes reference to “other heritage assets of archaeological interest referred to in footnote 75. Footnote 75 lists “non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.”

The aim of the assessment was to establish any differentiation in terms of how Green Belt sites function and fulfil the purposes of the Green Belt. As such, the Stage 2 GBA considers the performance of sites against the NPPF purposes but also with respect to the wider Green Belt to understand the potential impact of removing them from the Green Belt.

The overall process followed to undertake the assessment is summarised in Figure 7.

Figure 7. Stage 2 GBA methodology diagram



4.3.2 Step 1: Definition of assessment areas

The Stage 1 assessed the entirety of the Green Belt in Birmingham against the NPPF purposes. Given that Stage 2 provides a finer-grain assessment to feed directly into decision making on suitable amendments to the Green Belt boundary, it was appropriate to undertake a more spatially focussed piece of work.

To ensure that the assessment is proportionate and assesses available locations for growth, Stage 2 provides an assessment of submitted sites which have been promoted to the Council through their Call for Sites process. This is in support of the NPPF paragraph 72, a requirement that planning policies should identify a supply of “*specific, deliverable sites for five years following the intended date of adoption*”, and paragraph 72.b “*specific, developable sites or broad locations for growth, for subsequent years 6-10, and where possible, for years 11-15 of the remaining plan period*”.

These sites have been provided to Arup by the Council. Ahead of providing these sites, the Council refined the sites for assessment, using the following principles:

- In cases where multiple sites overlap, a single large boundary which encompasses all those that overlap will be considered as one site.
- In cases where a single promoter has put forward a development proposal comprising of multiple sites in close proximity but not being physically joined (e.g. with a road in between) these have been split into separate sites.

The Council has applied an initial sift of promoted sites to remove any clear showstoppers, including the application of footnote 7 constraints which are detailed in Table 13 above. The information in relation to the initial sift is available on request from the Council.

Where a site had the same or very similar boundaries to a parcel assessed as part of Stage 1, the NPPF purpose assessment findings would apply (Step 2a and 2b) and only Step 3 would need to be undertaken.

The sites used for assessment are provided in Figure 8.

4.3.3 Step 2a: NPPF Purpose assessment

The methodology used to undertake the assessment of the performance of the sites against the NPPF Green Belt purposes is covered in section 4.2.3. A pro-forma was prepared to capture the assessments against each purpose for the Green Belt sites.

As with Stage 1, the assessment process involved a mixture of evidence from desk-based research (including contextual information and secondary data sources such as aerial photography, Bing maps and Google Streetview), supported by primary evidence obtained through site visits.

4.3.4 Step 2b: Identification of potential grey belt

Using the same approach as to the identification of potential grey belt at Stage 1, sites that did not contribute strongly to the purpose A, B or D and not covered by footnote 7 constraints were identified as provisional grey belt. The Council will be required to undertake a further review once more detailed specific proposals are known, in order to confirm grey belt status.

4.3.5 Step 3: Assessment of Green Belt harm

This step considers the implications of releasing the site from the Green Belt (in terms of any harm to the function and integrity of the remaining Green Belt), and the resultant Green Belt boundary.

There is no recognised approach as to how this should be assessed, and the comparative review demonstrated that most authorities simply applied a brief commentary referencing Green Belt purposes. Table 14 below therefore sets out the qualitative criteria which were used in the assessment:

Table 14. Qualitative assessment criteria to consider Green Belt implications

Key Question to Consider	How will this be assessed?
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	This assessment will draw on the definitions and approach set out in the Green Belt Purpose Assessment Framework (see Section 4.2.3 above) however it will consider <i>how development of the site would impact</i> upon the purposes instead of <i>how the site in its existing state contributes</i> to the purposes: Purpose A – would development of the site represent unrestricted sprawl? Purpose B – would development of the site result in the merging of neighbouring towns or increase the potential for merging? Purpose C – would development of the site represent an encroachment into the countryside? Purpose D – would development of the site impact upon the setting or character of a historic town? As Purpose E relates to the role of the Green Belt in encouraging urban regeneration, it will therefore not be assessed.

Key Question to Consider	How will this be assessed?
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	Consider the following: Would the surrounding Green Belt continue to perform the same Green Belt function and purposes? (e.g. where the surrounding Green Belt becomes isolated or islanded as a result of the site being removed it would no longer perform the same Green Belt function and purposes). Has the removal of the site increased or decreased the importance of the surrounding Green Belt to certain purposes? (e.g. where the site in question forms part of a gap between neighbouring towns, the importance of the surrounding Green Belt may be increased if that site is removed).
Are there any cumulative impacts (due to release of sites in close proximity)?	This will only be relevant if a number of sites in the same area are recommended for further consideration. The cumulative impacts should apply the same considerations as above taking all sites together.
Conclusion	A summary will be provided which will conclude on the Green Belt impact as follows: Removal of the site will harm the function or integrity of the Green Belt – recommendation: exclude site from process. Removal of the site will not harm the function or integrity of the Green Belt – recommendation: take site forward for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent? [Note: this is descriptive only and does not contribute to the conclusion on Green Belt impact]	Description of the resultant Green Belt boundary. If the resultant boundary features are not recognisable and permanent, it is recommended that if the site is taken forward, the accompanying policy will need to specifically state that a recognisable and permanent new Green Belt boundary must be provided or the existing boundary requires strengthening.

If it was concluded that removing the site (or sites, if cumulative) from the Green Belt will harm the function and integrity of the Green Belt, it was recommended that the site is excluded from the process. On the other hand, if it was concluded that removing the site will not harm the function and integrity of the Green Belt, it was recommended that the site is taken forward for further consideration by the Council.

Figure 8. Green Belt Sites for Assessment

[to be inserted into PDF]

5. Green Belt Assessment

5.1 Overview

This section provides a summary of the assessment findings for both the Stage 1 and Stage 2 assessments and is accompanied by choropleth maps for each purpose, overall assessment and grey belt. In total, 35 Green Belt Parcels (GBP) were assessed in Stage 1 and 26 Call for Sites (GBCFS) were assessed in Stage 2. The choropleth maps and a table showing the outcome of the assessment for each parcel and site are included in Appendix E and the assessment proformas are provided in Appendix F and G.

A summary is also provided of a review of proposed or promoted development schemes in adjacent authority areas to establish whether these will likely have an impact any of the assessed parcels or sites.

5.2 Site visits and approach to assessment

Following a desktop assessment of each parcel and site, visits were undertaken in August and September 2025 to confirm the desktop assessment, with a focus on sense checking the boundaries and the openness of the parcels/sites. The assessors used their professional judgement as to which areas to visit on the parcel/site to enable them to get the best views to complete the proforma (this did not require every part of a parcel/site to be visited), also taking into consideration where access could be obtained. The intention was to visit every parcel/site, and in the majority of cases this was possible, however in some instances there were access restrictions (this is noted on the assessment proformas in Appendix F and G).

For those sites where consideration was given to identifying them as potential grey belt, the assessment relied on the desktop review and the available GIS information²⁸. As a provisional assessment, only where footnote 7 constraints covered the majority or all of a parcel/site was it ruled out as being potential grey belt. Professional judgement was applied in situations where footnote 7 constraints covered a significant portion of a site and could severely limit development e.g. Flood Zone 3. In these cases only parts of the parcel/site is likely to be potential grey belt, and have been identified in the assessment as “Yes (Part)”.

Combined assessments were undertaken for GBP 12 and GBCFS 13, and GBP 12 and GBCFS 24 due to the closeness of the parcel and site boundaries. All other parcels and sites have separate assessments as set out in section 4.3.2.

5.3 Stage 1 parcel assessment outcomes

In total, 35 parcels were defined around Birmingham to cover all of the Green Belt within BCC’s administrative area were assessed through the Stage 1 assessment (see parcel references on Figure 5 in Section 4). To provide further explanation as to how the parcel boundaries were defined, a summary table of the approach taken is included within Appendix D.

Overall, of the 35 parcels assessed:

- Four were assessed as making a Strong overall contribution to Green Belt purposes;
- 16 were assessed as making a Moderate overall contribution to Green Belt purposes;
- 15 were assessed as making a Weak overall contribution to Green Belt purposes;
- None were assessed as making no overall contribution to Green Belt purposes;
- 29 were assessed and identified as potential grey belt.

A number of conclusions can be drawn from the assessments:

²⁸ This is based on the information provided by Birmingham City Council for the data sets identified in Table 13. A national data set was used to provide information on risk of surface water flooding - [Risk of flooding from surface water – understanding and using the map - GOV.UK](#), this mapping shows flooding that is likely to occur as a result of rainfall with a 3.3% (1 in 30 year), 1% (1 in 100 year) and 0.1% (1 in 1000 year) chance of happening in any given year. As such the surface water data is not shown on the maps included in the assessment proformas.

- Those assessed as making a strong contribution in the overall assessment were primarily located to the north of Birmingham, in Sutton Coldfield and east of the Langley SUE. Within this area and the east of Birmingham, the majority of the other sites were assessed as making a moderate contribution, including those on the edge of the large built up area and administrative boundary, with the landlocked parcels assessed as making a weak contribution overall (including a number of golf courses). This is similar to the south and west of Birmingham, where parcels up to the administrative boundary were assessed as making a moderate contribution.
- The difference in ratings of the parcels were largely informed by Purpose A and C, which had more range in the contributions results. For Purpose B, the contribution was assessed as either weak or no contribution. Purposes D and E were assessed as no contribution and moderate contribution as set out in the methodology in Section 4.
- Open spaces, Country Parks and nature reserves make an important and valuable contribution to the Green Infrastructure of the city despite the overall assessment results often demonstrating a weak contribution to Green Belt purposes. This includes Sutton Park, Woodgate Valley Country Park, Sheldon Country Park, Kingfisher Country Park, Newhall Valley Country Park, as well as a number of local nature conservation designations.
- For Purpose A, the majority of parcels were assessed as making a moderate or weak contribution, with few assessed as making either a strong contribution or no contribution. This largely reflected the results of the overall assessment (noting that a few sites in Sutton Coldfield beyond the M6 Toll made no contribution to this purpose, however still scored moderate in the overall assessment).
- For Purpose B, 19 parcels were assessed as making a weak contribution, with the remaining making no contribution. The assessment results reflected the spatial layout of the Green Belt in Birmingham and the location and/or distance of parcels to the identified neighbouring towns of Bromsgrove, Tamworth, Redditch and Lichfield.
- 31 of the parcels were assessed as making a strong or moderate contribution to Purpose C, reflecting the parcel's openness and lack of urban land uses and built form. Parcels that made a strong contribution to this purpose are located in Sutton Coldfield and east of the Langley SUE (reflecting their agricultural uses) and to the south of Birmingham near Rednal and Hawkesley. The remaining four parcels were assessed as making a weak contribution as they include various types of infrastructure, including a sewage treatment works and electricity substation. No parcels were assessed as making no contribution to this purpose.
- Those parcels assessed as not being potential grey belt were as a result of the parcel scoring strongly for Purpose A, which ruled out four parcels. GBP 35 (Sutton Park) was also not identified as potential grey belt due to it being entirely designated as a SSSI (amongst many designations on the parcel), along with GBP 20 which has Flood Zone 2/3 covering the majority of its extent.
- As part of the assessment of whether parcels were potential grey belt, consideration was given to the extent of relevant footnote 7 constraints as identified in Table 13. Relevant footnote 7 constraints are generally location specific other than broad designations such as SSSI. A number of parcels had a small percentage of their area covered by at least one constraint, with areas at risk of surface water flooding being present across most parcels. At that scale, such considerations were therefore deemed as a constraint that could be mitigated for if the parcel was developed. Where there were footnote 7 constraints covering a larger proportion of the parcel, the findings identified that only parts of the parcel may be considered potential grey belt, and should be subject to further assessment.

A summary of the assessment findings for each of the parcels is set out in Table 15 below.

Table 15. Summary of parcel assessment findings

Parcel Ref	Green Belt Purpose Overall Assessment	Is the parcel potential grey belt?
GBP 1	Moderate	Yes
GBP 2	Weak	Yes

Parcel Ref	Green Belt Purpose Overall Assessment	Is the parcel potential grey belt?
GBP 3	Moderate	Yes
GBP 4	Strong	No
GBP 5	Moderate	Yes
GBP 6	Moderate	Yes
GBP 7	Strong	No
GBP 8	Weak	Yes
GBP 9	Weak	Yes
GBP 10	Moderate	Yes
GBP 11	Moderate	Yes
GBP 12	Moderate	Yes
GBP 13	Weak	Yes
GBP 14	Moderate	Yes
GBP 15	Weak	Yes
GBP 16	Strong	No
GBP 17	Strong	No
GBP 18	Moderate	Yes
GBP 19	Weak	Yes
GBP 20	Weak	No
GBP 21	Weak	Yes
GBP 22	Moderate	Yes (Part)
GBP 23	Weak	Yes
GBP 24	Weak	Yes
GBP 25	Weak	Yes (Part)
GBP 26	Weak	Yes (Part)
GBP 27	Moderate	Yes
GBP 28	Moderate	Yes
GBP 29	Moderate	Yes
GBP 30	Moderate	Yes
GBP 31	Weak	Yes
GBP 32	Moderate	Yes
GBP 33	Weak	Yes
GBP 34	Moderate	Yes (Part)
GBP 35	Weak	No

5.4 Stage 2 site assessment outcomes

In total, 26 Green Belt sites were identified in Birmingham for the Stage 2 assessment (see site references on Figure 8 in Section 4). Further details on the extent of these boundaries is set out in 4.3.2.

Overall, of the 26 sites assessed:

- Two were assessed as making a Strong overall contribution to Green Belt purposes;
- 22 were assessed as making a Moderate overall contribution to Green Belt purposes;
- Two were assessed as making a Weak overall contribution to Green Belt purposes;
- None were assessed as making no overall contribution to Green Belt purposes;
- 24 were assessed and considered as potential grey belt.
- 23 were identified to be taken forward based on the Impact Assessment conclusion

A number of conclusions can be drawn from the overall assessments:

- The assessment of sites can result in different outcomes when compared to the parcel assessment in which they are located. This was influenced by differences in the shape of the site and its associated boundary when compared to the existing built form (of the large built up area) and surrounding Green Belt. For example, GBCFS 2 mostly follows GBP 3 (with a smaller section also extending into GBP 4). GBCFS 2 was assessed as making a strong overall assessment (due in part to its strong contribution to Purpose A), however parcel GBP 3 was assessed as making a moderate overall contribution.
- The two sites that made strong contributions and the two sites that made weak contributions to the overall assessment were located in Sutton Coldfield. Similar to the parcel assessment, the outcomes were largely informed by the contribution to Purposes A and C, with contributions to Purpose B being assessed as either weak or no contribution. Purposes D and E were assessed as no contribution and moderate contribution as set out in the methodology in Section 4.
- For Purpose A, the majority of parcels were assessed as making a moderate contribution, which reflects the results of the overall assessment. Of note is that six sites were assessed as making a weak or no contribution to this purpose; these were all within Sutton Coldfield, with a number beyond the M6 Toll.
- All sites were assessed as moderate or strong contributions for Purpose C. A large number of the GBCFS to the north and northeast of Sutton Coldfield were assessed as making a strong contribution, as were some of the sites to the south of the city near Hawkesley. This largely reflects the outcomes from the equivalent parcel assessment.
- Reasons why sites were assessed as not being potential grey belt were due to the parcel scoring strongly for Purpose A, which ruled out two sites. These were within parcels which were considered potential grey belt. The reason for this difference is largely down to the site boundaries not offering the equivalent strong boundary that the parcel did, or that development of the site would be incongruous compared to the existing built form (whereas development of the full parcel may not be). However, it is noted that the design and scale of a proposed development may change whether the site would be considered grey belt or not. In addition, footnote 7 constraints did not rule any out sites being considered potential grey belt.
- Based on the impact assessment, the large majority of GBCFS assessed were recommended to be taken forward for further consideration (including those not considered potential grey belt). Two GBCFS were recommended to only be taken forward in combination with others as they are individually not connected to the large built up area and the adjacent sites offer a way to make them connected. For those GBCFS where the conclusion of the impact assessment is to exclude the site from the process, the reason is due to these not being connected to the large built up area, and therefore removal from the Green Belt and development would result in islanded pockets of development.

- As part of the assessment of whether sites were potential grey belt, consideration was given to the extent of relevant footnote 7 constraints as identified in Table 13. Relevant footnote 7 constraints are location specific other than broad designations such as SSSI. A number of sites had a small percentage of their area covered by at least one constraint, with areas at risk of surface water flooding being present across most sites. At that scale, such considerations were therefore deemed as a constraint that could be mitigated for if the site was developed. For sites with Listed Buildings, it was deemed that an appropriate scheme could be developed taking regard of the impact to the heritage asset, and therefore the presence of a Listed Building was not enough to rule the site out from being considered potential grey belt. The impact of the development to a Listed Building would be considered through the Development Management process and therefore outside the scope of this study. Where there were footnote 7 constraints covering a larger proportion of the site, the findings identified that only parts of the site may be considered potential grey belt, and should be subject to further assessment.

A summary of the assessment findings for each of the sites is set out in Table 16 below.

Table 16. Summary of site assessment findings

Site ref	Green Belt Purpose Overall Assessment	Is the site potential grey belt?	Green Belt Impact Assessment Conclusion
GBCFS 1	Moderate	Yes	Take site forward for further consideration.
GBCFS 2	Strong	No	Take site forward for further consideration.
GBCFS 3	Strong	No	Take site forward for further consideration.
GBCFS 4	Moderate	Yes	Take site forward for further consideration, only in combination with GBCFS 3 and/or GBCFS 5.
GBCFS 5	Moderate	Yes	Take site forward for further consideration.
GBCFS 6	Weak	Yes	Take site forward for further consideration, only in combination with GBCFS 7.
GBCFS 7	Moderate	Yes	Take site forward for further consideration.
GBCFS 8	Moderate	Yes	Take site forward for further consideration.
GBCFS 9	Moderate	Yes	Take site forward for further consideration.
GBCFS 10	Moderate	Yes	Exclude site from process.
GBCFS 11	Moderate	Yes	Exclude site from process.
GBCFS 12	Moderate	Yes	Exclude site from process.
GBCFS 13	Moderate	Yes	Take site forward for further consideration.
GBCFS 14	Moderate	Yes	Take site forward for further consideration.
GBCFS 15	Moderate	Yes	Take site forward for further consideration.
GBCFS 16	Moderate	Yes	Take site forward for further consideration.
GBCFS 17	Moderate	Yes	Take site forward for further consideration.
GBCFS 18	Moderate	Yes	Take site forward for further consideration.
GBCFS 19	Weak	Yes	Take site forward for further consideration.
GBCFS 20	Moderate	Yes (Part)	Take site forward for further consideration.
GBCFS 21	Moderate	Yes	Take site forward for further consideration.

Site ref	Green Belt Purpose Overall Assessment	Is the site potential grey belt?	Green Belt Impact Assessment Conclusion
GBCFS 22	Moderate	Yes	Take site forward for further consideration.
GBCFS 23	Moderate	Yes	Take site forward for further consideration.
GBCFS 24	Moderate	Yes	Take site forward for further consideration.
GBCFS 25	Moderate	Yes	Take site forward for further consideration.
GBCFS 26	Moderate	Yes	Take site forward for further consideration.

5.5 Review of proposed or promoted development schemes in neighbouring authorities

BCC has advised on potential major proposed or promoted schemes in adjacent authority areas which may impact on Birmingham's Green Belt. A summary of the review of these schemes is provided in Table 17.

Table 17. Summary of proposed development/schemes in adjacent authorities and their potential impact on Birmingham's Green Belt

Local Authority	Proposed development/scheme	Potential impact on Birmingham's Green Belt
Bromsgrove District Council (BDC)	Through their Draft Development Strategy consultation, a potential allocation at Frankley for 3000 dwellings is being proposed (site ref/name: FRA01, Land at Frankley) ²⁹ .	If BDC allocate and remove this site from the Green Belt, then parcel GBP 30 (and site GBCFS 25) would become enclosed by development and disconnected from the surrounding Green Belt. This may have a potential localised impact on the function and purposes of this remaining area of Green Belt, however at this stage it is not considered to have an impact on the wider Green Belt.
North Warwickshire Borough Council (NWBC)	A planning application has been submitted to NWBC for an employment park at land northwest and southeast of Blindpit Lane Curdworth, Warwickshire (application ref: PAP/2025/0221) ³⁰ . Most of the site lies within NWBC, however a small portion lies within BCC's administrative area.	If this application was to be approved, the section of the parcel GBP 18, between the Peddimore employment site and BCC's administrative boundary, would in part become enclosed by development with it creating an undeveloped strip of Green Belt land between these two employment areas. This may therefore have a localised impact on the function and purposes of this area of Green Belt, however at this stage it is not considered to have an impact on the wider Green Belt.

²⁹ See <https://bromsgroveplan.commonplace.is/en-GB/proposals/v3/edge-of-conurbation?step=step1>

³⁰ See <http://planning.northwarks.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=132113>

Local Authority	Proposed development/scheme	Potential impact on Birmingham's Green Belt
Lichfield District Council (LDC)	In their recent Issues and Options consultation, LDC highlighted “Land around Bassetts Pole” as a possible growth option to deliver employment sites ³¹ . From viewing their Call for Sites Schedule 2024 ³² , the promoted site (site ref/name: 81, Land east of Slade Lane) is adjacent to BCC’s administrative boundary.	The site at Bassetts Pole is adjacent to or nearby the parcels GBP 8 and GBP 11 (and the sites GBCFS 10, GBCFS 11 and GBCFS 12). If LDC were to allocate and remove this site from the Green Belt, the two parcels, and in particular GBP 11, would become enclosed by development on their eastern edge, and although the Green Belt does continue to the west, these parcels could be seen as being separated from the surrounding Green Belt due to the presence of the M6 Toll. This could potentially result in a strip of undeveloped Green Belt, which may therefore have a localised impact on the function and purposes of this area of Green Belt however at this stage it is not considered to have an impact on the wider Green Belt.

It should be noted that, the potential impact on Birmingham’s Green Belt is based on the assumption that BCC themselves do not look to release any of this land for development. Cross boundary working and the requirement of Duty to Cooperate across the Housing Market Area, mean that these should be points for further discussion for BCC and these authorities as these schemes progress through the Local Plan and Development Management processes. The same principle should also apply to any schemes BCC look to include in its Local Plan that could have an impact on its neighbours. If any of the schemes listed in Table 15 were to be approved or allocated, BCC may want to revisit the assessment of the adjacent Green Belt parcel or site.

³¹ Lichfield District Council (2024), Local Plan 2022-2043 Issues and Options. Available here: <https://www.lichfielddc.gov.uk/downloads/file/2659/local-plan-2043-issues-options>

³² Lichfield District Council (2024), Call for Sites Schedule 2024. Available here: <https://www.lichfielddc.gov.uk/downloads/file/2559/call-for-sites-schedule-2024>

6. Areas of fundamental importance to the Green Belt

6.1 Overview

As set out in Section 3, the NPPF and PPG now require consideration of *whether the release of Green Belt land would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area as a whole.*” (NPPF, paragraph 146). This can only take place when a Council has identified which land would be released from the Green Belt.

Therefore, this section identifies broad areas of ‘fundamental importance’ within the Green Belt in Birmingham, whilst also having consideration of the role that Birmingham’s area of Green Belt plays as part of the wider West Midlands Green Belt. This analysis is intended to provide evidence for the Council to underpin any future ‘fundamentally undermine’ test that will need to be set out as part of an exceptional circumstances case when reviewing Green Belt boundaries.

Broad areas of ‘fundamental importance’ are those which perform a strategically important role against the Green Belt purposes within the context of the wider Green Belt across the plan area and are therefore considered the most sensitive to change. It should be noted that the broad areas do not necessarily align with boundaries used in the GBA.

6.2 Analysis

The analysis looks to identify areas of Green Belt within Birmingham that are considered to be of fundamental importance to the city with regards to all the NPPF purposes.

From the Stage 1 parcel assessment, the contribution of each parcel differed the most when looking at Purposes A and C. Broad areas where clusters of two or more parcels that were assessed as making a strong contribution to Purposes A and/or C were identified and reviewed. This also included consideration looking in part beyond Birmingham’s administrative boundary to the nearest defensible boundary and existing land use to allow conclusions to be drawn.

All parcels were assessed for their contribution to Purpose B, however, due to the distance between Birmingham and these neighbouring towns, all parcels were either deemed to make a ‘weak contribution’ or ‘no contribution’ to this purpose. Therefore, there are no areas of fundamental importance in respect of Purpose B.

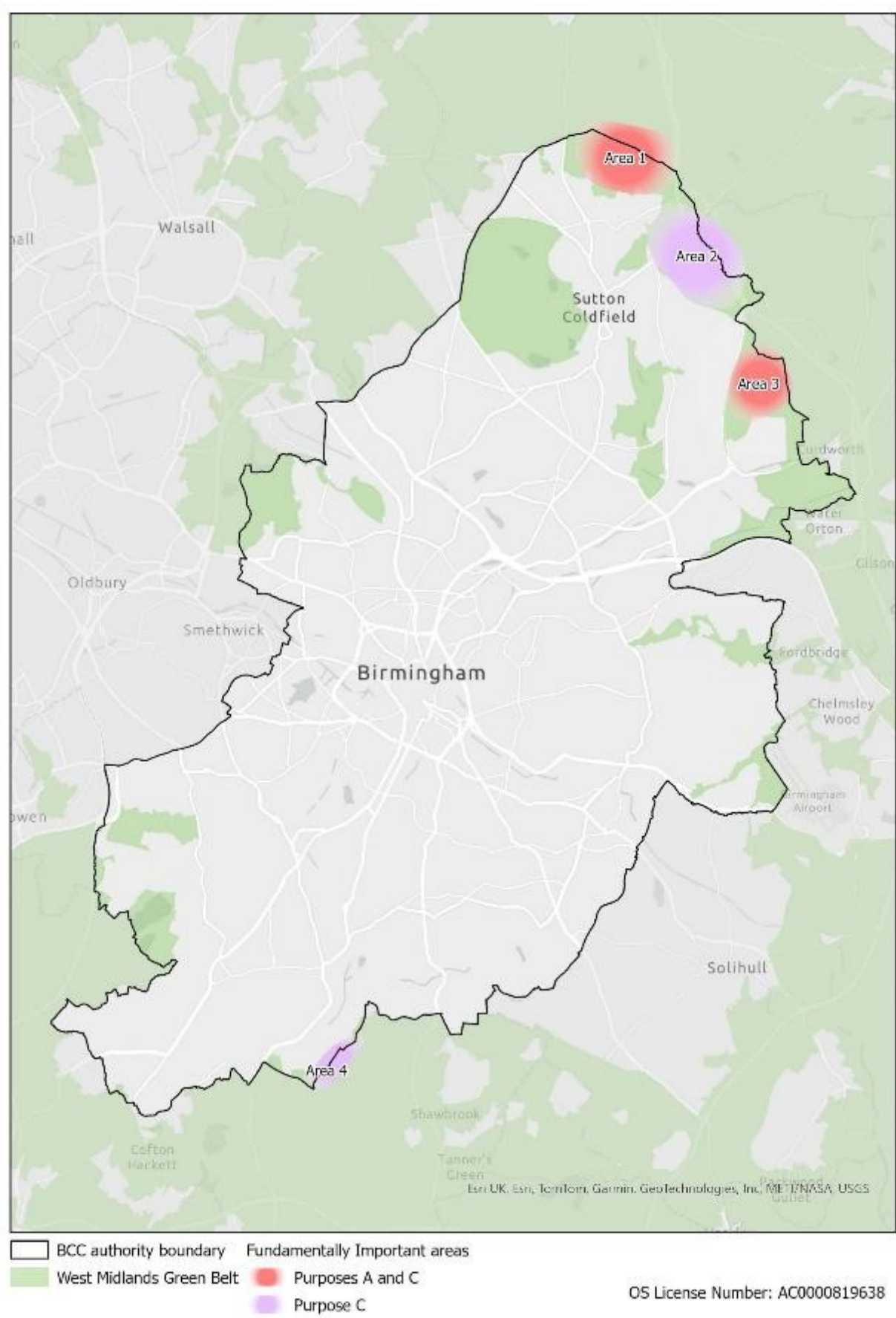
As set out in Section 4.2.3, all parcels were deemed to equally contribute to Purpose D (‘no contribution’) and Purpose E (‘moderate contribution’). Therefore, there are no areas of fundamental importance in respect of Purpose D and E.

Four broad areas of fundamental importance have been identified based on this review. In these areas, future growth should be considered carefully to ensure that it does not fundamentally undermine the purposes of the Green Belt taken together across the plan area. Two of these broad areas are identified as being fundamentally important for Purposes A and C, whereas the other two have been identified as fundamentally important for Purpose C only. These areas and the rationale for their identification are identified in Table 18 and illustrated in Figure 9.

Table 18. Broad areas of fundamental importance to the Green Belt in Birmingham

Area	Purpose contribution	Analysis
Area 1: The area north of Roughley, Sutton Coldfield (north Birmingham)	Contribution to Purpose A, checking the unrestricted sprawl of the West Midlands conurbation.	This area of Green Belt is at the edge of the West Midlands conurbation. In places there are a lack of defensible boundaries between the existing built form and the surrounding Green Belt to prevent further outward, irregular sprawl or incongruous patterns of development, particularly when looking beyond BCC's administrative boundary. The M6 Toll is the closest prominent physical feature to the east and north; however, given the motorway's distance from the edge of the conurbation, in particular when looking northwards, growth to this feature could result in significant and disproportionate sprawl. This area is therefore of fundamental importance in preventing this irregular outward sprawl of the conurbation.
Area 1: The area north of Roughley, Sutton Coldfield (north Birmingham)	Contribution to Purpose C, maintaining openness and preventing encroachment on the countryside.	This part of the Birmingham Green Belt's rural and open character, absence of built form, and lack of visual links to towns when looking north (with the topography and vegetation of the area making views towards the existing built form of the conurbation restricted) all increase the sense of openness of this area. It is therefore a fundamentally important area for maintaining openness and preventing encroachment on the countryside.
Area 2: The area east of Sutton Coldfield (north Birmingham)	Contribution to Purpose C, maintaining openness and preventing encroachment on the countryside.	This part of the Birmingham Green Belt's rural and open character, absence of built form, and lack of visual links to towns when looking north and eastwards (with the topography and vegetation of the area making views towards the existing built form of the conurbation restricted) all increase the sense of openness of this area. It is therefore a fundamentally important area for maintaining openness and preventing encroachment on the countryside.
Area 3: The area east of Langley SUE, between the A38 and the M6 Toll (east Birmingham)	Contribution to Purpose A, checking the unrestricted sprawl of the West Midlands conurbation.	This area of Green Belt is at the edge of the West Midlands conurbation. In places there are a lack of defensible boundaries between the Green Belt within BCC's control and the wider West Midlands Green Belt, particularly the eastern edge. The M6 Toll is the closest prominent physical feature to the east, however growth to this feature could result in significant and disproportionate sprawl (noting this would extend into North Warwickshire's Green Belt). This area is therefore of fundamental importance in preventing this irregular outward sprawl of the conurbation.
Area 3: The area east of Langley SUE, between the A38 and the M6 Toll (east Birmingham)	Contribution to Purpose C, maintaining openness and preventing encroachment on the countryside.	This part of the Birmingham Green Belt's rural and open character, absence of built form, and lack of visual links to towns when looking eastwards (with the topography and vegetation of the area making views towards the existing built form of the conurbation restricted) all increase the sense of openness of this area. It is therefore a fundamentally important area for maintaining openness and preventing encroachment on the countryside.
Area 4: The area east/south of Hawkesley (southeast Birmingham)	Contribution to Purpose C, maintaining openness and preventing encroachment on the countryside.	This part of the Birmingham Green Belt's rural and open character, absence of built form, and lack of visual links to towns when looking south and eastwards, make it a fundamentally important area for maintaining openness and preventing encroachment on the countryside.

Figure 9. Broad Areas of 'Fundamental Importance' in Birmingham's Green Belt



6.3 Next steps on Fundamentally Undermine

The broad areas identified should be considered carefully by the Council when reviewing their proposed combination of sites for release in the Local Plan and establishing whether they would fundamentally undermine the remaining Green Belt. Identification of an area of fundamental importance may not, however, mean that these areas cannot accommodate some development, and it will be for the LPA to undertake a balanced judgement based on the scale and location of the proposed land for release.

Whilst it is possible to provisionally identify areas of fundamental importance for their contribution to Purposes A and C, there is a caveat that it is currently unknown exactly where the pressures from development on the Green Belt will occur, and if this can be developed in a way to prevent sprawl. As such, the performance of the Green Belt against these purposes should be revisited as part of the 'fundamentally undermine' test once the Council's spatial strategy has been formulated and the scale, design and location for future planned development is known. Once the Council has formulated a spatial strategy, it can use this to revisit any areas of fundamental importance against Purposes A and C. This review will identify areas of likely development pressure on the edges of the Green Belt, cross-referencing them against those areas of greatest fundamental importance to prevent unrestricted sprawl of the large built up area, and maintaining openness and preventing encroachment on the countryside identified in this GBA.

As ascertained from a review of recent planning appeals (see Section 3.4), the proportional loss of Green Belt should also be considered in relation to the totality of the Green Belt within a local authority. The smaller the proportional loss, the less likely that loss would fundamentally undermine the purposes (taken together) of the remaining Green Belt. It should, however, be noted, that when considering release of Green Belt land within Birmingham's administrative area compared to the wider West Midlands Green Belt, release of land within Birmingham's control alone is unlikely to fundamentally undermine the purposes of the remaining West Midlands Green Belt.

7. Next steps

This Stage 1 and Stage 2 GBA forms an important part of the Council's evidence base, to be considered alongside other pieces of evidence when selecting the most sustainable locations for growth. The assessment has set out how each parcel and site performs against the five purposes of the Green Belt, before determining whether it should be considered potential grey belt or not, and in the case of the Stage 2 Call for Sites conducting a Green Belt Impact Assessment.

For the Local Plan, in taking sites forward for further consideration with the intention of releasing Green Belt land for development, the Council will need to apply the new sequential approach to Green Belt release, as set out in paragraph 148 of the NPPF. This requires consideration of previously developed Green Belt land first, followed by grey belt (which is not previously developed), and then other Green Belt locations, and at all stages taking into account the need to promote sustainable patterns of development. Further work would be needed to build on this GBA, including identification of previously developed land and confirmation of grey belt status.

Where the Local Plan identifies any Green Belt land for release, the Council will need to develop an 'exceptional circumstances' case to justify altering Green Belt boundaries. In developing the exceptional circumstances case it will be necessary to demonstrate that all other reasonable options for meeting identified development needs have been fully examined, in accordance with paragraph 146 of the NPPF. The Council will also need to demonstrate that their strategy makes as much use as possible of suitable brownfield sites and underutilised land, optimises the density of development, and has been informed by discussions with neighbouring authorities (particularly around any unmet development needs). The exceptional circumstances case should also consider the impact on sustainable patterns of development if Green Belt boundaries were not altered.

Based on the findings of this study, the lower performing Call for Sites (as assessed at Stage 2) which are potential grey belt will have the greater opportunity (in purely Green Belt terms) to form part of the land supply, where exceptional circumstances exist. Other Call for Sites can also be considered for release, however a greater exceptional circumstances case will need to be made which outweighs the benefits of these sites remaining in the Green Belt. In other words, the outcomes from this study do not rule out the possibility of certain sites being released – but the justification and accompanying evidence required would be greater in such circumstances. As such, recommendations to 'take site forward for further consideration' or 'exclude site from process' does not imply that a site will or won't be released from the Green Belt. It is up to the Council to choose whether or not to accept the recommendations having regard to the Local Plan evidence base as a whole.

For Development Management the outcomes of this GBA can be used to inform the determination of planning applications. However, further work is needed to establish where proposed development in the Green Belt is not inappropriate development in the Green Belt as set out by paragraph 155 of the NPPF and pass the 'tests' set out in the PPG (see figure 3), including whether the site is in a sustainable location, if there is a demonstrable unmet need for the development proposed, and whether the development of the site would not fundamentally undermine the purposes of the remaining Green Belt (see section 6.3).

This study has identified both parcels and sites that could be considered potential grey belt at this stage, assessing whether the parcel/site performs strongly against Purposes A, B or D and contains any relevant footnote 7 constraints which may impact on the development potential. Parcels and sites that contained no footnote 7 constraints and did not perform strongly against Purposes A, B and D, have been considered potential grey belt at this stage. The assessment considered the land within the parcel/site boundary; therefore, any potential adjacent footnote 7 constraints would need to also be assessed to consider any wider impact on the development potential of the land within the Green Belt e.g. Impact Risk Zones for SSSI or the setting of Listed Buildings.

It should be noted that parcels/sites were assessed as if the full area was developed and did not consider any specific schemes. As such, until the proposed development scheme is known or clear assumptions or policy requirements put in place, the grey belt status cannot be confirmed. This applies to their contribution to Purposes A, B and C, and in particular when footnote 7 constraints are present as it is not known how development of the parcel/site would impact on these. Therefore, parcels/sites which have been identified as

potential grey belt, may not be identified as such once a proposed scheme is known. Furthermore, in some cases, sites that have not been identified as potential grey belt at this stage, could still be considered grey belt when a planning application or proposed scheme is considered on the site. The design, scale or location of the site will further inform whether the site would be considered grey belt or not when going through the Local Plan or Development Management process.

Appendix A

Policy, Guidance and Experience Elsewhere Review

A.1 Review of recent appeals

It is useful and necessary to examine case law as it provides guidance on the interpretation of key terms/concepts within the NPPF, hence increasing the robustness of the study as a whole. It is important to consider the impact of these judgements on Green Belt Assessment methodologies and approaches since Inspectors may consider this at Independent Examination, as was the case in North Hertfordshire, where the council was asked to review Green Belt outcomes with respect to recent judgements.

A.1.1 Spatial and Visual Openness

Paragraph 142 of the NPPF states that one of the fundamental characteristics of the Green Belt is its openness. The PPG states that openness consists of both visual and spatial aspects, and that the degree of activity on a site can also impact overall openness. There have been various appeals that have highlighted the important considerations surrounding the interpretation of ‘openness of the Green Belt’ and are therefore relevant to the assessment of the land against Green Belt purposes.

The Turner judgement (2016)³³ highlighted important considerations on openness. It states that the concept of openness should not be limited to a volumetric approach comparing the size, mass and physical effect of openness before and after development. Greenness is also a visual quality, and the preservation of the visual openness should also be considered.

‘There is an important visual dimension to checking “the unrestricted sprawl of large built-up areas” and the merging of neighbouring towns, as indeed the name “Green Belt” itself implies. Greenness is a visual quality: part of the idea of the Green Belt is that the eye and the spirit should be relieved from the prospect of unrelenting urban sprawl. Openness of aspect is a characteristic quality of the countryside, and “safeguarding the countryside from encroachment” includes preservation of that quality of openness. The preservation of “the setting ... of historic towns” obviously refers in a material way to their visual setting, for instance when seen from a distance across open fields.’

Appeal cases in Three Rivers³⁴ and Cheshire West and Chester³⁵ further highlight the need to carefully consider ‘openness’. In the former case, the Inspector concluded the proposal for three dwellings should be allowed as it constituted limited infill development in a village and formed appropriate Green Belt development, therefore the impact of the proposal on openness did not need to be assessed. However, that being said, the Inspector concluded that, regardless, any possible impact on openness would be offset by the removal of an existing structure with a similar footprint to the proposed development.

‘I therefore conclude that the proposal would constitute limited infill within a village and would therefore not be inappropriate development within the Green Belt. Accordingly, there is no need to examine if very special circumstances exist to outweigh any harm arising from inappropriateness. ...

In view of my finding that the proposal is not inappropriate development, the impact on openness does not fall to be formally considered, but the impact of proposal on the openness of the Green Belt would be offset to a large degree by the removal of the barn that has a similar footprint to the proposed houses.’

A case in Cheshire West and Chester concerned plans for a new home to be developed on previously developed land designated as Green Belt. The site concerned was a builder’s yard on the edge of a washed over village. The Inspector concluded that it could not be considered infill development, given that it was widely spaced from neighbouring houses and had frontages onto different roads. Further the development would urbanise the site and its surroundings, thereby diminishing the openness of Green Belt. The appeal was accordingly dismissed as follows.

³³ Turner v Secretary of State CLG and East Dorset Council (2016) EWHC 2728 (Admin)

³⁴ Planning Inspectorate (2018) Appeal Ref: APP / P1940/W/17/3183388 – Clovercourt Ltd v Three Rivers District Council

³⁵ The Planning Inspectorate (2018) Appeal Ref: APP/ A0665/ W/ 17/ 3190601 – Clegg v Cheshire

‘Indeed, in line with the 2016 *Turner v Secretary of State and East Dorset Council* judgement the concept of openness should not be limited to a volumetric approach comparing the size, mass and physical effect of openness before and after development. Such an approach would be far too simplistic and ignore the wider aspects of openness which goes beyond the physical effect of buildings or structures. Factors relevant include how built-up the Green Belt is now and how built-up would it be after development has taken place. Consequently, although it may be accepted that the proposal to redevelop a brownfield site may result in a reduced volume and footprint compared to the buildings and structures currently in place, there are wider factors that must be taken into account in defining the effect of the proposal on openness.

In assessing the matter of openness there are a number of ways of determining whether there would be encroachment into the Green Belt. The effect of development as encroachment on the countryside may be in the form of loss of openness or intrusion. The Framework identifies that openness is an essential characteristic of the Green Belt.’

The Secretary of State³⁶ approved plans to build a replacement secondary school and new homes on land designated as Green Belt east of Guildford, after ruling that ‘very special circumstances’ had been demonstrated. He agreed with the Inspector that the scheme represented a significant development in the Green Belt which would, inevitably and significantly reduce its openness and would erode the open context of the village. Noting the substantial harm to the Green Belt, however, he ruled that the provision of new housing and a new school carried greater weight.

The Inspector’s note³⁷ for this appeal highlighted some key considerations in relation to Green Belt, which are relevant to this assessment:

- The two essential attributes of the Green Belt are its permanence and openness, in line with NPPF (paragraph 142);
- The key element to assess is the effect that a development has on the openness of the Green Belt;
- The ‘concept of ‘openness’ is generally considered to be land being free from built development.’; and
- Although openness should be assessed on an individual site/area basis, the cumulative impact on the Green Belt of development on adjacent sites/areas should be considered.

The Supreme Court in *R (Samuel Smith Old Brewery (Tadcaster) and others) v North Yorkshire County Council* [2020] UKSC 3³⁸ has provided important clarity as to the interpretation of the openness of the Green Belt and the relationship between ‘openness’ and ‘visual impact’ within the planning judgement of the decision maker. The judgment highlighted the important distinction in planning decisions between planning judgement and legal interpretation of planning policy. While visual impact may in the context of a particular case be judged a relevant factor by a decision maker in assessing openness of the Green Belt it, in itself, will not be a strict nor mandatory determinative factor.

On the interpretation of ‘openness’ and the issue of ‘visual impact’ it was noted that:

‘The concept of “openness” in paragraph 90 of the NPPF [now paragraph 142] seems to me a good example of such a broad policy concept. It is naturally read as referring back to the underlying aim of Green Belt policy, stated at the beginning of this section: “to prevent urban sprawl by keeping land permanently open ...”. Openness is the counterpart of urban sprawl and is also linked to the purposes to be served by the Green Belt. As PPG2 made clear, it is not necessarily a statement about the visual qualities of the land, though in some cases this may be an aspect of the planning

³⁶ Ministry of Housing, Communities and Local Government, Secretary of State (2018) Town and Country Planning Act 1990 – Section 78 Appeal Made by Berkley Homes (Southern) Ltd and The Howard Partnership Trust

³⁷ The Planning Inspectorate (2017) Report to the Secretary of State for Communities and Local Government, Town and Country Planning Act 1990 Guildford Borough Council Appeal by Berkley Homes (Southern) Ltd and the Howard Partnership Trust, APP/ Y3615/W/16/3151098

³⁸ <https://www.supremecourt.uk/cases/uksc-2018-0077.html>

judgement involved in applying this broad policy concept. Nor does it imply freedom from any form of development.’

Importantly, the Supreme Court reinforced the importance of planning judgement within the role of the decision maker by stating:

‘[Openness] is a matter not of legal principle but of planning judgement for the planning authority or the inspector.

In appeal decision APP/M3645/W/24/3354630 (14th March 2025)³⁹ the appellant’s site was in use as a storage yard for construction materials, equipment and machinery and the inspector adjudged that the intensity of activity and use meant that the site’s existing state made a limited contribution to Green Belt openness. In addition, the inspector noted that hedgerows around the site formed a defensible boundary which screened views of the storage yard, resulting in negligible impacts on visual openness.

In contrast, appeal APP/C4615/W/24/3345744 (2nd April 2025)⁴⁰ was dismissed by the inspector as it was adjudged that existing mature planting around the site perimeter was insufficient to screen the proposed development from adjacent rights of way, and that the proposed battery storage system would therefore be visually intrusive in its rural location.

A further lesson from the judgement of Baroness Taylor in appeal APP/P1940/W/24/3346061 (12th May 2025),⁴¹ within Three Rivers District, is the confirmation that substantial weight does not have to be given to any harm to the Green Belt deriving from harm to its openness where a proposed development is not inappropriate in the Green Belt (in this case a large data centre deemed to be on grey belt). The ruling also confirms that country parks (one element of the development proposal) preserve openness providing there is not significant built development on them.

A.1.2 Definition of Sustainable Locations

Paragraph 155 of the NPPF sets out four criteria that, if all met, would make any development appropriate in the Green Belt. Criteria C of paragraph 155 is that the development would be in a sustainable location, with reference to paragraphs 110 and 115. These paragraphs have a focus on access to sustainable transport and active travel modes; paragraph 110 states that “development should be focused on locations which are or can be made sustainable through limiting the need to travel and offering a genuine choice of transport modes”. Paragraph 115 requires that in assessing development sites it should be ensured that sustainable transport modes are prioritised, and that safe and suitable access to the site is available for all users.

In C Hall’s judgement in appeal APP/T2215/W/24/3354290 (26th February 2025)⁴², the inspector determined that one of the core principles of the Framework is to “actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling”, and that the nine dwellings proposed on the appellant’s site at Newington Farm would be highly reliant on private cars due to limited access to local services and facilities by other transport modes. The inspector therefore dismissed the appeal, judging that the site was not in a sustainable location and did not satisfy the criteria in paragraph 155C.

This point of view was also advanced by A Knight in their judgement in appeal APP/B1930/W/24/3342701 (3rd February 2025)⁴³. In this case the site was determined to be in a sustainable location, satisfying paragraph 155 criteria C, due to suitable access to public transport as the site had good pedestrian connections to local bus networks.

³⁹ <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3354630&CoID=0>

⁴⁰ <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3345744&CoID=0>

⁴¹ https://assets.publishing.service.gov.uk/media/6821f977c66deec8488f7f42/Recovered_appeal_-_land_off_Bedmond_Road_Abbots_Langley.pdf

⁴² <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3354290&CoID=0>

⁴³ <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3342701&CoID=0>

The judgement of A Wright in appeal APP/B1930/W/24/3349988 (19th March 2025)⁴⁴ builds on this principle. The appellant's site was within 650m of the nearest bus stop, and the inspector determined that local facilities and services could be accessed within acceptable, comfortable or realistic walking distances as outlined in the Manual for Streets and other guidance. However, the inspector judged that the rural, unlit nature of the route and distances to bus stops and services did not satisfactorily meet the criteria of being accessible to all, or at all times (as outlined in NPPF paragraph 115), therefore making the site not sustainable under paragraph 155 criteria C.

The judgement of Baroness Taylor in appeal APP/P1940/W/24/3346061 (12th May 2025),⁴⁵ within Three Rivers District, builds on this principle. Baroness Taylor took in to account the definition of the nearby settlement, Abbots Langley, in the Core Strategy Spatial Strategy, as one of six key centres in the District. The fact that the Spatial Strategy describes these centres as the most sustainable locations in the District constituted a reason to describe the site as sustainable. Additionally, Baroness Taylor noted that the Council had already considered and stated the site as appropriate for housing and that were housing to be delivered here it would be seen as sustainably located on the edge of a growth settlement, further influencing the judgement that the proposed development was in a sustainable location.

A.1.3 Grey belt in unsustainable locations

In the Newington Farm decision APP/T2215/W/24/3354290 (26th Feb 2025)⁴⁶ noted above, the appeal was dismissed due to the site being in an unsustainable location. This decision was made despite the site being identified as grey belt land. The inspector adjudged that the site did not contribute to Purpose A, B or D, and additionally that as it was contained within the boundary of an existing farm which included existing buildings and hardstanding, it made a limited contribution to openness thus not fundamentally undermining the performance of the wider Green Belt. Being in an unsustainable location due to distance from local services and public transport options however was determined to override the grey belt status, making development inappropriate.

Similarly, Inspector D Lewis adjudged in appeal decision APP/Z0116/W/24/3342877 (26th Mar 2025)⁴⁷ that the proposed site was not in a sustainable location and moreover was not in a location that could be made sustainable. Although the site was agreed by all parties to be grey belt land, not performing strongly against any of the Purposes A, B, or D, the unsustainability of the location was determined to render the proposal inappropriate development within the Green Belt, and the appeal was dismissed.

A.1.4 Definition of Towns and Sprawl

NPPF paragraphs 143B and D state that two of the purposes of the Green Belt are to prevent neighbouring towns merging into one another, and to preserve the setting of historic towns. There is no definition given in the NPPF as to what constitutes a 'town', but some recent appeal decisions provide some guidance.

In appeal APP/D3640/W/24/3347530 (12th March 2025)⁴⁸, an inspector ruled that the settlements of Bagshot and Windlesham did not constitute towns, being instead "villages of varying scales", and that the appellant's site which fell in between the two settlements did not play a role with respect to paragraph 143B. Both Bagshot and Windlesham had been defined as towns in the LPA's GBA, but the inspector ruled that this carried less weight than the Council's Core Strategy, in which the settlement hierarchy defined Bagshot as a large village and Windlesham as a smaller village. The inspector also opined that even if both settlements were considered towns, that the parcel of land in their view would not materially erode the gap between them if released for development. Given that the site did not play a role with regards to paragraph 143B, the inspector determined that it constituted grey belt land.

⁴⁴ <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3349988&CoID=0>

⁴⁵ https://assets.publishing.service.gov.uk/media/6821f977c66deec8488f7f42/Recovered_appeal_-_land_off_Bedmond_Road_Abbots_Langley.pdf

⁴⁶ <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3354290&CoID=0>

⁴⁷ <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3342877&CoID=0>

⁴⁸ <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3347530&CoID=0>

The judgement in appeal APP/H2265/W/24/3347410 (13th February 2025)⁴⁹ also provides guidance on the interpretation of Green Belt purposes with regard to preventing urban sprawl and the merging of neighbouring towns. The appellant's site was argued by the council to play a role in preventing urban sprawl as the proposals would contribute to ribbon development along the A20, however the inspector judged that paragraph 143A only refers to the unrestricted sprawl of large built-up areas. The nearest settlement (Wrotham) was judged to be a village and therefore not of relevance to this purpose, so the inspector determined that although the site would contribute to ribbon development, this did not amount to the sprawl of a large built-up area. The same appeal judgement also stated that London is the most relevant large built-up area with respect to paragraph 143A, and that the site in question therefore did not perform strongly against this purpose.

In appeal APP/G5180/W/24/3354266 (31st March 2025)⁵⁰, the inspector judged that neighbouring settlements of Chislehurst, Bickley and Petts Wood had the character of local centres rather than distinct towns as they have significantly merged, and that therefore the appellant's site had an essentially suburban setting, and could not be considered to play a role with regards to preventing neighbouring towns from merging. Given this context, the inspector additionally judged that the site could not play a role in preserving the setting or special of historic towns and the site did not fulfil the purposes set out in paragraphs 143B or D.

In appeal APP/M1520/W/24/3351658 (15th April 2025) the Inspector acknowledged that the settlement of Daws Heath in Essex had been classed as a town in the latest GBA and a village in other development plan documents. The Inspector deemed Daws Heath to be a village for the purposes of judging an appeal site close to the settlement on the basis stated that as services and facilities are limited and Daws Heath is not of a large scale, it must be considered a village. The Inspector reiterated that the appeal site could not, therefore, contribute to Purposes A or B given this relates to large built-up areas and towns and not villages.

A.1.5 Scale, granularity and proportionality of assessment parcels

In determining a series of six appeals – APP/H1515/W/24/3341474-79 (16th Jan 2025)⁵¹ – Inspector T Gilbert-Wooldridge noted that all parties to the appeals agreed that the six parcels of land in question would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area. The reasoning behind this was that the parcels were small in size compared to the 'considerable extent' of the Green Belt across the borough (Brentwood). The inspector adjudged that the sites' scale caused them to make no more than a limited contribution to checking the unrestricted sprawl of large built-up areas.

Additionally, the inspector stated the following: "Looking at parcels is helpful in a strategic sense to inform plan making and future development growth. However, for decision making, it seems more relevant to look at a site specific level for determining grey belt land, otherwise the scale could be too large and skewed by land some distance from the actual site". This aligns with the text of the Green Belt PPG, which indicates that, when identifying grey belt land, using a small number of large parcels will generally not be an appropriate approach and assessment areas should be sufficiently granular to enable their varied contributions to the Green Belt purposes to be functionally determined.

In the Wrotham appeal covered above – APP/H2265/W/24/3347410 (13th Feb 2025)⁵² – the inspector noted that the proposal would represent an irreversible encroachment of built form into open and undeveloped countryside. However, it was adjudged that "the area lost would be small in relation to the totality of Green Belt which covers nearly three-quarters of the borough", and that it would therefore not fundamentally undermine the purposes of the Green Belt across the local authority area. As in the Brentwood example, the local authority in this instance (Tonbridge & Malling) was covered by over 70% Green Belt by total area, resulting in the impact of the release of a small land parcel being judged to be proportionally much less significant.

⁴⁹ <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3347410&CoID=0>

⁵⁰ <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3354266&CoID=0>

⁵¹ <https://acp.planninginspectorate.gov.uk/ViewDocument.aspx?fileid=60702043>

⁵² <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3347410&CoID=0>

A.1.6 Footnote 7 land

A further lesson to be drawn from the Wrotham appeal – APP/H2265/W/24/3347410 (13th Feb 2025)⁵³ – is that the presence of a footnote 7 designation on a site does not automatically mean a proposal will be refused. The site in question was within the Kent Downs National Landscape, but the inspector adjudged that the proposal would only have a “limited and localised” impact on the protected landscape, therefore not providing the ‘strong reason’ for refusal required by paragraph 006 of the Green Belt PPG.

⁵³ <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3347410&CoID=0>

A.2 Comparative review of Green Belt Assessments elsewhere

Table 19. Comparative review of Green Belt Assessments

Local Authority	Summary of Approach	Local Plan Inspector Comments
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Greater Manchester Combined Authority Places for Everyone Plan (adopted 21 March 2024) Stage 1⁵⁴ and Stage 2⁵⁵ Green Belt Studies (2016 to 2021) (LUC)	General approach and scope The Stage 1 Green Belt Assessment divided the entire Greater Manchester Green Belt into parcels. Two types of parcels were identified: Areas adjacent to built up area and broad areas of Green Belt more remote form. No standard maximum and minimum sizes for the land parcels were set – they were defined according to recognisable boundaries. In addition, a number of Strategic Green Belt Areas were defined and assessed in order to recognise the importance of adequately capturing the strategic as well as the parcel specific role of areas of Green Belt in meeting the purposes defined in NPPF. All parcels were then assessed against the five Green Belt purposes on a desktop basis combined with a field survey of each site. Approach to defining parcels Parcels were defined using the following features: • Natural features; for example, substantial watercourses and water bodies. • Man-made features; for example, motorways, A and B roads and railway lines. Where no other suitable boundary exists, less prominent features were used to define the parcel boundaries. This includes walls, woodland, hedgerows, tree lines, streams and ditches. Approach to assessing the five Green Belt purposes <u>Rating</u> The parcels were rated strong, moderate, weak, no contribution or not applicable. The Strategic Green Belt Area had slightly different rating of strong, moderate-strong, moderate, weak-moderate, weak, and no contribution. <u>Purpose A</u> The ‘large built-up area’ is defined for the purposes of the study taking into account the original purpose of the Manchester Green Belt. The study notes there is a visible continuous urban mass that stretches	The Places for Everyone Inspector’s Report⁵⁶ at paragraphs 202-204 comments on the Green Belt evidence. The Inspector states: <i>“202. The role that each allocation serves in checking the unrestricted sprawl of large built-up areas, safeguarding the countryside from encroachment, preventing neighbouring towns merging into one another and preserving the setting and special character of historic towns, along with the impact that the proposed development would have on those Green Belt purposes, was assessed during the preparation of the Plan in a consistent and systematic manner [through the Stage 1 and 2 Green Belt Studies 2016 to 2021].</i> <i>203. The potential impact of removing any particular site from the Green Belt on urban regeneration is difficult to assess. Various policies in the Plan aim to make as much use as possible of previously developed land, and this will be taken forward through individual local plans and planning decisions. Part of the justification for removing many of the allocations from the Green Belt is that, because of their location and/or scale, they provide opportunities for different types of development to that which could be attracted to urban brownfield sites. Overall, we are satisfied that the development proposed on the 38 allocations in the Plan would not have any significant impact on urban regeneration, and that the assessment of the impact on Green Belt purposes represents adequate and proportionate evidence.</i> <i>204. That evidence indicates that development on each allocation would cause harm to one or more Green Belt purpose, and that the overall harm in each case would vary from low to very high. Whilst the assessments are judgement-based, we are satisfied that the approach taken was informed and consistent. Unless otherwise specified below in relation to a particular site, we agree with the level of harm to Green Belt purposes identified.”</i>
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⁵⁴ <https://greatermanchester-ca.gov.uk/media/1807/greater-manchester-green-belt-assessment.pdf>

⁵⁵ The Stage 2 study involved a suite of assessments including: Assessment of Proposed 2019 GMSF Allocations (2020), Addendum: Assessment of Proposed 2020 GMSF Allocations (2020), Contribution Assessment of Proposed 2020 GMSF Green Belt Additions (2020), Cumulative Assessment of Proposed 2020 GMSF Allocations and Additions (2020), Identification of Opportunities to Enhance the Beneficial Use of the Green Belt in the vicinity of Proposed 2019 Allocations (2020) and P1E Addendums to the Stage 2 Greater Manchester Green Belt Study (2021) – as described in the Green Belt Topic Paper (<https://www.greatermanchester-ca.gov.uk/GMCAFiles/PFE/Supporting%20documents/07%20Greener%20Places/07.01.25%20Green%20Belt%20Topic%20Paper%20and%20Case%20for%20Exceptional%20Circumstances%20to%20amend%20the%20Green%20Belt%20Boundary.pdf>)

⁵⁶ <https://www.greatermanchester-ca.gov.uk/media/9282/pfe-inspectors-report-01-final.pdf>

	across all of the ten local authorities and therefore all settlements within this main urban area should be included. Criterion 1a considers whether land has already been affected by sprawl and whether it retains an open character. Criterion 1b considers the role of boundary features, the nature of the settlement form (i.e. potential for rounding off), the presence of roads (i.e. potential for ribbon development), and potential for sprawl to occur beyond the parcel boundary (i.e. due to boundaries or enclosure) in affecting the potential for urban sprawl to occur in the absence of the Green Belt designation. <u>Purpose B</u> The study defines ‘neighbouring towns’ as all inset settlements in Greater Manchester and identifies a number of settlements outside of Greater Manchester. The assessment does not provide a distance measurement and instead considers the physical and visual role of the parcel in preventing the merging of settlements (including consideration of perceptual issues). <u>Purpose C</u> The criteria considers whether the parcel has the characteristics of countryside and/or connects to land with the characteristics of countryside. It also considers whether the parcel has been affected by encroachment. <u>Purpose D</u> The study defines ‘historic town’ by reference to the Greater Manchester Historic Landscape Characterisation combined with analysis of Conservation Areas. For those settlements outside of Greater Manchester, the presence of a Conservation Area was used as the determining factor. In assessing the historic towns, a theoretical analysis based on standard building height and bare ground topography using a digital ground model was undertaken. This was then confirmed through a field survey. <u>Purpose E</u>	
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	The study notes that Purpose E is important and should be afforded equal weight with Purpose A-D however states it is not possible to assess the performance of Purpose E on a parcel by parcel basis. No assessment of Purpose E was undertaken. <u>Overall assessment</u> The study presents the findings based on each purpose. No aggregation of ratings is undertaken. Consideration of Green Belt harm The Stage 2 study provided an assessment of harm based on the proposed site allocations. It considers the extent to which the release of land within each proposed site allocation would reduce the contribution to Green Belt purposes, through both the loss of openness of the released land and the resulting impact that this could have on the adjacent Green Belt, bearing in mind factors such as the extent to which adjacent retained Green Belt would become contained by new development and the impact on the strength of remaining Green Belt boundaries. The assessment involved five key steps: Step 1 – Consideration of the relevance of each Green Belt purpose to the area; Step 2 – Analysis of how the allocated site relates to the urban edge and/or wider countryside; Step 3 – Assessment of the contribution of land within the allocation to the Green Belt purposes; Step 4 – Assessment of the impact of release from the Green Belt on adjacent retained Green Belt land Step 5 – Identification of variations in harm to the Green Belt within the Allocation i.e. as sub areas where relevant, marking out areas more or less suitable for development with a view to potential for minimising harm. Each allocation and sub-area received a ‘harm’ rating of Very High, High, Moderate-High, Moderate, Low-Moderate, Low or Very Low. The assessment does not draw conclusions on what land should be	
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Local Authority	Summary of Approach	Local Plan Inspector Comments
	released to accommodate development but identified variations in harm to the designation.	

Warrington Local Plan (adopted 4 December 2023) Green Belt Assessment (2016)⁵⁷ and Implications of Green Belt Release Report (2021)⁵⁸ (Arup)	General approach and scope The Green Belt Assessment undertook a two stage approach dividing the entire Warrington Green Belt into general areas and assessing these against the five purposes. Following on from this, one width of parcels were defined around the Warrington urban area, all inset settlements, and settlements in neighbouring authorities which abutted the Green Belt boundary. These parcels were assessed against the five Green Belt purposes. The general area assessment was undertaken on a desktop basis only. The parcel assessment involved a combination of desktop assessment and a site visit of each parcel. Approach to defining parcels General area were defined using the strongest boundaries consisting of motorways, A roads, main waterways, and railway lines. As this resulted in a number of disproportionately small general areas, some of these were merged. A threshold of 150ha was used as this was considered to maintain a strategic emphasis. In defining parcels, ‘durable features’ were used in the first instance, following by ‘features lacking durability’. Table 3 of the report sets out how these features are defined. Approach to assessing the five Green Belt purposes <u>Rating</u> A qualitative scoring system was applied to each purpose and overall consisting of strong, moderate, weak and no contribution. <u>Purpose A</u> The ‘large built-up area’ was defined for the purposes of the assessment as the Warrington urban area. The assessment included four criteria: • Whether the parcel was adjacent to the large built up area. Parcels which were not adjacent were assessed as no contribution. • Whether there was an existing durable boundary between the parcel and the built up area which could prevent sprawl.	The Local Plan Inspector’s Report⁶⁰ focuses on the strategic and site level exceptional circumstances case and the outcomes of the Green Belt site assessments however it does not comment on the approach or the methodology.
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⁵⁷ <https://www.warrington.gov.uk/sites/default/files/2022-05/Green%20Belt%20Assessment%20-%20October%202016.pdf>

⁵⁸ https://www.warrington.gov.uk/sites/default/files/2021-09/green_belt_site_selection_-_implications_of_green_belt_release_-_august_2021.pdf

⁶⁰ <https://www.warrington.gov.uk/sites/default/files/2023-10/Warrington%20Local%20Plan%20-%20Inspectors%27%20Report%20-%20October%202023.pdf>

- The connection to the built up area (i.e. the potential for rounding off).
- Whether the parcel plays a role in preventing ribbon development.

Purpose B

‘Neighbouring towns’ were defined as the Warrington urban area and the inset settlements of Culcheth and Lymm, as well as a number of settlements in neighbouring authorities. Not all inset settlements were considered relevant for Purpose B and only those settlements defined as neighbourhood centres in the Warrington Retail Centres Report and the Local Plan Core Strategy were deemed relevant as these had the highest level of population outside of the main urban area.

The assessment considered whether a reduction in the gap between the neighbouring towns would compromise the openness of the Green Belt and lead to the actual or perceived merging of the towns. This was on a case by case basis and not set by distance measurements. The following terminology was used to define the gap: essential gap, largely essential gap, and less essential gap.

Purpose C

The assessment used the following criteria:

- Whether there were existing durable boundaries which would contain any future development and prevent encroachment in the long term (taking into account both the boundary between the parcel and the settlement, and the boundary between the parcel and the countryside).
- Whether there was existing encroachment (i.e. the existing land use).
- The degree of connection to the countryside and the degree of openness (taking into account built form, the presence of views, and vegetation).
- Whether the parcel serves a beneficial use of the Green Belt.

Purpose D

	The assessment defines ‘historic town’ based on the Cheshire Historic Landscape Characterisation (2007) and the Cheshire Historic Towns Survey (2003). Lymm and Warrington are defined as historic towns, in addition to the neighbouring authorities of Widnes and Runcorn. In reviewing the relevant Conservation Area appraisals, a number of important viewpoints were identified and mapped and are considered as part of the assessment. The assessment uses the following criteria: • Is the parcel adjacent to a ‘historic town’ and/or crosses an important viewpoint of the spire of the Parish Church of St Elphins? • Assess the proximity of the town’s relevant Conservation Areas to the Green Belt (a 250m was applied to undertake this in order to bring the relationship between the Conservation Area and the Green Belt into focus). • Is there modern built development which reduces the role of the Green Belt in preserving the setting and special character? • Are there any other designated heritage assets within the 250m buffer which add to the setting and special character and / or does the parcel crosses an important viewpoint of the spire of the Parish Church of St Elphins? <u>Purpose E</u> All Green Belt was assessed as ‘moderate contribution’ for this purpose. The assessment notes that the alternative approach of assessing the urban potential by individual settlement within the authority would result in a skewed assessment given the size of the inset settlements. <u>Overall assessment</u> The document provides guidance on how to assess the overall contribution. Where there is a clear majority contribution, this is applied in most cases. In other cases, professional judgement is applied taking into account the overall aim and purpose of the Green Belt. Consideration of Green Belt harm	
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Local Authority	Summary of Approach	Local Plan Inspector Comments
	The 2016 assessment did not consider the potential harm to the Green Belt of releasing certain parcels as this was not within the scope. Further in the plan-making process, an assessment of the implications for the Green Belt resulting from the proposed allocations was undertaken which considered the site's existing contribution to Green Belt purposes, the impact of removing the site on Green Belt purposes, any cumulative impacts, and the resultant Green Belt boundary. A conclusion on the Green Belt impact was made (Implications of Green Belt Release report (August 2021)⁵⁹).	

⁵⁹ https://www.warrington.gov.uk/sites/default/files/2021-09/green_belt_site_selection_-_implications_of_green_belt_release_-_august_2021.pdf

Calderdale Council Local Plan (adopted 22 March 2023) Green Belt Assessment (2017) (Calderdale Council)⁶¹	General approach and scope The method consists of three distinct stages: initial sieving, parcel identification, and parcel testing. The initial sieving process considered the whole of the Calderdale Green Belt and the area around Todmorden (although this is not in the Green Belt) and removed areas protected by national and international designations (SPA and SAC) and areas which scored below 6 in the Council’s Settlement Hierarchy model. Areas scoring less than 6 were deemed to have a low sustainability score and therefore contradicted the NPPF paragraph 84 which required Green Belt boundaries to take into account the need to promote sustainable patterns of development. Following the sifting process, parcels were then defined and assessed against the five NPPF purposes. Council officers undertook the assessment through a desktop basis as well as site visits. Approach to defining parcels Parcels were defined using the following criteria: • Parcels should not cross significant boundaries such as motorways, rivers or protected woodlands. Each parcel should be clearly defined by durable, significant and strong physical boundaries wherever possible; • Parcels should take account of changing landscape and landform and should therefore be of similar character and land-use; • The land within each parcel should have a similar impact on the openness of the Green Belt; and • Parcels should be smaller in area where they are located close to existing boundaries. Approach to assessing the five Green Belt purposes <u>Rating</u> The criteria against each purpose were assessed on a ‘yes/no/partial’ basis resulting in an overall purpose rating of ‘yes/no’. <u>Purpose A</u> The method defines ‘large built-up area’ as including the seven main towns (Halifax, Brighouse, Elland, Sowerby Bridge, Mytholmroyd,	During the Examination hearing sessions, the Local Plan Inspector sought justification from the Council on the local interpretation of Purpose D in the Green Belt Assessment and Green Belt Assessment of Site Options. Following discussions at the Matter 12 hearing, the Inspector requested that the Council undertake sensitivity testing on Purpose D for the Green Belt Assessment and the Green Belt Assessment of site options by omitting Purpose D in order to show if its omission changes the overall results/conclusions. The Council produced a document: ‘Green Belt Assessment and Green Belt Site Assessment Sensitivity Testing Paper’ (December 2020).⁶² This concluded that the omission of Purpose D from the Green Belt Assessment and the Green Belt assessment of site options would not impact on the allocations for development put forward by the Council. Whilst a small number of filtered sites would be affected by a sensitivity change in Green Belt status from most sensitive to medium sensitive, this change would not affect the Council’s decision to filter those sites with other factors determining this decision. Whilst one allocated site would experience a change in sensitivity due to the omission of Purpose D, this change would be from most sensitive to medium sensitive and would not change the Council’s decision to allocate the site. The Local Plan Inspector’s Report⁶³ comments on the Green Belt evidence at paragraph 191-192: <i>“191. For site options in the Green Belt, the Council’s Green Belt Assessment (2017) was also a key document. The review focuses on land outside the urban area that is not within the SPA/SAC and which scores highly in terms of sustainability. The approach is consistent with the need to protect internationally important ecological areas, and national guidance that requires authorities to take account of patterns of sustainable development when drawing up Green Belt boundaries.</i> <i>192. The fourth Green Belt purpose is interpreted in the Green Belt Assessment and site assessment process as preserving the setting and special character of historic features, rather than historic towns as set out in paragraph 80 of the NPPF 2012. However, sensitivity testing involving the neutralisation of this element shows that only a small number of parcels and sites would change from most sensitive to medium sensitive and conclusions regarding suitability for release are not affected as other factors were determinant. The Green Belt Assessment provides an appropriate framework for assessing harm and has been carried out in a consistent and robust manner.”</i>
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⁶¹ https://new.calderdale.gov.uk/sites/default/files/2023-06/Local-plan-green-belt-review-2017__0.pdf

⁶² <https://new.calderdale.gov.uk/sites/default/files/2023-06/CC107-Green-Belt-Review-and-Site-Assessment-Sensitivity-Test.pdf>

⁶³ https://new.calderdale.gov.uk/sites/default/files/2023-06/Calderdale_Local_Plan_Inspectors_Report.pdf

Hebden Bridge and Todmorden) and the smaller settlements some of which are continuous to the built-up area (these including Ripponden and Rishworth, and Luddenden and Luddenden Foot). The method notes that the definition of large built-up area and town is same for the purposes of the Green Belt Assessment unless otherwise stated.

The assessment criteria for Purpose A is as follows:

- Does the parcel act as an effective barrier against sprawl from large built-up areas?
- Does the parcel constitute, as part of a wider network of sites, a strategic barrier against the sprawl of large built-up areas?
- Is there a robust permanent Green Belt/ development boundary?
- Is the land separate from the large built up area?
- Would the loss of this Green Belt land potentially lead to ribbon development?
- Would development result in an isolated development site not connected to existing boundaries?
- Would development of the parcel create an irregular settlement pattern?
- Is this Green Belt parcel connected by two or less boundaries to the built up area?
- Is the land contiguous with other Green Belt up to and beyond the District boundary?

Purpose B

The areas defined as ‘large built up area’ for Purpose A are considered to represent ‘towns’ for the assessment of Purpose B. The criteria for Purpose B therefore makes reference to ‘large built up area’.

The method includes the following criteria:

- Does the parcel provide part of a gap or space between existing large built-up areas?
- What is the nature of the countryside between the towns, rural or semi- rural?
- Is there visibility between large built up areas?
- Do natural features and infrastructure provide a good physical barrier or boundary to the parcel that would ensure that development was contained?

- Is the parcel sparsely developed or undeveloped?
- Would the loss of this Green Belt land lead to a significant reduction in the distance between towns?
- Would the loss of this Green Belt land increase the potential merging of towns?
- Would the loss of this Green Belt land potentially lead to ribbon development between towns?

Purpose C

The method includes the following criteria:

- Is the parcel free from significant encroachment? If there is significant encroachment, what is the proportion as a % of the parcel?
- Is there a strong, defensible boundary between the existing urban area and the parcel?
- Is there a landscape designation?
- Is there a wildlife designation or value?
- Is there a geological or geomorphological designation or value?
- Is there a rural land use?
- Is the land tranquil?
- Is there public access or recreational use?
- Are the functions of the land consistent with its Green Belt designation?
- Does the parcel include any best grade 1, 2 or 3 agricultural land?
- Is the parcel free from derelict brownfield land?
- Is the predominant use of land and buildings agricultural?

Purpose D

The method has regard to where there is a clear visual link between open space within the Green Belt and recognisable historic settlement patterns, for example through the presence of a Conservation Area.

A historic settlement was deemed to be a settlement or place with historic features identified in local policy or through conservation areas or other historic designations.

Local Authority	Summary of Approach	Local Plan Inspector Comments
	The method includes the following criteria: • Is the land part of the setting of a historic place or settlement, listed building or conservation area? • Would the loss of this Green Belt land adversely affect the special character of a historic place or settlement? • Would the loss of this Green Belt land reduce the significance of a historic place or settlement? • <u>Purpose E</u> All parcels are scored the same against this purpose and were therefore scored 'yes' for Purpose E. <u>Overall assessment</u> The assessment judges the value of the Green Belt on the basis of parcel sensitivity by establishing if each parcel meets the five purposes. Parcels that meet 3-5 of the identified purposes are assessed as 'most sensitive' and it is proposed that these will be retained in the Green Belt. The remainder of the parcels, meeting 0-2 of the identified purposes have been classified as 'mid-sensitive'. It is considered that these parcels should ideally be taken forward and considered for detailed study. Each purpose is considered to be equal and no weighting to any of the assessment criteria is applied. Consideration of Green Belt harm The Green Belt Assessment did not have a specific harm assessment however the consideration of harm was linked to the sensitivity classification applied as part of the overall assessment process above. The higher number of purposes a Green Belt parcel satisfied, the greater its sensitivity and value. By setting the 'most' sensitive classification as Green Belt meeting 3-5 purposes, it was considered that the most valuable Green Belt would be identified and offered protection. By setting the 'mid' sensitive classification as Green Belt meeting 0-2 purposes, the least valuable Green Belt would be identified.	

North Hertfordshire Council Local Plan (adopted 8 November 2022) Green Belt Assessment (2016)⁶⁴ (North Hertfordshire Council and Amec Foster Wheeler) Green Belt Assessment Update (2018)⁶⁵ (North Hertfordshire Council) and Appendices⁶⁶ (Note: The Green Belt Assessment Update was undertaken following the submission of the Local Plan due to more recent case law on the definition of ‘openness’ which confirmed it had both a spatial and visual dimension. The Update sought to ensure that both spatial and visual elements of openness had been properly considered in the assessments – this predominantly related to Purpose C).	General approach and scope The Green Belt Assessment and Green Belt Assessment Update seek to assess the performance of strategic land parcels, sub-parcels and sites being considered for development in the Plan against the purposes of Green Belt. The Green Belt Assessment is split into two parts: Part 1 is a strategic level review of the current Green Belt and a more detailed assessment of potential development sites. Part 2 is an assessment of the countryside beyond the Green Belt. For Part 1, the entire Green Belt was divided into parcels which were assessed against the four purposes of Green Belt. The parcels were then sub-divided into sub-parcels and the same criteria was applied in assessing these against the four purposes of Green Belt. The analysis of strategic parcels and sub-parcels is based on the assessment of the situation ‘as is’. Following the parcel and sub-parcel assessment, sites were assessed against the four Green Belt purposes. The assessment of sites gives consideration to impacts upon Green Belt should the site be developed in future. Sites which passed the three key tests of suitability, availability and achievability in the SHLAA were assessed. The review was completed using a desktop analysis combined with fieldwork involving a visit to each parcel. Approach to defining parcels The entire Green Belt was divided into parcels using boundaries of roads and other clearly visible physical features in the landscape. Following on from this, the parcels were sub-divided into sub-parcels. Approach to assessing the five Green Belt purposes <u>Rating</u> Qualitative scoring was applied based on the parcel or site making a significant, moderate or limited contribution to Green Belt purposes. <u>Purpose A</u>	The Local Plan Inspector’s Report⁶⁸ at Issue 3 (paragraph 148 onwards) considers whether the Green Belt Assessment and its update was a robust evidential basis for determining exceptional circumstances. The Inspector states: <i>“150. The Review and the Update consider Green Belt issues in depth. The Review assesses the contribution made by parcels of land to four of the five purposes for including land in the Green Belt. It does not include an assessment against the fifth purpose of including land in the Green Belt, being to assist in urban regeneration by encouraging the recycling of derelict and other urban land. The Council considers that, in effect, the assessments against the other four purposes act as a proxy for this purpose. That is a reasonable stance to take, and I regard the approach taken here to be both suitable and proportionate. Looking firstly at larger swathes of land and then ‘drilling down’ to analyse much smaller sub-parcels, the Review also presents the view of its authors about the overall contribution made by each individual sub-parcel.</i> <i>151. Potential development sites are also assessed in the Review, again against the same four purposes of including land in the Green Belt. This includes all the sites currently in the Green Belt that are proposed for allocation in the Plan. Criteria are used to represent each purpose, and a scoring system is deployed. For example, in relation to the purpose of preventing towns merging, one criterion used is the distance from the edge of the site to the nearest built-up edge of a town, and scores from one to three are assigned depending on the distance involved.</i> <i>152. The Review also reaches a view about the overall contribution made by each potential development site to the purposes of including land in the Green Belt. The scoring for each of the individual Green Belt purposes has been considered and professional judgement applied to reach an overall conclusion as to whether the site makes a significant, moderate or limited contribution.</i> <i>...156. There is no prescribed methodology for undertaking Green Belt assessments of this sort. As I see it, the general approach and methodologies used by the Council are appropriate for the task. All the criteria used throughout the various assessments are rational and suitable. Although laden with planning judgements on the part of the authors, that is inescapable and does not undermine the work in any way. I note that the assessments do not rely on desk top studies but have included field work and visits to the land in</i>
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⁶⁴ <https://www.north-herts.gov.uk/sites/default/files/CG1%20Green%20Belt%20Review.pdf>

⁶⁵ <https://www.north-herts.gov.uk/sites/default/files/ED161A%20NHDC%20Green%20Belt%20Review%20update%20-%20main%20report.pdf>

⁶⁶ <https://www.north-herts.gov.uk/sites/default/files/ED161B%20NHDC%20Green%20Belt%20Review%20update%20-%20appendices.pdf>

⁶⁸ <https://www.north-herts.gov.uk/sites/default/files/2022-09/North%20Herts%20Inspectors%20Report%20-%20Final.pdf>

	The assessment criteria is as follows: What role does the land play in preventing the spread of development outwards from larger settlements? The method does not specifically define ‘large built-up area’ and it is not clear what the larger settlements are deemed to be. <u>Purpose B</u> The assessment criteria is as follows: What role does the land play in maintaining the separation of towns? The method does not specifically define ‘neighbouring towns’ for the purposes of the assessment. The assessment seems to relate to all inset settlements. <u>Purpose C</u> The assessment criteria is as follows: Are there already urbanising influences? Does a strong boundary exist to contain development? The Green Belt Assessment Update mainly impacted upon Purpose C in ensuring that both the spatial and visual dimensions of openness had been considered. Additional criteria were included in the Update to assess ‘visual openness’ and ‘physical openness’ based on low/mixed/high. It is not clear from the method how the ratings were applied and what specifically was taken into account. <u>Purpose D</u> The assessment criteria is as follows: Is there a link with or views to the historic parts? What relationship or connection does the land have with the character of the town? The method does not specifically define ‘historic town’. <u>Purpose E</u> The method notes that the re-use of previously developed land is achieved consistently through the application of Green Belt policy. Therefore no assessment is made against this criterion. <u>Overall assessment</u>	<i>question. This is reassuring and bolsters the confidence one can place in the judgements reached.</i> <i>157. One consequence of the methodology used is that it is possible for a site’s overall contribution to the Green Belt to be judged as less than the contribution it makes in respect of some individual Green Belt purposes. For example, it is possible that a site considered to make a significant contribution in relation to checking unrestricted sprawl could be judged to make a moderate overall contribution. Some suggest that, as a matter of principle, the overall ‘score’ should reflect the highest contribution to any one of the individual purposes.</i> <i>158. I disagree. In the absence of prescription, it seems to me logical to ‘step back’ and reach a rounded judgement taking into account the performance of the land in question in relation to all the Green Belt purposes overall. Without such a ‘sense check’, one purpose could skew the outcome. For example, almost any incursion of built development into the Green Belt would be at risk of falling foul of the purpose of safeguarding the countryside from encroachment. In an exercise where the purpose is to evaluate the relative value of land parcels to the Green Belt, that would not be helpful. To offer the facility of meaningful comparison, it strikes me as most instructive to consider performance against the purposes of including land in the Green Belt overall. On this point, therefore, I consider the Council’s approach to be appropriate for the task.</i> <i>159. In a number of cases the Update leads to different conclusions from the Review about the overall performance of sites in relation to the purposes of including land in the Green Belt, one way or another. However, this does not undermine the proposed allocations. In my view, taking account of the Council’s sustainability appraisal work and the site selection methodology, which I consider later in this report, I am satisfied that the changes involved do not lead to other sites being preferable.</i> <i>160. Some disagree with the judgements reached in some cases. That is not surprising – even two wholly rational and unbiased individuals can reach different conclusions where judgements of this nature are concerned. Others claim that the methodologies have been applied inconsistently. But I am not persuaded that any inconsistencies undermine the work overall or lead to any wholly unfounded or irrational outcomes.</i> <i>161. Overall, I am satisfied that the Review and the Update, taken together, properly reflect the fundamental aim of Green Belts, their essential characteristics of openness and permanence, and the five purposes of including</i>
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Local Authority	Summary of Approach	Local Plan Inspector Comments
	An overall evaluation of the contribution to Green Belt purposes is undertaken however the approach to this is not described in the method. Consideration of Green Belt harm The Green Belt Assessment and Green Belt Assessment Update does not consider Green Belt harm per se. They consider the existing contribution of parcels and sub-parcels to Green Belt purposes. The assessment of sites considered the impact on the Green Belt should the site be developed. The Housing and Green Belt Background Paper⁶⁷ considers the harm to the Green Belt of the proposed allocations at a strategic scale. It considers potential mitigation which could alleviate impacts upon the wider Green Belt. The Green Belt Assessment Update at paragraph 1.6 refers to ‘...<i>statements and evidence submitted to the Examination by NHDC which considered the harm to the Green Belt of the proposed allocations in the Plan on a case-by-case basis. In line with the principles of relevant case law, this evidence also considered the extent to which these harms might be ameliorated to the fullest reasonable extent should sites be developed.</i>’	<i>land in them. In short, these documents represent a sufficiently robust body of evidence that is comfortably fit for the purpose intended.</i>” (emphasis added)

⁶⁷ <https://www.north-herts.gov.uk/sites/default/files/HOU1%20Housing%20and%20Green%20Belt%20background%20paper.pdf>

Cheshire East Council Local Plan Strategy (adopted 27 July 2017) Green Belt Assessment Update (2015) (Arup)⁶⁹	General approach and scope The Green Belt Assessment undertook a two stage approach dividing the entire Cheshire East Green Belt into general areas and assessing these against the five purposes. Following on from this, one width of parcels was defined around all inset settlements and settlements in neighbouring authorities which abutted the Green Belt boundary. These parcels were assessed against the five Green Belt purposes. The general area assessment was undertaken on a desktop basis only. The parcel assessment involved a combination of desktop assessment and a site visit of each parcel. Approach to defining parcels General areas were defined using the strongest boundaries consisting of motorways and A roads. In defining parcels, national and international designations (SSSI, Ramsar, SAC and SPA) were firstly screened out. Parcels were drawn from the settlement inset boundary to the nearest strong boundary in the first instance, followed by moderate and then weak boundaries. A grading priority was given to the boundary features, and this is set out on Table 4-1 of the assessment. All parcels over 5ha were deemed to be ‘large’ and where possible these parcels were reduced using the next categorisation down of boundary features. Approach to assessing the five Green Belt purposes <u>Rating</u> A qualitative scoring system was applied consisting of major, significant, contribution, and no contribution. <u>Purpose A</u> The ‘large built-up area’ was not specifically defined and was deemed to include all inset urban areas. The assessment included three criteria: • Would future development be firmly contained by strong or physical features?	Local Plan Inspector Interim Views (October 2014)⁷¹ - following the Inspector’s Interim Views, several flaws were identified in the Council’s Green Belt Assessment methodology, including: • There were several cases where the Green Belt assessment does not support the release of specific sites from the Green Belt and the review appears to have given greater weight to other factors, such as land ownership, availability and deliverability when preparing and finalising the Plan. • There is inconsistency in the scale of the parcels assessed, in that, very large tracts of land have been assessed against smaller sites and some very small areas of land have been omitted. • The review does not consider all the purposes of the Green Belt, omitting the contribution to urban regeneration and preserving the setting and special character of historic towns. Although the latter purpose may apply only to historic towns like Chester, the impact on urban regeneration does not seem to have been assessed. In response, a Green Belt Assessment Update was prepared by Arup in 2015 which defined both General Areas and Green Belt parcels. Local Plan Inspector Further Interim Views (December 2015)⁷² - following the Green Belt Assessment Update (GBAU), the Inspector published his further interim views. Paragraphs 41-46 discuss the Green Belt Assessment Update. The Inspector noted that the independent two stage assessment of general areas followed by smaller parcels, assessing the relative significance of the contribution of each parcel against the five purposes of Green Belt followed by an overall assessment enabled a comprehensive, consistent and proportionate approach to be taken. He notes that only ‘Green Belt factors’ are assessed without potential areas for development thus providing a key input into the site selection process: <i>“...the approach set out in the GBUA seems to reflect national policy and address most of the shortcomings of the previous Green Belt assessment. It provides a set of more comprehensive and proportionate evidence to inform, rather than determine, where the release of Green Belt land may be necessary at the site-selection stage.” (Paragraph 46)</i> The Inspector dismisses participants concerns relating to boundary definition noting that “...in most cases, “strong” boundaries have been used, taking account of established physical features and committed new road schemes, where appropriate; the size of most of the larger land parcels has been reduced, with a 5ha indicative threshold for strategic sites, and detailed points
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⁶⁹ <https://cheshireeast-consult.objective.co.uk/kseapi/public/files/3478926>

⁷¹ <https://moderngov.cheshireeast.gov.uk/documents/s57237/Appendix%201a%20Inspectors%20Interim%20Views.pdf>

⁷² Inspector's further interim views on the additional evidence produced by the Council during the suspension of the examination and its implications for the submitted Local Plan Strategy. Available at: <https://moderngov.cheshireeast.gov.uk/documents/s57238/Appendix%201b%20Inspectors%20Further%20Interim%20Views.pdf>

	• Does the parcel protect open land that is well connected or contained by the urban area and would development help “round off” the settlement pattern? • What role does the parcel play in preventing ribbon development? <u>Purpose B</u> ‘Neighbouring towns’ were defined as all inset settlement and villages. The assessment considered whether a reduction in the gap between the neighbouring towns would compromise the openness of the Green Belt and lead to the actual or perceived merging of the towns. The following terminology was used to define the gap: essential gap, largely essential gap, and less essential gap. The assessment considered whether natural features or infrastructure played a role in maintaining the presence of the gap. <u>Purpose C</u> The assessment used the following criteria: • Are there strong and robust boundaries to contain development and prevent encroachment in the long term? • Existing urbanising influences: A. What is the existing land use / uses? B. What is the proximity and relationship to the settlement? C. What is the relationship to the countryside? • Does the parcel protect the openness of the countryside? (taking into account built form, long line views and vegetation). • Does the parcel serve a beneficial use of the Green Belt which should be safeguarded? <u>Purpose D</u> The assessment defines ‘historic town’ based on the Cheshire Historic Towns Survey (2003) and the Cheshire Historic Landscape Assessment (2007). It also considered whether the settlement was listed in the Domesday Book and the historic fabric linked to a Conservation Area. The assessment uses the following criteria:	<i>about specific land parcels, including the identification of smaller and larger sites, can be reconsidered at the site-selection stage.” (Paragraph 44)</i> The Inspector acknowledges the complexity of the process and the involvement of professional judgements. He emphasises the needs for consistency and transparency using available and proportionate evidence: <i>“This is a complex process, which needs to be undertaken in a consistent and transparent manner using available and proportionate evidence, involving professional judgements; it was not simply a desk-based study, but one which involved many site visits by CEC’s officers or consultants to confirm the assessments and judgements. More particularly, the GBAU is the only comprehensive evidence which assesses all potential land parcels on an objective, consistent and comprehensive basis”</i> (Paragraph 44) In relation to the inclusion of Purpose D, the Inspector comments: <i>“The assessment utilises a variety of historical evidence, which enables a full assessment of the smaller settlements; this could be criticised as being too detailed for a Green Belt assessment which focuses on the larger historic towns, but is not necessarily inappropriate or irrelevant.”</i> (Paragraph 45) He notes that the assessment of Purpose E: <i>“...largely focuses on brownfield sites within the nearest settlement, and enables a differentiation between settlements to be made and provides a consistent, transparent and proportionate approach to this element of the assessment; the focus on regeneration issues internal to Cheshire East reflects the views of the Greater Manchester authorities. The overall assessment involves matters of judgement and confirms that each purpose was given equal weighting and provides the reasons for the overall assessment.”</i> (Paragraph 45) Local Plan Inspector Interim Views on the Further Modifications (December 2016) - the Inspector did not provide any further comments on the Green Belt methodology however reiterated his comments made in December 2015 supporting the approach and methodology taken.
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- Is the parcel near to a ‘historic town’?
- Has the historic core been diluted through modern infill development within the development limits? In order to assess this, the proximity of historic elements to the Green Belt was considered based on a buffer of 500m for those ‘historic towns’ which were Principal Towns and 250m for those which were Key Service Centres and Local Centres.
- What role does the Green Belt play in preserving the setting and special character of the historic town? (This takes into account views, landmarks, and historic features).

Purpose E

The assessment of Purpose E took into account the brownfield and urban potential of settlements within Cheshire East as well as the neighbouring authorities. A percentage was calculated taking into the brownfield commitments within each settlement against the total dwellings within that settlement. A threshold range was attributed to the level of contribution and each parcel was assessed taking into account the brownfield urban potential of the respective settlement.

Overall assessment

The document provides guidance on how to assess the overall contribution. Where there is a clear majority contribution, this is applied in most cases. In other cases, professional judgement is applied taking into account the overall aim and purpose of the Green Belt.

Consideration of Green Belt harm

The Site Selection Methodology⁷⁰ details the Site Selection Process which included Green Belt Site Assessments which considered the following:

- potential area of Green Belt for release
- Green Belt assessment for potential area of release
- resulting Green Belt boundary
- assessment of surrounding Green Belt

Local Authority	Summary of Approach	Local Plan Inspector Comments
	• exceptional circumstances.	

⁷⁰ https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/ed07-site-selection-methodology-report.pdf

A.3 Comparative review of neighbouring authorities' existing Green Belt Assessments

Green Belt Assessments for the authorities that are adjacent to Birmingham’s administrative boundary have been reviewed to establish their general approach and scope and the approach to assessing the five Green Belt purposes. The most recent Green Belt Assessments has been reviewed; where the assessment has been split into Parts 1 and 2 and these have been published in separate reports, both have been reviewed. Table 20 below shows a high-level review of these key elements.

Table 20. Comparative review of Green Belt Assessments in neighbouring authorities

Local Authority and Study Details	Summary of Approach
Bromsgrove District Council Green Belt Purposes Assessment: Part 1 (2019) (Bromsgrove District Council)⁷³ Part Two Green Belt Study (2022) (LUC)⁷⁴	General Approach and Scope The Green Belt Assessment was split into two parts, Part 1 assessed the entire Bromsgrove Green Belt against the NPPF purposes. Part 2 focussed on assessing specific sites against the NPPF purposes and completed a Green Belt Harm Assessment. The assessment focussed on only the Green Belt within the District. Approach to assessing the five Green Belt purposes The approach to some of the purpose assessment differed between the Part 1 and Part 2 assessment, where this is the case, this has been acknowledged below. <u>Rating</u> In Part 1: A qualitative approach was taken to rating the purposes of Strong, Moderate, Weak or to No contribution. In Part 2: A qualitative approach was also taken, but depending on the purpose the assessment the terminology differed between “Potential harm to the purpose” or “No potential harm to the purpose”, or “Higher potential harm to the purpose” or “Lower potential harm to the purpose”. <u>Purpose A</u> In Part 1: Large built-up areas were defined as those nearby towns and areas which are part of the Birmingham conurbation and any other nearby freestanding settlements. These were set out as Bromsgrove Town, Birmingham, Solihull, Halesowen, Stourbridge and Redditch, with Cofton Hackett/Longbridge and Rubery being considered as part of the conurbation. In Part 2: Only the West Midlands conurbation was considered to be a large built-up area. <u>Purpose B</u> In Part 1: Towns were defined as all the settlements currently excluded from the Green Belt within Bromsgrove District plus settlements outside of the District of similar or larger size where there appears to be a relationship with the District.

⁷³ <https://www.bromsgrove.gov.uk/media/bkwpvwr5/green-belt-purposes-part-one-assessment-with-app-1-and-2-sept-2019.pdf>

⁷⁴ <https://www.bromsgrove.gov.uk/council/policy/planning-policies-and-other-information/bromsgrove-district-local-plan/evidence-base/green-belt-study-part-2/https://www.bromsgrove.gov.uk/media/gaun43ul/2023-05-26-bromsgrove-stage-2-green-belt-study-report-final-220607-reduced.pdf>

Local Authority and Study Details	Summary of Approach
	In Part 2: Only the West Midlands conurbation, the ‘main towns’ and ‘large settlements’ listed within Policy BDP2 (Settlement Hierarchy) of the Bromsgrove Development Plan and adjacent areas as towns. <u>Purpose C</u> For Purpose C it was considered that key to the countryside is the sense of openness, which can be defined as the absence of built development or other urbanising elements. <u>Purpose D</u> It was considered that the only area within Bromsgrove which this purpose could relate to is the historic core of Bromsgrove town, located in the Town Centre. However, as there is a considerable amount of development located between the historic core of the Conservation Area and the Green Belt it was considered that in reality this purpose would have very little relevance when assessment the land parcels and was therefore not considered in this assessment. <u>Purpose E</u> In Part 1: For this purpose, it was considered that it would be difficult to establish the role of one specific land parcel over another in assisting urban regeneration or to attribute specific evidence. Therefore, the land parcels could all be rated equally or not at all, but neither approach would provide any real analysis. Therefore, this purpose was not considered in this assessment. In Part 2: Agreed the approach that Green Belt land within Bromsgrove District is considered to contribute on an equal basis to this purpose. Concluded that the release of Green Belt land has the Potential to harm Purpose E.
Black Country Authorities – Dudley Metropolitan Borough Council, Sandwell Metropolitan Borough Council, Walsall Council and City of Wolverhampton Council Black Country Green Belt Study (2019) (LUC)⁷⁵	General Approach and Scope The Green Belt Study followed a two-stage approach. Stage 1 defined strategic parcels of Green Belt land which drew-out variations in contributions to the five Green Belt purposes. Stage 2 included a more focussed assessment of the potential harm of removing land from the Green Belt. The Study looked at the Green Belt across the four Black Country Authorities (Dudley, Sandwell, Walsall and Wolverhampton), referred to as the “Black Country Green Belt”. Approach to assessing the five Green Belt purposes <u>Rating</u> A qualitative scoring system was applied consisting of Strong, Moderate and Weak/No contribution. <u>Purpose A</u>

⁷⁵ <https://blackcountryplan.dudley.gov.uk/t2/p4/t2p4i/>

Local Authority and Study Details	Summary of Approach
	The large built-up area was identified as the West Midlands conurbation, due to there being visible continuous urban mass that stretched across the authority areas. Cannock, Cheslyn Hay, Great Wyrley and Hednesford was also considered a separate large built-up area. <u>Purpose B</u> For Purpose B, towns included those within the Black Country (on the basis that they are recognised as ‘strategic centres’ or ‘town centres’ within the settlement hierarchies’ section of the Black Country Core Strategy (2011)). Towns outside the Black Country but within close proximity to the study area were also identified. <u>Purpose C</u> Didn’t distinguish between different ‘degrees’ of countryside beyond considering urban influence. <u>Purpose D</u> None of the city or towns were considered to have a special character to which its landscape setting makes sufficient contribution to warrant assessment. There were no other historic towns that were considered close enough to the Black Country Green Belt for it to be considered to make more than a weak contribution to its setting or special character in Green Belt terms. <u>Purpose E</u> Concluded that all of the Green Belt land within the Black Country makes a contribution to Purpose E, it is not possible to determine this on a parcel by parcel basis. It was concluded that all Green Belt land within the Black Country makes a strong contribution to this purpose.
Lichfield District Council Green Belt Review (2019) (Lichfield District Council)⁷⁶ Stage 2 Green Belt Review (2021) (Arup)⁷⁷	General Approach and Scope The Green Belt Assessment is comprised of two documents. The 2019 Green Belt Review reviewed all of the Green Belt within the District, which was divided into smaller parcels and broad areas. The Stage 2 Green Belt Review focussed on submitted sites. The assessment focussed only on the Green Belt within the District. Approach to assessing the five Green Belt purposes The same methodology for the purpose assessment was applied in both the 2019 Review and the Stage 2 Review. <u>Rating</u>

⁷⁶ <https://www.lichfielddc.gov.uk/downloads/file/1397/green-belt-review-2019>

⁷⁷ <https://www.lichfielddc.gov.uk/downloads/file/1872/stage-2-green-belt-review-2021-part-1-of-3->

Local Authority and Study Details	Summary of Approach
	A qualitative scoring system was applied consisting of Important, Moderate, Minor or No role in contribution to the Green Belt purpose. <u>Purpose A</u> The large built-up areas were considered to be Lichfield City, Burntwood and the cities and towns comprising the West Midlands conurbation. <u>Purpose B</u> For Purpose B the towns were identified as any town or settlement located adjacent to a town or settlement within the District or those towns or settlements within adjacent Districts. All settlements were considered settlements within the assessment. <u>Purpose C</u> Countryside was considered to be “generally open land with little built development and mainly rural land uses including agriculture and forestry”. <u>Purpose D</u> The historic towns were considered to be Lichfield City, Tamworth, Rugeley and Cannock. Where a historic core is referenced, this usually related to the conservation area boundary, particularly in relation to Lichfield City. <u>Purpose E</u> It was not considered possible to assess whether a particular parcel/area in isolation makes a greater contribution to this purpose than another. All parcels were scored the same against this purpose.
North Warwickshire Borough Council Coventry and Warwickshire Joint Green Belt Study – Stage 2 (2016) (LUC)⁷⁸	General Approach and Scope The study assessed the Green Belt of the land within the administrative areas of Coventry City Council, North Warwickshire Borough Council, Nuneaton and Bedworth Borough Council, Rugby Borough, Stratford-on-Avon District Council and Warwick District Council. The Green Belt was assessed against the five NPPF Green Belt purposes Approach to assessing the five Green Belt purposes <u>Rating</u> A numerical scoring system was used of between 0-4.

⁷⁸ <https://www.northwarks.gov.uk/downloads/file/93/greenbelt-study-2016>

Local Authority and Study Details	Summary of Approach
	<u>Purpose A</u> It was unclear from the study report what was defined as the large built-up areas for this purpose to be assessed against. <u>Purpose B</u> It was unclear from the study report what was defined as the towns for this purpose to be assessed against. <u>Purpose C</u> Countryside was defined as land which is rural in character with urbanising features including built development that is not in keeping with the countryside. <u>Purpose D</u> The historic towns of Alcester, Birmingham, Coleshill, Henley-in-Arden, Redditch, Stratford and Tamworth were considered in this assessment. These were agreed by the Steering Group. <u>Purpose E</u> All parcels were each given score of 4 for Purpose E on the basis that all Green Belt makes a strategic contribution to this purpose.
Solihull Metropolitan Borough Council Strategic Green Belt Assessment (2016) (Atkins)⁷⁹	General Approach and Scope The study area was focussed on the Green Belt within Solihull Metropolitan Borough Council’s authority boundary. The Green Belt was divided into refined parcels or broad areas depending on whether they were adjacent to built-up areas (including inset villages). Each of these were then assessed against the Green Belt purposes. Approach to assessing the five Green Belt purposes <u>Rating</u> A numerical scoring system was used from a scale of 0-3, with 0 being “does not perform” up to 3 being “higher performing”. <u>Purpose A</u> For Purpose A, the urban area was considered the Birmingham conurbation including Solihull and Kingshurst, Chelmsley Wood, Fordbridge, Marston Green and the National Exhibition Centre (NEC). Refined parcels or broad areas were scored on whether there is ribbon or other development present and whether other development is detached from the existing large built-up area.

⁷⁹ <https://www.solihull.gov.uk/sites/default/files/2020-12/Green-Belt-Assessment-Report-2016.pdf>

Local Authority and Study Details	Summary of Approach
	<u>Purpose B</u> Purpose B looked at strategic gaps which are areas that separate major urban areas/cities e.g. Birmingham and Coventry. Merging was considered reasonable if a gap of less than 1km was identified. The scoring for broad areas was based on whether it represented a strategic gap, whereas for refined parcels the scoring was based on whether it represented a strategic gap or it within an existing urban area. <u>Purpose C</u> For this purpose, the countryside is considered to be land, which is rural and open in nature, including farmland. Broad areas were considered to perform highly against this purpose, whereas refined parcels were scored based on whether the parcel is characterised by countryside, adjoins areas of countryside or is ribbon or other development present. <u>Purpose D</u> The study did not explicitly define what it considered to be a historic town; however an assessment was done on whether the refined parcel/broad areas adjoined a Conservation Areas within a historic town, contributes to its setting and whether any key landmarks or the historic core are visible from the Green Belt refined parcel/broad areas. <u>Purpose E</u> Refined parcels/broad areas were not assessed against Purpose E as it was considered that all Green Belt land make an equal contribution to this purpose and therefore inclusion of this purpose would add no value to the assessment.

Appendix B

Overall Assessment Guidance

The following guidance has been used to determine the overall assessment for each assessment area. Note, this is example guidance that will be followed when completing the overall assessment and does not reflect any specific scenarios presented within the Birmingham GBA.

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

Example:

Moderate	Moderate	Moderate	No	Moderate	Moderate
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Exception:

No	No	No	No	Moderate	Weak
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- 2) Where there is a 3 / 2 split – the majority contribution should always be applied unless the ‘2’ contributions are ‘strong’. In this case, the overall would be ‘strong’. The exception to this would be if the majority was ‘no’, in this case the overall would be the minority or if the ‘2’ was moderate, the contribution would be weak given that this is between the two levels.

Example:

Moderate	Moderate	Weak	Weak	Moderate	Moderate
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Exception:

Strong	Strong	Moderate	Moderate	Moderate	Strong
No	No	No	Moderate	Moderate	Weak

- 3) Where there is a 3 / 1 / 1 split – the majority contribution should always be applied unless one of the minority contributions is ‘strong’. In this case, professional judgement should be applied (see below). Where the majority is ‘no’, the middle category from the split should be the overall.

Example:

Weak	No	Moderate	Moderate	Moderate	Moderate
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Exception:

No	No	Strong	No	Moderate	Apply professional judgement
Strong	Moderate	Moderate	No	Moderate	Apply professional judgement
No	No	Weak	No	Moderate	Weak

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

Example:

No	Weak	Weak	Moderate	Moderate	Weak
No	No	Weak	Weak	Moderate	Weak
No	No	Moderate	Weak	Moderate	Weak

Exception:

Moderate	No	Strong	No	Moderate	Apply professional judgement
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5) Where there is a 2 / 1 / 1 / 1 split, professional judgement should always be applied.

Example:

No	Weak	Strong	No	Moderate	Apply professional judgement
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Appendix C

Duty to Cooperate Consultation

BCC sought feedback on the methodology from neighbouring authorities who are adjacent to Birmingham's boundary and therefore share a Green Belt boundary. The following authorities were consulted:

- Bromsgrove District Council
- Dudley Metropolitan Borough Council
- Lichfield District Council
- North Warwickshire Borough Council
- Sandwell Metropolitan Borough Council
- Solihull Metropolitan Borough Council
- Walsall Council

BCC also offered those authorities within the wider Greater Birmingham and Black Country Housing Market Area to provide comments if they chose to.

The following authorities provided comments:

- Dudley Metropolitan Borough Council
- Lichfield District Council
- North Warwickshire Borough Council
- Solihull Metropolitan Borough Council
- Walsall Metropolitan Borough Council
- Tamworth Borough Council

Stakeholders were able to provide written comments on the draft Methodology. Table 21 presents the consultee responses and details Arup's response and where appropriate, the change made.

Table 21. Duty to Cooperate comments and responses

Consultee	Consultee comments	Response
Dudley Metropolitan Borough Council	We note that the Council's share a relatively small part of their boundaries, however there is some Green Belt within this area. Our comments below are made in this context. We would expect the methodology and report to reflect the latest national planning policy and practice guidance on Green Belt and Grey Belt, including relevant case law implications. We would wish to be consulted in further detail on any specific sites lying on the boundary between Dudley and Birmingham that are assessed to ensure cross boundary input and consistency in assessments (see further info below on the Black Country Authorities Green Belt Reviews). In respect of Section 4 of the document we would note the following: - Black Country Green Belt Review (2019) referenced and reviewed in the report was produced pre-NPPF 2024 and PPG and in context of previous Black Country Plan (this should be noted in the report). The Black Country Local Authorities are now progressing Green Belt Assessment commissions, some on an individual basis. - It would be helpful to see the defined Green Belt parcels prior to/as part of suggested consultation on the assessment of these individual parcels to be given the opportunity to review any cross-boundary matters and consistency with other emerging Green Belt assessments. - Table 3 - should include reference to Dudley borough as part of West Midlands conurbation. - Table 5 – should this include reference to the Black Country as detailed within the preceding text to the table? Also, will this (and the defined large built-up area) cover the whole of the built-up areas within Dudley borough e.g., encompassing towns such as Halesowen which are in proximity to the boundary with Birmingham?	Noted Noted – this is included in Chapter 3 Details will be shared as part of the next public consultation on the Local Plan / part of HMA working group Noted The GBA assessment will only assess parcels in Birmingham administrative area. The results will be made available as part of the next public consultation on the Local Plan. Agreed – this will be amended Minor amendment to for the table to match the text in the preceding paragraph

Lichfield District Council	The report states that the strategic options for land release are based on cumulative impact and contribution to five Green Belt purposes. This implies the assessment: • Evaluates each site’s performance against all five NPPF purposes, and • Considers how releasing multiple sites might together impact the Green Belt across the plan area. Five Green Belt Purposes (Check) 1. To check unrestricted sprawl of large built-up areas Methodology Coverage: Included captured under “Urban Containment” and “Degree of Openness. 2. To prevent neighbouring towns merging into one another Methodology Coverage: Included and reflected in “Physical Separation” ranking moderate to strong (but lacks cumulative assessment). 3. To assist in safeguarding the countryside from encroachment Methodology Coverage: Not directly included as not assessed as a standalone factor. 4. To preserve the setting and special character of historic towns Methodology Coverage: Not systematically applied as no specific criteria for historic town character or setting. 5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land Methodology Coverage: Not considered as no prioritisation of brownfield land or regeneration benefit.	The methodology for the GBA considers all 5 purposes of the Green Belt, which follows best practice. This includes an approach to assess Purposes C, D and E. An overall assessment is provided for the 5 purposes of the Green Belt, and the fundamental importance of each parcel is considered in the approach (both individually and cumulatively), as well as an assessment of Green Belt harm for each Call for Sites. Some additional wording was added to the methodology to set out the approach for parcels in identifying potential grey belt. The GBA is clear that the Council will undertake the fundamentally undermine test, as part of any exceptional circumstances case that needs to be prepared. Chapter 1 sets out that the GBA is not a policy or decision making document that proposes any release of Green Belt land, and that this is for the Council to determine as part of its wider plan making process. Other issues highlighted in this response, such as brownfield land capacity, will be considered by the Council at this stage.
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No Link to Decision-Making on Specific Sites

While Purpose E is assessed at a city-wide level, there's no mechanism to stop low-scoring (grey belt) sites from being considered if brownfield capacity is still available. The assessment therefore recognises brownfield supply but doesn't act on it in relation to parcel release decisions.

No Sequential Test Applied

Despite acknowledging high brownfield capacity, the methodology does not apply the NPPF para. 148 sequential tests, which prioritises previously developed land before considering grey belt. Without this step, Purpose E becomes descriptive, not operational.

No Assessment of Delivery Constraints on Brownfield

The method assumes brownfield capacity equals brownfield deliverability. But some brownfield sites may have viability issues, contamination, or infrastructure deficits, which should be tested before turning to Green Belt options.

As above, not all five purposes are assessed as per the NPPF, the method only tests three purposes (openness, containment, separation). It ignores purpose (c) (countryside encroachment), (d) (historic towns), and (e) (urban regeneration).

The cumulative impact and how this has been modelled is unclear. For example, parcels are assessed one by one and there is no consideration for whether releasing all these sites together might break the Green Belt's structure or purpose? NPPG para. 008 requires this strategic test but it is not applied anywhere in the assessment.

Incorrect Statement of Scope

The strategic options in the report overstate the method's scope. It suggests a strategic, policy-led approach but assesses and relies on site-level judgements only, without a full or cumulative spatial lens.

	The assessment does not apply a cumulative spatial analysis or plan-wide functional test to understand how the release of multiple parcels might collectively affect the integrity or strategic performance of the remaining Green Belt, as required by NPPG paragraph 008." Oversimplification of Green Belt Purposes The methodology compresses the five NPPF purposes into three local criteria (openness, containment, separation), omitting two essential ones: • Safeguarding the countryside from encroachment • Assisting urban regeneration This methodology and approach risk non-compliance with national policy. For example, the tiered system above (Grey Belt 1–3) lacks explicit scoring thresholds or detailed rationale for how decisions are reached. This is because there is no weighting of individual Green Belt purposes in that all five Green Belt purposes are not treated equally or explicitly. The methodology provides no policy rationale for which purposes matter more in each context. For example, preventing sprawl near Birmingham may be more critical than preserving openness in isolated rural pockets but this is never reflected in the scoring. Also, the methodology provides no clear audit trail or explanation of final categorisation. There is no scoring matrix showing how judgments like “Grey Belt 1” or “Retain” are derived from the raw assessments. Professional judgement is used, but not consistently explained and there is no clear record of how conflicts between purposes have been resolved. This lack of evidenced judgment could undermine transparency, making it harder to justify release decisions at Examination, and risks inconsistent outcomes across sites. The methodology assesses parcels in isolation. Government guidance explicitly requires authorities to consider whether release would “fundamentally undermine the purposes of the remaining Green Belt	
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across the plan area”. However, it is not apparent where this test is being applied in the document.

In addition, the assessment also fails to correctly assess sustainability as there is no analysis of whether the identified grey belt land is in a **sustainable location** (e.g., proximity to services, public transport). Both the NPPF and NPPG require sustainability to be a central consideration in greenbelt/grey belt assessment and release. As there is no test of cumulative harm, sites are being looked at in isolation. The report must consider, for example, if you release this parcel, will it weaken the whole Green Belt in the district? This broader test is missing.

The report includes "Physical Separation" as one of the assessment criteria, aiming to judge whether a parcel prevents towns or villages from merging.

However:

- It **does not assess** how releasing multiple parcels together might cumulatively lead to coalescence at a **settlement-wide or corridor level**.
- There is **no spatial mapping or impact modelling** showing how integrity of wider gaps (e.g. between settlements) is maintained.

Conclusion

Assessing land parcels individually provides only a partial view of their performance. While a site may contribute weakly to Green Belt purposes, this alone does not justify its release; particularly if it is in a location that is isolated, car-dependent, or lacking access to local services and employment. The current methodology does not evaluate these sustainability factors, which are central to NPPF paragraphs 110, 115, and 155(c).

In addition, the assessment does not apply the wider strategic test set out in NPPG paragraph 008, which requires local authorities to

Consultee	Consultee comments	Response
	consider whether releasing land would compromise the overall function of the remaining Green Belt across the plan area. Also, the report methodology does not include a transparent or weighted ranking system that would allow consistent interpretation of Green Belt performance across parcels. Taken together, these omissions suggest that the assessment may not fully meet national guidance and should be treated with caution when informing decisions on land release.	
North Warwickshire Borough Council	We have reviewed the document and the general approach appears to mirror that used by Arup for the emerging South Warwickshire Local Plan Green Belt Review. To ensure consistency in approaches, if there is any deviation from the methodology during the course of the work, or matters that arise that warrant further reconsideration of the approach to assessment, we would be grateful if we could be notified. Based on a review of other approaches to Green Belt Reviews, we note that there can be potential inconsistency as to how ‘large built-up areas’ are defined under purpose A. Notwithstanding the useful clarification on pages 24-26, it may be helpful to show via illustration the exact boundary of the defined ‘large built-up area’ for assessment (it may well be the non-green belt area reflected in fig.2).	Noted Clarification has been added to Purpose A to confirm that the conurbation is considered to be anything not covered by Green Belt in the city.

Solihull Metropolitan Borough Council	3.3.3 & 4.2.3 – Agree that a degree of local interpretation is required when establishing what are large built-up areas and towns. However, this should be consistent in relation to areas that cross a boundary between areas. In relation to the intended approach to which nearby settlements are towns and/or large built-up areas, I’m not aware of any (identified in the BCC GBA) that would be consider as LBUAs or towns that we would disagree with. Table 1 – Not convinced that dense unbroken hedgerows are defensible boundaries and would suggest they are less defensible. However, in the absence of any other features that may help parcel definition, then it is accepted they could be used for this purpose (ie parcel definition), but not for assessing Purpose A where reference is made to the lack of physical features. Table 4 – Whilst it is acknowledged that the PPG refers to the lack of physical features as being an indication of a strong contribution for purpose A, this needs to be considered alongside a judgement as to whether an incongruous pattern of development would then result. Purpose E – Whilst we would agree that this purpose is unlikely to lead to a differentiation between assessment areas, the approach could lead to a difference across the West Midlands GB areas as a whole. The performance for this purpose should be a West Midlands wide assessment, and not one that would result in differences from one LPA to another. Table 10 – WE are not convinced the thresholds are entirely appropriate. For instance even if there is a small brownfield land capacity, then this purpose could still be important as the PDL involved may be particularly challenging to bring forward even if it is only a small proportion of the overall land supply. Table 11 – Depending on the circumstances of the individual parcel, the presence of listed buildings could be a strong reason for refusal. Particularly if the parcel is small and the heritage asset(s) have a more significant (and extensive) setting.	Noted The approach to hedgerows has been moved to less defensible boundary category. The text has been amended to provide clarity that ‘incongruous pattern of development’ is its own consideration in the Purpose A criteria. The assessment of Purpose E is considered suitable as it follows good practice and experience elsewhere, and considers this in the local Birmingham context and circumstances. The approach to listed buildings is suitable for the scale of parcels within the Stage 1 assessment for Birmingham. They will be considered in the Stage 2 assessment on call for sites.
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Walsall Metropolitan Borough Council	As you know, Walsall is also commissioning a GB assessment to assist our local plan. The methodology proposed for Birmingham does not raise any specific concerns for Walsall. The geography of Walsall and the shape of our Green Belt is quite different to Birmingham so it is reasonable for there to be some differences in the methodologies used by our two authorities. I would however note a few points where Arup’s proposals may not entirely reflect national guidance. Section 1.2. “Typically, a GBA is undertaken in two stages. The first stage examines the performance of an area’s Green Belt in its entirety looking at broad area/parcels, while the second stage is more granular and examines the performance of discrete, smaller Green Belt parcels or sites, primarily adjacent to existing sustainable urban areas or in locations where new settlements are being proposed as part of emerging growth options.” The new PPG suggests that the identification of assessment areas should be done in a single exercise: • <i>to ensure any assessment of how land performs against the Green Belt purposes is robust, assessment areas should be sufficiently granular to enable the assessment of their variable contribution to Green Belt purposes</i> • <i>a small number of large assessment areas will not be appropriate in most circumstances – authorities should consider whether there are opportunities to better identify areas of green belt by subdividing areas into smaller assessment areas where this is necessary</i> • <i>authorities should consider where it may be appropriate to vary the size of assessment areas based on local circumstances. For example, the assessment of smaller areas may be appropriate in certain places, such as around existing settlements or public transport hubs or corridors</i> This implies that the identification of parcels should be done as a single stage, neutral exercise before the consideration of potential development sites.	Noted The approach is consistent with national policy. For Birmingham we have identified parcels across the city, and this will be supported by assessments of sites within those parcels. A minor amendment has been made to section 1.2 to remove references to parcels at the second stage.
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	Section 2.2. Second paragraph “councils should now undertake a Green Belt Assessment if they cannot meet their identified need for homes, commercial or other development (see NPPF paragraphs 145 and 146)”. NPPF paragraph 147 states that exceptional circumstances to justify changes to Green Belt boundaries will only arise if the three stages in clauses a) to c) of that paragraph have been explored. The revised national standard method reduces Birmingham’s annual housing need considerably whilst it is understood that the housing land supply in the city is now much greater than was the case when the current development plan was adopted. The jump to the need to carry out a GBA in order to meet a land supply shortfall should not therefore be immediate. This should be clarified in the methodology. Section 3.3.1. The definition of grey belt in the NPPF refers to land that does not strongly contribute to any of purposes (a), (b) <u>or</u> (d), not (a), (b) <u>and</u> (d). The NPPF makes it clear that the presence of footnote 7 constraints does not automatically preclude a site from being considered as grey belt, but only where those constraints would provide a strong reason for refusing development independent of GB designation. Development affecting a designated heritage asset may be acceptable for example (other than on GB grounds) where it would preserve or enhance that asset. Proposed Methodology: Figure 6 should have an additional sub-stage 3b: Identifying areas that <u>not</u> of fundamental importance. These will be the areas, in addition to grey belt, that could be considered for removal from the GB. The NPPF uses four types of settlement in relation to Green Belt, large built-up areas, towns, historic towns and villages. There is no mention of cities. Under purpose b), most of Birmingham and the Black Country are clearly a single large built-up area as the different parts are joined by continuous urban development. However, there are also areas where the separate towns and districts that make up the	Updates have been made to section 1.1 and 2.2 to clarify the purpose of this GBA, and why consideration of the Green Belt in the city is being looked at. Section 1.2 already sets out that the GBA is not a policy or decision making document that proposes any release of Green Belt land. The wording has been corrected to match PPG. Noted – the approach is consistent with this, with a similar point specifically included on Statutory Listed Buildings in Table 11. Assessment of Footnote 7 constraints will be included in the parcel and site assessments. Noted – the analysis under Step 3 will provide an assessment for each parcel and review if it is /isn’t of fundamental importance. The purpose B text acknowledges that there are towns within the West Midlands Conurbation. The references to locations in the West Midlands Conurbation is meant to be to the Councils and not towns – this has been amended to reflect the text already included in Table 5.
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Consultee	Consultee comments	Response
	urban area are separated. This is particularly the case for the districts of Walsall, for example between Aldridge and Streetly, but is less the case with Birmingham. Under purpose B, it would be preferable if the West Midlands conurbation was described as a large built-up area and the suggestion that it be treated as one 'town' deleted. The reference to specific districts of the Black Country should also be deleted given that the assessment is only for Birmingham and the Black Country authorities will be carrying out their own GB assessments. Section 4.3.2 Whilst we would agree that a proportionate evidence base would suggest that priority should be given to sites that are likely to be developable during the plan period, NPPF paragraph 149 states that Green Belt boundaries should look beyond the plan period.	As purpose B relates to towns we consider the wording to be suitable, including for neighbouring areas. This is for the Council to consider as the next stage as part of the completion of the GBA.
Tamworth Borough Council	I haven't read the whole thing cover to cover, but I've looked at the bits relevant to Tamworth. I understand the geographic area of the study is within the Birmingham boundary. The majority of the Green Belt separating Birmingham and Tamworth is within the boroughs of Lichfield and North Warwickshire, and the Lichfield section of the Green Belt is included in the scope of the study that we're currently procuring jointly with Lichfield and the other southern Staffordshire authorities. On that basis, I don't have any specific comments to make at this stage.	Noted

Appendix D

Definition of Stage 1 parcel boundaries

The following table provides a summary of how the parcels were defined that were assessed through Stage 1.

Table 22. Stage 1 parcel definition

Parcel ref	Site name	Description of parcel boundaries
GBP 1	Land north of Hill Hook Road	This parcel is bound by the A4026 (Blake Street) to the north and Hill Hook Road to the south and built form to both the east and west.
GBP 2	Hill Hook Nature Reserve	This parcel is bound by Hill Hook Road to the north with the remaining boundary following the built form which surrounds it.
GBP 3	Land between A5127 (Lichfield Road) and Hillwood Common Road	This parcel is bound by the A5127 (Lichfield Road) to the west, Watford Gap Road to the north (which also follows the administrative boundary) and Hillwood Common Road to the east. The southern boundary of the parcel follows the built form. The eastern boundary along Hillwood Common Road has been used to create a suitable parcel size for assessment across this area of Green Belt. The parcel also aligns with a promoted Call for Sites which will be assessed in Stage 2.
GBP 4	Land north of Hill Wood Road	This parcel is bound by Hillwood Common Road to the west, Camp Road to the north (which also follows the administrative boundary), Worcester Lane to the east and Hillwood Road to the south. The western, eastern and southern boundaries have been defined along these roads to create a suitable parcel size for assessment across this area of Green Belt.
GBP 5	Land south of Hill Wood Road	This parcel is bound by Hill Wood Road to the north and Worcester Lane to the east. The southern and western boundaries follow the built form / edge of the Green Belt. The northern boundary has been defined along Hill Wood Road to create a suitable parcel size for assessment across this area of Green Belt.
GBP 6	Land between Worcester Lane and Weeford Road	This parcel is boundary by Worcester Lane to the west, Camp Road to the north (which also follows the administrative boundary), Weeford Road to the east and Duttons Lane to the south (which follows the Green Belt boundary). The boundaries have been defined along these roads to create a suitable parcel size for assessment across this area of Green Belt.
GBP 7	Land between Weeford Road and M6 Toll	The western boundary of this parcel follows Weeford Road, with the eastern boundary bound by the M6 Toll and the southern boundary following the B4151 (Slade Road). The western boundary has been defined along Weeford Road to create a suitable parcel size for assessment across this area of Green Belt.
GBP 8	Land north of B4151, between M6 Toll and A38	The western boundary of this parcel follows the M6 Toll and the southern boundary follows the B4151 (Slade Road). The eastern boundary follows the administrative boundary and the A38.

Parcel ref	Site name	Description of parcel boundaries
GBP 9	Moor Hall Golf Club	The eastern boundary of this parcel is defined by Weeford Road and the remaining boundaries follow the surrounding built form. The eastern boundary of the parcel has been defined along Weeford Road in part to create a suitable parcel size for assessment across this area of Green Belt. Additionally, the character of this parcel is composed of a golf course which is different to the surrounding Green Belt which is primarily rural in nature.
GBP 10	Land at Fox Hill Road	This parcel is bound by the B4151 (Slade Road) to the north, the M6 Toll to the east, the A453 (Tamworth Road) to the south and Weeford Road the west. The B4151, M6 Toll and A453 are major roads, with Weeford Road used as a boundary to create a suitable parcel size for assessment given the character of this parcel (primarily rural in nature) is different to the adjacent parcel (a golf course).
GBP 11	Land at Slade Farm and Collets Brook Farm	This parcel is bound by the B4151 (Slade Road) to the north, the A453 (Tamworth Road) to the south and the M6 Toll to the west. The B4151, M6 Toll and A453 are major roads, with the administrative boundary to the east considered a suitable boundary, particularly as it contains three promoted Call for Sites to be assessed as part of the Stage 2 assessment.
GBP 12	Land between Tamworth Road and Withy Hill Road	This parcel is bound by the A453 (Tamworth Road) to the northwest, the M6 Toll and administrative boundary to the east, Withy Hill Road to the south and follows the built form along to the southwest / west. The M6 Toll and A453 are major roads. The southern boundary has been defined along Withy Hill Road to create a suitable parcel size for assessment across this area of Green Belt.
GBP 13	Sutton Coldfield Crematorium and adjacent woodland	This parcel follows the A453 (Tamworth Road) to the northwest and the M6 Toll to the southwest. The remaining boundary along the eastern edge follows the administrative boundary. The M6 Toll and A453 are major roads.
GBP 14	Land north of Lindridge Road	The parcel is bound to the north by Withy Hill Road, the M6 Toll to the east, follows Lindridge Road to the south and west, along with sections following the administrative boundary. The northern boundary has been defined using Withy Hill Road to create a suitable parcel size for assessment across this area of Green Belt.
GBP 15	Land west of M6 Toll and surrounding Langley Mill Farm	The parcel is bound to the west by the M6 Toll and the remaining boundaries follow the administrative boundary. Whilst the A38 runs through this parcel, using this as a boundary would have resulted in a small parcel between the M6 Toll and A38 which was not considered necessary.
GBP 16	Land north of Ox Leys Road	This parcel is bound to the west by the A38 and Ox Leys Road to the south. The remaining boundaries follow the administrative boundary. Ox Leys Road was used as a boundary to create a suitable parcel size for assessment across this area of Green Belt.

Parcel ref	Site name	Description of parcel boundaries
GBP 17	Land south of Ox Leys Road and north of Bull's Lane	This parcel is bound to the west by the A38, Ox Leys Road to the north, the administrative boundary to the east and Bull's Lane to the south. The northern and southern boundaries have been defined along these roads to create a suitable parcel size for assessment across this area of Green Belt.
GBP 18	Land surrounding Peddimore employment site	The most western boundary of the parcel follows the A38, the northern boundary follows Bull's Lane, the eastern boundary follows the administrative boundary and the southern most boundary is defined by the A4097 (Kinsbury Road). The parcel surrounds the Peddimore employment site which was previously removed from the Green Belt. The A38 and A4097 are major roads, with the northern boundary defined along Bull's Lane to create a suitable parcel size for assessment across this area of Green Belt. Whilst the Birmingham and Fazeley Canal runs through this parcel, using this boundary would have resulted in a small parcel between the canal and A4097, which was not considered necessary (particularly as part of this section has been promoted as a Call for Sites which will be assessed at Stage 2).
GBP 19	Land at Severn Trent Water Minworth	This parcel is bound by the A4097 (Kingsbury Road) to the north and Water Orton Lane to the south. The parcels western and eastern boundaries follow the administrative boundary and the adjacent built form. The southern boundary is defined by Water Orton Lane as the parcel to the south has a different character and use to this parcel.
GBP 20	Land south of Water Orton Lane and north of the Water Orton to Park Lane Junction Curve railway line	This parcel is bound by Water Orton Lane to the north and the railway line to the south. The parcels western and eastern boundaries follow the adjacent built form or administrative boundary. The northern boundary is defined by Water Orton Lane as the parcel to the north has a different character and use to this parcel.
GBP 21	Land to east of Castle Vale Meadows, bound by railway lines (Castle Bromwich Junction to Park Lane Junction, Water Orton to Park Lane Junction Curve and Derby to Birmingham (Proof House Junction))	This parcel is bound on all three sides by railway lines which provide clear boundary features.
GBP 22	Land between Derby to Birmingham (Proof House Junction) railway line and M6	This parcel is bound to the north by a railway line and the remaining boundaries follow the adjacent built form or the administrative boundary, which to the south also follows the M6.
GBP 23	Land at Newhall Valley Country Park and Walmey Golf Club	The western, northern and eastern boundaries all follow the built form around this parcel. The southern boundary follows the B4148 (Penns Lane), which separates this parcel with the one to the south. Whilst Wylde Green Road and a railway line run through this parcel, a waterway with associated footways allows a continuous connection throughout this area which is also all of a similar character.

Parcel ref	Site name	Description of parcel boundaries
GBP 24	Land at Pye Hayes Golf Course and around Pye Hayes Hall	All boundaries follow the built form around this parcel. A very small section to the north is adjacent to the B4148 (Penns Lane), and this is used as the boundary as the extent is small and the parcel to the north has a different character to this parcel.
GBP 25	Land at Kingfisher Country Park and associated waterway	All boundaries of this parcel follow the adjacent built form, with the eastern boundary following the administrative boundary. Whilst Cole Hall Lane and Lea Ford Road/Packington Avenue intersect this parcel, a waterway with associated footways runs through the area which allows a continuous connection throughout, and the overall parcel is seen as having a similar character.
GBP 26	Land at Sheldon Country Park	All boundaries of this parcel follow the adjacent built form, with the eastern boundary following the administrative boundary. Whilst a railway line runs through the parcel towards the north, there is a waterway and footway running through the parcel which allows a continuous connection to an area of similar character.
GBP 27	Land to east/south of Hawkesley	This linear parcel follows the adjacent built form (along Longsdale Road and other estate roads) and the administrative boundary. Whilst there are multiple minor roads which intersect this parcel, it is considered a suitable boundary, particularly as it contains promoted Call for Sites to be assessed as part of the Stage 2 assessment.
GBP 28	The Wast Hills Golf Centre	This parcel follows the adjacent built form (including Longsdale Road) and Redhill Road (which also follows the administrative boundary).
GBP 29	Land at Rednal Hill	This parcel follows the adjacent built form (including Leach Green Lane and Eachway Lane) and the administrative boundary.
GBP 30	Land at Bartley Reservoir, Frankley Reservoir and water treatment works	All boundaries of this parcel follow either the built form (including Cromwell Lane and Moors Lane) or the administrative boundary. Whilst a number of roads (including Frankley Lane) pass through the site, the overall character and nature of the parcel is largely defined by the reservoirs, associated infrastructure and countryside.
GBP 31	Land east of Kitwell Lane (power infrastructure site)	The majority of the boundaries follow either the surrounding built form, or Ravenhayes Lane and Kitwell Lane (which are the administrative boundary). The character of this site, which is primarily used for electricity infrastructure, is different to that of the parcel to the north west.
GBP 32	Land between M5 and housing estates around Lye Avenue and Pinewood Drive	The majority of the boundaries follow either the adjacent built form or the administrative boundary (adjacent to the M5). The character of this site, which is primarily open green space, is different to that of the parcel to the south east.
GBP 33	Woodgate Valley Country Park	The majority of this parcel boundary follows the surrounding built form, including Clapgate Lane, Stonehouse Lane and West Boulevard. The east boundary follows the Quinton Expressway and a small section of the administrative boundary.

Parcel ref	Site name	Description of parcel boundaries
GBP 34	Land at Hilltop Golf Course (part of Sandwell Valley) and green space which wraps around to and includes Perry Hall Playing Fields	All boundaries of this parcel follow either the adjacent built form or the administrative boundary. Whilst the B4124 (Hamstead Hill) and a railway line run intersect this parcel, there is a waterway with associated footways through this parcel which allows a continuous connection through an area of similar character.
GBP 35	Sutton Park	All boundaries of this parcel follow either the adjacent built form (including the A452, Monmouth Drive and the B4151) or the B4138 (which is also the administrative boundary). Whilst a railway line runs through a cutting in the northern section of the park (with various pedestrian crossing points), the character and nature of the parcel is the same throughout.

Appendix E

Green Belt Assessment Maps and Assessment Outcome Tables

Stage 1 parcel assessment outcomes

Parcel Ref	Green Belt Purpose Overall Assessment	Purpose A – unrestricted sprawl of large built up areas	Purpose B – merging of neighbouring towns	Purpose C – safeguarding the countryside	Purpose D – preserving setting of historic towns	Purpose E – assist in urban regeneration	Is the parcel potential grey belt?
GBP 1	Moderate	Moderate	Weak	Moderate	No	Moderate	Yes
GBP 2	Weak	Weak	No	Moderate	No	Moderate	Yes
GBP 3	Moderate	Moderate	Weak	Strong	No	Moderate	Yes
GBP 4	Strong	Strong	Weak	Strong	No	Moderate	No
GBP 5	Moderate	Moderate	Weak	Moderate	No	Moderate	Yes
GBP 6	Moderate	Moderate	Weak	Strong	No	Moderate	Yes
GBP 7	Strong	Strong	Weak	Strong	No	Moderate	No
GBP 8	Weak	No	Weak	Moderate	No	Moderate	Yes
GBP 9	Weak	Weak	No	Moderate	No	Moderate	Yes
GBP 10	Moderate	Moderate	Weak	Strong	No	Moderate	Yes
GBP 11	Moderate	No	Weak	Strong	No	Moderate	Yes
GBP 12	Moderate	Moderate	Weak	Strong	No	Moderate	Yes
GBP 13	Weak	No	Weak	Moderate	No	Moderate	Yes
GBP 14	Moderate	Moderate	Weak	Strong	No	Moderate	Yes
GBP 15	Weak	No	Weak	Moderate	No	Moderate	Yes
GBP 16	Strong	Strong	Weak	Strong	No	Moderate	No
GBP 17	Strong	Strong	Weak	Strong	No	Moderate	No
GBP 18	Moderate	Moderate	Weak	Moderate	No	Moderate	Yes

Parcel Ref	Green Belt Purpose Overall Assessment	Purpose A – unrestricted sprawl of large built up areas	Purpose B – merging of neighbouring towns	Purpose C – safeguarding the countryside	Purpose D – preserving setting of historic towns	Purpose E – assist in urban regeneration	Is the parcel potential grey belt?
GBP 19	Weak	Weak	No	Weak	No	Moderate	Yes
GBP 20	Weak	Moderate	No	Weak	No	Moderate	No
GBP 21	Weak	No	Weak	No	No	Moderate	Yes
GBP 22	Moderate	Moderate	No	Moderate	No	Moderate	Yes (Part)
GBP 23	Weak	Weak	No	Moderate	No	Moderate	Yes
GBP 24	Weak	Weak	No	Moderate	No	Moderate	Yes
GBP 25	Weak	Weak	No	Moderate	No	Moderate	Yes (Part)
GBP 26	Weak	Weak	No	Moderate	No	Moderate	Yes (Part)
GBP 27	Moderate	Moderate	Weak	Strong	No	Moderate	Yes
GBP 28	Moderate	Moderate	Weak	Moderate	No	Moderate	Yes
GBP 29	Moderate	Moderate	Weak	Strong	No	Moderate	Yes
GBP 30	Moderate	Moderate	No	Moderate	No	Moderate	Yes
GBP 31	Weak	Weak	No	Weak	No	Moderate	Yes
GBP 32	Moderate	Moderate	No	Moderate	No	Moderate	Yes
GBP 33	Weak	Weak	No	Moderate	No	Moderate	Yes
GBP 34	Moderate	Moderate	No	Moderate	No	Moderate	Yes (Part)
GBP 35	Weak	Weak	No	Moderate	No	Moderate	No

Stage 2 site assessment outcomes

Site Ref	Green Belt Purpose Overall Assessment	Purpose A – unrestricted sprawl of large built up areas	Purpose B – merging of neighbouring towns	Purpose C – safeguarding the countryside	Purpose D – preserving setting of historic towns	Purpose E – assist in urban regeneration	Is the site potential grey belt?	Green Belt Impact Assessment Conclusion
GBCFS 1	Moderate	Moderate	Weak	Moderate	No	Moderate	Yes	Take site forward for further consideration.
GBCFS 2	Strong	Strong	Weak	Strong	No	Moderate	No	Take site forward for further consideration.
GBCFS 3	Strong	Strong	Weak	Strong	No	Moderate	No	Take site forward for further consideration.
GBCFS 4	Moderate	No	Weak	Strong	No	Moderate	Yes	Take site forward for further consideration, only in combination with GBCFS 3 and/or GBCFS 5.
GBCFS 5	Moderate	Moderate	Weak	Moderate	No	Moderate	Yes	Take site forward for further consideration.
GBCFS 6	Weak	No	Weak	Moderate	No	Moderate	Yes	Take site forward for further consideration, only in combination with GBCFS 7.
GBCFS 7	Moderate	Moderate	Weak	Strong	No	Moderate	Yes	Take site forward for further consideration.

Site Ref	Green Belt Purpose Overall Assessment	Purpose A – unrestricted sprawl of large built up areas	Purpose B – merging of neighbouring towns	Purpose C – safeguarding the countryside	Purpose D – preserving setting of historic towns	Purpose E – assist in urban regeneration	Is the site potential grey belt?	Green Belt Impact Assessment Conclusion
GBCFS 8	Moderate	Moderate	Weak	Strong	No	Moderate	Yes	Take site forward for further consideration.
GBCFS 9	Moderate	Moderate	Weak		No	Moderate	Yes	Take site forward for further consideration.
GBCFS 10	Moderate	No	Weak		No	Moderate	Yes	Exclude site from process.
GBCFS 11	Moderate	No	Weak		No	Moderate	Yes	Exclude site from process.
GBCFS 12	Moderate	No	Weak		No	Moderate	Yes	Exclude site from process.
GBCSF 13	Moderate	Moderate	Weak		No	Moderate	Yes	Take site forward for further consideration.
GBCFS 14	Moderate	Moderate	Weak	Strong	No	Moderate	Yes	Take site forward for further consideration.
GBCFS 15	Moderate	Moderate	No	Moderate	No	Moderate	Yes	Take site forward for further consideration.
GBCFS 16	Moderate	Moderate	No	Moderate	No	Moderate	Yes	Take site forward for further consideration.

Site Ref	Green Belt Purpose Overall Assessment	Purpose A – unrestricted sprawl of large built up areas	Purpose B – merging of neighbouring towns	Purpose C – safeguarding the countryside	Purpose D – preserving setting of historic towns	Purpose E – assist in urban regeneration	Is the site potential grey belt?	Green Belt Impact Assessment Conclusion
GBCFS 17	Moderate	Moderate	No	Moderate	No	Moderate	Yes	Take site forward for further consideration.
GBCFS 18	Moderate	Moderate	No	Moderate	No	Moderate	Yes	Take site forward for further consideration.
GBCFS 19	Weak	Weak	No	Moderate	No	Moderate	Yes	Take site forward for further consideration.
GBCFS 20	Moderate	Moderate	No	Moderate	No	Moderate	Yes (Part)	Take site forward for further consideration.
GBCFS 21	Moderate	Moderate	Weak	Moderate	No	Moderate	Yes	Take site forward for further consideration.
GBCFS 22	Moderate	Moderate	Weak	Strong	No	Moderate	Yes	Take site forward for further consideration.
GBCFS 23	Moderate	Moderate	Weak	Strong	No	Moderate	Yes	Take site forward for further consideration.
GBCFS 24	Moderate	Moderate	Weak	Moderate	No	Moderate	Yes	Take site forward for further consideration.

Site Ref	Green Belt Purpose Overall Assessment	Purpose A – unrestricted sprawl of large built up areas	Purpose B – merging of neighbouring towns	Purpose C – safeguarding the countryside	Purpose D – preserving setting of historic towns	Purpose E – assist in urban regeneration	Is the site potential grey belt?	Green Belt Impact Assessment Conclusion
GBCFS 25	Moderate	Moderate	No	Moderate	No	Moderate	Yes	Take site forward for further consideration.
GBCFS 26	Moderate	Moderate	No	Moderate	No	Moderate	Yes	Take site forward for further consideration.

Stage 1 Overall Assessment Map

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Stage 1 Purpose A Map

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Stage 1 Purpose B Map
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Stage 1 Purpose C Map
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Stage 1 Purpose D Map
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Stage 1 Purpose E Map
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Stage 1 Grey Belt Map

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Stage 2 Overall Assessment Map

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Stage 2 Purpose A Map

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Stage 2 Purpose B Map
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Stage 2 Purpose C Map
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Stage 2 Purpose D Map

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Stage 2 Purpose E Map
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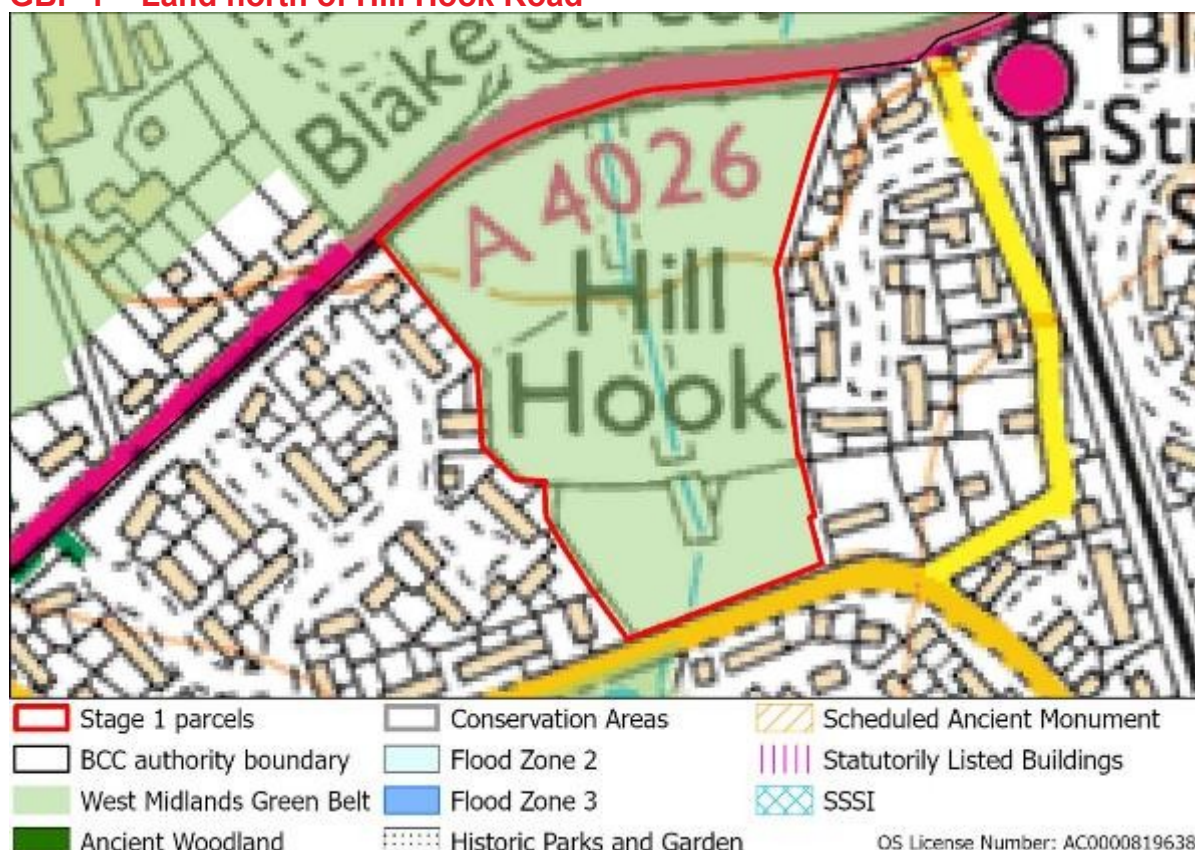
Stage 2 Grey Belt Map
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Appendix F

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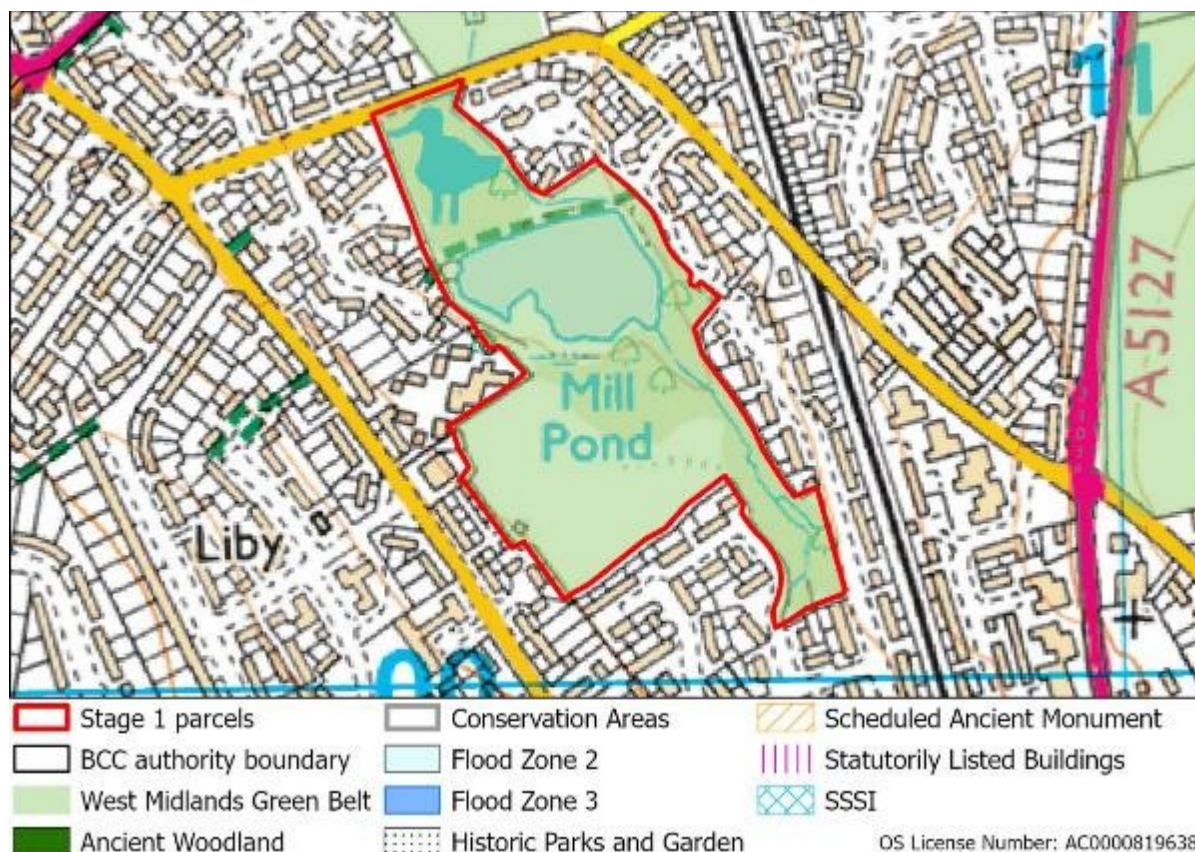
GBP 1 – Land north of Hill Hook Road



Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The parcel is adjacent to the defined large built-up area of Birmingham along its southern eastern and western boundaries. The parcel is free of existing development and is predominantly densely vegetated countryside consisting of multiple trees and a small watercourse flowing through the centre of the parcel. Approximately a third of the parcel is used for agricultural purposes. The parcel has a defensible boundary either between the parcel and the large built-up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of the A4026 (Blake Street) to the north of the parcel (just beyond the administrative boundary), and Hill Hook Road to the south. The rest of the parcel's boundaries follow residential properties boundaries, which are considered less defensible. As such, the parcel has physical features that could restrict and contain development. The parcel is partially enclosed by the large built-up area along the southern, western and eastern boundaries, such that new development would not result in an incongruous pattern of development and could be considered as infill development. Overall, the parcel makes a moderate contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose B	Weak contribution	The parcel is located in a gap between Birmingham and the neighbouring town of Lichfield. The parcel forms a very small part of a gap, without making a contribution to visual separation, where development would not physically reduce the perceived or actual distance between towns. Overall, the parcel makes weak contribution to this purpose.
Purpose C	Moderate contribution	The parcel consists of open countryside and rural land uses, including natural vegetation and agricultural land. The parcel has a moderate degree of openness, with less than 10% built form. There are no long line views across the parcel or into surrounding Green Belt due to restrictions from dense vegetation within the parcel. The parcel is partly enclosed by existing development along some its boundaries, with the urban built form surrounding the parcel along the eastern and western boundaries impacting the sense of openness. The Green Belt continues to the north; however views are restricted into this area of Green Belt due to vegetation. Overall, the parcel makes moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose, and no contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however this is not significant. Therefore, the parcel can be considered potential grey belt

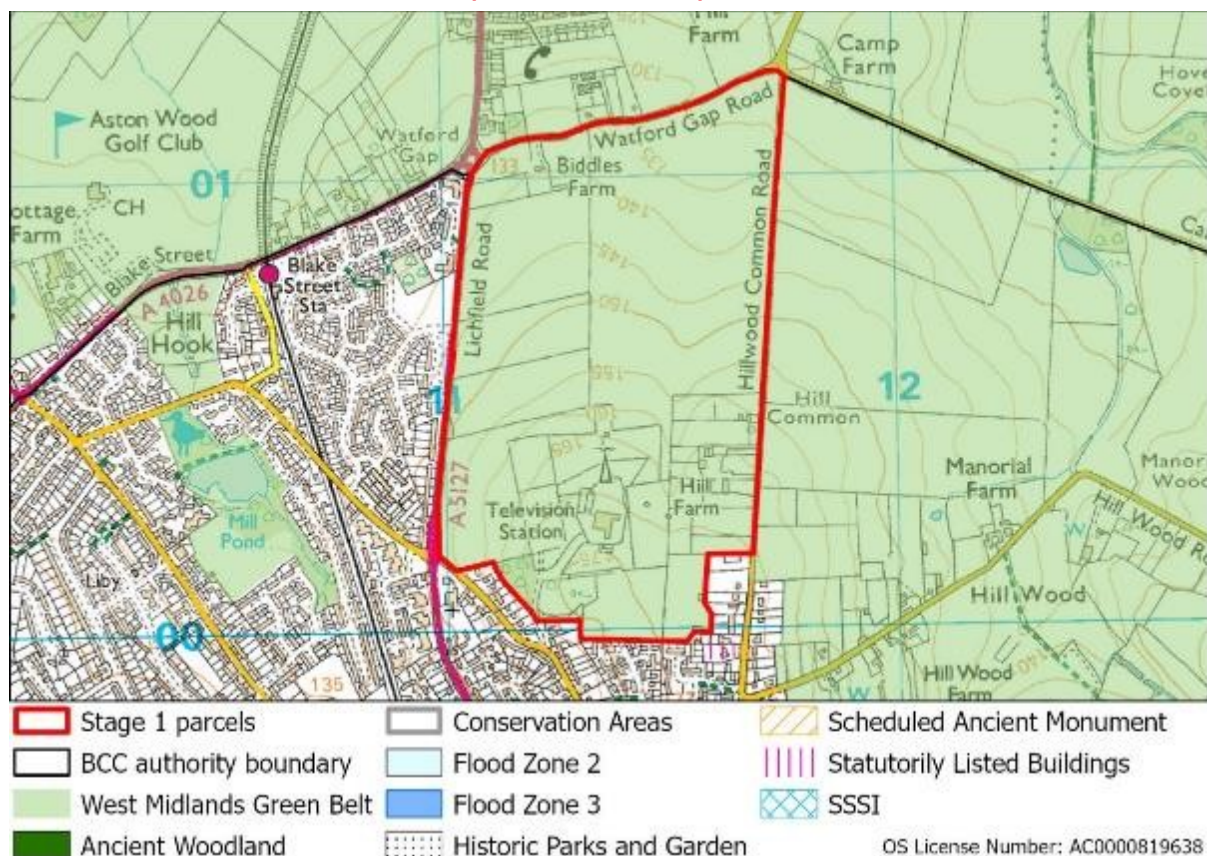
GBP 2 – Hill Hook Nature Reserve



Assessment criteria	Outcome	Assessment
Purpose A	Weak contribution	The parcel is fully enclosed by the defined large built-up area of Birmingham along all its boundaries. The parcel is predominantly densely vegetated countryside and contains Mill Pond, although the parcel contains some existing development related to Four Oaks Saints Cricket Club. This is not extensive. The parcel has a defensible boundary either between the parcel and the large built-up area, and between the parcel and the surrounding Green Belt. It consists of Hill Hook Road along the northern boundary, and Balmoral Road and Sandhurst Road to the south (as minor estate roads). The rest of the parcel boundary is made up by the established residential properties or other built form, which are less defensible boundaries. As such, the parcel has physical features that could restrict and contain development. The parcel is largely enclosed by the large built up area such that development would not result in an incongruous pattern of development and it could be considered as infilling part of the settlement pattern. Overall, the parcel makes a weak contribution to this purpose.
Purpose B	No contribution	The parcel does not play a role in preventing neighbouring towns from merging.

Assessment criteria	Outcome	Assessment
Purpose C	Moderate contribution	The parcel consists of open countryside and rural land uses, including natural vegetation and sports and recreation fields, with one associate building. The parcel has an overall moderate degree of openness, with less than 10% built form. There are no long line views across the parcel due to restrictions from dense vegetation within the parcel. The parcel is completely enclosed by existing development along some its boundaries, with the urban built form surrounding the parcel along the eastern and western boundaries which impacts the sense of openness. Overall, the parcel makes moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to contribute to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Weak contribution	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, covering approximately 30% of the parcel. Therefore, the parcel can be considered potential grey belt.

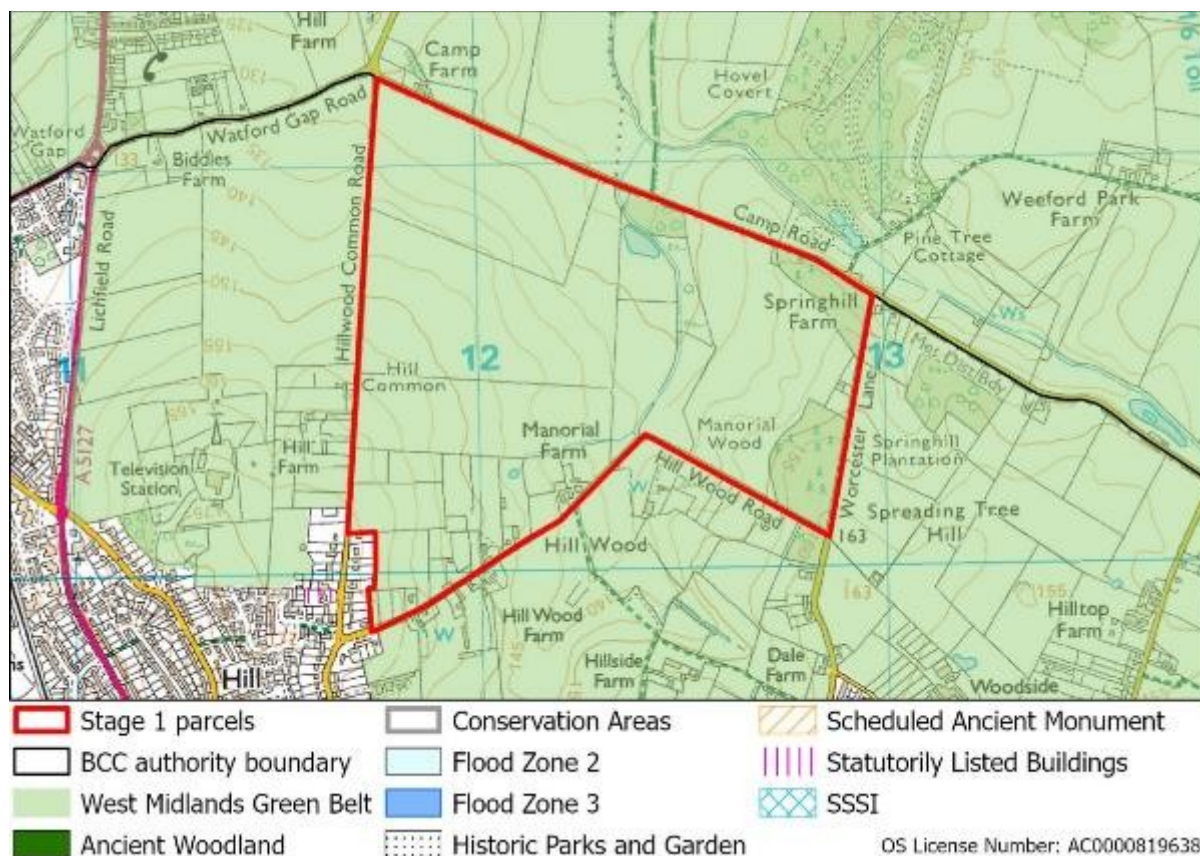
GBP 3 – Land between A5127 (Lichfield Road) and Hillwood Common Road



Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The parcel is adjacent to the defined large built up area of Birmingham along the western and southern boundary. The parcel is predominantly open countryside, including agricultural uses and associated farm buildings. The parcel also contains some existing development and other urbanising influences, including a number of residential properties and a broadcasting telecommunications mast and associated infrastructure, although this is not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of the A5127 (Lichfield Road) to the west, Watford Gap Road to the north (which also follows the administrative boundary) and Hillwood Common Road to the east. These are all major or minor roads and are therefore defensible. The southern boundary follows the existing built form following field boundaries or tree lines which border the residential properties and is therefore a less defensible boundary. As such, the parcel has physical features that could restrict and contain development. The parcel is adjacent to and partially enclosed by the large built up area on two boundaries, however, the connection to the large built up area is such that new development is unlikely to result in an incongruous pattern of development. Overall, the parcel makes a moderate contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose B	Weak contribution	The parcel is located in a gap between Birmingham and the neighbouring town of Lichfield. The parcel forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong contribution	The parcel consists of open countryside and rural land uses, such as farm buildings, with some semi-urban land uses, including residential properties and a broadcasting telecommunications mast and associated infrastructure. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the parcel and into the surrounding Green Belt to the north and east, but other views are restricted by topography, built form and vegetation, particularly the tree line/vegetation around the telecommunications mast site. The parcel is surrounded by open countryside along its northern and eastern boundaries, with the Green Belt carrying on in these directions. To the west and south the parcel joins the built form of Birmingham and is therefore partly enclosed, although this does not impact the sense of openness. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel supports a strong-moderate degree of openness and there are defensible boundaries between the parcel and the surrounding Green Belt, which can contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The parcel therefore has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D, and there are no footnote 7 constraints on the parcel. Therefore, the parcel can be considered potential grey belt.

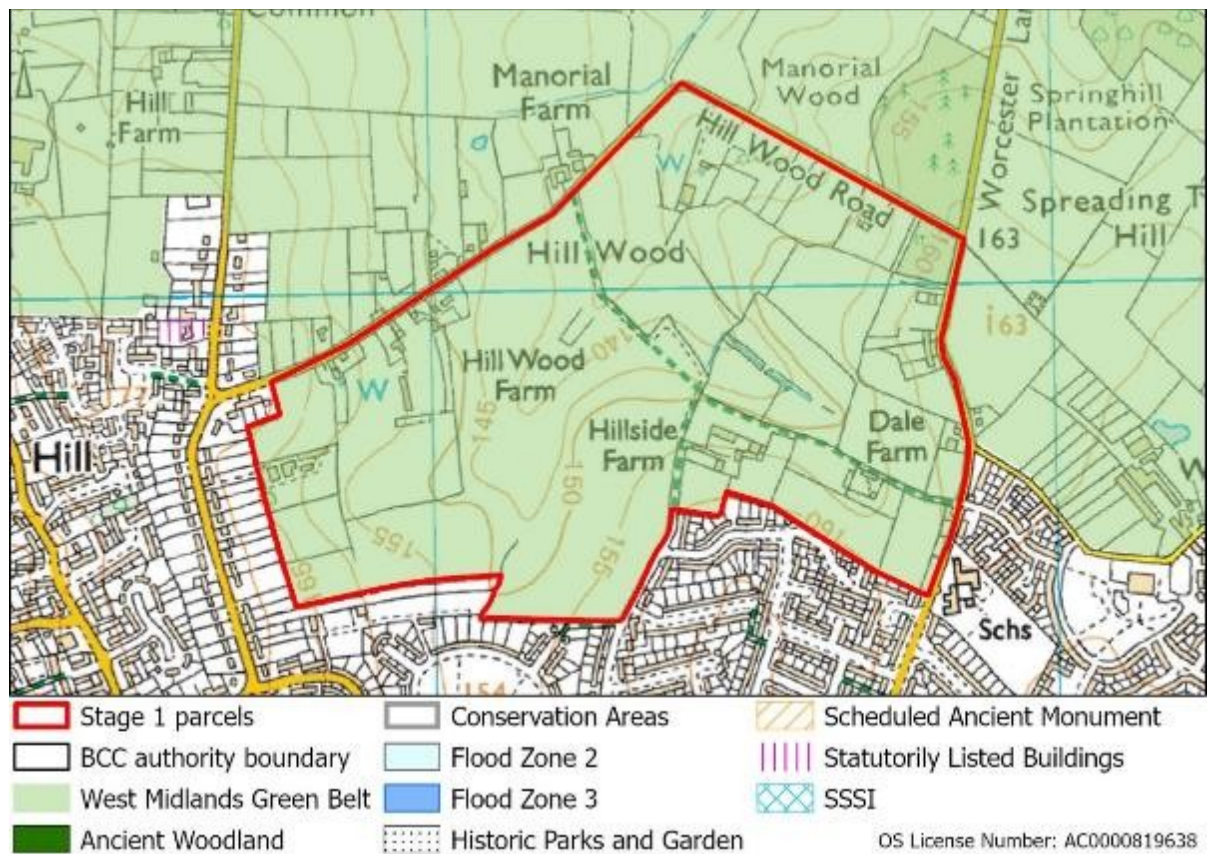
GBP 4 – Land north of Hill Wood Road



Assessment criteria	Outcome	Assessment
Purpose A	Strong contribution	The parcel is adjacent to the defined large built up area of Birmingham, although this only forms a very short section of the western boundary. The parcel is predominately open countryside, including agricultural uses and associated farm buildings. The parcel also contains some existing development and other urbanising influences, including a few residential properties along the southern boundaries, closest to the large built up area although these are not extensive. The parcel has a mix of less defensible and defensible boundaries either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of Hillwood Common Road to the west, Camp Road to the north (which also follows the administrative boundary), and Worcester Lane to the east. These are considered minor roads and are therefore defensible. Hill Wood Road to the south is a narrow public road, which is a less defensible boundary. Also, where the parcel joins the built up area in the southwest corner, the parcel's boundary follows field boundaries bordering the residential properties, and are therefore less defensible. The parcel has physical features that could restrict and contain development. However, if developed the parcel would result in an incongruous pattern of development due to its limited level of connection with the built up area. Overall, the parcel makes a strong contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose B	Weak contribution	The parcel is located in a gap between Birmingham and the neighbouring towns of Lichfield and Tamworth. The parcel forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong contribution	The parcel consists of open countryside and rural land uses, such as farm buildings, with some semi-urban land uses, including some residential properties. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the parcel and into surrounding Green Belt, but other views are restricted by topography, built form and vegetation. The parcel is surrounded by open countryside along most of its boundaries; the eastern, northern, southern and a large part of the western (with this also being Green Belt land). In the southwestern corner the parcel joins the built form of Birmingham. Overall, the parcel makes a strong contribution to this purpose
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Strong contribution	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel supports a strong-moderate degree of openness. There is a mix of less defensible and defensible boundaries, which overall could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. However, if developed this would result in an incongruous pattern of development which is inconsistent with the existing built form. The parcel therefore has been judged to make a strong overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	No	The parcel scored strongly on Purpose A and does not score strongly against either Purpose B or Purpose D. Therefore, the parcel cannot be considered as potential grey belt.

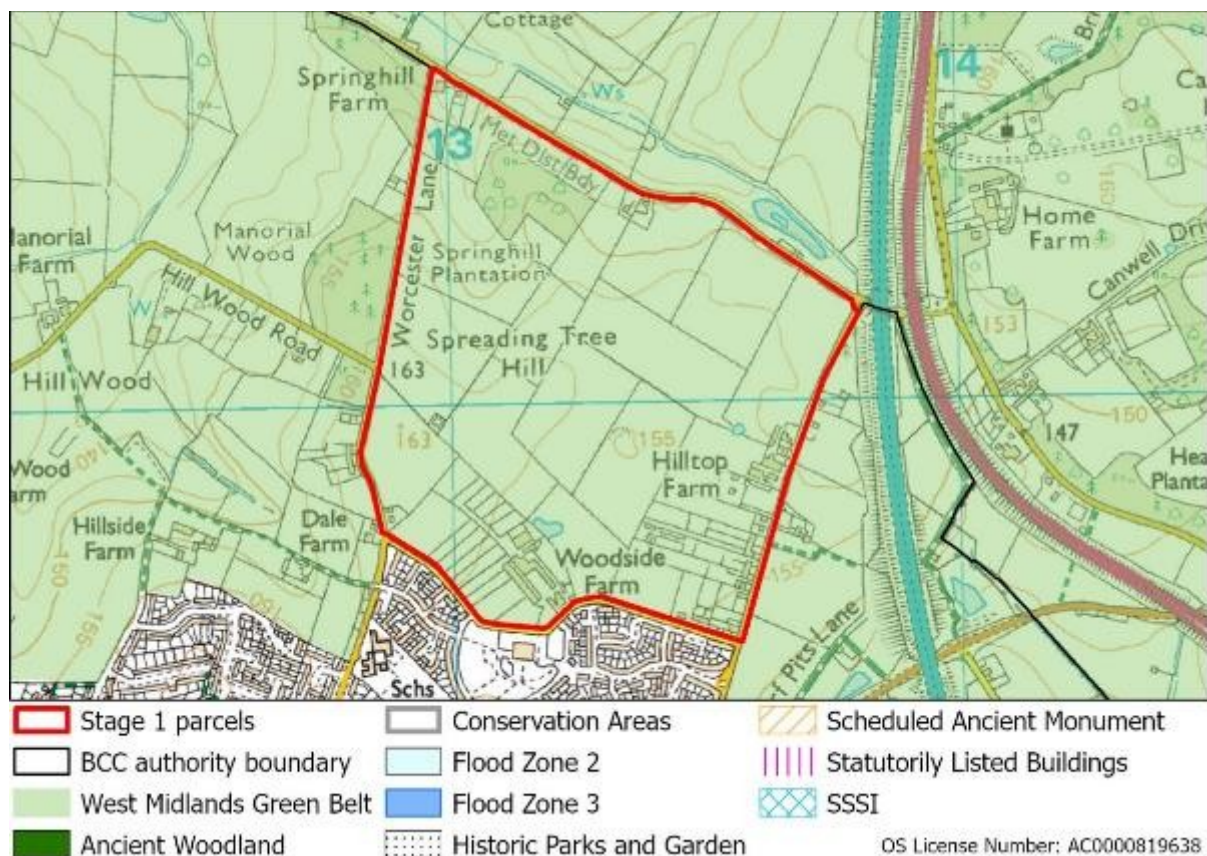
GBP 5 – Land south of Hill Wood Road



Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The parcel is adjacent to the defined large built up area of Birmingham along the western, southern and part of its eastern boundary. The parcel is predominantly open countryside, including agricultural uses and associated farm buildings. The parcel also contains some existing development and other urbanising influences, including a number of residential properties along the outer boundary, although this is not extensive. The boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt, are a mix of defensible and less defensible, and there are no other defensible boundaries in reasonable proximity. They consist of Hill Wood Road to the north (a narrow public road), Worcester Lane to the east (a minor road), and the southern and eastern boundaries follow the built form, primarily following field boundaries or tree lines that border residential properties and gardens. Although Worcester Lane would be considered a defensible boundary, the remaining three are considered less defensible. As such, the parcel lacks physical features that could restrict and contain development. The parcel is partially enclosed by the large built up area two boundaries, and also in part on a third boundary, and the connection to the large built up area is such that new development would not result in an incongruous pattern of development and could be seen to be rounding off the built form. However, it is noted that due to the lack of defensible boundaries there is a potential risk of sprawl. Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	Weak contribution	The parcel is located in a gap between Birmingham and the neighbouring towns of Lichfield and Tamworth. The parcel forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the parcel makes a weak contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose C	Moderate contribution	The parcel consists of open countryside and rural land uses, such as farm buildings, with some semi-urban land uses, including residential properties. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the parcel and some views into the surrounding Green Belt in places, but other views are restricted by topography and vegetation. The topography of the parcel is undulating in form, with the highest point in elevation closer to the existing built form (which is outside the parcel). This restricts and limits views across the parcel. The parcel is surrounded by open countryside along its northern and part of its eastern boundaries. The Green Belt carries on to the north and east of the parcel. To the west, south and part of the east, the parcel joins the built form of Birmingham and is therefore partly enclosed, although this does not impact the sense of openness with views to the built form in places being restricted due to the topography of the parcel and shape of the parcel against the layout of the built form. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however this is not significant. Therefore, the parcel can be considered potential grey belt.

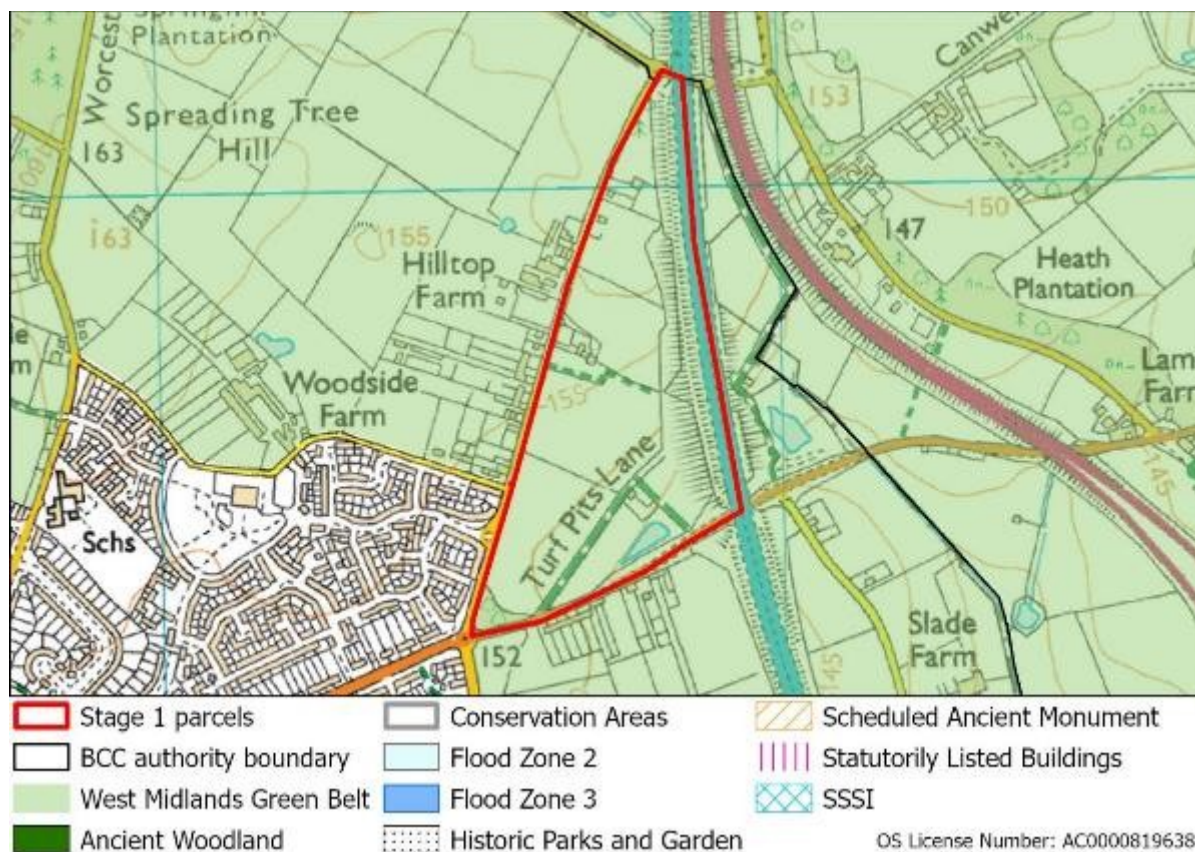
GBP 6 – Land between Worcester Lane and Weeford Road



Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The parcel is adjacent to the defined large built up area of Birmingham along the southern boundary. The parcel is predominantly open countryside, including agricultural uses and associated farm buildings. The parcel also contains some existing development and other urbanising influences, including a number of residential properties along the eastern boundary, although this is not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of Worcester Lane to the west, Camp Road to the north (which also follows the administrative boundary) and Weeford Road to the east, which are considered minor roads and are therefore defensible. Duttons Lane is a less defensible boundary to the south (which follows the Green Belt boundary) as a narrow public road. As such, the parcel has physical features that could restrict and contain development. If developed, the parcel would not result in an incongruous pattern of development. Overall, the parcel makes a moderate contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose B	Weak contribution	The parcel is located in a gap between Birmingham and the neighbouring towns of Lichfield and Tamworth. The parcel forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong contribution	The parcel consists of open countryside and rural land uses, such as farm buildings, with some semi-urban land uses, including residential properties particularly along the eastern boundary. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the parcel and into surrounding Green Belt, but other views are restricted by topography, built form and vegetation. The parcel is surrounded by open countryside along most of its boundaries; the western, northern and eastern, with the Green Belt carrying on in these directions. To the south the parcel joins the built form of Birmingham, which does not impact on the sense of openness of the parcel as this is primarily screened from view due to vegetation. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel supports a strong-moderate degree of openness and there are defensible boundaries between the parcel and the surrounding Green Belt, which can contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The parcel therefore has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however this is not significant. Therefore, the parcel can be considered potential grey belt.

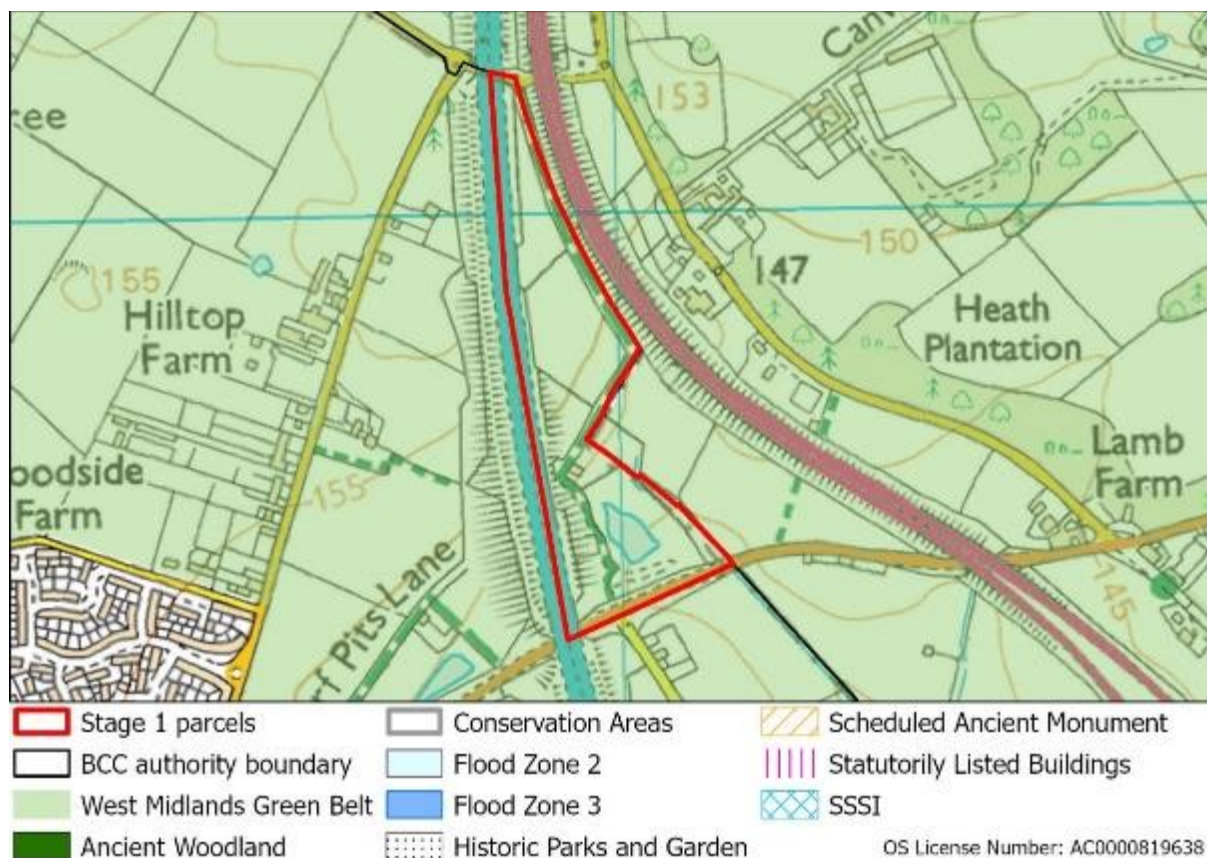
GBP 7 – Land between Weeford Road and M6 Toll



Assessment criteria	Outcome	Assessment
Purpose A	Strong contribution	The parcel is adjacent to the defined large built up area of Birmingham along part of its eastern boundary. The parcel is predominantly open countryside, including agricultural uses and associated farm buildings. The parcel also contains some existing development and other urbanising influences, including a few individual residential properties in limited locations along the western boundary, although these are not extensive. The boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt are defensible. They consist of Weeford Road to the west, a minor road, the M6 Toll to the east and the B4151 (Slade Road) to the south which are both major roads. As such, the parcel has physical features that could restrict and contain development. However, if developed the parcel would result in an incongruous pattern of development compared to the existing built form due to its limited connection with the built up area. Overall, the parcel makes a strong contribution to this purpose.
Purpose B	Weak contribution	The parcel is located in a gap between Birmingham and the neighbouring towns of Lichfield and Tamworth. The parcel forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the parcel makes a weak contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose C	Strong contribution	The parcel consists of open countryside and rural land uses, such as farm buildings, with some semi-urban land uses, including residential properties. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the parcel, but other views are restricted by topography and vegetation, which creates a divide between the north and south sections of the parcel. The parcel is surrounded by open countryside along most of the western and southern boundaries with some residential properties running along these boundaries in neighbouring areas of the Green Belt. The eastern boundary follows the M6 Toll although this is screened from view by vegetation. The views into neighbouring Green Belt areas are restricted by built form located in the adjacent Green Belt parcel (GBP 6) to the northwest and the vegetation screening along the M6 Toll to the east. However, this does not impact on the sense of openness within the parcel as the Green Belt carries on in all surrounding directions, with only a small part of the western boundary adjoining the built form of Birmingham. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Strong contribution	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel supports a strong-moderate degree of openness and there are defensible boundaries between the parcel and the surrounding Green Belt, which can contain development and prevent it from threatening the overall openness and permanence of the Green Belt. However, if developed this would result in an incongruous pattern of development which is inconsistent with the existing built form. The parcel therefore has been judged to make a strong overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	No	The parcel scored strongly on Purpose A and does not score strongly against either Purpose B or Purpose D. Therefore, the parcel cannot be considered potential grey belt.

GBP 8 – Land north of B4151, between M6 Toll and A3880

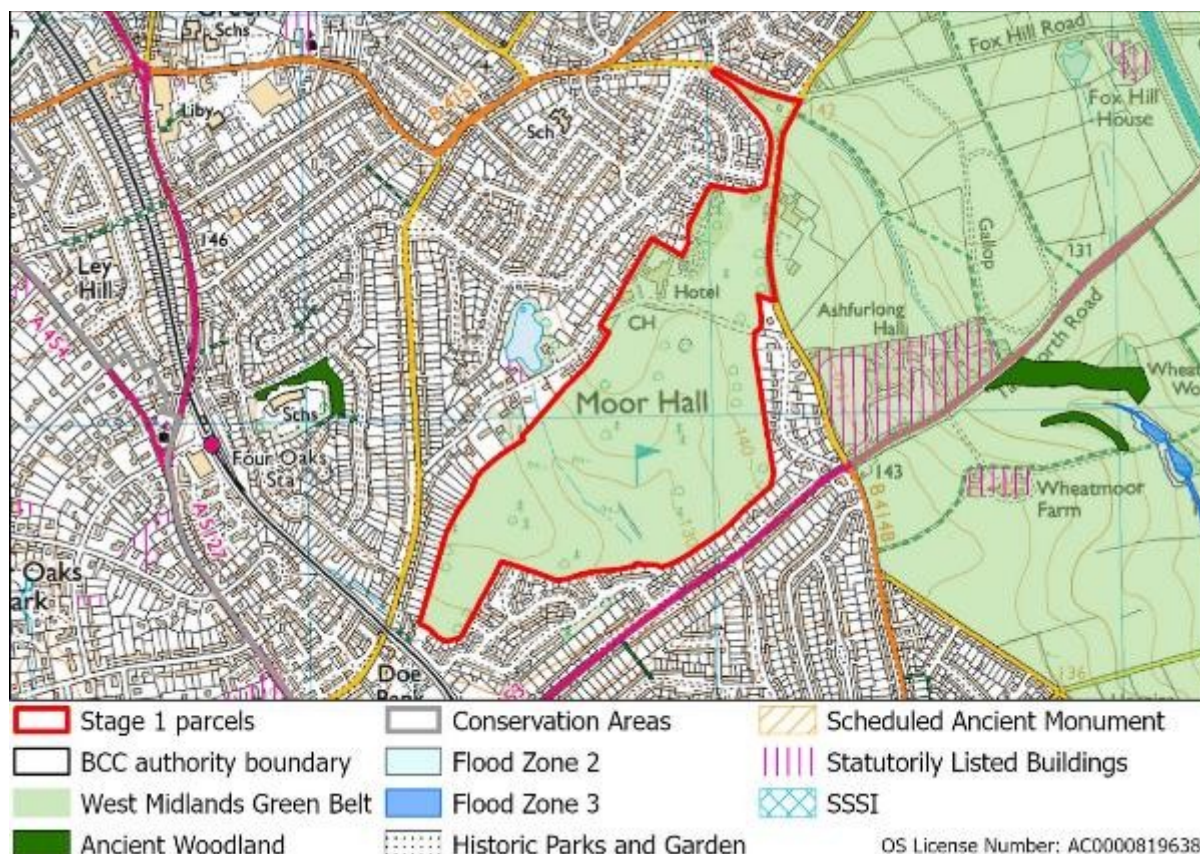


Assessment criteria	Outcome	Assessment
Purpose A	No contribution	The parcel is not adjacent to a defined large built up area and therefore does not contribute to this purpose.
Purpose B	Weak contribution	The parcel is located in a gap between Birmingham and the neighbouring town of Tamworth. The parcel forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the parcel makes a weak contribution to this purpose.

⁸⁰ Access to the parcel and its boundaries was restricted/limited, therefore this parcel has been assessed using a desktop review only.

Assessment criteria	Outcome	Assessment
Purpose C	Moderate contribution	The parcel consists of open countryside and rural land uses, particularly to the north of the parcel. Towards the south of the parcel there is a pollution control value and associated infrastructure linked to the adjacent M6 Toll, and the parcel also includes some semi-urban land uses of two residential properties. The parcel has a moderate degree of openness, with less than 10% built form, however there are no long line views, as views are restricted by built form and vegetation, particularly the dense vegetation to the south of the parcel. The parcel is surrounded by open countryside to the east and south, although the western boundary follows the M6 Toll which is screened from view by vegetation which restricts views into the neighbouring area of Green Belt. The Green Belt carries on in all surrounding directions. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Weak contribution	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however this is not significant. Therefore, the parcel can be considered potential grey belt.

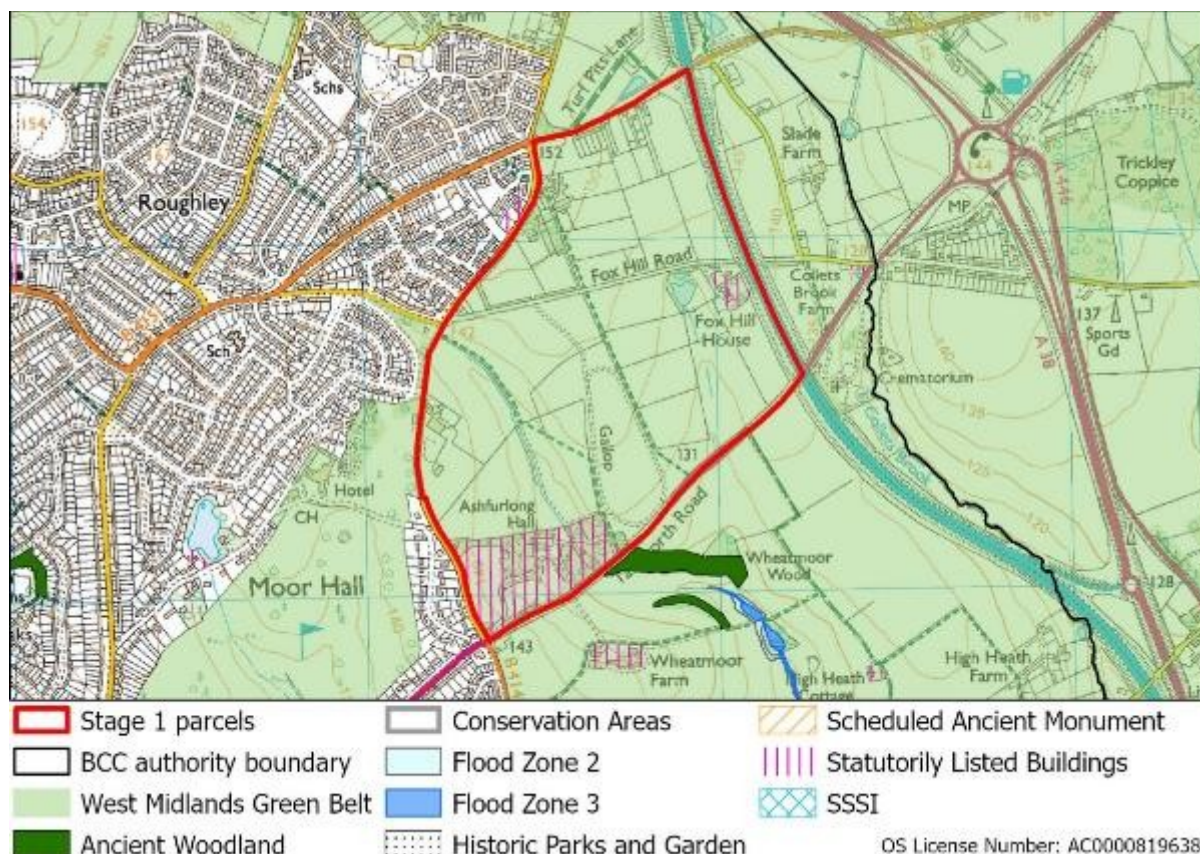
GBP 9 – Moor Hall Golf Club



Assessment criteria	Outcome	Assessment
Purpose A	Weak contribution	The parcel is adjacent the defined large built up area of Birmingham along the majority of its boundaries, with only a small section of its eastern boundary not being adjacent to the large built up area. The parcel is predominately open countryside, although the parcel contains some existing development and other urbanising influences, including a hotel and some built form associated with the parcels use as a golf course, although this is not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of Weeford Road to the east, a major road and the remaining boundaries follow the surrounding built form, following field boundaries and treelines at the edge of residential properties, which is less defensible. As such, the parcel has physical features that could restrict and contain development. The parcel is largely enclosed by the large built up area such that development would not result in an incongruous pattern of development and it could be considered as infilling part of the settlement pattern. Overall, the parcel makes a weak contribution to this purpose.
Purpose B	No contribution	The parcel does not play a role in preventing neighbouring towns from merging.

Assessment criteria	Outcome	Assessment
Purpose C	Moderate contribution	The parcel consists of open countryside and rural land uses, with the predominant use being a golf course, and it also includes some semi-urban land uses including a hotel. The parcel has a moderate degree of openness, with less than 10% built form. There are no long line views across the parcel or into the surrounding Green Belt, as views are restricted by topography, built form and vegetation. The parcel is enclosed by existing development along a number of boundaries impacting the sense of openness. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Overall assessment	Weak contribution	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There is a listed building within the parcel, however this is not considered relevant at parcel scale. There are some limited areas at risk of surface water flooding, however this is not significant. Therefore, the parcel can be considered as potential grey belt

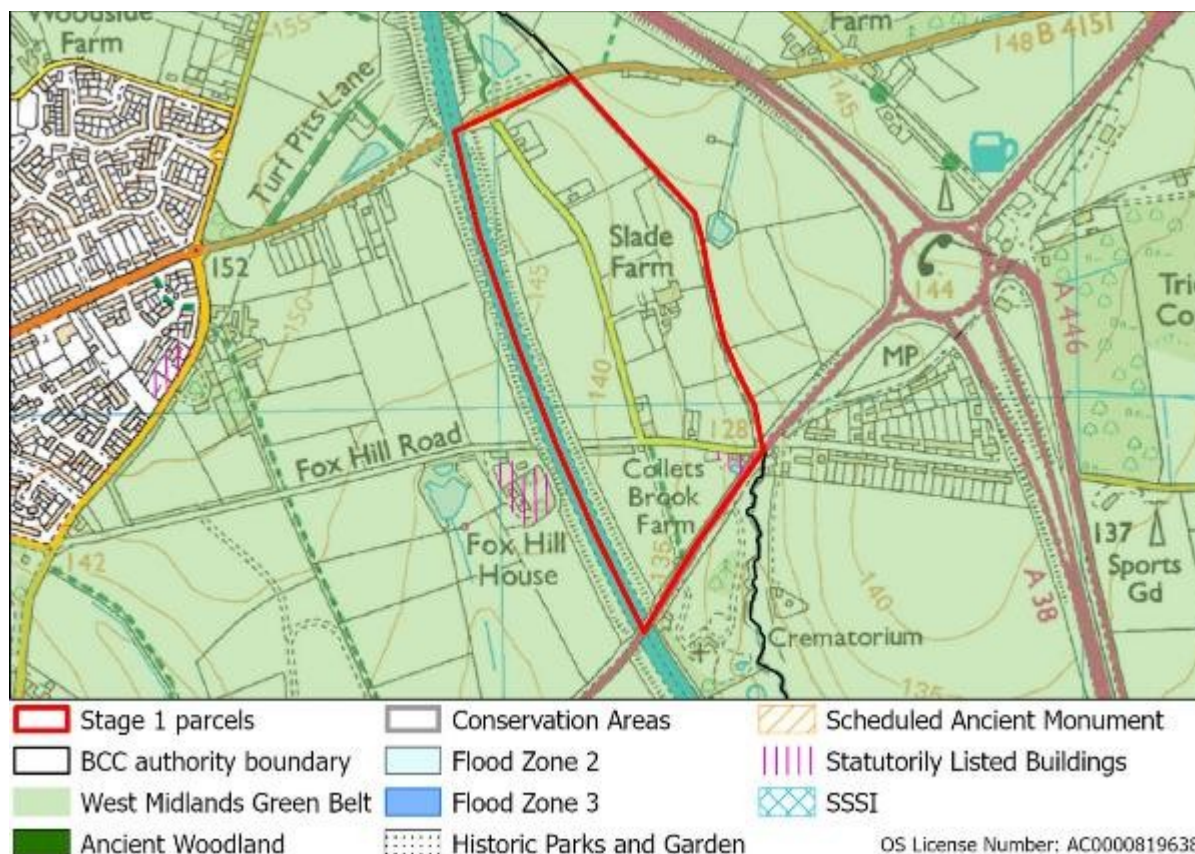
GBP 10 – Land at Fox Hill Road



Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The parcel is adjacent to the defined large built up area of Birmingham along part of its western boundary. The parcel is predominantly open countryside, including agricultural uses and associated farm buildings. The parcel also contains some existing development and other urbanising influences, although this is not extensive. It includes small clusters of residential properties adjacent to the roads which follow the parcel boundaries and some individual properties adjacent to Fox Hill Road that cuts through the middle of the parcel, and some business premises relating to retail and leisure uses. The boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt are defensible. They consist of the B4151 (Slade Road) to the north, the M6 Toll to the east, the A453 (Tamworth Road) to the south and Weeford Road to the west. These are all major roads. As such, the parcel has physical features that could restrict and contain development. If developed the parcel would not result in an incongruous pattern of development. Overall, the parcel makes a moderate contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose B	Weak contribution	The parcel is located in a gap between Birmingham and the neighbouring town of Tamworth. The parcel forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong contribution	The parcel consists of open countryside and rural land uses, such as farm buildings, with some semi-urban land uses, including residential properties and business premises. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the parcel and into the surrounding Green Belt, particularly when looking to the south, but other views are restricted by topography, built form and vegetation. The parcel is surrounded by countryside along most of its boundaries, with the northern, eastern and southern also being Green Belt land. The eastern boundary follows the M6 Toll although this is screened from view by vegetation and does not impact on the sense of openness (however it does restrict views into neighbouring Green Belt areas in this direction). The parcel joins the built form of Birmingham to the west, and the Green Belt parcel associated with Moor Hall Golf Club, however when in the centre of the parcel this is not obvious. Overall, the parcel makes a strong contribution to this purpose
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel supports a strong-moderate degree of openness and there are defensible boundaries between the parcel and the surrounding Green Belt, which can contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The parcel therefore has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are a couple of listed buildings throughout the parcel, however this is not considered relevant at a parcel scale. There are some limited areas at risk of surface water flooding, however this is not significant. Therefore, the parcel can be considered as potential grey belt.

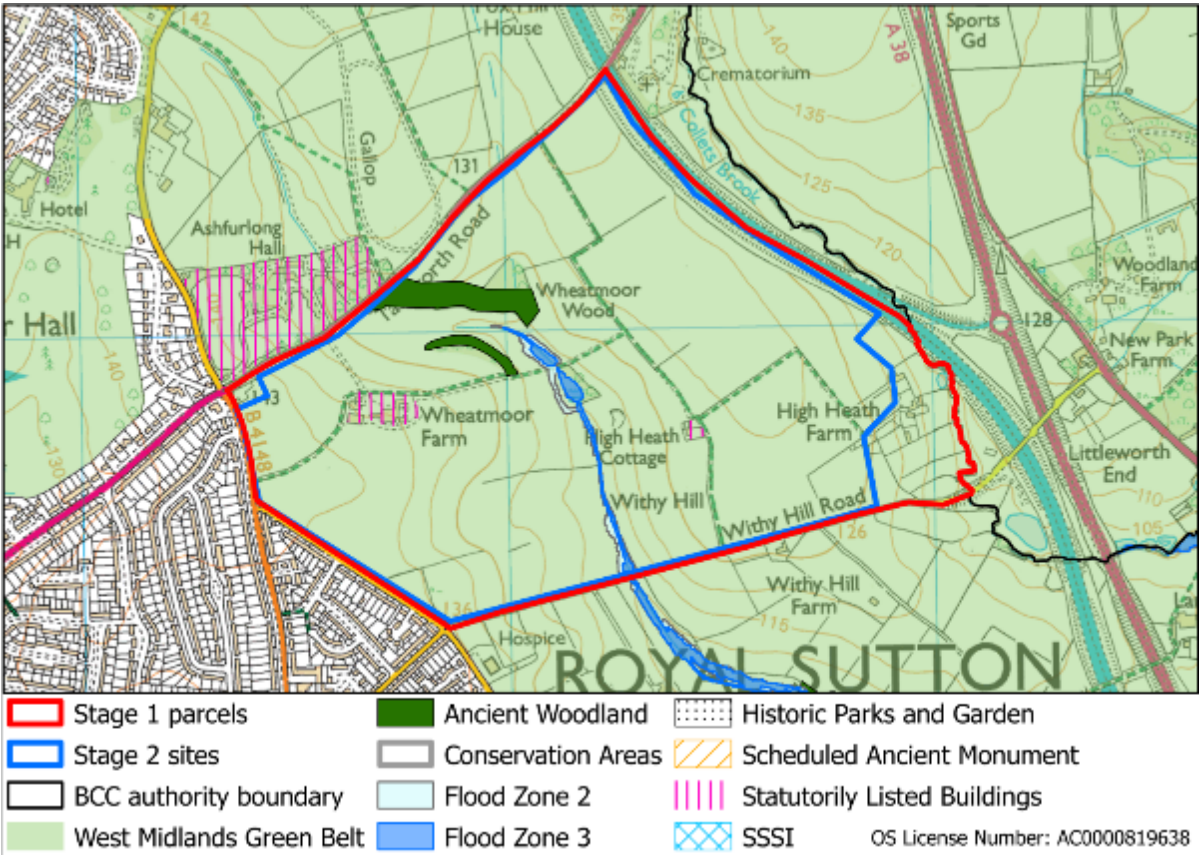
GBP 11 – Land at Slade Farm and Collets Brook Farm



Assessment criteria	Outcome	Assessment
Purpose A	No contribution	The parcel is not adjacent to a defined large built up area and therefore does not contribute to this purpose.
Purpose B	Weak contribution	The parcel is located in a gap between Birmingham and the neighbouring town of Tamworth. The parcel forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the parcel makes a weak contribution to this purpose
Purpose C	Strong contribution	The parcel consists of open countryside and rural land uses, with some semi-urban land uses, including residential properties and business premises, which are primarily located off the road (Slade Lane/Fox Hill Road) that runs through the centre of the parcel (these are not extensive). The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the parcel and towards the surrounding countryside particularly to the east, but other views are restricted by topography, built form and vegetation. The parcel is surrounded by countryside along all of its boundaries, although the western boundary follows the M6 Toll which is screened from view by vegetation, which does restrict views into adjacent Green Belt areas to the west. The Green Belt carries on in all surrounding directions. Overall, the parcel makes a strong contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel is not adjacent to the large built up area and therefore cannot act to prevent urban sprawl under Purpose A. However, the parcel does have long line views across and to the surrounding countryside, and therefore makes a strong contribution to Purpose C. On the balance of this, the parcel has been judged to make a moderate overall contribution to Green Belt purposes
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There is one listed building in the parcel, however this is not considered relevant at a parcel scale. There are some limited areas at risk of surface water flooding, however this is not significant. Therefore the parcel can be considered as potential grey belt.

GBP 12 – Land between Tamworth Road and Withy Hill Road / GBCFS 13 – Withy Hill⁸¹



⁸¹ Due to the similarities in boundaries for the parcel and site, this is a combined assessment. Where there are minor differences in the boundaries this is addressed under Purpose A, however, it does not change the contribution deemed to be made towards Purpose A for the parcel or site.

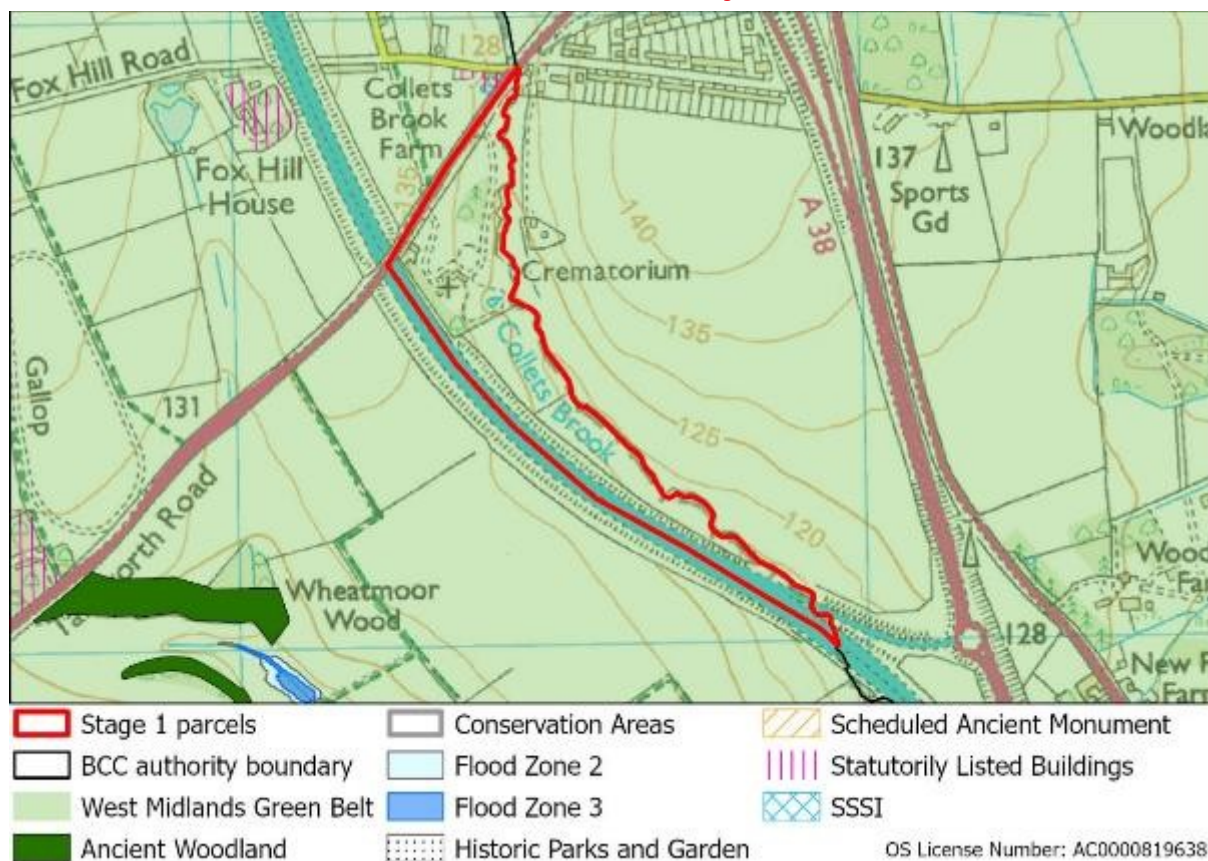
Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The parcel/site is adjacent to the defined large built up area of Birmingham along its western boundary. The parcel/site is predominantly open countryside, including agricultural uses and associated farm buildings. The parcel/site contains some existing development and other urbanising influences, including a couple residential properties, although this is not extensive. The boundaries between both the parcel/site and the large built up area, and the parcel/site and the surrounding Green Belt are defensible. They consist of the A453 (Tamworth Road) to the northwest, the M6 Toll and administrative boundary to the east, Withy Hill Road to the south and Lindridge Road/B4148 (Whitehouse Common Road) to the southwest/west. A section of the eastern boundary, to the east of High Heath Farm, follows the administrative boundary which is not defined on the ground apart from following a tree line and is therefore less defensible (although the M6 Toll is in reasonable proximity). Note the site boundary differs marginally as it follows field boundaries in the northwest and southeast corners to exclude the residential properties. As such, the parcel/site has physical features that could restrict and contain development. If developed the parcel/site would not result in an incongruous pattern of development. Overall, the parcel/site makes a moderate contribution to this purpose.
Purpose B	Weak contribution	The parcel/site is located in a gap between Birmingham and the neighbouring town of Tamworth. The parcel/site forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the parcel/site makes a weak contribution to this purpose.
Purpose C	Strong contribution	The parcel/site consists of open countryside and rural land uses, such as farm buildings, with some semi-urban land uses, including residential. The parcel/site has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the parcel/site and into the surrounding Green Belt, particularly from the central part of the parcel/site which is also highest in elevation. Other views are restricted by topography, built form and vegetation. The topography of the parcel/site is undulating in form, which does impact views across the parcel/site. The parcel is surrounded by countryside along most of its boundaries (with these also being adjacent Green Belt areas), with only the western and southwestern boundary joining the built form of Birmingham, however when in the centre of the parcel/site this is not obvious. The eastern boundary follows the M6 Toll although this is screened from view by vegetation. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.

Assessment criteria	Outcome	Assessment
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The parcel/site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel supports a strong-moderate degree of openness and there are defensible boundaries between the parcel and the surrounding Green Belt, which can contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The parcel therefore has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some areas of Flood Zone 2/3, ancient woodland, and some limited areas at risk of surface water flooding, which are all considered relevant. However, as these cover approximately less than 15% of the total area of the parcel/site, the parcel/site can be considered potential grey belt. There are a couple of listed buildings throughout the parcel, however this is not considered relevant at a parcel scale.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with a strong contribution to Purpose C. Purpose A – Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. Development would have a defensible outer boundary to the north, east and south which would prevent unrestricted sprawl. Purpose B – Development of the site would slightly reduce the gap between the Birmingham and Tamworth. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of these, and it would not result in them merging. Purpose C – The site is 113ha and if developed would result in a large incursion into undeveloped countryside. The site has undeveloped countryside to the north, east and south.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes

Impact assessment considerations	Assessment
Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of other Call for Sites around GBCFS 13: GBCFS 9 (to the north) and GBCFS 14 (to the south). Collectively, if all the sites were developed, the development of these sites would have a similar impact as set out above for Purpose A and B. Cumulatively it would represent a larger incursion into undeveloped countryside in relation to Purpose C of 284ha in total, albeit this would not be significant relative to the size of the Birmingham conurbation. The wider remaining surrounding Green Belt could continue to perform its Green Belt function.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and is considered to be provisional grey belt. Development would not represent unrestricted sprawl as it would be somewhat contained by defensible boundaries to the north, east and south. Development of the site would not result in neighbouring towns merging. Removal of the site from the Green Belt will not have any impacts on the surrounding Green Belt. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the A453 (Tamworth Road) to the north, the M6 Toll to the east (noting that part of this would be outside the administrative boundary of BCC) and Withy Hill Road to the south which are existing defensible boundaries.

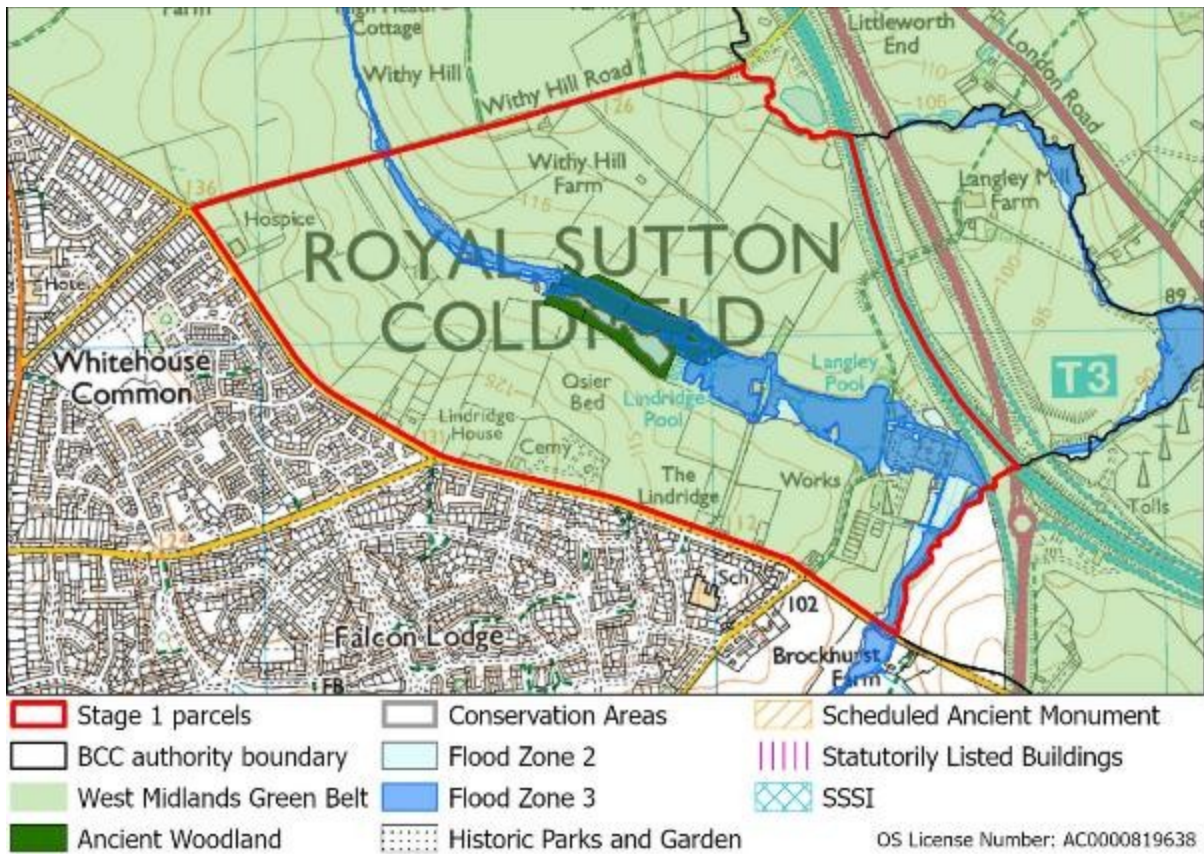
GBP 13 – Sutton Coldfield Crematorium and adjacent woodland



Assessment criteria	Outcome	Assessment
Purpose A	No contribution	The parcel is not adjacent to a defined large built up area and therefore does not contribute to this purpose.
Purpose B	Weak contribution	The parcel is located in a gap between Birmingham and the neighbouring town of Tamworth. The parcel forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Moderate contribution	The parcel consists of open countryside and rural land uses, comprising woodland and mature landscape planting, with some semi-urban land uses, including Sutton Coldfield Crematorium. The parcel has a moderate degree of openness, with less than 10% built form. There being no long line views within the parcel or into adjacent Green Belt areas due to the dense vegetation throughout the parcel. The parcel is surrounded by countryside along all of its boundaries, although the western boundary follows the M6 Toll which is screened from view by vegetation, which does restrict views into adjacent Green Belt areas to the west. The Green Belt carries on in all surrounding directions. Overall, the parcel makes a moderate contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to this purpose.
Overall assessment	Weak contribution	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however this is not significant. Therefore, the parcel can be considered potential grey belt.

GBP 14 – Land north of Lindridge Road



Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The parcel is adjacent to the defined large built up area of Birmingham (including part of the Langley Sustainable Urban Extension allocation on former Green Belt land) along its southern boundary. The parcel is predominantly open countryside, including agricultural uses, sports pitches and a cemetery. The parcel also contains some existing development and other urbanising influences, including residential properties, a medical facility, a specialist education facility, some business premises, and utilities infrastructure. These are primarily located along the roads following the boundaries of the parcel, although this existing development is not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of Withy Hill Road to the north, the M6 Toll to the east, with a small section of the northeastern boundary following the administrative boundary, and Lindridge Road to the south and west, along with some sections to the southeast following the administrative and Green Belt boundary. The M6 Toll, Withy Hill Road and Lindridge Road are all major or minor roads so are therefore defensible. The section of the northeastern boundary that follows the administrative boundary is not defined apart from following a treeline (although the M6 Toll is in reasonable proximity), which is less defensible. The section of the southeastern boundary that follows the administrative boundary is not defined apart from following a field boundary/tree line and small waterway, which is less defensible. Whilst the M6 Toll and A38 is in reasonable proximity, this land is in North Warwickshire and is being built out as a housing development. As such, the parcel has physical features that could restrict and contain development. If developed the parcel would not result in an incongruous pattern of development. Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	Weak contribution	The parcel is located in a gap between Birmingham and the neighbouring town of Tamworth. The parcel forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the parcel makes a weak contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose C	Strong contribution	The parcel consists of open countryside and rural land uses, including sports pitches and a cemetery, with some semi-urban land uses, including residential and business premises. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the parcel and into the surrounding Green Belt, but other views are restricted by topography, built form and vegetation. Views looking northwards are restricted in part due to the cemetery, however this is primarily open, and due to the ancient woodland that runs through the centre of the parcel, which creates a division between the north and south sections of the parcel. Additionally, the parcel's topography slopes down towards the centre of the parcel where the ancient woodland and flood zone is located, which also impact views across the parcel. The parcel is surrounded by countryside along most of its boundaries (with these also being adjacent Green Belt areas), with only the southern boundary joining the built form of Birmingham. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel supports a strong-moderate degree of openness and there are defensible boundaries between the parcel and the surrounding Green Belt, which can contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The parcel therefore has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some areas of Flood Zone 2/3 and ancient woodland through the centre of the parcel and some limited areas at risk of surface water flooding. However, as these cover approximately less than 20% of the total area of the parcel, the parcel can be considered potential grey belt.

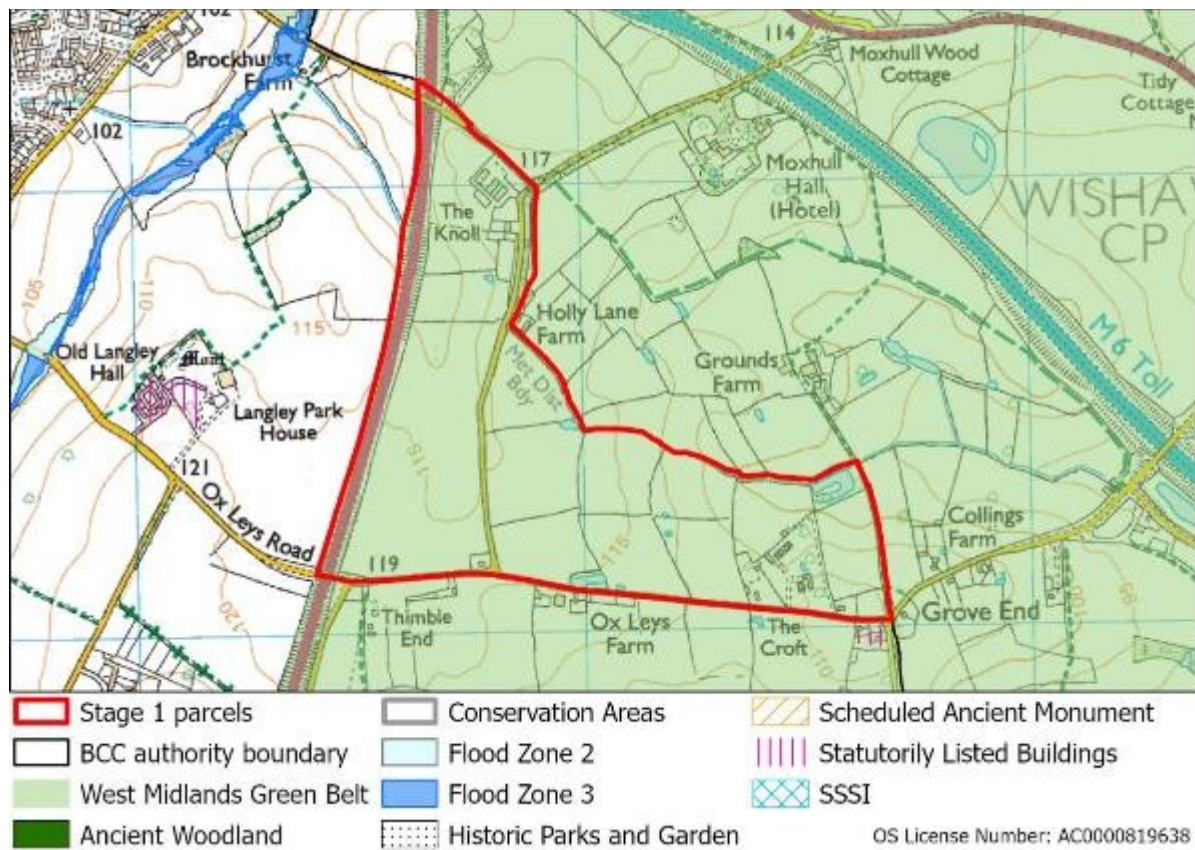
GBP 15 – Land west of M6 Toll and surrounding Langley Mill Farm



Assessment criteria	Outcome	Assessment
Purpose A	No contribution	The parcel is not adjacent to a defined large built up area and therefore does not contribute to this purpose.
Purpose B	Weak contribution	The parcel is located in a gap between Birmingham and the neighbouring town of Tamworth. The parcel forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the parcel makes a weak contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose C	Moderate contribution	The parcel consists of open countryside and rural land uses, with some semi-urban land uses including an industrial storage facility and scrapyard. The parcel has a strong-moderate degree of openness with less than 10% built form, with some long line views in parts but other views restricted by vegetation. The topography of the parcel, which slopes down from north west to south east provides long distance views onto and through the parcel to the countryside beyond (and into adjacent Green Belt areas). The parcel is surrounded by countryside along all of its boundaries, although the western boundary follows the M6 Toll, and the scrubland and tree cover between the M6 Toll and A38 help screen infrastructure and contribute to the perception of openness. The Green Belt carries on in all surrounding directions. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Weak contribution	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some areas of Flood Zone 2/3 and some limited areas at risk of surface water flooding. However, as these cover approximately less than 20% of the total area of the parcel, the parcel can be considered potential grey belt

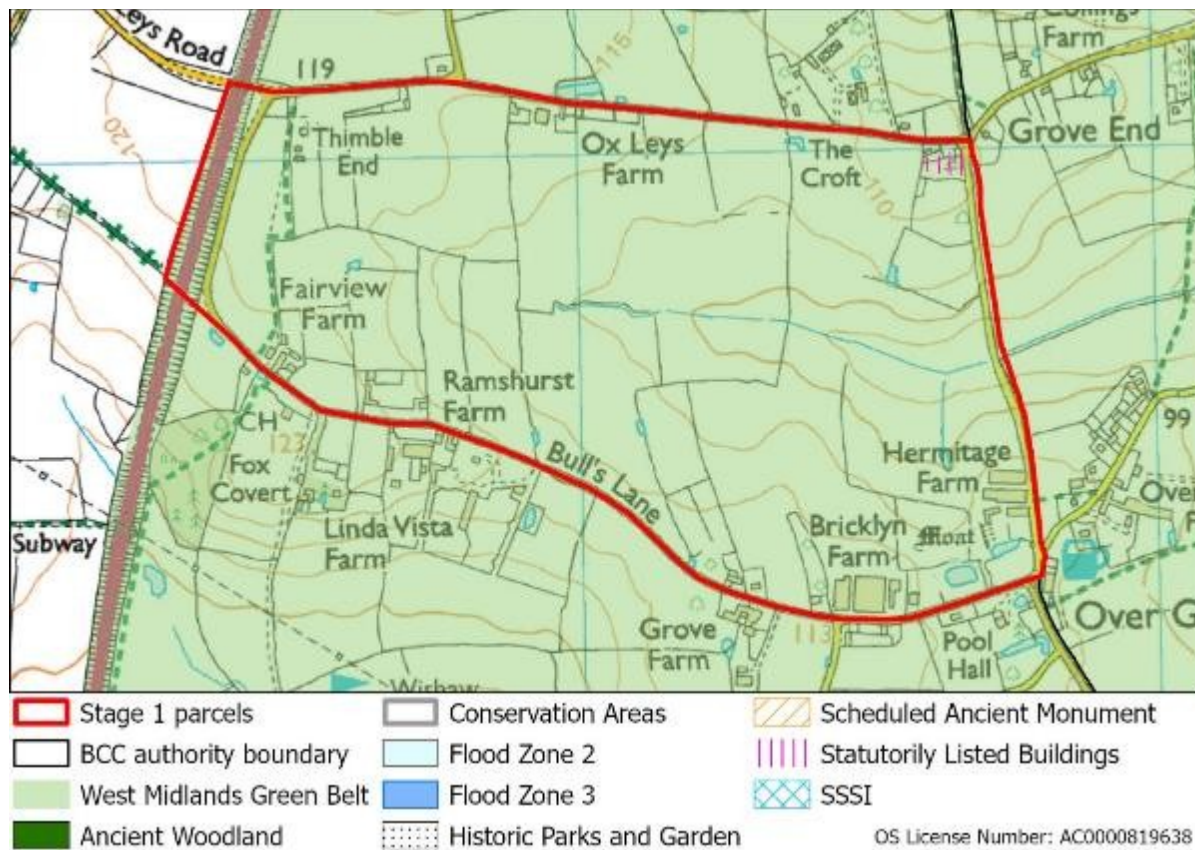
GBP 16 – Land north of Ox Leys Road



Assessment criteria	Outcome	Assessment
Purpose A	Strong contribution	The parcel is considered to be adjacent to the defined large built-up area of Birmingham along its western boundary. This is due to the adjacent area being allocated as Langley Sustainable Urban Extension in the Adopted Birmingham Development Plan (the scheme is not yet built). The parcel is predominantly open countryside, including agricultural uses and associated farm buildings. The parcel contains some existing developments and other urbanising influences, including a couple of residential properties to the southeast, although this is not extensive. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of the A38 to the west, a portion of Lindridge Road to the northwest, and Ox Leys Road (minor road) to the south which are considered defensible. The northeastern and eastern boundary of the parcel are occupied by narrow or single lane public roads (including an unnamed road leading to Wishaw Country Sports), and at the administrative boundary it comprises field boundaries with planted treelines, which are therefore less defensible. As such, the parcel lacks physical features to the north and east that could restrict and contain development. The parcel is connected to the large built-up area along one boundary (western), and if developed alone would result in an incongruous pattern of development, such as an extended finger of development into the Green Belt. Overall, the parcel makes a strong contribution to this purpose.
Purpose B	Weak contribution	The parcel is located in a gap between Birmingham and the neighbouring town of Tamworth to the further northeast. The parcel forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. In particular, the M6 Toll (beyond the Birmingham administrative area) is a prominent man-made feature that will influence the degree to which visual separation with Tamworth will be maintained. Overall, the parcel makes a weak contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose C	Strong contribution	The parcel consists of open countryside and rural land uses, including agricultural land and associated farm buildings, with some semi-urban land uses, including residential premises on the southern boundary along Ox Leys Road, and residential premises and scrapyard on the northern boundary at the junction of Lindridge Road and Holly Lane. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the parcel and into the Green Belt to the south (on Ox Leys Road), but other views along the edge of the urban area (i.e. A38) are restricted by topography and vegetation. The parcel is surrounded by countryside along most of its boundaries (open fields to the north and northeast, adjacent Green Belt areas to the south), with only the western boundary joining the A38 and large built-up area of Birmingham (whilst this is currently open countryside, it is due for development). Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Strong contribution	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel supports a strong-moderate degree of openness however it lacks a defensible boundary to the north and east which might encourage urban sprawl and threaten the overall openness and permanence of the Green Belt. The parcel therefore has been judged to make a strong overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	No	The parcel scored strongly on Purpose A and does not score strongly against either Purpose B or Purpose D. Therefore, the parcel is not considered as potential grey belt.

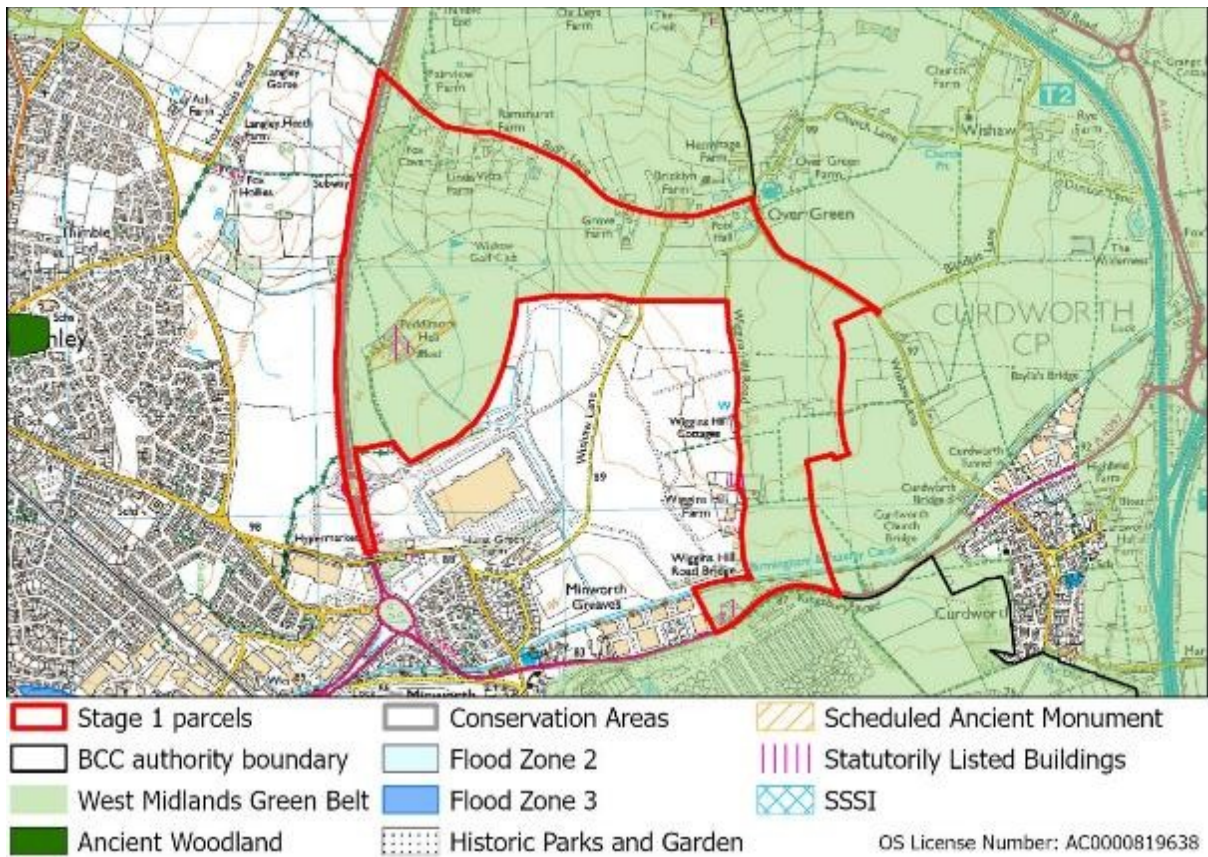
GBP 17 – Land south of Ox Leys Road and north of Bull's Lane



Assessment criteria	Outcome	Assessment
Purpose A	Strong contribution	The parcel is considered to be adjacent to the defined large built-up area of Birmingham along its western boundary. This is due to the adjacent the area being allocated as Langley Sustainable Urban Extension in the adopted Birmingham Development Plan (the scheme is not yet built). The parcel is predominantly open countryside, including agricultural uses and associated farm buildings. The parcel contains some existing developments and other urbanising influences, including a number of residential and business premises along its boundaries, although this is not extensive. The parcel has a defensible boundary either between the parcel and the large built-up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of the A38 to the west, Ox Leys Road (minor road) to the north and Bull's lane (minor road) to the south. The boundary to the east, with the open fields, are considered less defensible as Grove Lane is a narrow / single lane road. As such, the parcel lacks physical features to the east that could restrict and contain development. The parcel is connected to the large built-up area along one boundary (western), and if developed would result in an incongruous pattern of development, such as an extended 'finger' of development into the Green Belt. Overall, the parcel makes a strong contribution to this purpose.
Purpose B	Weak contribution	The parcel is located in a gap between Birmingham and the neighbouring town of Tamworth to the northeast. The parcel forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. In particular, the M6 Toll (beyond the Birmingham administrative area), is a prominent man-made feature that will influence the degree to which visual separation with Tamworth will be maintained. Overall, the parcel makes a weak contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose C	Strong contribution	The parcel partly consists of open countryside and rural land uses, including agricultural land and associated farm buildings, however it also includes numerous semi-urban land uses, including a number of business (e.g. scrapyards, vehicle dealers etc) and residential premises along Ox Leys Road and Bull's Lane. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views in part across the parcel into the Green Belt to the north (on Ox Leys Road) and open field to the east (on Grove Lane), but other views along the edge of the urban area (i.e. A38) and to Green Belt to the south (i.e. on Bull's Lane) are restricted by topography, built form and vegetation. The parcel is surrounded by countryside along its northern and southern boundaries, with the Green Belt carrying on in these directions. To the west the parcel joins the A38 and large built-up area of Birmingham (whilst this is currently open countryside, it is due for development), although this does not impact the sense of openness. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Strong contribution	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel supports a strong-moderate degree of openness however it lacks a defensible and there are defensible boundaries between the parcel and the surrounding Green Belt, which can contain development and prevent it from threatening the overall openness and permanence of the Green Belt. However, if developed this would result in an incongruous pattern of development which is inconsistent with the existing built form. Overall, the parcel makes a strong contribution to Green Belt purposes
Is the parcel potentially considered grey belt?	No	The parcel scored strongly on Purpose A and does not score strongly against either Purpose B or Purpose D. Therefore, the parcel is not considered as potential grey belt.

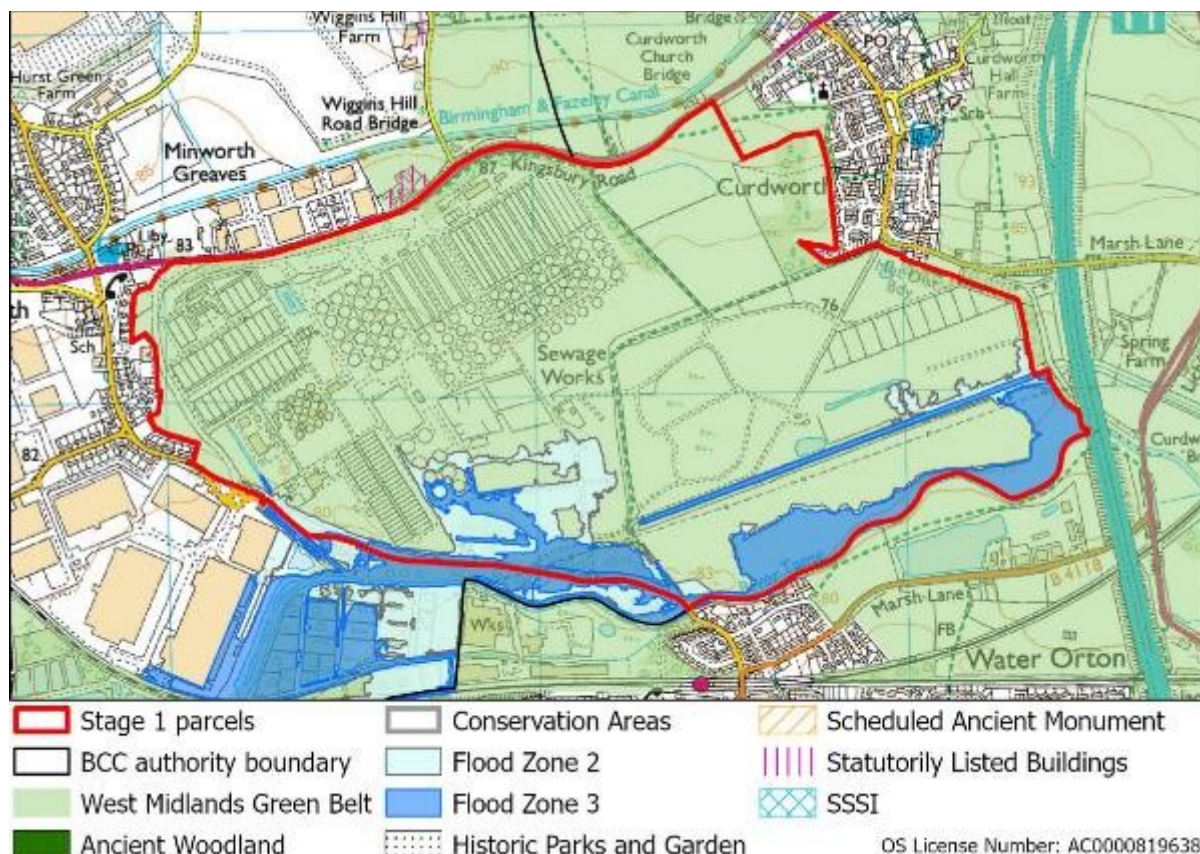
GBP 18 – Land surrounding Peddimore employment site



Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The parcel is adjacent to and largely enclosed by the defined large built-up area of Birmingham along its western and southern boundaries. Despite not yet built at present, the area to the west of the parcel was allocated as Langley Sustainable Urban Extension area in the Birmingham Local Plan, while Peddimore to the south (and partly built) was allocated as a Core Employment Area. Therefore, they are considered to be part of the large built-up area of Birmingham. The parcel is predominantly open countryside, including agricultural uses and associated farm buildings as well as outdoor sports facilities (including a golf course). The parcel contains some existing developments and other urbanising influences, including some residential and business premises (including a hotel) along its boundaries, although this is not extensive. The parcel has a defensible boundary either between the parcel and the large built-up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of the Bull's Lane to the north, A38 to the west, and the Kingsbury Road for part of the south. The majority portion of the boundary to the south (adjoining Peddimore) and to the east (adjoining open fields) are less defensible as they are mostly defined by fields and vegetation (including the administrative boundary). As such, the parcel lacks physical features to the south (majority part adjoining Peddimore) and east that could restrict and contain development. The parcel is largely enclosed by the large built-up areas such that development would not result in an incongruous pattern of development and majority part of it could be considered to round off the settlement pattern. However, it is noted that due to the lack of defensible boundaries there is a potential risk of sprawl. Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	Weak contribution	The parcel is located in a gap between Birmingham and the neighbouring town of Tamworth to the further northeast. The parcel forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. In particular, the M6 Toll to the reasonable proximity of the parcel is a prominent man-made feature that will influence the degree to which visual separation with Tamworth will be maintained. Overall, the parcel makes a weak contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose C	Moderate contribution	The parcel consists of open countryside and rural land uses, including agricultural land and associated farm buildings, with some semi-urban land uses, including a number of business (e.g. hotel, vehicle repair etc) and residential premises along Bull's Lane and Kingsbury Road. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views in part across the parcel into the open fields to the east (on Wiggins Hill Road and Curdworth Lane), but other views along the edge of the urban area (i.e. A38), to the Green Belt to the north (i.e. on Bull's Lane) and Green Belt to the south (i.e. portion of Kingsbury Road) are restricted by topography, built form and vegetation. The parcel is largely enclosed by the large built-up areas along its western and southern boundaries impacting the sense of openness. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The parcel makes moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There is one Scheduled Monument, however as it only occupies a small portion of the parcel, it is unlikely to restrict the parcel from being identified as a provisional grey belt. There are a couple of listed buildings throughout the parcel, however this is not considered relevant at a parcel scale. There are some limited areas at risk of surface water flooding, however this is not significant. Therefore, the parcel can provisionally be considered grey belt.

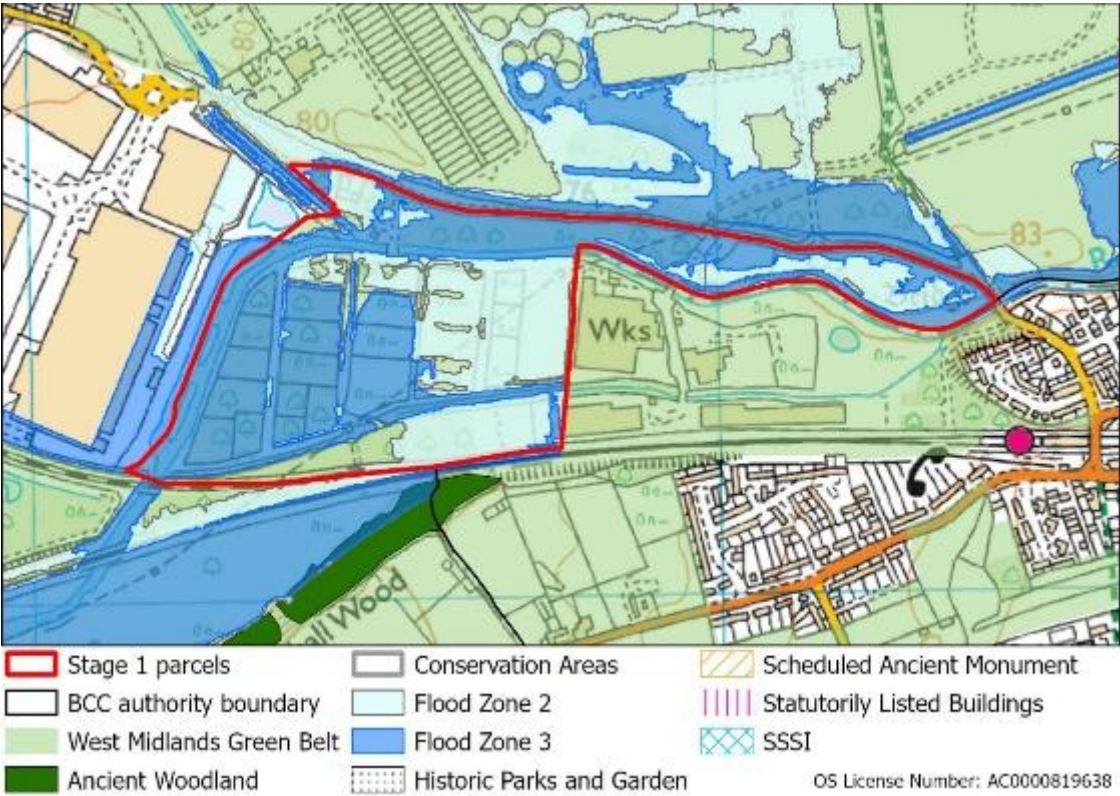
GBP 19 – Land at Severn Trent Water Minworth



Assessment criteria	Outcome	Assessment
Purpose A	Weak contribution	The parcel is adjacent to and largely enclosed by the defined large built-up area of Birmingham along its northern, western and southern boundaries. The parcel contains significant existing development and urbanising influences. More than half of the land on the western portion is occupied by the existing Minworth Sewerage Treatment Works, while open countryside including agricultural uses and open land left in a natural condition can be found on the eastern portion of the parcel. The parcel has a defensible boundary either between the parcel and the large built-up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of A4097 (Kingsbury Road) to the north, established residential development adjacent to Minworth Parkway to the west, Water Orton Lane and River Tame to the south, and an established residential area in Curdworth to the northeast. Part of the boundary to the southeast is less defensible, as defined by thick tree lines however the M6 Toll is in very close proximity (and forms a small section of the boundary). As such, the parcel has physical features that could restrict and contain development. The parcel is partly enclosed by the large built-up area such that new development would not result in an incongruous pattern of development. Overall, the parcel makes a weak contribution to this purpose

Assessment criteria	Outcome	Assessment
Purpose B	No contribution	The parcel does not play a role in preventing neighbouring towns from merging. The parcel makes no contribution to this purpose.
Purpose C	Weak contribution	The western portion of the parcel consists of urban development and land uses, occupied by an existing sewerage treatment work. The remaining portion of the parcel on the east consists of open countryside, open land left in a natural condition and limited rural land uses. The parcel has a weak-no degree of openness, with more than 30% built form. There are some long line views to the south along public right of ways along the eastern boundary of the sewerage treatment work, but other views along the edge of the urban area (i.e. Minworth Parkway, Kingsbury Road, Water Orton Lane and Coleshill Road) are restricted by built form and vegetation. The parcel is largely enclosed by the existing development along its northern, northeastern, western and southern boundaries, impacting the sense of openness. Overall, the parcel makes a weak contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Weak contribution	The parcel makes a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some areas covered by Flood Zone 2/3 along the River Tame and some areas at risk of surface water flooding, however as this covers less than 20% of the parcel area, the parcel can be considered as potential grey belt.

GBP 20 – Land south of Water Orton Lane and north of the Water Orton to Park Lane Junction Curve railway line⁸²

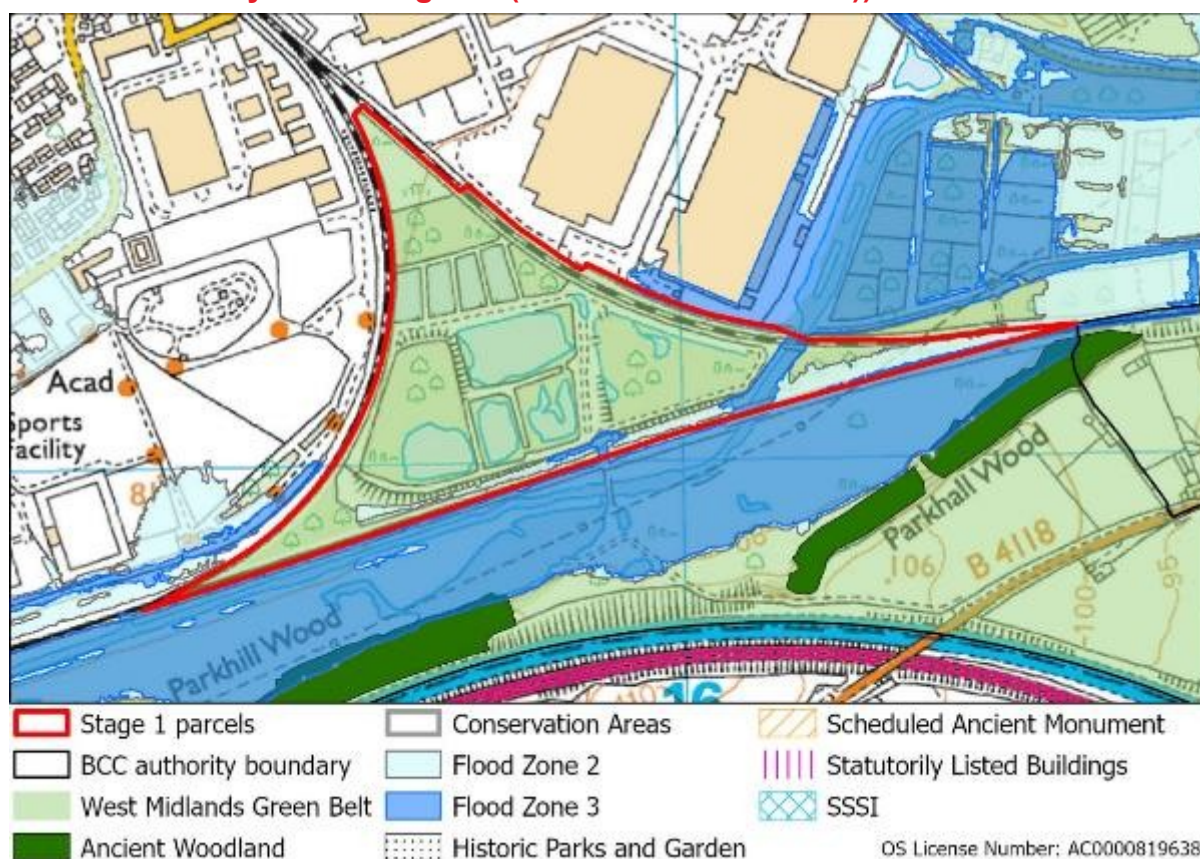


⁸² Access to the parcel and its boundaries was restricted/limited, therefore this parcel has been assessed using a desktop review only.

Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The parcel is adjacent to the defined large built-up area of Birmingham along its western boundary. The parcel is predominantly open countryside, enclosed by River Tame, and mostly covered in shrubland. The parcel contains some existing developments and other urbanising influences, including business premises (a bakery and factory of WHS Plastics) and associated open-air carpark accessible via Water Orton Lane, although this is not extensive. The boundaries between both the parcel and the large built-up area, and the parcel and adjoining Green Belts (to the north and south) are defensible. They consist of the River Tame to the west, Water Orton Lane (minor road) to the north, and railway line to the south. For a section to the east (at the administrative boundary) the boundary is physically irregular and less well defined, cutting through the WHS Plastic business premises (although the built form offers a defensible boundary). As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built-up area, and if developed would not result in an incongruous pattern of development. Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	No contribution	The parcel does not play a role in preventing neighbouring towns from merging. The parcel makes no contribution to this purpose.
Purpose C	Weak contribution	The parcel partly consists of open countryside, however it also includes urban and semi-urban land uses, which includes a bakery and an open-air carpark supporting the factory of WHS Plastics. One of the factory buildings of WHS Plastics can also be found within the parcel adjacent to the railway line. The parcel has a moderate-weak degree of openness, with less than 20% built form. No long line views can be found along the edge of the urban area (i.e. industrial area to the west) or along Water Orton Lane as they are restricted by built form or vegetation. The parcel is largely enclosed by existing industrial cluster to the west, an established industrial premise (WHS Plastics) to the east and south, and the existing sewerage treatment work to the north (across Water Orton Lane), impacting the sense of openness. Overall, the parcel makes a weak contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E

Assessment criteria	Outcome	Assessment
Overall assessment	Weak contribution	The parcel makes moderate contribution to two purposes, weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	No	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. The majority of the parcel is covered by Flood Zone 2/3, with there also being areas at risk of surface water flooding. Therefore, the parcel is not considered potential grey belt.

GBP 21 – Land to east of Castle Vale Meadows, bound by railway lines (Castle Bromwich Junction to Park Lane Junction, Water Orton to Park Lane Junction Curve and Derby to Birmingham (Proof House Junction))⁸³

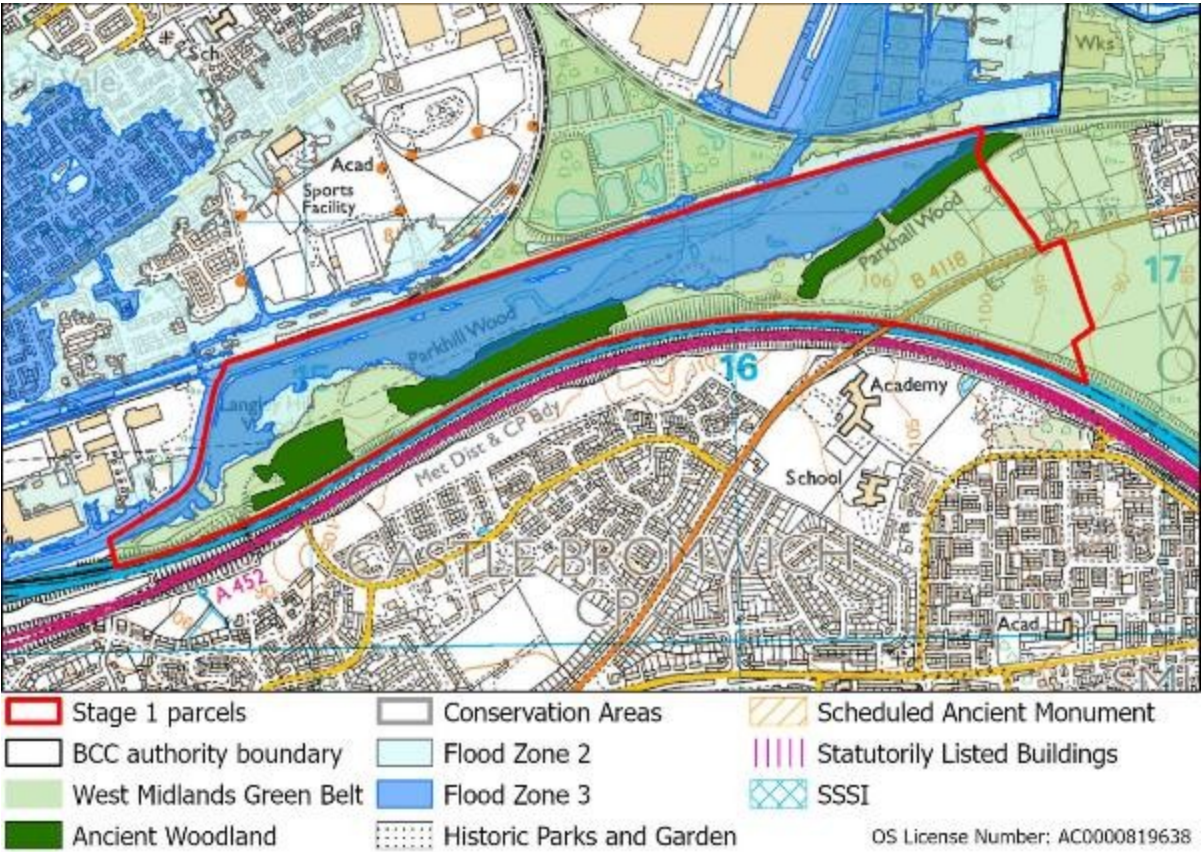


⁸³ Access to the parcel and its boundaries was restricted/limited, therefore this parcel has been assessed using a desktop review only.

Assessment criteria	Outcome	Assessment
Purpose A	Weak Contribution	The triangular parcel is connected to the defined large built-up area of Birmingham along its western and eastern boundaries. The parcel is predominantly open land left in a natural condition, including some man-made ponds (likely as railway infrastructure) and part of the River Tame. The parcel contains existing infrastructure, including the railway lines along its boundaries, although this is not extensive. The boundaries between both the parcel and the large built-up area, and the parcel and adjoining Green Belt (to the east and south) are defensible. They consist of railway lines running along all three boundaries of the parcel. The parcel is largely enclosed by the large built-up area along two of its three boundaries (western and eastern) such that development would not result in an incongruous pattern of development and could be considered to round off the settlement pattern. Overall, the parcel makes a weak contribution to this purpose.
Purpose B	No contribution	The parcel does not play a role in preventing neighbouring towns from merging. The parcel makes no contribution to this purpose
Purpose C	Weak Contribution	The parcel consists of open land left in a natural condition, however it also includes existing railway infrastructure, that run along the boundaries of the parcel. Although, railway infrastructure is an appropriate use in the Green Belt, the parcel being bound by railway lines does impact on the sense of openness with restricted links to the surrounding Green Belt. The parcel has a moderate degree of openness, with less than 10% built form. No long line views can be found along the edge of the urban area as they are restricted by vegetation. The parcel is partly enclosed by existing industrial clusters to the northwest and east, impacting the sense of openness. Overall, the parcel makes a weak contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Weak contribution	The parcel makes a moderate contribution to one purpose, weak contribution to two purposes and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.

Assessment criteria	Outcome	Assessment
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Flood Zone 2/3 covers approximately 10-20% of the parcel along River Tame, along with some limited areas at risk of surface water flooding, however these are not significant. The Parcel can be considered as potential grey belt.

GBP 22 - Land between Derby to Birmingham (Proof House Junction) railway line and M6⁸⁴

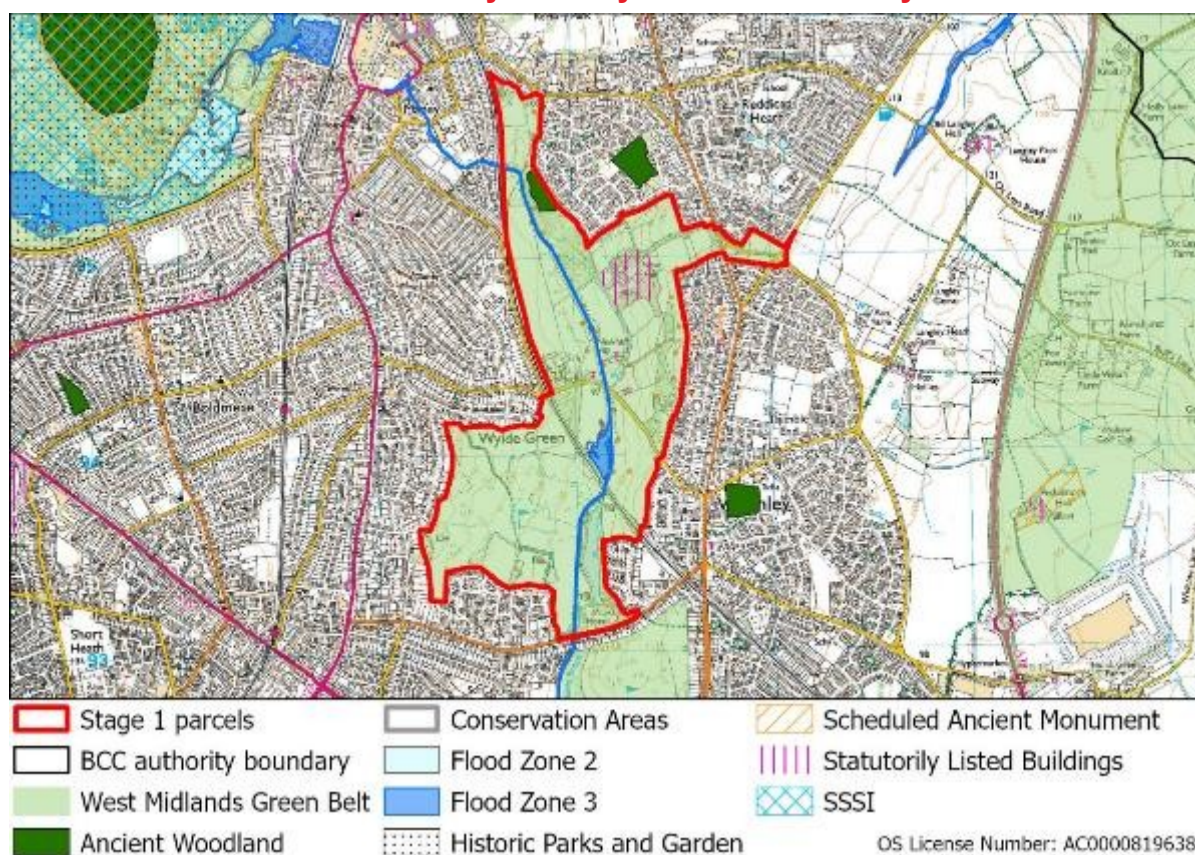


⁸⁴ Access to the parcel and its boundaries was restricted/limited, therefore this parcel has been assessed using a desktop review only.

Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The elongated parcel is connected to the defined large built-up area of Birmingham along its western and southern boundaries. The parcel is predominantly open land left in a natural condition, with the majority covered by shrubland and woodland. The parcel contains some existing developments and other urbanising influences on its eastern portion, including a business park (Bromford East Portal Offices Park Hall) and its ancillary carpark and a construction site on both side of the B4118, although this is not extensive. These are mostly associated with HS2 and are temporary to support the construction of this infrastructure. The boundaries between both the parcel and the large built-up area to the north, west and south are defensible. They consist of the River Tame to the north and west and the M6 to the south. The eastern boundary of the parcel at the administrative boundary is less defensible as they are mostly defined by works for HS2, and field boundaries and vegetation, although an established residential area of Water Orton is in close proximity within North Warwickshire. As such, the parcel has physical features that could restrict and contain development. The parcel is partly enclosed by the large built-up area along its southern and western boundaries. Due to the elongated configuration of the parcel, this would not result in an incongruous pattern of development and could be considered to round off the settlement pattern up to defensible boundaries. Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	No contribution	The parcel does not play a role in preventing neighbouring towns from merging. The parcel makes no contribution to this purpose.
Purpose C	Moderate contribution	The parcel consists of open land left in a natural condition, with some urban and semi-urban land uses on its eastern portion, which includes the B4118 (Birmingham Road), a business park and a construction site. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views across the parcel when viewed along the edge of the urban area to the west, but other long line views along the north, south and eastern boundary are restricted by the elongated shape of the parcel, as well as by existing built form and vegetation. The parcel is partly enclosed by existing industrial clusters to west, the M6 and adjoining residential cluster to the south, impacting the sense of openness. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E

Assessment criteria	Outcome	Assessment
Overall assessment	Moderate contribution	The parcel makes moderate contribution to three purposes and no contribution to two purposes. Overall, the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (Part)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Flood Zone 2/3 covers more than 50% of the parcel along River Tame, along with some limited areas at risk of surface water flooding. Clusters of ancient woodland can also be found along the southern and eastern boundaries creating additional constraints to development. Only the remaining area of the parcel can therefore be considered potential grey belt

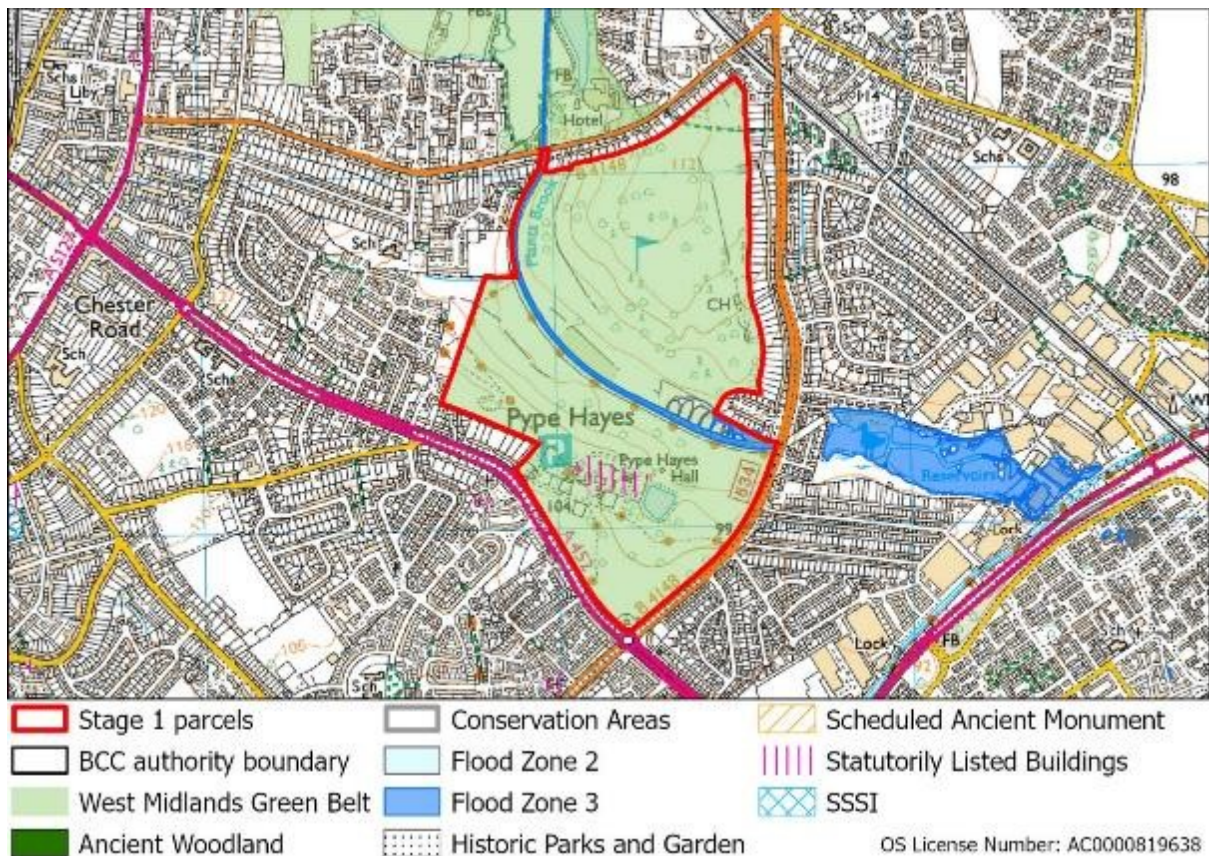
GBP 23 – Land at Newhall Valley Country Park and Walmley Golf Club



Assessment criteria	Outcome	Assessment
Purpose A	Weak contribution	The parcel is surrounded on all sides by the large built up area of Birmingham, with part of its southern boundary being connected to another Green Belt parcel (which is also enclosed by the built up area). The parcel is predominately open countryside and comprises Newhall Valley Country Park to the north and Walmley Golf Club to the south. However, the parcel also contains some existing development and other some urbanising features, including the built form associated with Walmley Golf Club, abandoned sports pitches, railway line, Wylde Green Road, Bishop Walsh School, a hotel, commercial premises and multiple listed buildings, all of which are spread out at low density throughout the parcel and is not extensive. The boundaries between the parcel and the large built up area are mixed consisting of residential properties which are less defensible and the railway line, and roads (Elm Road, Meadow Close, B4148) which are defensible. As such, the parcel has physical features that could restrict and contain development. The parcel is enclosed by the large built up area and is largely disconnected from the remaining Green Belt. Development of the parcel would not result in an incongruous pattern of development and could be considered to infill the settlement pattern. Overall the parcel makes a weak contribution to this purpose.
Purpose B	No contribution	The parcel does not play a role in preventing neighbouring towns from merging. The parcel makes no contribution to this purpose.
Purpose C	Moderate contribution	The parcel consists of open countryside and rural land uses, with a Country Park and a golf course, and some semi-urban land uses including built form associated with the golf club, and business premises. The parcel has a moderate degree of openness, with less than 10% built form. There are no long line views across the parcel, as views are restricted by topography and vegetation, with there being dense vegetation spread throughout the parcel. Views into the Green Belt to the south are restricted by built form and vegetation. The parcel is enclosed by existing development along the majority of boundaries, however this only impacts on the sense of openness when close to this built form. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Weak contribution	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.

Assessment criteria	Outcome	Assessment
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. The parcel contains some areas of Flood Zone 2/3, ancient woodland and some areas at risk of surface water flooding. However, as these cover approximately less than 20% of the total area of the parcel, the parcel can be considered as potential grey belt. There are a couple of listed buildings throughout the parcel, however this is not considered relevant at a parcel scale.

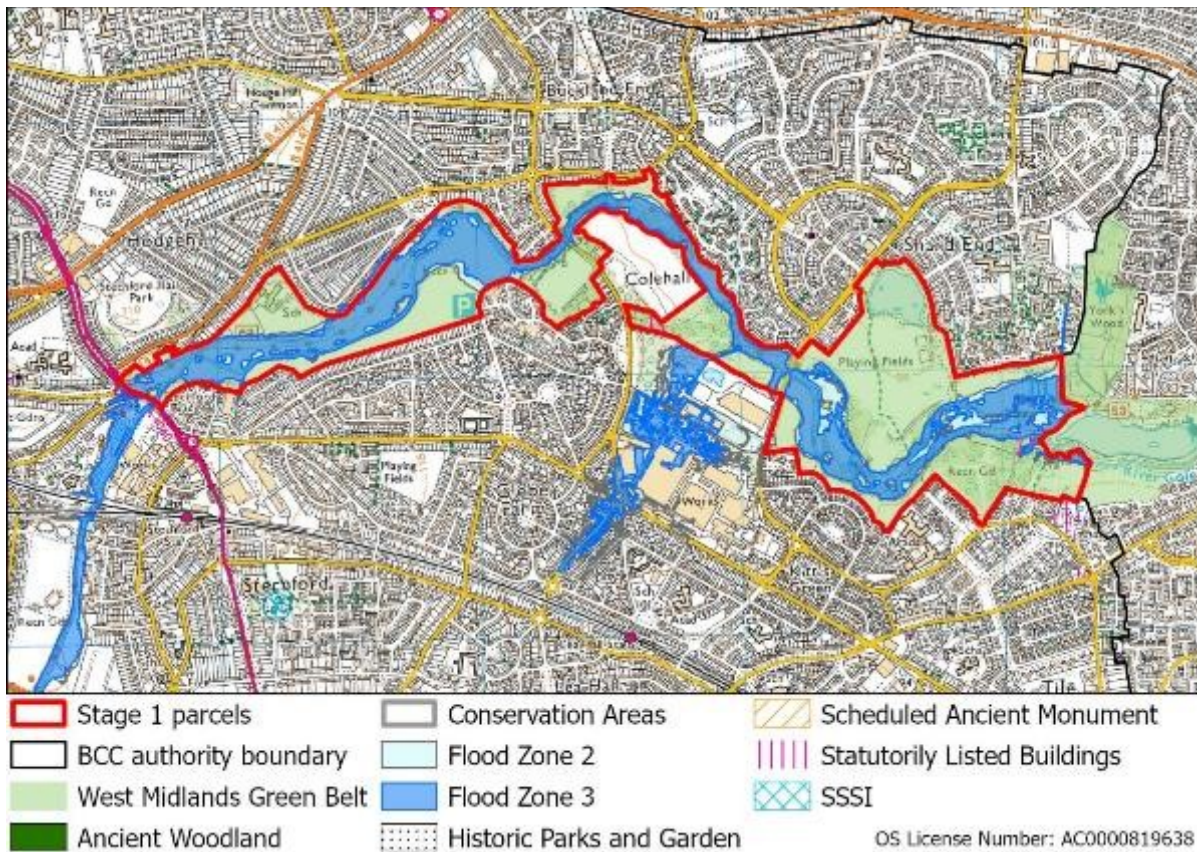
GBP 24 – Land at Pype Hayes Golf Course and around Pype Hayes Hall



Assessment criteria	Outcome	Assessment
Purpose A	Weak contribution	The parcel is surrounded on all sides by the large built up area of Birmingham, with part of its northern boundary being connected to another Green Belt parcel (which is also enclosed by the built up area). The parcel is predominately open countryside and comprises a golf course with a closed field pattern to north and is separated from the southern area of the parcel by the Plants Brook stream, which runs from northwest to southeast. The southern area of the parcel comprises Pype Hayes Park. This southern section also contains some existing development and some other urbanising features, including some residential properties. These are not extensive. The boundaries between the parcel and the large built up area are mixed consisting of residential properties which are less defensible, and the A452 (Chester Road) and the B4148 (Eachelhurst Road) to the southwest and southeast. As such, the parcel has physical features that could restrict and contain development. The parcel is enclosed by the large built up area and this section of the Green Belt is largely disconnected from the remaining Green Belt. Development of the parcel would not result in an incongruous pattern of development and could be considered to infill the settlement pattern. Overall the parcel makes a weak contribution to this purpose.
Purpose B	No contribution	The parcel does not play a role in preventing neighbouring towns from merging. The parcel makes no contribution to this purpose.
Purpose C	Moderate contribution	The parcel consists of open countryside and rural land uses, with a golf course and some semi-urban land uses including built form associated with the golf course, sports pitches and some residential properties. The parcel has a moderate degree of openness, with less than 10% built form. There are limited areas of long line views across the parcel, as views are primarily restricted by topography and vegetation, with there being dense vegetation spread throughout the parcel, particularly throughout the golf course and surrounding Plants Brook stream. Views into the Green Belt to the north are restricted by built form and vegetation. The parcel is enclosed by existing development along the majority of boundaries, however this only impacts on the sense of openness when close to this built form. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E

Assessment criteria	Outcome	Assessment
Overall assessment	Weak contribution	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Less than 5% of the parcel is within Flood Zone 2/3 or at risk of surface water flooding. The parcel can therefore be considered as potential grey belt. There is a listed building within the parcel, however this is not considered relevant at parcel scale.

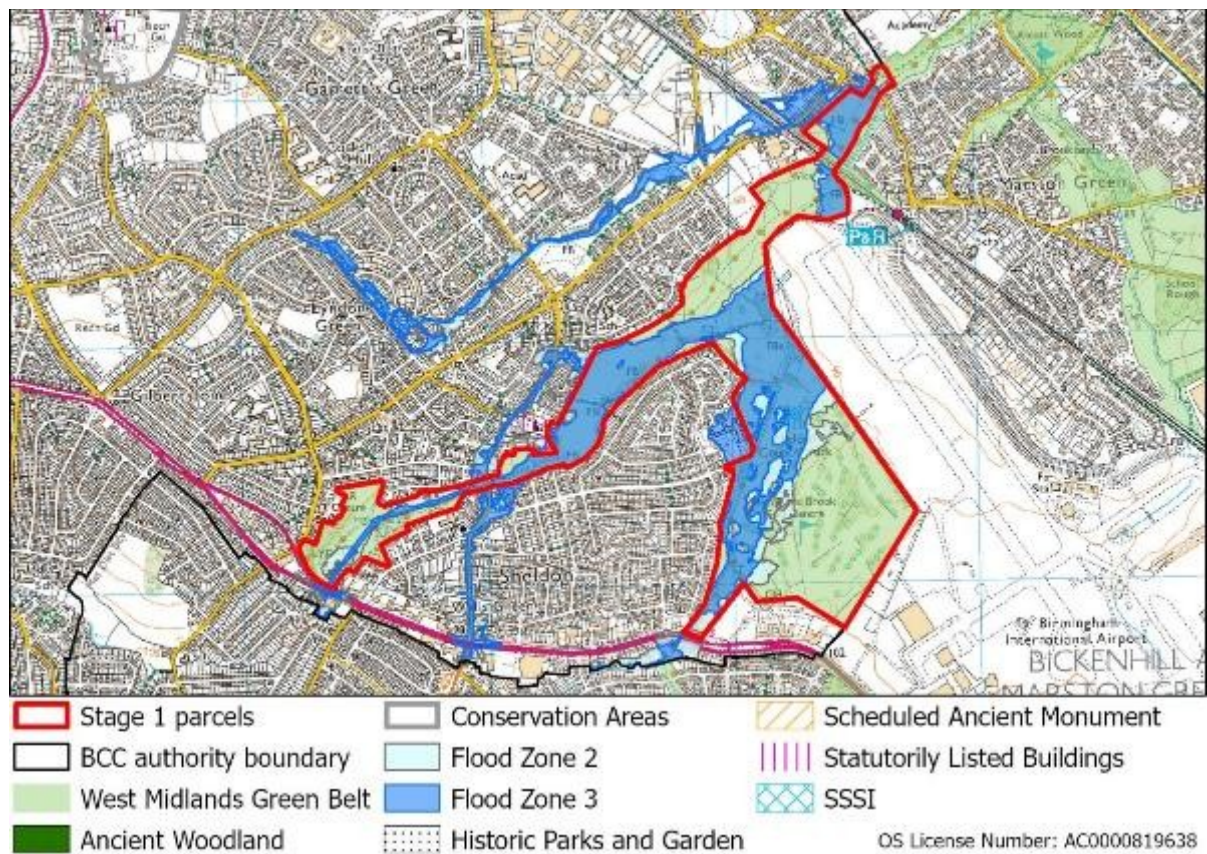
GBP 25 – Land at Kingfisher Country Park and associated waterway



Assessment criteria	Outcome	Assessment
Purpose A	Weak contribution	The elongated parcel is largely enclosed by the defined large built-up area of Birmingham along its northern, western and southern boundaries. The parcel is predominantly free of existing development, comprising mostly shrubland, woodland and lakes of Kingfisher Country Park, and outdoor sport and recreational uses. The parcel contains some existing developments and other urbanising influences, including two schools (Colebourne Primary School Beaufort Special School), although this is not extensive and scattered across the vast parcel. The parcel has a defensible boundary between the parcel and the large built-up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of established residential/ industrial developments, which whilst less defensible are well established. The parcel crosses over roads but remains connected via paths or watercourses. There is a small portion along the southern boundary between the Yardley Brook and Cole Hall Lane defined by footpaths, trees and a private road (Smart Start Childcare) which is considered less defensible (appearing to be open land/space), although the built form can be found in reasonable proximity. The boundaries with Babbes Mill Lake to the east are considered less defensible at the administrative boundary, as defined by footpaths and vegetation, although an established residential area can be found east of the Babbs Mill Lake in reasonable proximity within the Green Belt in Solihull. As such, the parcel has physical features that could restrict and contain development. The parcel is largely enclosed by the large built-up areas such that development would not result in an incongruous pattern of development and majority part of it could be considered to round off the settlement pattern. Overall, the parcel makes a weak contribution to this purpose
Purpose B	No contribution	The parcel does not play a role in preventing neighbouring towns from merging. The parcel makes no contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose C	Moderate contribution	The parcel consists of open countryside and rural land uses, including shrubland, woodland and lake of the Kingfisher Country Park and outdoor sport and recreational uses. There are some semi-urban land uses, including two schools, which is considered insignificant as compared to the vast size of the parcel. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long-line views from the footpaths within Kingfisher Country Park towards the south and east, but other views Packington Avenue, Cole Hall Lane (central portion) and footpath off A4040 (western portion) are partly restricted by the elongated configuration of the parcel and by dense vegetation. The parcel is largely enclosed by the large built-up areas along three boundaries impacting the sense of openness. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Weak contribution	The parcel makes moderate contribution to two purposes, weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (Part)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Flood Zone 2/3 covers more than 50% of the parcel along River Cole, along with some areas at risk of surface water flooding. Only the remaining area of the parcel can therefore be considered potential grey belt. There are a couple of listed buildings throughout the parcel, however this is not considered relevant at a parcel scale.

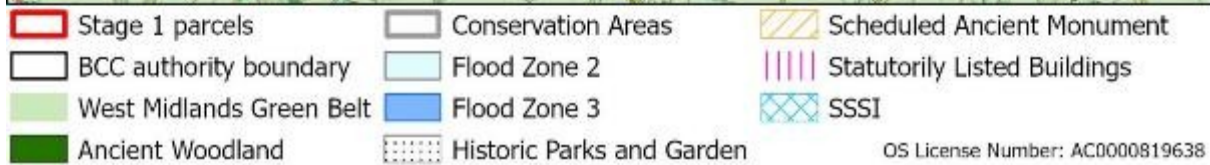
GBP 26 – Land at Sheldon Country Park



Assessment criteria	Outcome	Assessment
Purpose A	Weak contribution	The Y-shape parcel is largely enclosed by the defined large built-up area of Birmingham and the West Midlands conurbation along all its boundaries. The parcel is predominantly free of existing development, comprising mostly shrubland, woodland and outdoor sport and recreational uses, including the Sheldon Country Park and Hatchford Brook Golf Centre. The parcel contains some existing developments and other urbanising influences, including a car wash business at the eastern-most boundary, although this is not extensive. The parcel has a defensible boundary both between the parcel and the large built-up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of established residential properties to the north, west and south, and Birmingham Airport to the east, which whilst less defensible are well established. The parcel crosses over roads and a railway line but remains connected via paths or watercourses. There is only a small portion along the northeastern boundary (on Bell Walk) which is considered undefined at the administrative boundary, although public road (Chapelhouse Road and Gloucester Way) can be found in reasonable proximity. As such, the parcel has physical features that could restrict and contain development. The parcel is largely enclosed by the large built-up areas such that development would not result in an incongruous pattern of development and majority part of it could be considered to round off the settlement pattern. Overall, the parcel makes a weak contribution to this purpose
Purpose B	No contribution	The parcel does not play a role in preventing neighbouring towns from merging. The parcel makes no contribution to this purpose.
Purpose C	Moderate contribution	The parcel consists of open countryside and rural land uses, including shrubland, woodland of the Sheldon Country Park and outdoor sport and recreational uses. There are some semi-urban land uses, including a car wash business at the far end of the parcel, although these are not extensive. The parcel has a strong-moderate degree of openness, with less than 10% built form. At the eastern portion, there are long-line view from the airport viewing area towards the runway of the airport, while long-line view towards the south is restricted by the topography and vegetation of the golf course. From Watkins Walk (near Tallington Road), there are long-line views towards the west but long-line view towards the (east) airport direction is restricted by topography and woodland. Other views at the western end of the parcel around Church Road and A45 are partly restricted by the elongated configuration of the parcel and by vegetation. The parcel is largely enclosed by the large built-up areas along all boundaries impacting the sense of openness. Overall, the parcel makes a moderate contribution to this purpose

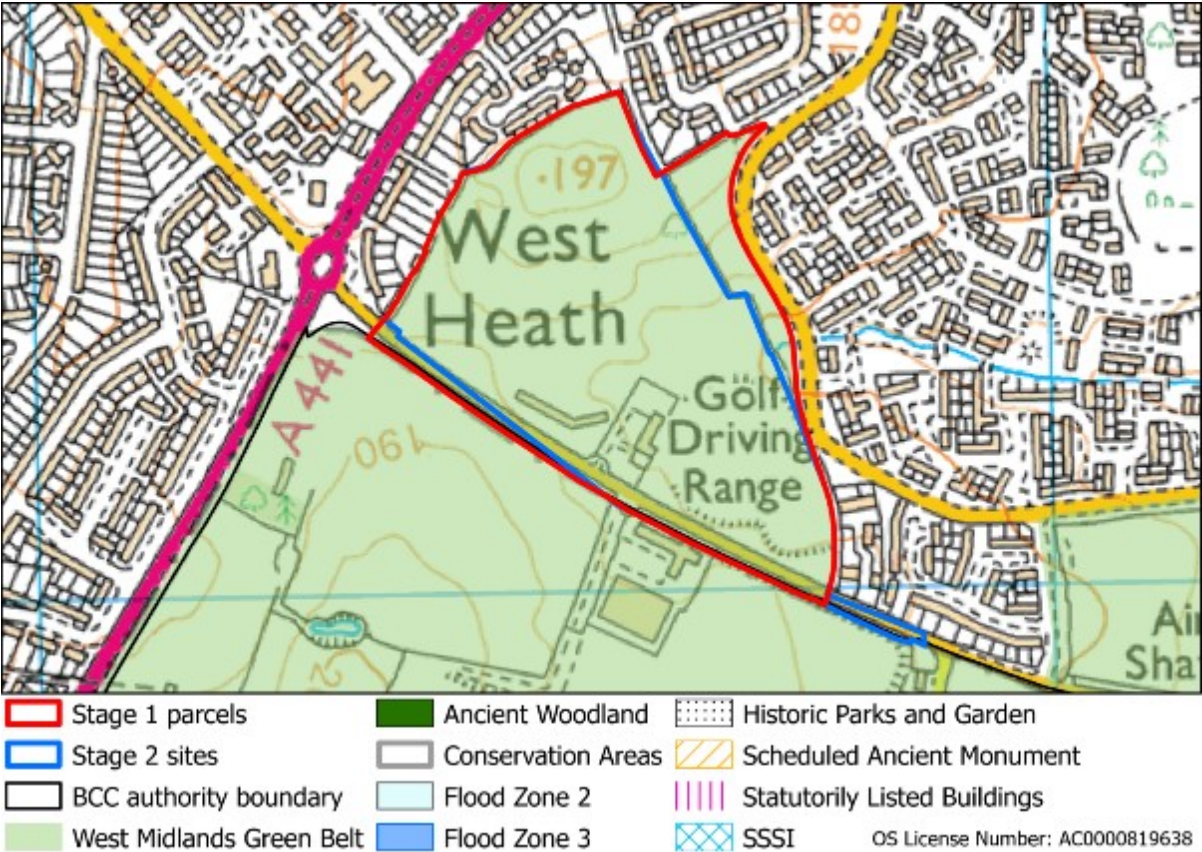
Assessment criteria	Outcome	Assessment
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Weak contribution	The parcel makes moderate contribution to two purposes, weak contribution to one purpose, and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (Part)	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. Flood Zone 2/3 cover more than 60% of the parcel, along with some areas at risk of surface water flooding. Only the remaining area of the parcel can therefore be considered potential grey belt. There are a couple of listed buildings throughout the parcel, however this is not considered relevant at a parcel scale.

GBP 27 – Land to east/south of Hawkesley



Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The parcel is adjacent to the defined large built up area of Birmingham along the entirety of its western boundary. The parcel is predominantly open countryside, including agricultural uses and woodland. The parcel contains some existing development and other urbanising influences, including a number of residential properties adjacent to the roads which follow the parcel boundaries, and Gay Hill Lane and Primrose Hill Road which cuts through the middle of the parcel from east to west. The parcel also includes Kings Norton Cemetery. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of Walkers Heath Road and Icknield Street to the northwest, continuing to Longdales Road to the west and southwest boundary, all of which are major roads. The southwest boundary between the parcel and the open countryside is defined by Redhill Road, which is a major road and is therefore defensible. The east boundary of the parcel sits along the administrative boundary, and is located in the middle of agricultural land with no physical features on the ground to form a boundary. As such, the parcel has physical features that could restrict and contain existing development associated with the large built up area. If developed the parcel would not result in an incongruous pattern of development, however due to the lack of an outer defensible boundary there is a potential risk of sprawl. Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	Weak contribution	The parcel is located in a gap between Birmingham and the neighbouring town of Redditch. The parcel forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the parcel makes a weak contribution to this purpose.
Purpose C	Strong contribution	The parcel consists of open countryside and rural land uses, such as agriculture and a cemetery, with some semi-urban land uses, including residential properties, buildings associated with the cemetery, and business premises. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long distance views in parts across the parcel, but other views are restricted by topography and vegetation. The parcel opens into countryside along the entirety of its eastern and southern boundaries, all of which is Green Belt land (including in the neighbouring authority area). The parcel joins the built form of Birmingham to the west where the main road forms the boundary between the countryside and the built up area of Birmingham, however this does not impact on the sense of openness in the parcel. Overall, the parcel makes a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.

Assessment criteria	Outcome	Assessment
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel supports a strong-moderate degree of openness and there is a defensible boundary between the parcel and the existing built form of the large built up area of Birmingham, which currently contains development and prevents it from threatening the overall openness and permanence of the Green Belt. However, the outer boundary of the parcel is not defensible, which may result in a risk of sprawl if the parcel is developed. The parcel therefore has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against Purpose A, Purpose B or Purpose D. There are a couple of listed buildings throughout the parcel, however this is not considered relevant at a parcel scale, and some limited areas covered by Flood Zone 2/3. Therefore, the parcel can be considered as potential grey belt.



⁸⁵ Only the site boundary that is within the Green Belt has been assessed (a small section to the east of the site is outside the Green Belt).

Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The parcel/site is adjacent to the defined large built up area of Birmingham along its east, north and west boundaries. The parcel/site is predominantly open countryside and comprises green space as well as belts of trees to the boundaries and individual trees and vegetation, with the use as a golf centre. The parcel/site contains some existing development and other urbanising influences, including a school to the southern boundary along Redhill Road, although this is not extensive. The parcel/site has a mix of less defensible and defensible boundaries either between the parcel and the large built up area, and between the parcel and the surrounding Green Belt. Both the southern boundary formed by Redhill Road between the parcel and the adjacent Green Belt and the northeast boundary of Longdales Road between the parcel/site and the built up area of Birmingham are major roads and are therefore defensible. The western boundary and part of the eastern boundary follow residential property boundaries which are less defensible. Note, the site's northwestern boundary differs marginally as it follows a treeline, rather than the road/built form, which is less defensible. As such, the parcel/site has physical features that could restrict and contain development. If developed the parcel/site would not result in an incongruous pattern of development and could be seen to be infill development. Overall, the parcel/site makes a moderate contribution to this purpose
Purpose B	Weak contribution	The parcel/site is located in a gap between Birmingham and the neighbouring town of Redditch. The parcel/site forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the parcel/site makes a weak contribution to this purpose.
Purpose C	Moderate contribution	The parcel/site consists of open countryside and rural land uses, with its primary use as a golf centre, with some semi-urban land uses including a school. The parcel/site has a strong-moderate degree of openness with less than 10% built form. There are long line views in parts across the parcel/site, but other views are restricted by topography, vegetation, and built form (associated with the golf centre). The parcel/site is partly enclosed by existing development along some of its boundaries, however this does not impact on the sense of openness within the parcel/site. The Green Belt continues to the south of the parcel/site, however views are restricted into this from the parcel/site due to vegetation and built form (outside the parcel/site). Overall, the parcel/site makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns

Assessment criteria	Outcome	Assessment
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel/site therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The parcel/site makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. The parcel/site therefore has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel/site does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however this is not significant. Therefore, the parcel/site can be considered as potential grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, and does not make a strong contribution to any purpose. Purpose A – Development of the site would not represent unrestricted sprawl given it is adjacent to the large built up area. Development would have a defensible outer boundary to the south consisting of Redhill Road which would prevent unrestricted sprawl. Purpose B – Development of the site would slightly reduce the gap between the Birmingham urban area and Redditch. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of these, and it would not result in them merging. Purpose C – The site is 40ha and if developed would result in a modest incursion into undeveloped countryside. However, the site has undeveloped countryside to the south, although this does contain some urbanising land uses of leisure facilities and sports pitches.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	If the site is removed from the Green Belt and developed, the Green Belt to the northwest of the site would become enclosed by development and disconnected from the wider Green Belt which is likely to impact its Green Belt function and purpose. The surrounding Green Belt to the south would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are no other sites in this location under consideration which are likely to have cumulative impacts.

Impact assessment considerations	Assessment
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging and development would not represent unrestricted sprawl as it would be reasonably contained by defensible boundaries, to the south. Removal of the site from the Green Belt is likely to have localised impacts on the surrounding Green Belt to the northwest. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Redhill Road to the south which is an existing defensible boundary. The remainder of the site's northwestern existing outer boundary is less defensible consisting of a field boundary. If the site is taken forward, it is recommended the northwestern boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

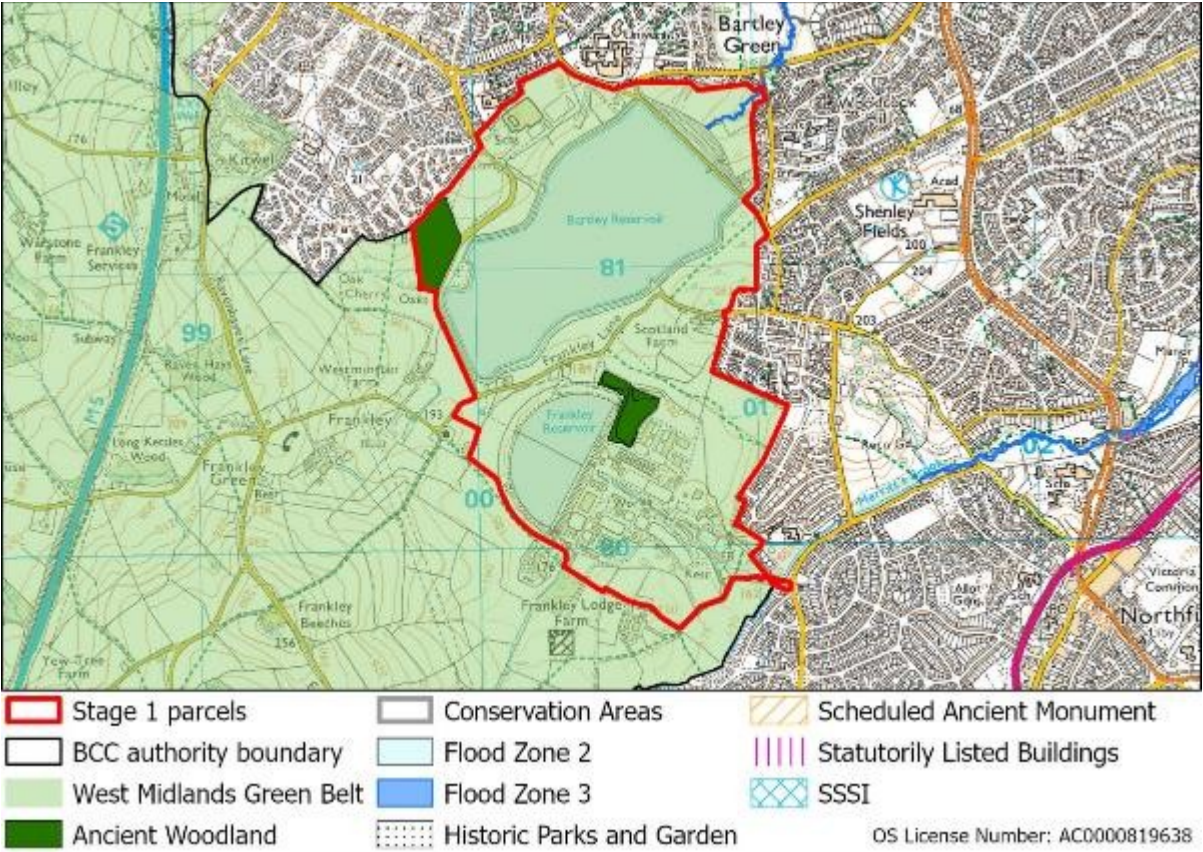
GBP 29 – Land at Rednal Hill



Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The parcel is adjacent to the large built up area of Birmingham along its northern and eastern boundaries. The parcel is predominantly countryside and comprises open parkland, recreational green space and part of a golf course. The parcel contains some existing development, of a small cluster of residential properties to the south of the parcel, although this is not extensive. The parcel has a mix of less defensible and defensible boundaries either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of Eachway Lane to the northwest (a minor road), Leach Green Lane to the northeast (a minor road) which are therefore defensible. Part of the eastern boundary follows residential property boundaries, noting that these also follow a mature treeline, which is defensible. The south and western boundary follow the administrative boundary and are undefined by any features on the ground. As such, the parcel has physical features that could restrict and contain existing development associated with the large built up area. The parcel is partially enclosed by the large built up area on two of its boundaries and the connection to the large built up area is such that new development would not result in an incongruous pattern of development. Overall, the parcel makes a moderate contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose B	Weak contribution	The parcel is located in a gap between Birmingham and the neighbouring town of Bromsgrove. The parcel forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the parcel makes a weak contribution to this purpose
Purpose C	Strong contribution	The parcel consists of open countryside and rural lane uses, consisting primarily of vegetated hills and extensive coverage of native species with it being used as recreational land. There is one cluster of residential properties in the parcel, however these are screened from view due to dense vegetation. The parcel has a strong-moderate degree of openness, with less than 10% built for. There are long line views in part across the parcel and into the surrounding Green Belt to the south/southwest, with the elevated position providing long distance views, enhancing its visual significance. However, some views are restricted by topography and vegetation, particularly closest to the built up area. The parcel is surrounded by open countryside along its southwestern/southern boundary, with the Green Belt carrying on in this direction. To the north/east the parcel joins the built form of Birmingham and is therefore partly enclosed, however due to the topography of the parcel and dense vegetation that borders the existing built form, this does not impact on the sense of openness in the parcel. As such, this parcel provides a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel supports a strong-moderate degree of openness and there are defensible boundaries between the built up area and the parcel, which can contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The parcel therefore has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D, and there are no footnote 7 constraints on the parcel. Therefore, the parcel can be considered potential grey belt.

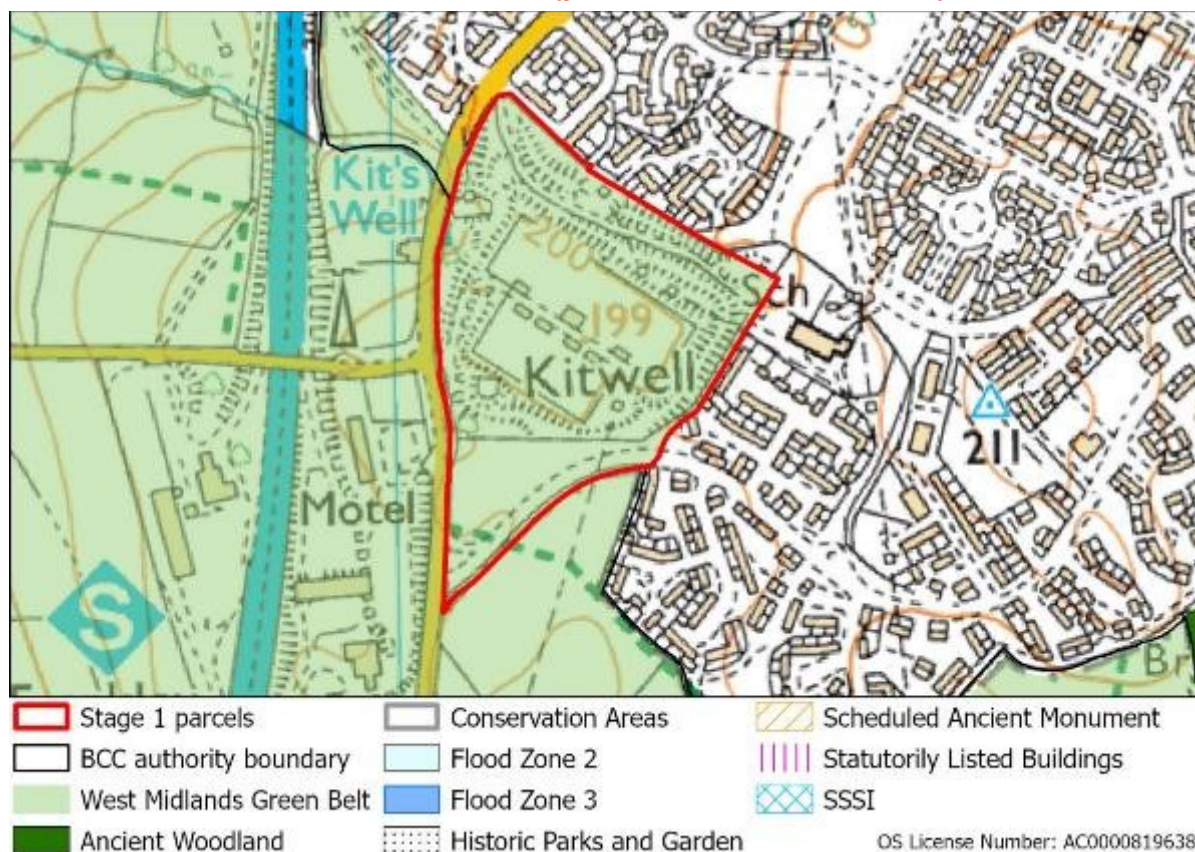
GBP 30 – Land at Bartley Reservoir, Frankley Reservoir and water treatment works



Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The parcel is adjacent the defined large built up area of Birmingham along it's northwestern, north and eastern boundaries. The parcel is predominately open countryside, consisting of Bartley Reservoir to the north and Frankley Reservoir to the south. The parcel contains some existing development and other urbanising influences, including a water treatment works located in the south of the parcel, which is fairly extensive in this part of the parcel. The boundaries between the parcel and the large built up area and the parcel and the surrounding Green Belt are predominately less defensible and there are no other defensible boundaries in reasonable proximity. They consist of the administrative boundary to the west and south (noting a small section of the southwestern boundary follows Scotland Lane, which as a minor road is considered defensible), with the northwestern, north and eastern boundaries following the existing built form and property boundaries. As such, the parcel lacks physical features that could restrict and contain development. The parcel is partially enclosed by the large built up area along two boundaries and the connection to the large built up area is such that new development would not result in an incongruous pattern of development. However, it is noted that due to the lack of defensible boundaries there is a potential risk of sprawl. Overall, the parcel makes a moderate contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose B	No contribution	The parcel does not play a role in preventing neighbouring towns from merging. The parcel makes no contribution to this purpose.
Purpose C	Moderate contribution	The parcel partly consists of open countryside and rural land use, with the two reservoirs making up the majority of the parcel area. There are some semi-urban land uses, including the water treatment works and some built form associated with this. The parcel has a moderate degree of openness, with less than 20% built form. There are long line views in parts across the parcel and into surrounding Green Belt to the south/southwest, but other views are restricted by built form and vegetation. The vegetation that lines sections of Frankley Lane creates a division in the parcel with views being restricted and impacting on the sense of openness. However, the long line views across Bartley Reservoir (the larger of the two) in places, and views across Frankley Reservoir (where available), does increase the sense of openness. The built form associated with the water treatment works impacts the openness of this section of the parcel. The parcel is surrounded by open countryside to the south/southwest with the Green Belt carrying on in this direction. To the north/northwest and east, the parcel joins the built form of Birmingham and is therefore partly enclosed however this only impacts on the sense of openness when close to this existing development. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The parcel makes a moderate contribution to three purposes, and no contribution to two purposes. Overall, the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some areas of ancient woodland and areas at risk of surface water flooding, however as these cover less than 20% of the parcel area, the parcel can be considered potential grey belt.

GBP 31 – Land east of Kitwell Lane (power infrastructure site)⁸⁶

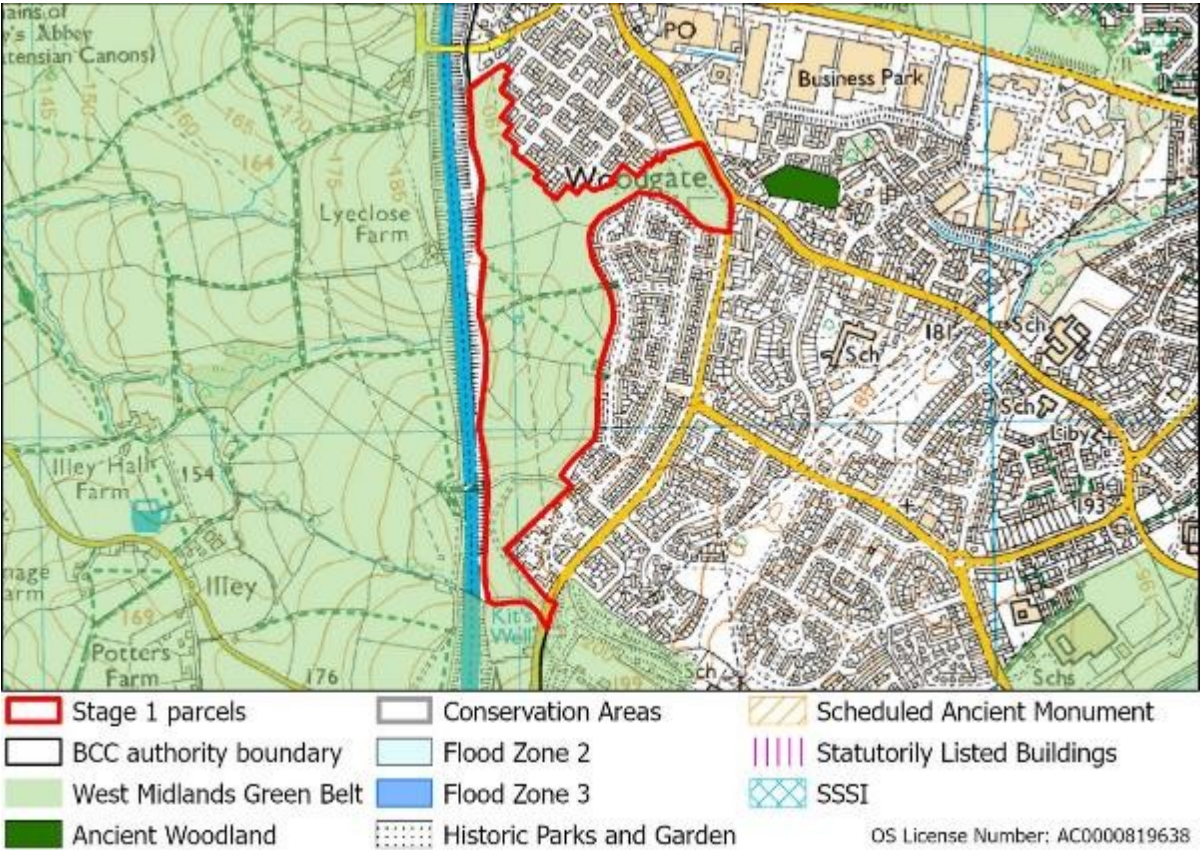


Assessment criteria	Outcome	Assessment
Purpose A	Weak contribution	The parcel is adjacent to the defined large built up area of Birmingham along its northern and eastern boundaries. The parcel contains significant existing development and other urbanising influences, including Kitwell Lane National Grid distribution infrastructure, although this is bound on all sides by mature vegetation and undeveloped land. The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of Kitwell Lane/Ravenhayes Lane to the west and Balmoral Road to the south, which are all minor roads and are therefore defensible. The northern and eastern boundaries follow dense treelines, which in places follow residential properties and considered less defensible. As such the parcel has physical features that could restrict and contain development. The parcel is adjacent to and partially enclosed by the large built up area on two boundaries, and the connection to the large built up area is such that new development is unlikely to result in an incongruous pattern of development. Overall, the parcel makes a weak contribution to this purpose.
Purpose B	No contribution	The parcel does not play a role in preventing neighbouring towns from merging. The parcel makes no contribution to this purpose.

⁸⁶ Access to the parcel and its boundaries was restricted/limited, therefore this parcel has been assessed using a desktop review only.

Assessment criteria	Outcome	Assessment
Purpose C	Weak contribution	The parcel consists of semi-urban development land uses, with the parcel primarily comprising Kitwell Lane National Grid distribution infrastructure, however there is some open vegetated land to the south and north of the parcel, surrounding the infrastructure use. The parcel has no degree of openness with a significant amount of built form, with no long line views as these are restricted by built form and vegetation. The parcel is in part surrounded by open countryside to the south and west, however, the M5 Southbound service station is nearby, and there is built form located to the east. These are screened from view by vegetation, which impacts on the sense of openness, however views into the surrounded Green Belt, which carries on in these directions are therefore restricted. Overall, the parcel makes a weak contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Weak contribution	The parcel makes a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however this is not significant. Therefore, the parcel can be considered potential grey belt.

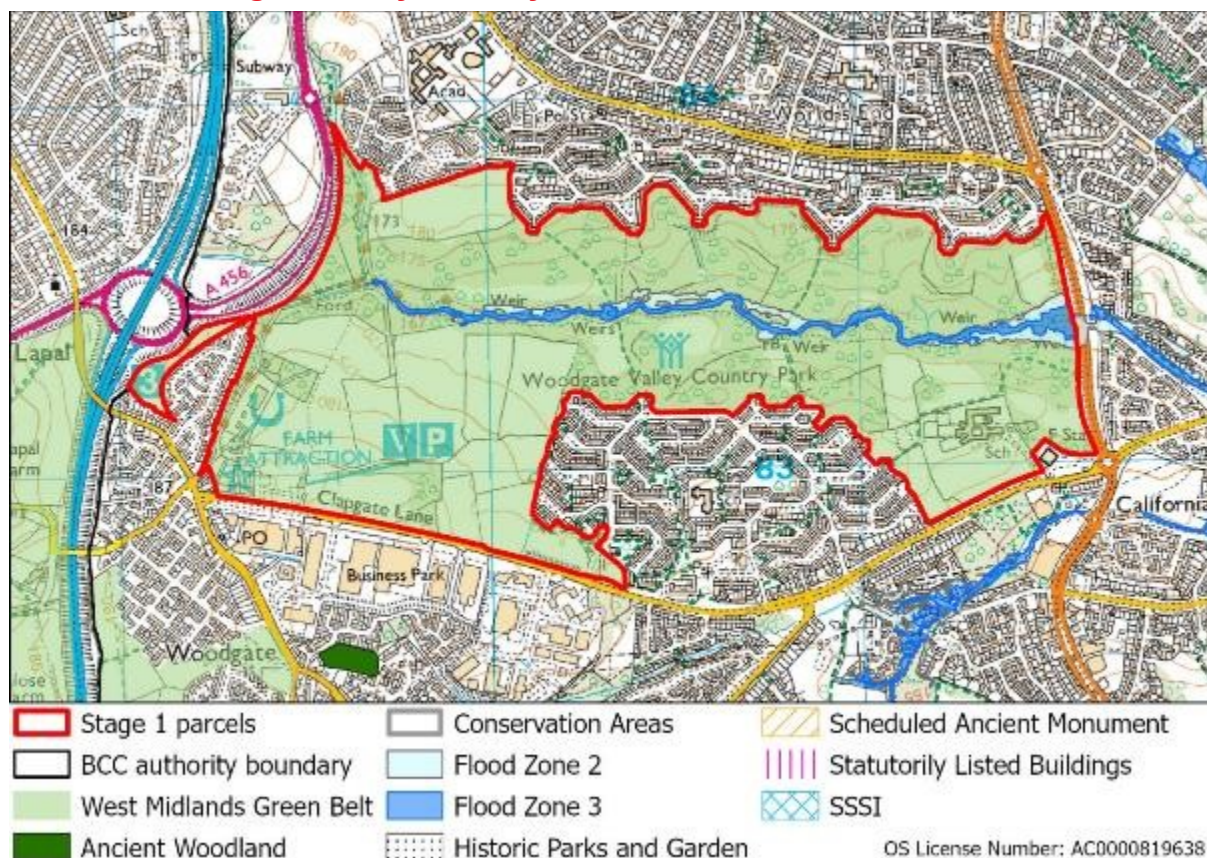
GBP 32 – Land between M5 and housing estates around Lye Avenue and Pinewood Drive



Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The parcel is adjacent to the defined large built up areas of Birmingham along its eastern and northern boundary. The parcel is open countryside, with it being used as open space and recreational land amongst areas of dense vegetation (noting there is a series of pylons running through the parcel). The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt or in reasonable proximity. They consist of following the existing build form/residential property boundaries (which also follows the Green Belt boundary) to the north, east and in part south. These are less defensible; however, the western boundary follows the M5, which is defensible. As such the parcel has physical features that could restrict and contain development. The parcel is partially enclosed by the large built up area, such that development would not result in an incongruous pattern of development, and could be seen to be infill between the existing built form and the M5. Overall, the parcel makes a moderate contribution to this purpose
Purpose B	No contribution	The parcel does not play a role in preventing neighbouring towns from merging. The parcel makes no contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose C	Moderate contribution	The parcel consists of open countryside and rural land uses, mainly being used as open space with recreational access. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the parcel, but other views are restricted by topography and vegetation, with there being areas of dense vegetation throughout the parcel. The parcel is surrounded by open countryside to the west, although this is beyond the M5 motorway corridor. The western boundary follows the M5, however, the topography of the parcel does allow for views over the M5 towards the adjacent areas of open countryside, which increases the sense of openness. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The parcel makes a moderate contribution to three purposes and no contribution to two purposes. Overall, the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however these are not significant. Therefore, the parcel can provisionally be considered grey belt.

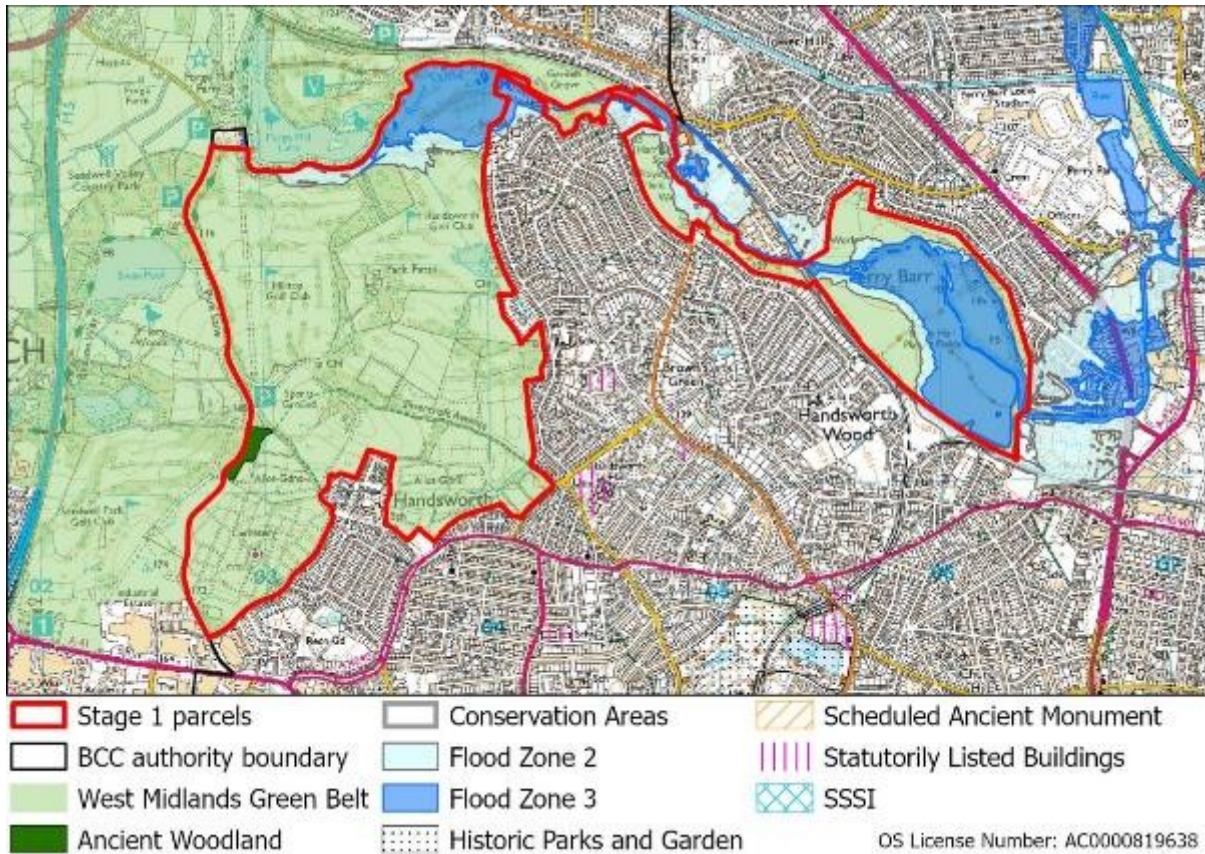
GBP 33 – Woodgate Valley Country Park



Assessment criteria	Outcome	Assessment
Purpose A	Weak contribution	The parcel is bounded on all sides by the large built up area of Birmingham. The parcel is predominantly open green space, comprising primarily leisure uses associated with the country park setting, but also includes agricultural uses and associated farm buildings to the southwest corner of the parcel, and Hillcrest School to the southeast corner. These, however, are not extensive. The boundaries between both the parcel and the large built up area, and the parcel and the surrounding Green Belt are defensible. They consist of the existing built form to the north, which follows residential property boundaries, the B4121 (West Boulevard) to the east, Stonehouse Lane/Clapgate Lane and in part residential property boundaries to the south, and the A456 (Quinton Expressway) and in part residential property boundaries to the west. Where the parcel follows residential property boundaries, these are less defensible, however all the other boundaries are defensible. As such the parcel has physical features that could restrict and contain development. The parcel is fully enclosed by the large built up area, such that development would not result in an incongruous pattern of development and could be considered as infilling part of the settlement pattern. Overall, the parcel makes a weak contribution to this purpose

Assessment criteria	Outcome	Assessment
Purpose B	No contribution	The parcel does not play a role in preventing neighbouring towns from merging. The parcel makes no contribution to this purpose
Purpose C	Moderate contribution	The parcel consists of open countryside and rural land uses, including woodland and scrub, consistent with the parcel's use as a Country Park. There are some semi-urban land uses, including a school and some sport facilities. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the parcel, but no views into surrounding Green Belt as this is an enclosed region of Green Belt which has been disconnected from the wider Green Belt. Views across the parcel are restricted in parts by topography, built form and vegetation, particularly the screening of vegetation that lines some of the footpaths throughout the parcel. The parcel is completely enclosed by existing development, however due to its large size (over 150ha), the impact to the sense of openness is considered less impacted by its enclosed nature. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Weak contribution	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. There are some areas of Flood Zone 2/3 and some limited areas at risk of surface water flooding, however, these cover approximately less than 15% of the total area of the parcel. Therefore, the parcel can provisionally be considered grey belt.

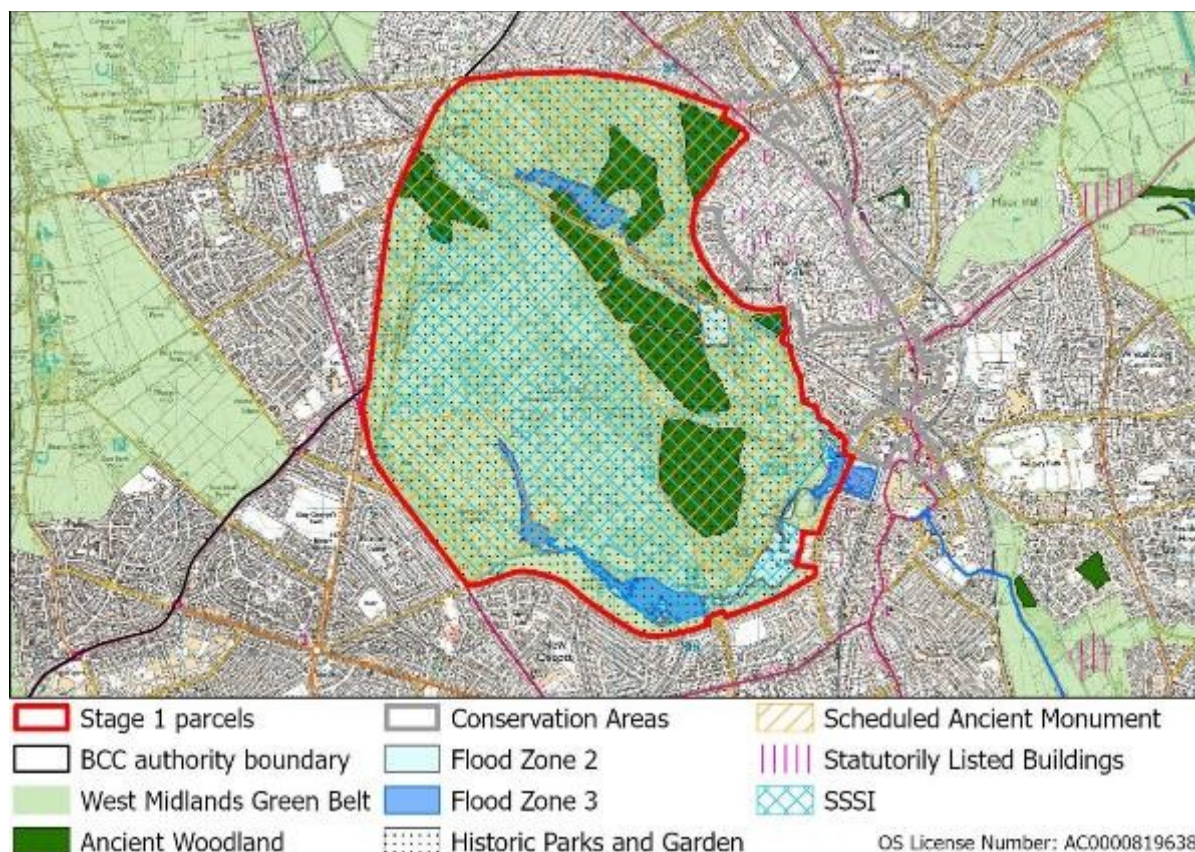
GBP 34 - Land at Hilltop Golf Course (part of Sandwell Valley) and green space which wraps around to and includes Perry Hall Playing Fields



Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The parcel is partially enclosed by the defined large built-up area of Birmingham along its northern, eastern and southern boundaries. The parcel is predominantly free of existing development, comprising outdoor sport and recreational uses in/close to Sandwell Valley (including Handsworth Golf Club and Hilltop Golf Course), community farm allotments (Sandwell Allotments) and the Handsworth cemetery. The parcel contains some existing developments and other urbanising influences, including a vehicular loader service along Hamstead Hill (B4124) at the narrowest strip of the parcel, although this is not extensive. The parcel has a defensible boundary both between the parcel and the large built-up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of River Tame and established residential and industrial developments to the north, established residential development to the east (majority), railway line, established residential development to the south (majority), and Park Lane to the west. The parcel crosses over roads and a railway line but remains connected via paths or watercourses. There is a small portion along the northern boundary (near Park Lane) which is considered less defensible as a footpath (noting that there is a small section of white land up to the administrative boundary where the Green Belt then continues). There is a small portion along the eastern boundary (to the rear of One Stop Shopping Centre) which is considered less defensible, although Harrier Way (a two-lane road) can be found in close proximity. There is also a small portion along the southern boundary (near Woodend) which is considered undefined (cutting across a playing field), although an established residential neighbourhood along Parkside Road can be found in close proximity. As such, the parcel has physical features that could restrict and contain development. The parcel is adjacent to and partially enclosed by the large built-up area such that development to the east of Handsworth Golf Club (including Perry Hall Park and the linear section following the River Tame adjacent to built form) would not result in an incongruous pattern of development and majority part of it could be considered to round off the settlement pattern. Overall, the parcel makes a moderate contribution to this purpose.
Purpose B	No contribution	The parcel does not play a role in preventing neighbouring towns from merging. The parcel makes no contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose C	Moderate contribution	The parcel consists of open countryside and rural land uses, including outdoor sport and recreational uses, community farm and cemetery. There are some semi-urban land uses, including a vehicular loader service at the narrowest strip of the parcel (centre portion), which is considered insignificant as compared to the vast size of the parcel. The parcel has a strong-moderate degree of openness, with less than 10% built form. At the eastern portion, there are long-line view from Perry Hall Park towards the north and west. At the centre portion, long-line view on Cherry Orchard Recreational Ground and Hamstead Playing Fields are restricted by the narrow/ elongated configuration and vegetation. At the western portion, there are some long-line views towards Sandwell Valley along public walks on River Tame. However, long-line views along Park Lane towards the west (the Sandwell Green Belt) are restricted by topography and lush vegetation . The parcel is partly enclosed by the large built-up areas along two boundaries impacting the sense of openness. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The parcel makes moderate contribution to three purposes and no contribution to two purposes. Overall, the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes (Part)	The parcel does not score strongly against either Purpose A, Purpose B and Purpose D. Flood Zone 2/3 covers about 40% of the parcel mainly along River Tame, with some further areas at risk of surface water flooding. Only the remaining area of the parcel can therefore be considered potential grey belt. There are a couple of listed buildings throughout the parcel, however this is not considered relevant at a parcel scale.

GBP 35 – Sutton Park



Assessment criteria	Outcome	Assessment
Purpose A	Weak contribution	The parcel is fully enclosed by the defined large built-up area of Birmingham along all its boundaries. The parcel is largely free of existing development, comprising mostly shrubland, woodland and outdoor sport and recreational uses, including sailing clubs and a golf course. Associated buildings with these uses include Wyndley Leisure Centre, visitor centre and restaurants. The parcel has a defensible boundary between the parcel and the large built-up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of established residential developments and roads such as B4138 to the north, Clifton Road to the east, Monmouth Drive to the south and A452 to the west. As such, the parcel has physical features that could restrict and contain development. The parcel is fully enclosed by the large built-up areas such that development would not result in an incongruous pattern of development and could be considered to round off the settlement pattern. Overall, the parcel makes a weak contribution to this purpose.
Purpose B	No contribution	The parcel does not play a role in preventing neighbouring towns from merging. The parcel makes no contribution to this purpose.

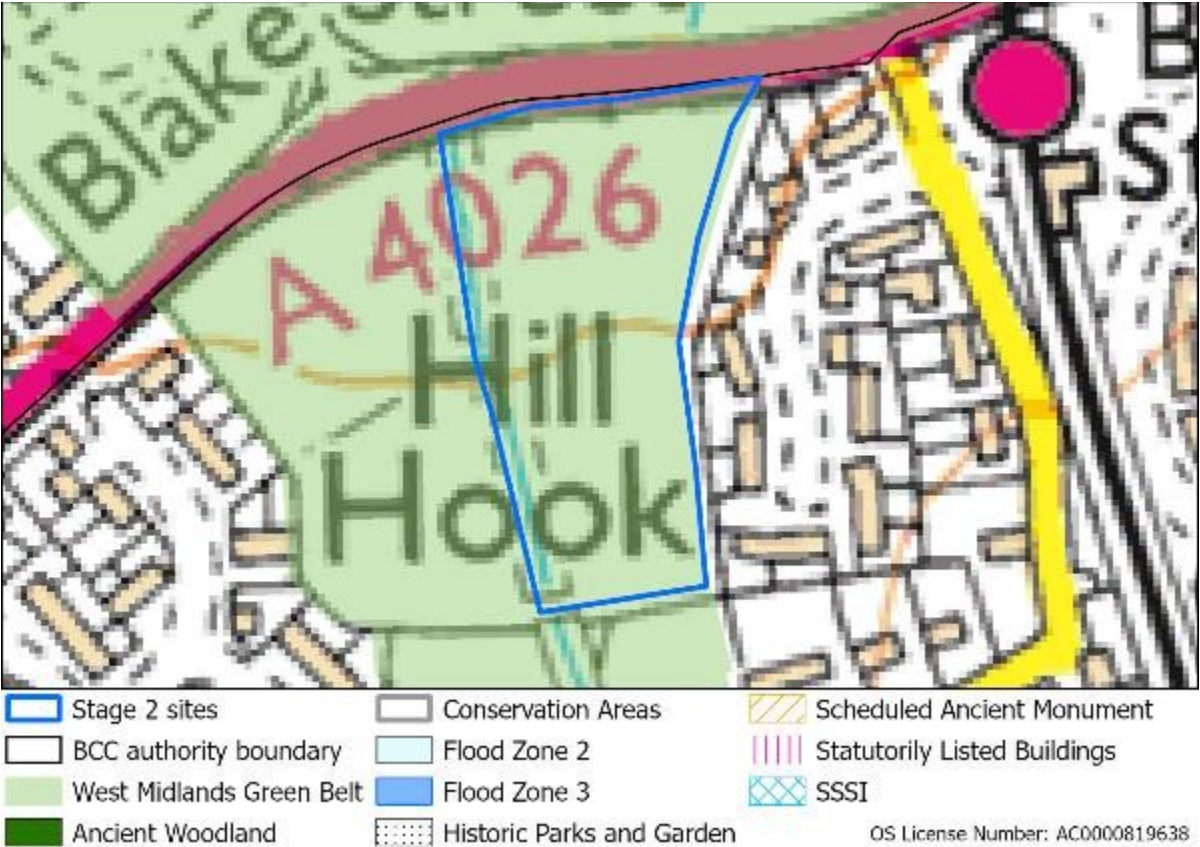
Assessment criteria	Outcome	Assessment
Purpose C	Moderate contribution	The parcel consists of open countryside and rural land uses, including shrubland, woodland, lakes and outdoor sport and recreational uses of Sutton Park. The parcel has a strong-moderate degree of openness, with less than 10% built form. There are some long-line views along the footpaths within Sutton Park at the western portion, but other views along all edges of the large built-up areas are restricted by lush vegetation along the boundaries, dense woodland on the eastern portion and topography. The parcel is fully enclosed by large built-up areas along all its boundaries. However, due to its large size (over 920ha) the impact to the sense of openness is considered less impacted by its enclosed nature. Overall, the parcel makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E
Overall assessment	Weak contribution	The parcel makes moderate contribution to two purposes, weak contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a weak contribution to Green Belt purposes
Is the parcel potentially considered grey belt?	No	The parcel does not score strongly against either Purpose A, Purpose B or Purpose D. The entire parcel is designated as a Site of Special Scientific Interest and registered as historic park and garden. A Scheduled Ancient Monument covers more than 50% of the parcel. There're also large areas of ancient woodland identified in the eastern and northwestern portion of the parcel. Flood Zone 2/3 can be found along the southern boundary and around Blackroot Pool and there are some areas at risk of surface water flooding throughout. There are a couple of listed buildings throughout the parcel, however this is not considered relevant at a parcel scale. Therefore, the parcel is not considered potential grey belt.

Appendix G

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GBCFS 1 - Land at Blake Street

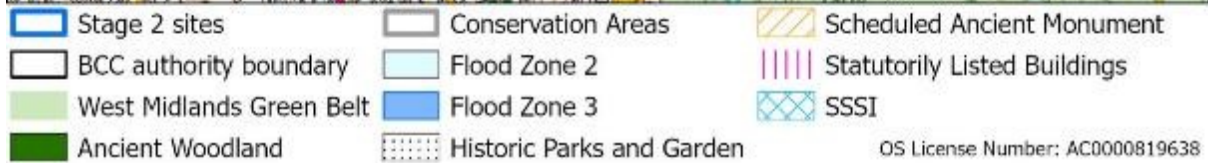
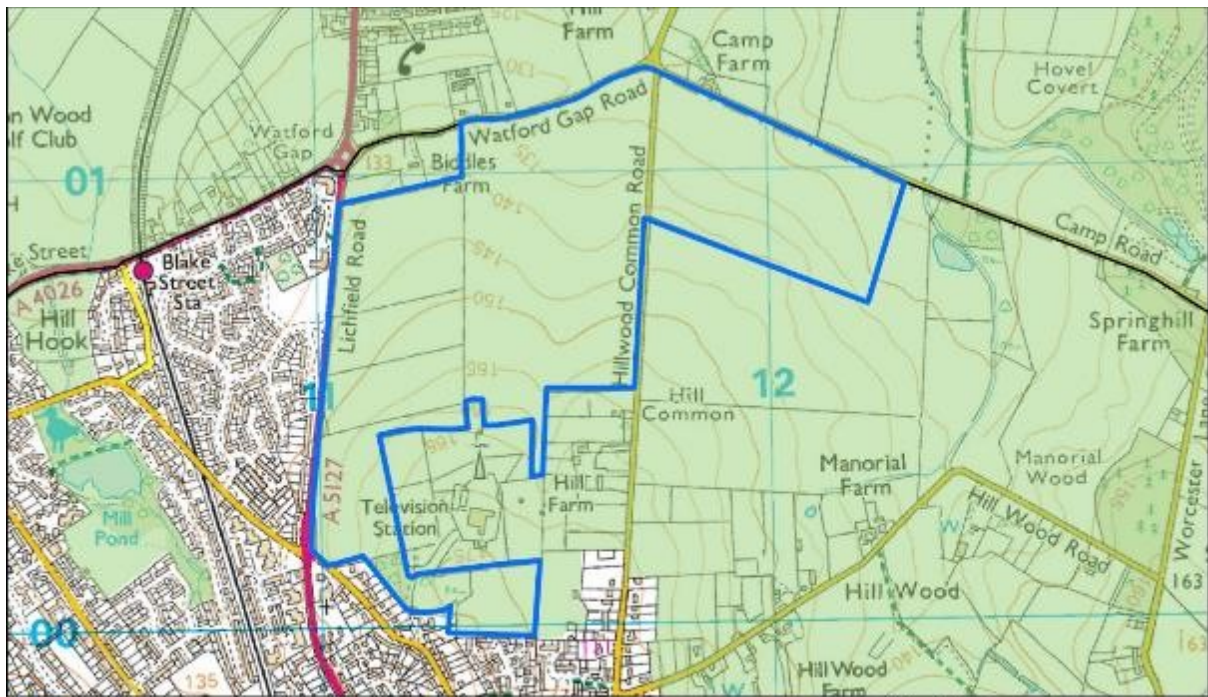


Assessment criteria	Outcome	Assessment
Purpose A	Moderate Contribution	The site is adjacent to the defined large built up area of Birmingham along the site eastern boundary. The site is free of existing development and other urbanising influences. The site is predominantly open countryside consisting of agricultural land with no associated agricultural buildings/built form. The site has a mix of defensible and less defensible boundaries either between the site and the large built-up area, between the site and the surrounding Green Belt, or in reasonable proximity. This consists of the A402 (Blake Street) road along the northern boundary and the presence of a small watercourse (less defensible) along the western boundary of the site. The eastern and southern boundary follow tree lines and residential properties, which are less defensible. As such, the site has a physical feature that could restrict and contain development. The site is partially enclosed by the large built-up area along the eastern boundary and the connection to the large built-up area is such that new development would not result in an incongruous pattern of development and could be considered as infill development. Overall, the site makes a moderate contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose B	Weak Contribution	The site is located in a gap between Birmingham and the neighbouring town of Lichfield. The site forms a very small part of a gap, without making a contribution to visual separation, where development would not physically reduce the perceived or actual distance between towns. Overall, the site makes weak contribution to this purpose
Purpose C	Moderate Contribution	The site consists of open countryside and rural land uses. The existing land uses consist of only agricultural land for farming purposes, with no associated agricultural built form on the site. The site has a strong-moderate degree of openness, with long line views in parts of the site, but other views are restricted by adjacent built form and dense vegetation, particularly along the western edge. The site is surrounded by open countryside along its northern, western and southern boundaries, with the Green Belt carrying on in these directions. However, views into these surrounding areas of Green Belt are restricted due to vegetation. To the east the site joins the built form of Birmingham and is therefore partly enclosed, impacting on the sense of openness. Overall, the site makes a moderate contribution to this purpose.
Purpose D	No Contribution	No Green Belt land in Birmingham is considered to contribute to preserving the setting and special character of historic towns.
Purpose E	Moderate Contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. Site 1 therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate Contribution	The site makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. Overall, the site makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D. There is an area at risk of surface water flooding, which covers approximately 20% of the site. Therefore, the site can provisionally be considered grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with no strong contribution to any purposes. Purpose A – Development of the site would not represent unrestricted sprawl given it is adjacent to the large built up area and could be considered as infill development. Although the site's northern and western boundaries are defensible, the site's existing outer boundary to the east and south would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose B - Development of the site would slightly reduce the gap between Birmingham and Lichfield. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of them and it would not result in them merging. Purpose C – The site is 1.5ha and if developed would result in a small incursion into undeveloped countryside. However, the site has undeveloped countryside to the north, south and west.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are no other sites in this location under consideration which are likely to have cumulative impacts.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging and would not represent unrestricted sprawl. Removal of the site from the Green Belt will not have any impacts on the surrounding Green Belt. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the A4026 to the north which is an existing defensible boundary. The remainder of the site's existing outer boundary is less defensible consisting of a field boundary/tree line to the south and west, with the western boundary also following a small watercourse. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

GBCFS 2 – Land north of Sutton Coldfield



Assessment criteria	Outcome	Assessment
Purpose A	Strong contribution	The site is adjacent to the defined large built up area of Birmingham along the western and southern boundary. The site is free of existing development and other urbanising influences. The site has a mix of less defensible and defensible boundaries either between the site and the large built up area, between the site and the surrounding Green Belt, or in reasonable proximity. They consist of the A5127 (Lichfield Road) to the west, and Watford Gap Road and Camp Road to the north (which also follows the administrative boundary); these are all major or minor roads and are therefore defensible. Due to the nature of the site, part of the eastern boundary follows tree lines and residential properties, with a section also following Hillwood Common Road (a minor road). The southern boundary and a section of the northern boundary follows the existing built form following field boundaries or tree lines which border the residential properties, with the boundary also following the boundary of the broadcasting telecommunications mast and associated infrastructure site. These are less defensible boundaries. The section of the site to the west of Hillwood Common Road has physical features that could restrict and contain development, however the section of the site to the east of Hillwood Common Road only follows field boundaries, meaning this area lacks physical features that could restrict and contain development. The site is partially enclosed by the large built up area on two boundaries. The connection of the western section of the site to the large built up area is such that new development would not in an incongruous pattern of development. However, if the full site was developed including the section to the east of Hillwood Common Road, this would create an extended finger of development into the Green Belt, with less defensible boundaries to prevent further sprawl. Overall, the site makes a strong contribution to this purpose.
Purpose B	Weak contribution	The site is located in a gap between Birmingham and the neighbouring town of Lichfield. The site forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the site makes a weak contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose C	Strong contribution	The site consists of open countryside and rural land uses. The site has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the site and into the surrounding Green Belt to the north and east, but other views are restricted by topography, built form and vegetation, particularly the tree line/vegetation around the telecommunications mast site. The site is surrounded by open countryside along its northern and eastern boundaries, with the Green Belt carrying on in these directions. To the west and south the site joins the built form of Birmingham and is therefore partly enclosed, although this does not impact the sense of openness. Overall, the site makes a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Strong contribution	The site makes a strong contribution to two purposes, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The site supports a strong-moderate degree of openness and there are defensible boundaries between the site and the surrounding Green Belt in the western section, however there are less defensible boundaries in the eastern section to contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site therefore has been judged to make a strong overall contribution to Green Belt purposes
Is the parcel potentially considered grey belt?	No	The parcel scored strongly on Purpose A and does not score strongly against either Purpose B or Purpose D. Therefore, the site cannot be considered as potential grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a strong overall contribution to Green Belt purposes, with strong contributions to Purposes A and C. Purpose A – Development of the site would not represent unrestricted sprawl given it is adjacent to the large built up area, however if the entire site was released and developed it could result in an incongruous pattern of development. The site's existing outer boundary is less defensible and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose B – Development of the site would slightly reduce the gap between Birmingham and Lichfield. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of them and it would not result in them merging. Purpose C – The site is 68ha and if developed would result in a modest incursion into undeveloped countryside. However, the site is partially enclosed by the large built up area to the south and west which would reduce the perception of encroachment to an extent. The site has undeveloped countryside to the north and east.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	If the site is released from the Green Belt and developed, the properties around Hill Farm and the telecommunications mast site would be enclosed by development which would reduce their sense of openness. The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes
Are there any cumulative impacts (due to release of adjacent sites)?	There are no other sites in this location under consideration which are likely to have cumulative impacts.
Conclusion	The site makes a strong overall contribution to Green Belt purposes, and is not considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging. Development may represent unrestricted sprawl as it would not be reasonably contained by defensible boundaries, particularly the eastern section, however a recognisable and permanent new Green Belt boundary could be created to prevent this unrestricted sprawl. Removal of the site from the Green Belt is likely to have localised impacts on the Green Belt to southeast as the site wraps around remaining areas of Green Belt and this would become enclosed by development. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: take site forward for further consideration.

Impact assessment considerations	Assessment
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would partially consist of recognisable and permanent boundaries including Watford Gap Road to the north. The remainder of the site's existing boundaries are less defensible consisting of field boundaries and treelines (including following the boundaries of residential properties). If the site is taken forward, it is recommended that new defensible boundaries are created, and existing boundaries are strengthened to create a recognisable and permanent Green Belt boundary.

GBCFS 3 – Land south of Hillwood Road, Roughley



Assessment criteria	Outcome	Assessment
Purpose A	Strong contribution	The site is adjacent to the defined large built up area of Birmingham along its southern boundary. The site is free from existing development and other urbanising influences. The boundaries between the site and the large built up area, and the site and the surrounding Green Belt are less defensible, and there are no other defensible boundaries in reasonable proximity. They consist of Hill Wood Road to the north (a narrow public road), with sections of the northern boundary also following existing residential/agricultural property boundaries. The eastern and western boundaries primarily follow field boundaries however it should be noted one part of the western boundary is undefined by any physical features on the ground. The southern boundary follows the built form/Green Belt boundary, primarily following field boundaries or tree lines that border residential properties and gardens. As such, the site lacks physical features that could restrict and contain development. The site is connected to the large built up area along one boundary and due to its level of connection, development would result in an incongruous pattern of development creating a wedge of development into the Green Belt. Overall, the site makes a strong contribution to this purpose

Assessment criteria	Outcome	Assessment
Purpose B	Weak contribution	The site is located in a gap between Birmingham and the neighbouring towns of Lichfield and Tamworth. The site forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the site makes a weak contribution to this purpose.
Purpose C	Strong contribution	The site consists of open countryside and rural land uses. The site has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the site and some views into the surrounding Green Belt in places, but other views are restricted by topography, built form and vegetation. The topography of the site is undulating in form with the site being highest in elevation closer to the adjacent existing built form (outside the site). This restricts and limits views across the site. The site is surrounded by open countryside along its northern, western and part of its eastern boundaries, with the Green Belt carrying on in these directions. To the south and along part of its eastern boundary the site joins the built form of Birmingham. Overall, the site makes a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Strong contribution	The site makes a strong contribution to two purposes, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The site supports a strong-moderate degree of openness, however the site lacks defensible boundaries between the site and the surrounding Green Belt, which cannot contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site therefore has been judged to make a strong overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	No	The parcel scored strongly on Purpose A and does not score strongly against either Purpose B or Purpose D. Therefore, the site cannot be considered as potential grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a strong overall contribution to Green Belt purposes, with strong contributions to Purposes A and C. Purpose A – Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl however if the site was released and developed it could result in an incongruous pattern of development. The site's existing outer boundary is less defensible and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose B – Development of the site would slightly reduce the gap between Birmingham and Lichfield and Tamworth. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of them and it would not result in them merging. Purpose C – The site is 24ha and if developed would result in a modest incursion into undeveloped countryside. The site has undeveloped countryside to the north, east and west.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	If the site is removed from the Green Belt and developed, the surrounding Green Belt to the west of the site would become enclosed by development which is likely to impact its Green Belt function and purpose. The surrounding Green Belt to the north and east would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are two other Call for Sites around GBCFS 3: GBCFS 4 and GBCFS 5. Collectively, the development of these sites would have a similar impact as set out above for Purposes A and B. Cumulatively it would represent a slightly larger incursion into undeveloped countryside for Purpose C of 33ha in total, albeit this would not be significant relative to the size of the Birmingham conurbation. If these three sites were developed, a small area of Green Belt to the south would become enclosed by development and disconnected from the wider Green Belt which is likely to impact its Green Belt function and purpose. However, the remaining surrounding Green Belt to the north and east could continue to perform its Green Belt function.

Impact assessment considerations	Assessment
Conclusion	The site makes a strong overall contribution to Green Belt purposes, and the site is not considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging. Development may represent unrestricted sprawl, as it would not be reasonably contained by defensible boundaries, however a recognisable and permanent new Green Belt boundary could be created to prevent this unrestricted sprawl. Removal of the site from the Green Belt is likely to have localised impacts on the surrounding Green Belt to the west. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are less defensible consisting of field boundaries and an undefined boundary to the west and east, and a narrow public road to the north. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary

GBCFS 4 – Land at Hillside Farm, Roughley



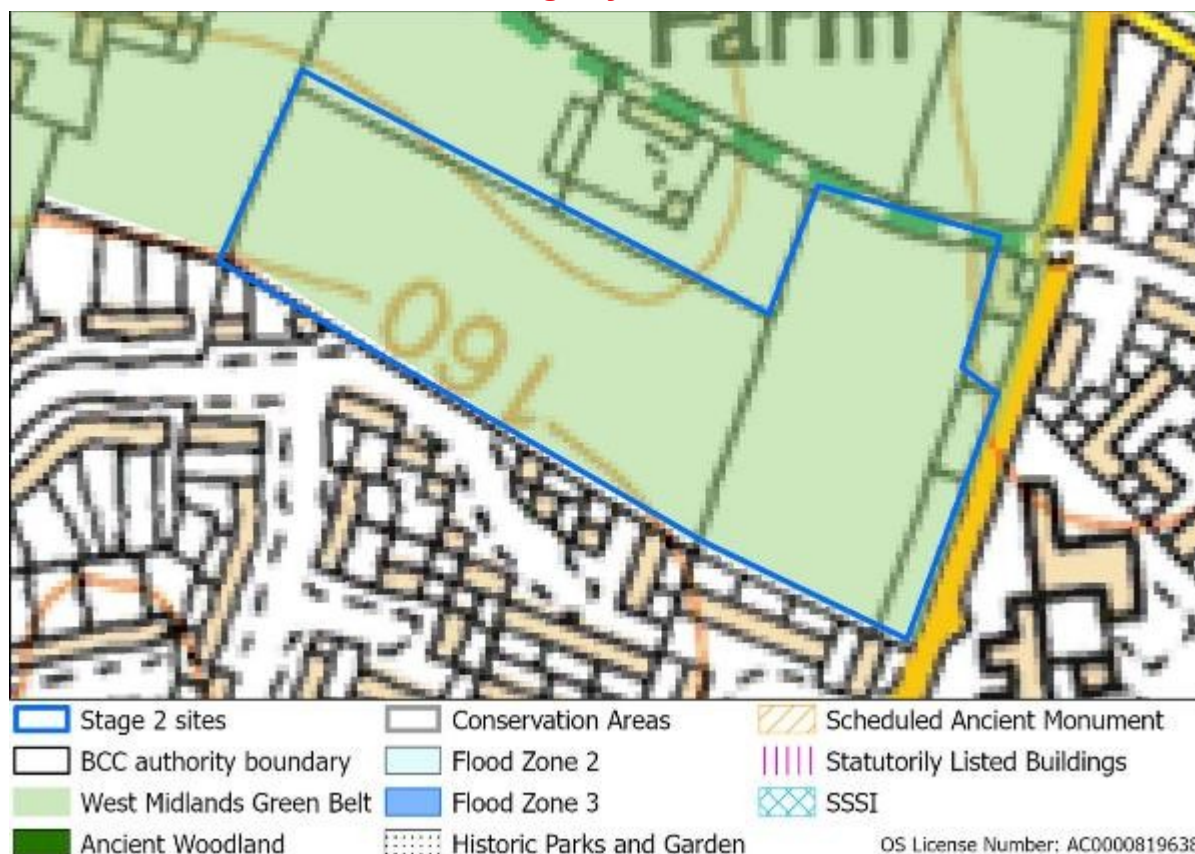
Assessment criteria	Outcome	Assessment
Purpose A	No Contribution	The site is not adjacent to a defined large built up area and therefore does not contribute to this purpose.
Purpose B	Weak contribution	The site is located in a gap between Birmingham and the neighbouring towns of Lichfield and Tamworth. The site forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the site makes a weak contribution to this purpose
Purpose C	Strong contribution	The site consists of open countryside and rural land uses, including farm buildings. The site has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the site and some views into the surrounding Green Belt in places, but other views are restricted by built form and vegetation. The site is surrounded by open countryside along all of its boundaries, with the Green Belt carrying on in these directions. Overall, the site makes a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.

Assessment criteria	Outcome	Assessment
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is not adjacent to the large built up area, and therefore does not contribute to Purpose A to prevent urban sprawl, the site does offer long line views across the site and to the surrounding countryside, and therefore makes a strong contribution to Purpose C. On the balance of this, the site has been judged to make a moderate overall contribution to Green Belt purposes
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however this is not significant. Therefore, the site can provisionally be considered grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with a strong contribution to Purpose C. Purpose A – Development of the site would not represent unrestricted sprawl of the large built up area as the site is not physically or perceptually connected to the large built up area. Purpose B – Development of the site would slightly reduce the gap between Birmingham and Lichfield and Tamworth. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of them and it would not result in them merging. Purpose C –The site is 6ha and if developed would result in a small incursion into undeveloped countryside. However, the site has undeveloped countryside in all directions (noting to the south the built up area is in close proximity).
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The site does not directly adjoin the Birmingham conurbation. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which would result in the remaining Green Belt to the south becoming enclosed by development. If the site is considered alongside the adjacent site GBCFS 3 and GBCFS 5 which adjoin the conurbation, the surrounding Green Belt could continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.

Impact assessment considerations	Assessment
Are there any cumulative impacts (due to release of adjacent sites)?	There are two other Call for Sites around GBCFS 4: GBCFS 3 and GBCFS 5. Collectively, the development of these sites would have a similar impact as set out above for Purpose B. It's noted this site does not contribute to Purpose A, however the adjoining sites do, and therefore if developed in combination, these would not represent unrestricted sprawl. Cumulatively it would represent a slightly larger incursion into undeveloped countryside for Purpose C of 33ha in total, albeit this would not be significant relative to the size of the Birmingham conurbation. If these three sites were developed, an area of Green Belt to the south would become enclosed by development and disconnected from the wider Green Belt which is likely to impact its Green Belt function and purpose. The remaining surrounding Green Belt to the north and east could continue to perform its Green Belt function.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging and would not represent unrestricted sprawl. Removal of the site from the Green Belt on its own, would result in an islanded pocket of Green Belt, therefore the site should only be considered in combination with those that are adjacent. If these were all removed, there is likely to be localised impacts on the surrounding Green Belt to the south. Overall, the removal of the site from the Green Belt assuming it is in combination with the adjacent sites, will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration, only in combination with GBCFS 3 and/or GBCFS 5. The site makes a moderate overall contribution to Green Belt purposes, and is considered to be provisional grey belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	Assuming the site is taken forward with GBCFS 3 and/or GBCFS 5, the site's existing outer boundaries are less defensible consisting of field boundaries/tree lines to the north, south, east and west. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary

GBCFS 5 – Land at Dale Farm, Roughley



Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The site is adjacent to the defined large built up area of Birmingham along its southern boundary. The site is free from existing development and other urbanising influences. The boundaries between the site and the large built up area, and the site and the surrounding Green Belt are a mix of defensible and less defensible, and there are no other defensible boundaries in reasonable proximity. They consist of Worcester Lane to the east (a minor road), and the built form/Green Belt boundary to the south, which primarily follows field boundaries or tree lines that border residential properties and gardens. The northern and western boundaries also follow field boundaries or tree lines. Although Worcester Lane would be considered a defensible boundary, the remaining three are considered less defensible. As such, the site lacks physical features that could restrict and contain development. The site is connected to the large built up area along two boundaries and if developed it would not result in an incongruous pattern of development. However due to the lack of an outer defensible boundary there is a potential risk of sprawl. Overall, the site makes a moderate contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose B	Weak contribution	The site is located in a gap between Birmingham and the neighbouring towns of Lichfield and Tamworth. The site forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the site makes a weak contribution to this purpose
Purpose C	Moderate contribution	The site consists of open countryside and rural land uses. The site has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the site and some views into the surrounding Green Belt in places, but other views are restricted by vegetation. The site is partly enclosed by existing development along its southern and eastern boundaries impacting the sense of openness. Overall, the site makes a moderate contribution to this purpose
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The site makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. Overall, the site makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D and there are no footnote 7 constraints on the site. Therefore, the site can be considered as potential grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with no strong contribution to any purposes. Purpose A – Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. The site's existing outer boundary is less defensible and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose B – Development of the site would slightly reduce the gap between Birmingham and Lichfield and Tamworth. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of them and it would not result in them merging. Purpose C –The site is 3ha and if developed would result in a small incursion into undeveloped countryside. However, the site has undeveloped countryside to the west and north.

Impact assessment considerations	Assessment
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are two other Call for Sites around GBCFS 5: GBCFS 3 and GBCFS 4. Collectively, the development of these sites would have a similar impact as set out above for Purpose A and B. Cumulatively it would represent a slightly larger incursion into undeveloped countryside for Purpose C of 33ha in total, albeit this would not be significant relative to the size of the Birmingham conurbation. If these three sites were developed, an area of Green Belt to the south would become enclosed by development and disconnected from the wider Green Belt which is likely to impact its Green Belt function and purpose. The remaining surrounding Green Belt to the north and east could continue to perform its Green Belt function.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging and would not represent unrestricted sprawl. Removal of the site from the Green Belt will not have any impacts on the surrounding Green Belt. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are less defensible consisting of field boundaries/tree lines to the north and west. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary

GBCFS 6 – Land at the Bungalow, Worcester Lane, Sutton Coldfield



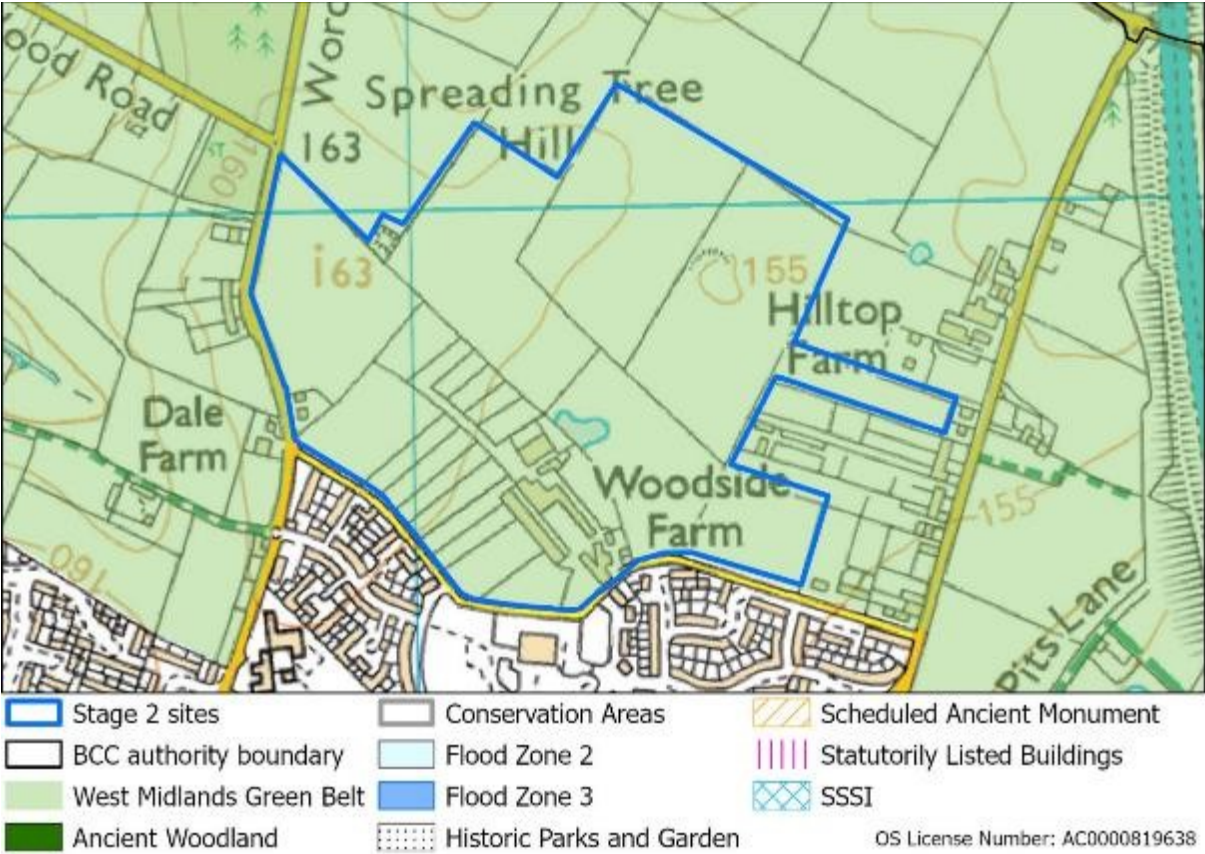
Assessment criteria	Outcome	Assessment
Purpose A	No contribution	The site is not adjacent to a defined large built up area and therefore does not contribute to this purpose.
Purpose B	Weak contribution	The site is located in a gap between Birmingham and the neighbouring towns of Lichfield and Tamworth. The site forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the site makes a weak contribution to this purpose.
Purpose C	Moderate contribution	The site consists of open countryside and rural land uses, with some semi-urban land uses including a derelict residential property. The site has a moderate degree of openness, with less than 10% built form. There are long line views in parts across the site and some views into the surrounding Green Belt in places, particularly across the land in the southern section but other views are restricted by built form and vegetation. The northern section is composed of dense vegetation, therefore views looking north are restricted. The site is surrounded by open countryside along all of its boundaries, with the Green Belt carrying on in these directions. Overall, the site makes a moderate contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Weak contribution	he site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. Overall, the site makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D, and there are no footnote 7 constraints on the site. Therefore, the site can provisionally be considered grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a weak overall contribution to Green Belt purposes, with no strong contribution to any purposes. Purpose A – Development of the site would not represent unrestricted sprawl of the large built up area as the site is not physically or perceptually connected to the large built up area. Purpose B – Development of the site would slightly reduce the gap between Birmingham and Lichfield and Tamworth. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of them and it would not result in them merging. Purpose C – The site is 1.4ha and if developed would result in a small incursion into undeveloped countryside. The site has existing development within it consisting of one residential property which would be a minor reduce the perception of encroachment to an extent. The site has undeveloped countryside in all directions.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The site does not directly adjoin the Birmingham conurbation. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which would result in the remaining Green Belt to the west and south becoming enclosed by development. If the site is considered alongside the adjacent site GBCFS 7 which adjoins the Birmingham conurbation, the surrounding Green Belt could continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There is one other Call for Sites around GBCFS 6: GBCFS 7. Collectively, the development of these sites would have a similar impact as set out above for Purpose B. It's noted this site does not contribute to Purpose A, however the adjoining sites do, and therefore if developed in combination, these would not represent

Impact assessment considerations	Assessment
	unrestricted sprawl. Cumulatively it would represent a slightly larger incursion into undeveloped countryside for Purpose C of 27.4ha in total, albeit this would not be significant relative to the size of the Birmingham conurbation. If these two sites were developed, an area of Green Belt to the south of GBCFS 6 would become enclosed by development which is likely to impact its Green Belt function and purpose. GBCFS 4 and GBCFS 5 are nearby and should be considered if a wider Green Belt release is looked at. The remaining surrounding Green Belt could continue to perform its Green Belt function.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging and would not represent unrestricted sprawl. Removal of the site from the Green Belt on its own, would result in an islanded pocket of Green Belt, therefore the site should only be considered in combination with those that are adjacent. If these were all removed, there is likely to be localised impacts on the surrounding Green Belt to the south. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration, only in combination with GBCFS 7.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	Assuming the site is taken forward with GBCFS 7, the site's existing outer boundaries are less defensible consisting of field boundaries and tree lines to the west and south, and Hill Wood Road, a narrow public road to the north. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

GBCFS 7 – Land north of Roughley, Sutton Coldfield (Area 1)



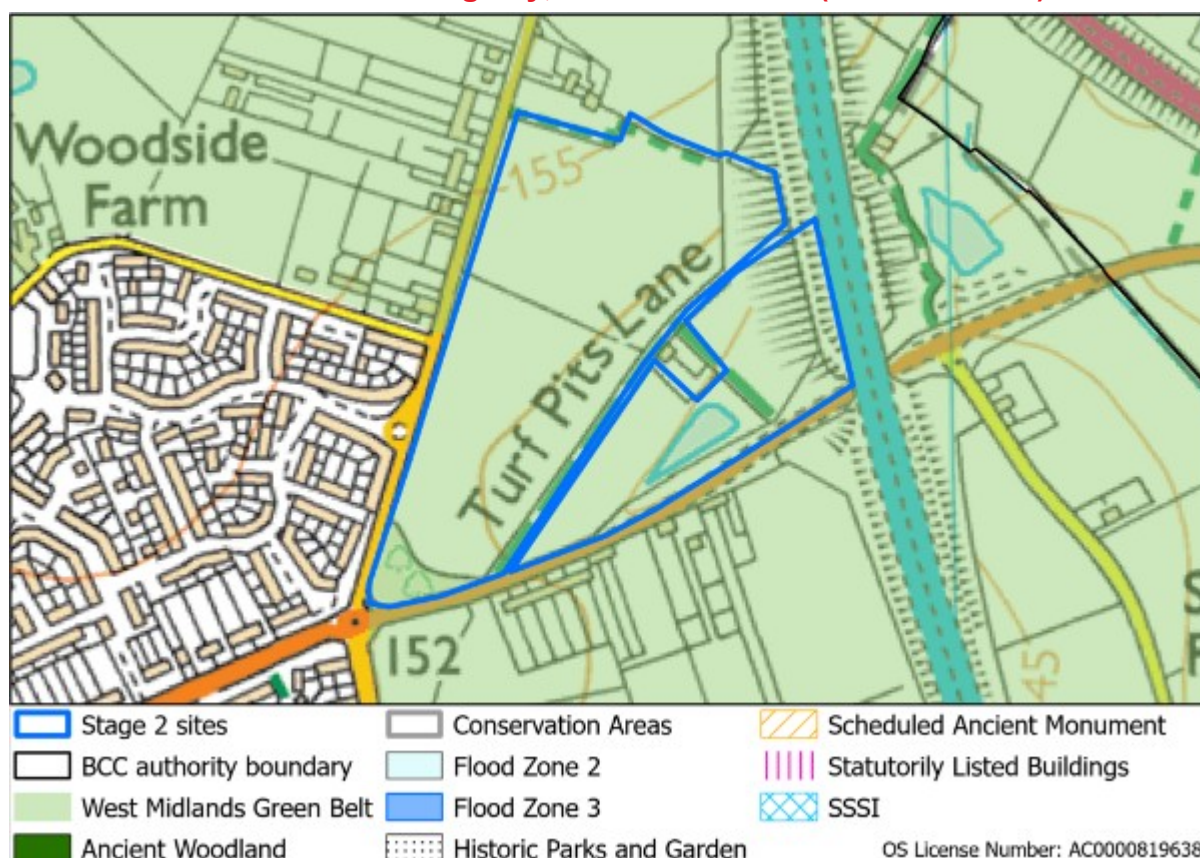
Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The site is adjacent to the defined large built up area of Birmingham along the southern boundary. The site is predominantly open countryside, including agricultural uses and associated farm buildings, although the site contains some existing development (one residential property in the southwest corner), which is not extensive. The boundaries between the site and the large built up area, and the site and the Green Belt are less defensible, and there are no other defensible boundaries in reasonable proximity. They consist of Worcester Lane to the west (a minor road) considered defensible, and Duttons Lane to the south (a narrow public road), which follows the Green Belt boundary and is a less defensible boundary. The northern and eastern boundaries follow field boundaries and gardens of residential properties, which are therefore less defensible. As such, the site lacks physical features that could restrict and contain development. If developed, the site would not result in an incongruous pattern of development, however it is noted that due to the lack of defensible boundaries there is a potential risk of sprawl. Overall, the site makes a moderate contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose B	Weak contribution	The site is located in a gap between Birmingham and the defined neighbouring towns of Lichfield and Tamworth. The site forms a very small part of a gap, without making a contribution to visual separation, where development would not physically reduce the perceived or actual distance between towns. Overall, the site makes a weak contribution to this purpose.
Purpose C	Strong contribution	The site consists of open countryside and rural land uses, including farm buildings, with a semi-urban land uses of one residential property in the southwest concern of the site. The site has a strong-moderate degree of openness, with less than 10% built form and long line views in parts, but other views are restricted by topography, built form and vegetation. The site is surrounded by open countryside along most of its boundaries; the western, northern and eastern. The Green Belt carries on to the north of the site. To the south the site joins the built form of Birmingham, which does not impact on the sense of openness of the site as this is primarily screened from view due to vegetation. Overall, the site makes a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserve the setting and special character of historic towns
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The site supports a strong-moderate degree of openness, but there are less defensible boundaries between the site and the Green Belt, and the site and the large built up area, which may not contain development and prevent it from threatening the overall openness and permanence of the Green Belt. Development of the site would not result in an incongruous pattern of development, when considered against the surrounding built form (both outside and within the Green Belt). The site therefore has been judged to make a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D, and there are no footnote 7 constraints on the site. Therefore, the site can provisionally be considered grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with a strong contribution to Purpose C. Purpose A – Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. The site's existing outer boundary is less defensible and lacking in durability and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose B – Development of the site would slightly reduce the gap between the Birmingham urban area and Lichfield and Tamworth. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of these, and it would not result in them merging. Purpose C – The site is 26ha and if developed would result in a modest inclusion into undeveloped countryside. However, the site has undeveloped countryside to the north, west and east. The site has existing development within it consisting of some residential and agricultural buildings (with it noted agricultural use is not inappropriate development in the Green Belt) which would reduce the perception of encroachment to an extent.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	If the site is released from the Green Belt and developed, some of the properties to the east would be enclosed by development which would reduce their sense of openness. The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes
Are there any cumulative impacts (due to release of adjacent sites)?	There is one other Call for Sites around GBCFS 7: GBCFS 6. Collectively, the development of these sites would have a similar impact as set out above for Purposes A and B (noting that GBCFS 6 does not contribute to Purpose A). Cumulatively it would represent a slightly larger incursion into undeveloped countryside for Purpose C of 27.4ha in total, albeit this would not be significant relative to the size of the Birmingham conurbation. The remaining surrounding Green Belt could continue to perform its Green Belt function.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging. Development may represent unrestricted sprawl, as it would not be reasonably contained by defensible boundaries, however a recognisable and permanent new Green Belt boundary could be created to prevent this unrestricted sprawl. Removal of the site from the Green Belt is likely to have localised impacts on the Green Belt to the east. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration.

Impact assessment considerations	Assessment
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Worcester Lane to the west which is an existing defensible boundary. The remainder of the site's existing outer boundaries are less defensible consisting of field boundaries or treelines, which in part follow residential properties to the north and east. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

GBCFS 8 – Land north of Roughley, Sutton Coldfield (Areas 2 and 3)



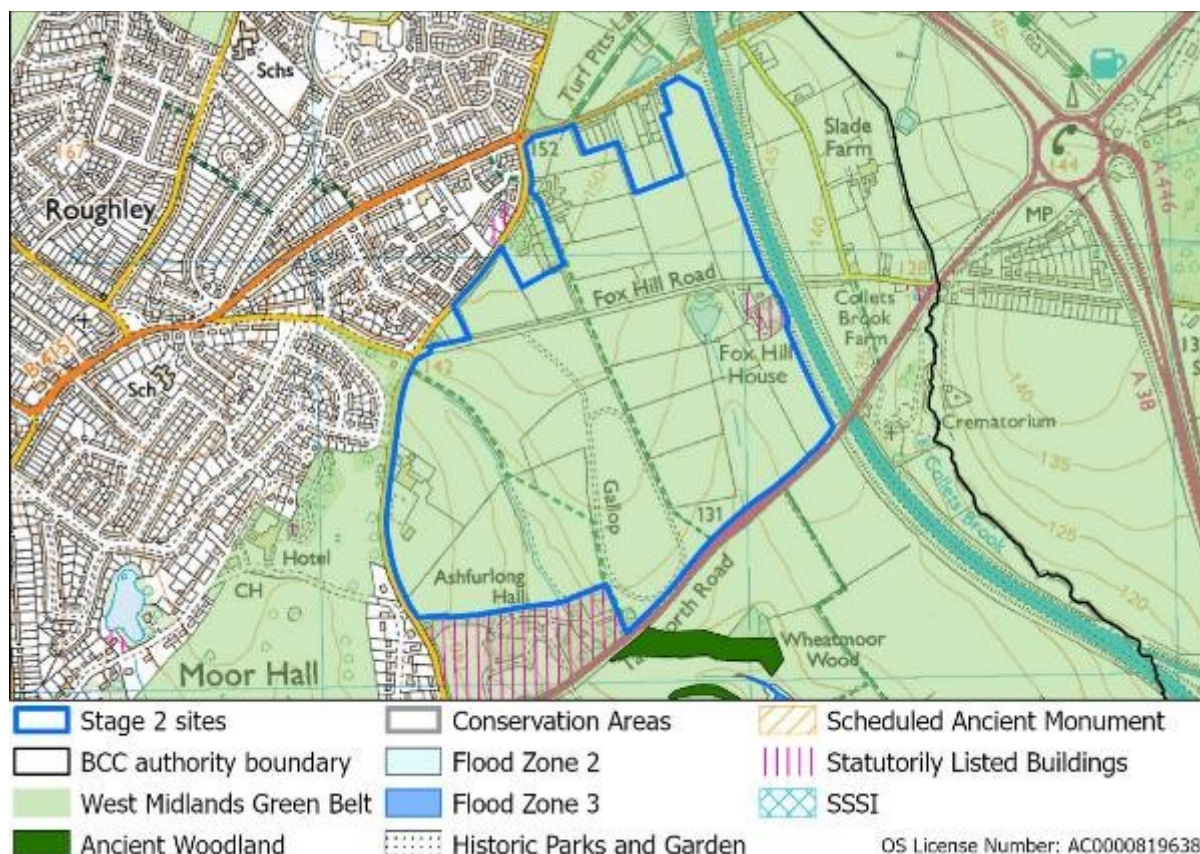
Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The site is adjacent to the defined large built up area of Birmingham along part of its eastern boundary. The site is free of existing development and other urbanising influences. The site has a defensible boundary either between the site/site and the large built up area, between the site and the surrounding Green Belt, or in reasonable proximity. They consist of Weeford Road to the west, a minor road, the M6 Toll to the east and the B4151 (Slade Road) to the south which are both major roads. The north boundary follows field boundaries and tree lines, which are less defensible and could result in a risk of sprawl, however the M6 Toll is in reasonable proximity. As such, the site has physical features that could restrict and contain development. If developed the site would not result in an incongruous pattern of development compared to the existing built form due to the existing residential development located to the north and south (within the Green Belt). Overall, the site makes a moderate contribution to this purpose.
Purpose B	Weak contribution	The site is located in a gap between Birmingham and the neighbouring towns of Lichfield and Tamworth. The site forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the site makes a weak contribution to this purpose.
Purpose C	Strong contribution	The site consists of open countryside and rural land uses. The site has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the site, but other views are restricted by topography, built form and vegetation. The site is surrounded by open countryside along most of the western and southern boundaries with some residential properties running along these boundaries in neighbouring areas of the Green Belt. The eastern boundary follows the M6 Toll although this is screened from view by vegetation. The views into neighbouring Green Belt areas are restricted by built form located in the adjacent Green Belt parcel (GBP 6) to the northwest and the vegetation screening along the M6 Toll to the east. However, this does not impact on the sense of openness within the site Green Belt carries on in all surrounding directions, with only a small part of the western boundary adjoining the built form of Birmingham. Overall, the site makes a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E

Assessment criteria	Outcome	Assessment
Overall assessment	Moderate contribution	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The site supports a strong-moderate degree of openness and there are defensible boundaries between the site and the surrounding Green Belt, or in reasonable proximity which can contain development and prevent it from threatening the overall openness and permanence of the Green Belt. Development of the site would not result in an incongruous pattern of development, when considered against the surrounding built form (both outside and within the Green Belt). The site therefore has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however these are not significant. Therefore, the site can provisionally be considered grey belt

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with a strong contribution to Purpose C. Purpose A – Development of the site would not represent unrestricted sprawl. The site’s existing outer boundary is less defensible and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose B – Development of the site would slightly reduce the gap between the Birmingham urban area and Lichfield and Tamworth. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of these, and it would not result in them merging. Purpose C – The site is 10ha and if developed would result in a small incursion into undeveloped countryside. However, the site has undeveloped countryside in all directions (noting part of the western boundary joins the built up area).
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.

Are there any cumulative impacts (due to release of adjacent sites)?	There is one other Call for Sites around GBCFS 8: GBCFS 9. Collectively, the development of these sites would have a similar impact as set out above for Purposes A and B. Cumulatively they would have represent a larger incursion into undeveloped countryside for Purpose C of 90ha in total, albeit this would not be significant relative to the size of the Birmingham conurbation. The remaining surrounding Green Belt could continue to perform its Green Belt function.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging. Development may represent unrestricted sprawl, as it would not be reasonably contained by defensible boundaries, however a recognisable and permanent new Green Belt boundary could be created to prevent this unrestricted sprawl. Removal of the site from the Green Belt will not have any impacts on the surrounding Green Belt. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Weeford Road to the west, B4151 (Slade Road) to the south, and in part the M6 Toll to the east, which are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of field boundaries to the north. This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

GBCFS 9 – Fox Hill

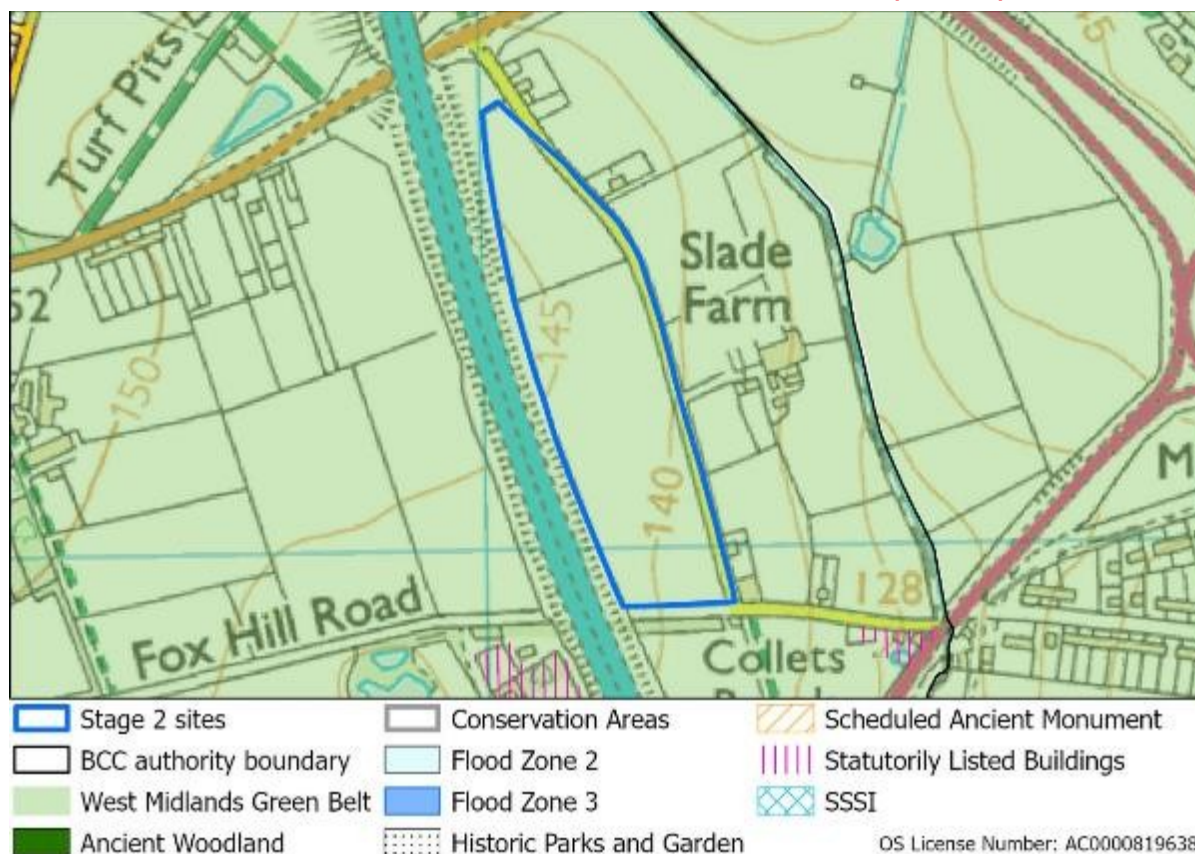


Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The site is adjacent to the defined large built up area of Birmingham along part of its western boundary. The site is predominantly open countryside, including agricultural uses and associated farm buildings. The site also contains some existing development and other urbanising influences, although this is not extensive. It includes small clusters of residential properties adjacent to the roads which follow the site boundaries and some individual properties adjacent to Fox Hill Road that cuts through the middle of the site, and some business premises relating to retail and leisure uses. The boundaries between the site and the large built up area, and the site and the surrounding Green Belt are defensible. They consist of the B4151 (Slade Road) to the north, the M6 Toll to the east, the A453 (Tamworth Road) to the south and Weeford Road to the west. These are all major roads. The site boundary at points along the northwestern, northern and in the southwest corner boundary, follow field boundaries or tree lines to exclude some residential properties/business premises from the site. As such, the site has physical features that could restrict and contain development. If developed the site would not result in an incongruous pattern of development. Overall, the site makes a moderate contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose B	Weak contribution	The site is located in a gap between Birmingham and the neighbouring town of Tamworth. The site forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the site makes a weak contribution to this purpose.
Purpose C	Strong contribution	The site consists of open countryside and rural land uses, such as farm buildings, with some semi-urban land uses, including residential properties and business premises. The site has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the site and into the surrounding Green Belt, particularly when looking to the south, but other views are restricted by topography, built form and vegetation. The site is surrounded by countryside along most of its boundaries; the northern, eastern and southern with this also being Green Belt land. The eastern boundary follows the M6 Toll although this is screened from view by vegetation and does not impact on the sense of openness, however it does restrict views into neighbouring Green Belt areas in this direction. The site joins the built form of Birmingham to the west, and the Green Belt parcel (GBP 9) associated with Moor Hall Golf Club, however when in the centre of the site this is not obvious. Overall, the site makes a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The site supports a strong-moderate degree of openness and there are defensible boundaries between the site and the surrounding Green Belt, which can contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site therefore has been judged to make a moderate overall contribution to Green Belt purposes
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D. There is one listed building in the site, which is considered relevant and there are some limited areas at risk of surface water flooding. However, as these take up approximately less than 10% of the total area of the site, the site can be considered potential grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with a strong contribution to Purpose C. Purpose A – Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. Development would have a defensible outer boundary to the north, east and south which would prevent unrestricted sprawl. Purpose B – Development of the site would slightly reduce the gap between the Birmingham urban area and Tamworth. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of these, and it would not result in them merging. Purpose C – The site is 80ha and if developed would result in a large incursion into undeveloped countryside. The site has undeveloped countryside to the north, east and south.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	If the site is released from the Green Belt and developed, the area of Green Belt to the east associated with Moor Hall Golf Club would become enclosed by development and disconnected from the wider Green Belt which is likely to impact its Green Belt function and purpose. The surrounding Green Belt to the north, east and south would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of other Call for Sites around GBCFS 9: GBCFS 8 (to the north) and GBCFS 13 (to the south). Whilst GBCFS 10 and GBCFS 11 are close they are beyond the M6 Toll. Collectively, the development of these sites would have a similar impact as set out above for Purposes A and C. Cumulatively it would represent a larger incursion into undeveloped countryside for Purpose C of 210 ha in total, albeit this would not be significant relative to the size of the Birmingham conurbation. The remaining surrounding Green Belt could continue to perform its Green Belt function.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging. Development would not represent unrestricted sprawl, as it would be somewhat contained by defensible boundaries to the north, east and south. Removal of the site from the Green Belt is likely to have localised impacts on the surrounding Green Belt to the west. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the B4151 (Slade Road) to the north, the M6 Toll to the east and the A453 (Tamworth Road) to the south which are existing defensible boundaries.

GBCFS 10 – Land west of Bassetts Pole, Sutton Coldfield (Area 1)



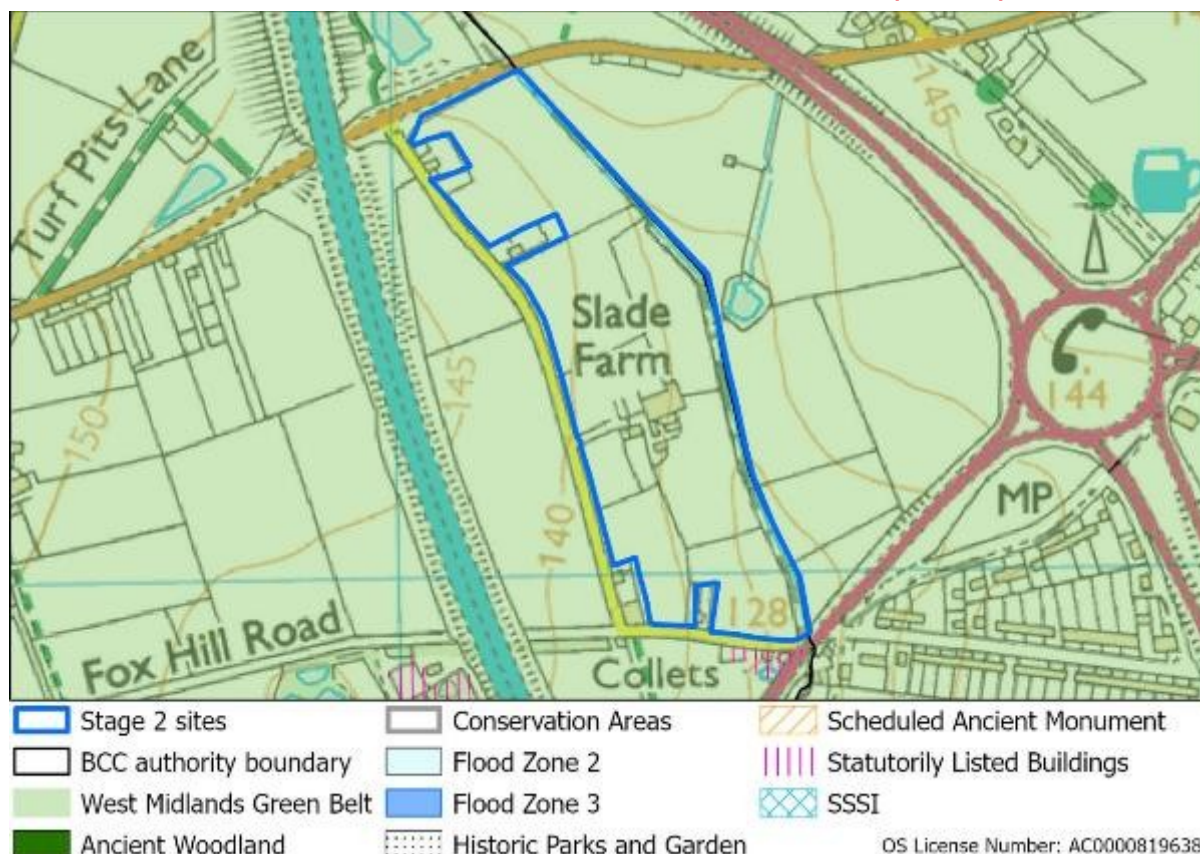
Assessment criteria	Outcome	Assessment
Purpose A	No contribution	The site is not adjacent to a defined large built up area and therefore does not contribute to this purpose.
Purpose B	Weak contribution	The site is located in a gap between Birmingham and the neighbouring town of Tamworth. The site forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the site makes a weak contribution to this purpose.
Purpose C	Strong contribution	The site consists of open countryside. The site has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the site and towards the surrounding countryside, but other views are restricted by topography and vegetation. The site is surrounded by countryside along all of its boundaries, although the western boundary follows the M6 Toll which is screened from view by vegetation. This does not impact on the sense of openness; however, it does restrict views into neighbouring Green Belt areas in this direction. The Green Belt carries on in all surrounding directions. Overall, the site makes a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.

Assessment criteria	Outcome	Assessment
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is not adjacent to the large built up area and therefore does not contribute to Purpose A and the site cannot act to prevent urban sprawl, the site does offer long line views across the site and to the surrounding countryside and therefore makes a strong contribution to Purpose C. On the balance of this, the site has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D, and there are no footnote 7 constraints on the site. Therefore, the site can provisionally be considered grey belt

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with a strong contribution to Purpose C. Purpose A – Development of the site would not represent unrestricted sprawl of the large built up area as the site is not physically or perceptually connected to the large built up area. Purpose B – Development of the site would slightly reduce the gap between the Birmingham and Tamworth. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of these, and it would not result in them merging. Purpose C - The site is 6ha and if developed would result in a small incursion into undeveloped countryside. The site has undeveloped countryside in all directions.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The site does not directly adjoin the Birmingham conurbation. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which would result in the remaining Green Belt in all directions becoming enclosed by development.

Impact assessment considerations	Assessment
Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of other Call for Sites around GBCFS 10: GBCFS 11 and GBCFS 12 (directly adjacent). Whilst GBCFS 9 is close, it is beyond the M6 Toll. Collectively, the development of these sites would have a similar impact as set out above for Purpose B. Cumulatively it would represent a slightly larger incursion into undeveloped countryside for Purpose C of 21ha in total, albeit this would not be significant relative to the size of the Birmingham conurbation. The remaining surrounding Green Belt could continue to perform its Green Belt function.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging and would not represent unrestricted sprawl, as the site is not adjacent to the large built up area. However, removal of the site from the Green Belt would result in an islanded pocket of Green Belt release and will therefore harm the overall function and integrity of the Green Belt in this location. Recommendation: Exclude site from process
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the M6 Toll to the west, the B4151 (Slade Road) to the north and Slade Lane to the east which are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of a field boundary/tree line to the south. If the site is taken forward, it is recommended the southern boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

GBCFS 11 – Land west of Bassetts Pole, Sutton Coldfield (Area 2)



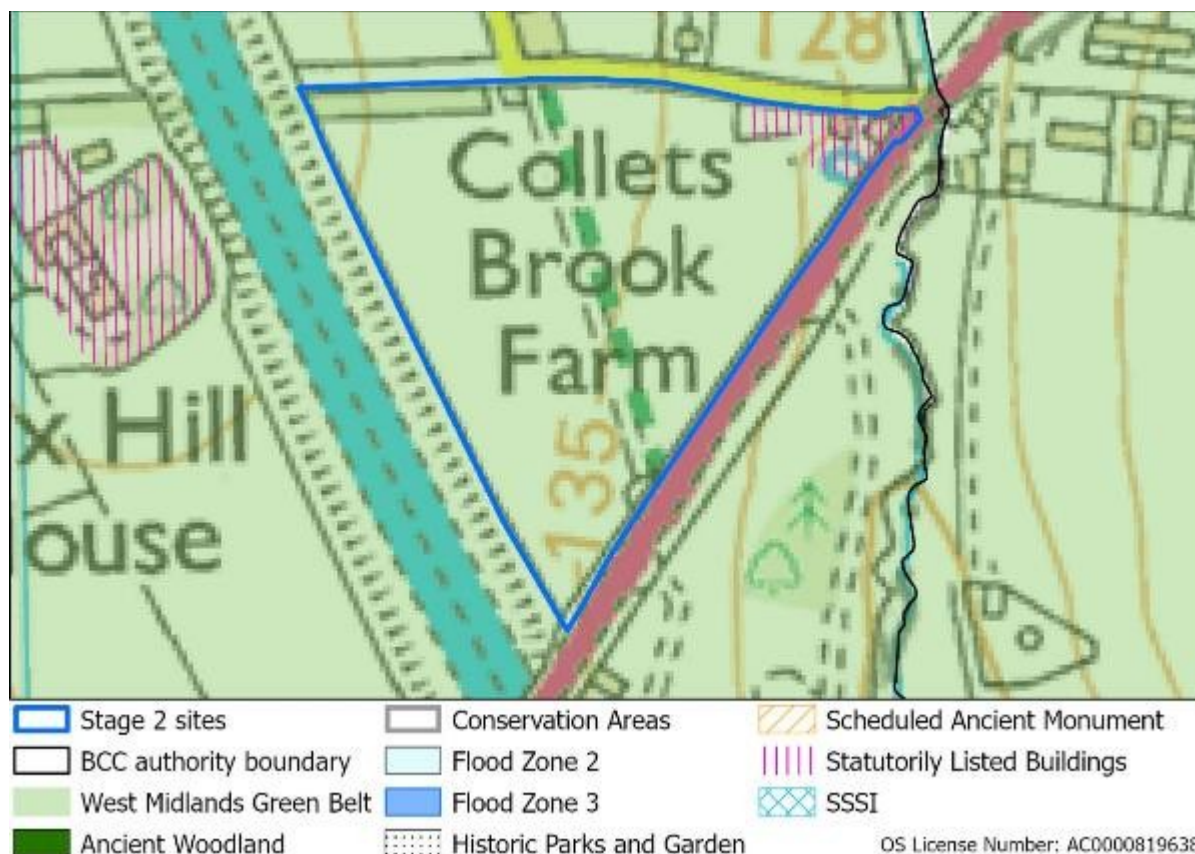
Assessment criteria	Outcome	Assessment
Purpose A	No contribution	The site is not adjacent to a defined large built up area and therefore does not contribute to this purpose.
Purpose B	Weak contribution	The site is located in a gap between Birmingham and the neighbouring town of Tamworth. The site forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the site makes a weak contribution to this purpose.
Purpose C	Strong contribution	The site consists of open countryside and rural land uses, with some semi-urban land uses, including a business premise. The site has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the site and some views into the surrounding Green Belt in places, but other views are restricted by built form and vegetation. The site is surrounded by open countryside along all of its boundaries, with the Green Belt carrying on in these directions. Overall, the site makes a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns

Assessment criteria	Outcome	Assessment
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is not adjacent to the large built up area, and therefore does not contribute to Purpose A to prevent urban sprawl, the site does offer long line views across the site and to the surrounding countryside and therefore makes a strong contribution to Purpose C. On the balance of this, the site has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however this is not significant. Therefore, the site can provisionally be considered grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with a strong contribution to Purpose C. Purpose A – Development of the site would not represent unrestricted sprawl of the large built up area as the site is not physically or perceptually connected to the large built up area. Purpose B – Development of the site would slightly reduce the gap between the Birmingham and Tamworth. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of these, and it would not result in them merging. Purpose C - The site is 11ha and if developed would result in a small incursion into undeveloped countryside. The site has undeveloped countryside in all directions.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The site does not directly adjoin the Birmingham conurbation. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which would result in the remaining Green Belt in all directions becoming enclosed by development.

Impact assessment considerations	Assessment
Are there any cumulative impacts (due to release of adjacent sites)?	There are three other Call for Sites around GBCFS 11: GBCFS 10 and GBCFS 12 (directly adjacent). Collectively, the development of these sites would have a similar impact as set out above for Purpose B. Cumulatively it would represent a slightly larger incursion into undeveloped countryside for Purpose C of 21ha in total, albeit this would not be significant relative to the size of the Birmingham conurbation. The remaining surrounding Green Belt could continue to perform its Green Belt function.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging and would not represent unrestricted sprawl, as the site is not adjacent to the large built up area. However, removal of the site from the Green Belt would result in an islanded pocket of Green Belt release and will therefore harm the overall function and integrity of the Green Belt in this location. Recommendation: Exclude site from process
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the B4151 (Slade Road) to the north, Slade Lane to the west and Fox Hill Road to the south which are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of a field boundary/tree line to the east. If the site is taken forward, it is recommended the eastern boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

GBCFS 12 – Collets Brook Farm



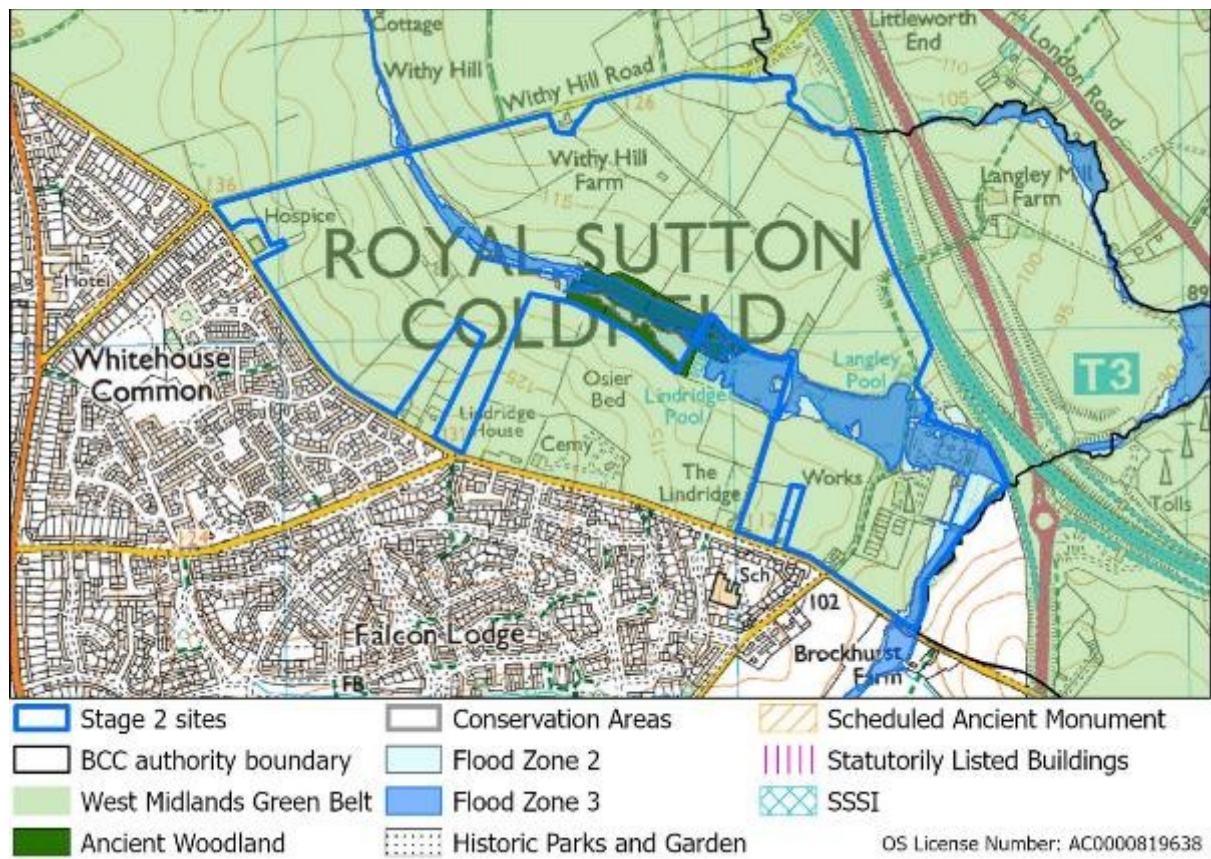
Assessment criteria	Outcome	Assessment
Purpose A	No contribution	The site is not adjacent to a defined large built up area and therefore does not contribute to this purpose.
Purpose B	Weak contribution	The site is located in a gap between Birmingham and the neighbouring town of Tamworth. The site forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the site makes a weak contribution to this purpose
Purpose C	Strong contribution	The site consists of open countryside. The site has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the site and towards the surrounding countryside, but other views are restricted by vegetation. The site is surrounded by countryside along all of its boundaries, although the western boundary follows the M6 Toll which is screened from view by vegetation. This does not impact on the sense of openness; however, it does restrict views into neighbouring Green Belt areas in this direction. The Green Belt carries on in all surrounding directions.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns

Assessment criteria	Outcome	Assessment
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is not adjacent to the large built up area, and therefore does not contribute to Purpose A to prevent urban sprawl, the site does offer long line views across the site and to the surrounding countryside and therefore makes a strong contribution to Purpose C. On the balance of this, the site has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D. There is one listed building in the site, which is considered relevant and some limited areas at risk of surface water flooding. However, as these cover approximately less than 10% of the total area of the site, the site can be considered potential grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with a strong contribution to Purpose C. Purpose A – Development of the site would not represent unrestricted sprawl of the large built up area as the site is not physically or perceptually connected to the large built up area. Purpose B – Development of the site would slightly reduce the gap between the Birmingham and Tamworth. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of these, and it would not result in them merging. Purpose C – The site is 4ha and if developed would result in a small incursion into undeveloped countryside. The site has undeveloped countryside in all directions.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The site does not directly adjoin the Birmingham conurbation. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which would result in the remaining Green Belt in all directions becoming enclosed by development

Impact assessment considerations	Assessment
Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of other Call for Sites around GBCFS 12: GBCFS 10 and GBCFS 11 (directly adjacent). Whilst GBCFS 9 is close, it is beyond the M6 Toll. Collectively, the development of these sites would have a similar impact as set out above for Purpose B. Cumulatively it would represent a slightly larger incursion into undeveloped countryside for Purpose C of 21ha in total, albeit this would not be significant relative to the size of the Birmingham conurbation. The remaining surrounding Green Belt could continue to perform its Green Belt function.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging and would not represent unrestricted sprawl, as the site is not adjacent to the large built up area. However, removal of the site from the Green Belt would result in an islanded pocket of Green Belt release and will therefore harm the overall function and integrity of the Green Belt in this location. Recommendation: Exclude site from process
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the M6 Toll to the west, the A453 (Tamworth Road) to the east and in part Fox Hill Road to the north which are existing defensible boundaries. The remainder of the site's northern existing outer boundary is less defensible consisting of a field boundary. If the site is taken forward, it is recommended the northern boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

GBCFS 14 – Land south of Withy Hill Road, Sutton Coldfield

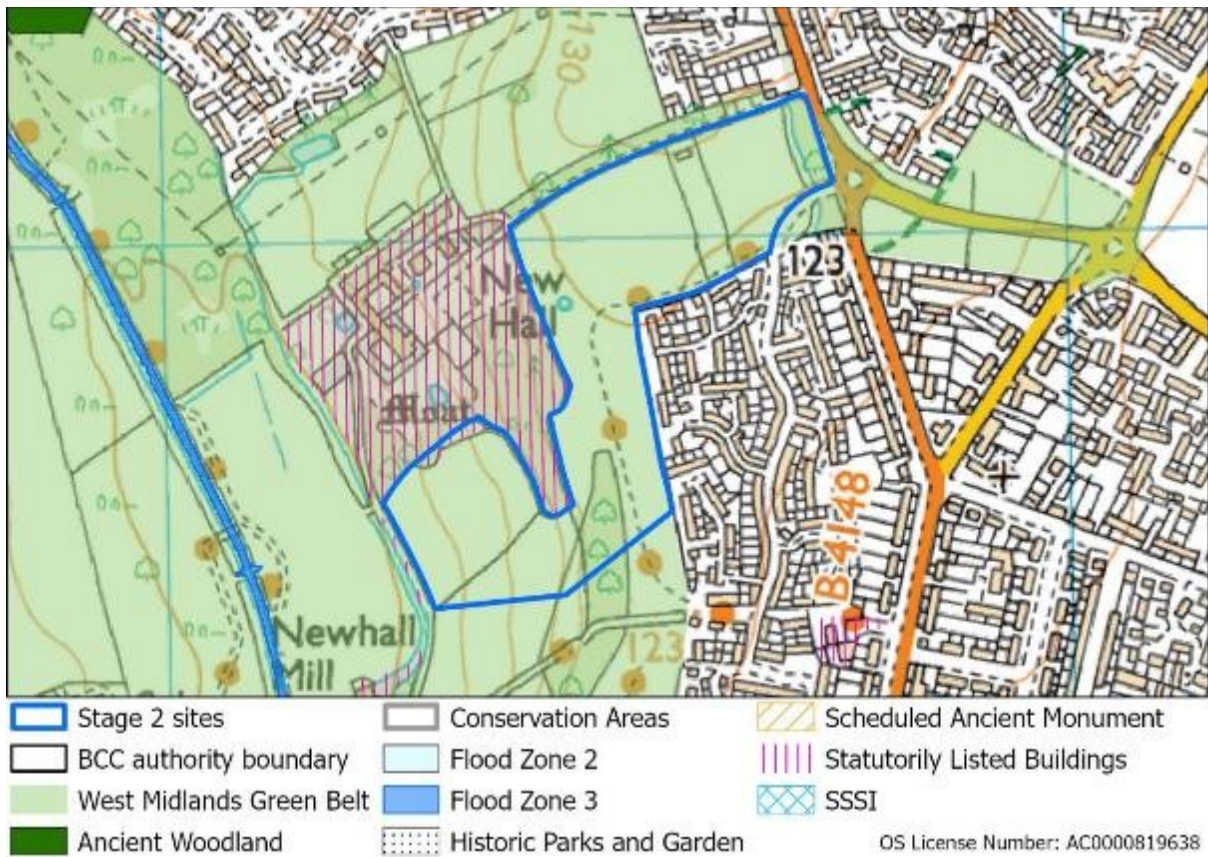


Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The site is adjacent to the defined large built up area of Birmingham (including part of the Langley Sustainable Urban Extension allocation on former Green Belt land) along parts of its southern boundary. The site is predominantly open countryside, including agricultural uses, although the site contains some existing development and other urbanising influences, including residential properties and some utilities infrastructure, with this being located in the southeastern area. This existing development is not extensive. The site has a defensible boundary either between the site and the large built up area, between the site and the surrounding Green Belt, or in reasonable proximity. They consist of Withy Hill Road to the north, the M6 Toll to the east, with a small section of the northeastern boundary following the administrative boundary, and Lindridge Road to the south and west, along with some sections to the southeast following the administrative and Green Belt boundary. The M6 Toll, Withy Hill Road and Lindridge Road are all major or minor roads so are therefore defensible. The section of the northeastern boundary that follows the administrative boundary is not defined apart from following a treeline (although the M6 Toll is in reasonable proximity) and the section of the southeastern boundary that follows the administrative boundary is not defined apart from following a field boundary/tree line, which is less defensible. Whilst the M6 Toll and A38 is in reasonable proximity, this land is in North Warwickshire and is being built out as a housing development. Along the southern boundary, some sections of the boundary follow tree lines/field boundaries where some residential dwellings, sports pitches, cemetery, and land adjacent to the cemetery have been excluded from the site, these are therefore less defensible boundaries. As such, the site has physical features that could restrict and contain development. If developed the site would not result in an incongruous pattern of development. Overall, the site makes a moderate contribution to this purpose.
Purpose B	Weak contribution	The site is located in a gap between Birmingham and the neighbouring town of Tamworth. The site forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the site makes a weak contribution to this purpose

Assessment criteria	Outcome	Assessment
Purpose C	Strong contribution	The site consists of open countryside and rural land uses, including an area of ancient woodland in the centre of the site, with some semi-urban land uses, including residential and power infrastructure. The site has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the site and into the surrounding Green Belt, but other views are restricted by topography and vegetation. Views looking northwards are restricted due to the ancient woodland that runs through the centre of the site, which creates a division between the north and south sections. Additionally, the site's topography slopes down towards the centre of the site where the ancient woodland and Flood Zone is located, which also impact views across the site. The site is surrounded by countryside along most of its boundaries (with these also being adjacent Green Belt areas), with only the southern boundary joining the built form of Birmingham. Overall, the site makes a strong contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The site supports a strong-moderate degree of openness and there are defensible boundaries between the site and the surrounding Green Belt, which can contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site therefore has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D. There are some areas of Flood Zone 2/3, ancient woodland through the centre of the site and some limited areas at risk of surface water flooding. However, as these cover approximately less than 20% of the total area of the site, the site can provisionally be considered grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with a strong contribution to Purpose C. Purpose A – Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. Development would have a defensible outer boundary to the north, west and south which would prevent unrestricted sprawl. Purpose B – Development of the site would slightly reduce the gap between the Birmingham and Tamworth. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of these, and it would not result in them merging. Purpose C – The site is 91ha and if developed would result in a large incursion into undeveloped countryside. The site has undeveloped countryside to the northwest and northeast.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	If the site is removed from the Green Belt and developed, the surrounding Green Belt to the south of the site would become enclosed by development and disconnected from the wider Green Belt which is likely to impact its Green Belt function and purpose. The surrounding Green Belt to the north and east would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There is one Call for Sites around GBCFS 14: GBCFS 13. Collectively, the development of these sites would have a similar impact as set out above for Purposes A and B. Cumulatively it would represent a larger incursion into undeveloped countryside for Purpose C of 204ha in total, albeit this would not be significant relative to the size of the Birmingham conurbation. The remaining surrounding Green Belt could continue to perform its Green Belt function.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging. Development would not represent unrestricted sprawl, as it would be somewhat contained by defensible boundaries to the north, west and south. Removal of the site from the Green Belt is likely to have localised impacts on the surrounding Green Belt to the south. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Withy Hill Road to the northwest, and in part the M6 Toll to the northeast which are existing defensible boundaries. The remainder of the site's existing outer boundary are less defensible consisting of field boundaries or tree lines to the north, southeast and south. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

GBCFS 15 – New Hall Golf Course and New Hall Valley Country Park



Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The site is adjacent to the defined large built up area of Birmingham along its eastern and part of its southern boundary (due to the nature of the site). The site is free from existing development and comprises the open parkland of Newhall Valley Country Park to the north and east and New Hall Hotel leisure grounds to the west. The boundaries between the site and the large built up area are a mix of defensible and less defensible, consisting of residential properties to the east and in part south, which are less defensible, and Elm Road and Walmley Road to the northeast which are defensible. The site is bounded to the north and west by mature unbroken tree belt, which are defensible boundaries, but to the southernmost extent the mature tree belt is not continuous, with a boundary lacking in places and there are no defensible features beyond the boundary to the south. As such, the site lacks physical features that could restrict and contain development. The site is connected to the large built up area to the east, and the site sits within a wider region of Green Belt that is fully enclosed by the large built up area and is therefore disconnected from the wider West Midlands Green Belt. Therefore, if developed, the site would not result in an incongruous pattern of development, due to it potentially being considered as infill development. However, as the site lacks defensible boundaries particularly to the south there is a risk of sprawl into the open Green Belt beyond. Overall, the site makes a moderate contribution to this purpose.
Purpose B	No contribution	The site does not play a role in preventing neighbouring towns from merging. The site makes no contribution to this purpose.
Purpose C	Moderate contribution	The site consists of open countryside and rural land uses, being used as open park land. The site has a moderate degree of openness with no existing built form. There are views across part of the site and into the surrounding Green Belt, however the dense vegetation throughout generally provides no long-distance views and visually constrains the site, which does impact on the sense of openness. The site is bounded to the east by the large built up area of Birmingham, and the Green Belt continues on in the surrounding directions, however noting that just to the north (outside of the site boundary) is New Hall Hotel and Spa. This therefore impacts on the sense of openness. Overall, the site makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E

Assessment criteria	Outcome	Assessment
Overall assessment	Moderate contribution	The site makes a moderate contribution to three purposes, and no contribution to two purposes. Overall, the site makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding and a small section of the listed building site to the north overlaps with the site boundary, however these are not significant. Therefore, the site can be considered as potential grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with no strong contribution to any purposes. Purpose A – Development of the site would not represent unrestricted sprawl given it's adjacent to the large built up area, and this region of Green Belt is fully enclosed by the large built up area. The site's existing outer boundary is predominantly defensible, but the southern boundary is undefined and would need defining to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose B – Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose C – The site is 11ha and if developed would result in a small incursion into predominantly undeveloped countryside. However, the site is partially enclosed by the large built up area to the south and east which would reduce the perception of encroachment to an extent. The site has undeveloped countryside to the north and west.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	If released from the Green Belt and developed, the Green Belt to the north, including the land associated with the listed building, would be enclosed by development which would reduce their sense of openness. The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are no other sites in this location under consideration which are likely to have cumulative impacts.

Impact assessment considerations	Assessment
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging or a risk of unrestricted sprawl. Removal of the site from the Green Belt is likely to have localised impacts on the Green Belt to north. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: take site forward for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are less defensible consisting of field boundaries/tree lines to the north, west and south. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

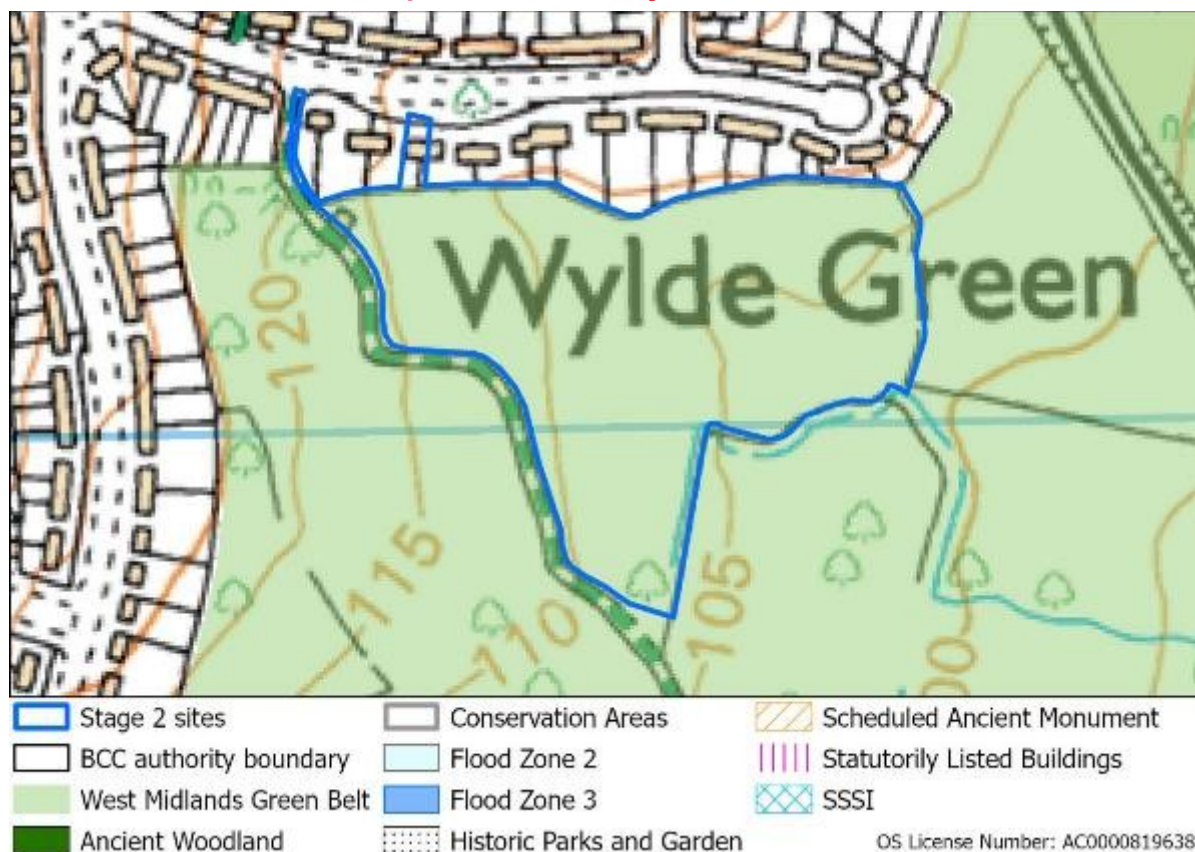
GBCFS 16 – Country Park View



Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The site is adjacent to the defined large built up area of Birmingham along the site's eastern boundary. The site is free of existing development and other urbanising influences. The site has a mix of defensible boundaries between the site and the large built up area, between the site and the surrounding Green Belt or in reasonable proximity. They consist of The Avenue (a minor Road) to the east and dense woodland to the west and in part south, which are considered defensible. The northern boundary follows a residential property boundary and part of the southern boundary follows a hedgerow, which is less defensible. As such, the site has physical features that could restrict and contain development. If developed the site would not result in an incongruous pattern of development as it could be considered to in part to round off the settlement pattern alongside the existing development to the north. Overall, the site makes a moderate contribution to this purpose.
Purpose B	No contribution	The site does not play a role in preventing neighbouring towns from merging. The site makes no contribution to this purpose.
Purpose C	Moderate contribution	The site consists of open countryside, forming amenity grassland and dense woodland. The site has a moderate degree of openness with no built form and views across the grassland area, but long line views into neighbouring Green Belt areas are restricted by the woodland and neighbouring residential properties. This does impact on the overall sense of openness of the site. The site is surrounded by open countryside along most of its boundaries; the western, northern and southern, with the Green Belt carrying on in these directions. To the east the site joins the built form of Birmingham. Overall, the site makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The site makes a moderate contribution to three purposes and no contribution to two purposes. The site therefore has been judged to make a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D, and there are no footnote 7 constraints on the site. Therefore, the site can provisionally be considered grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with no strong contribution to any purposes. Purpose A – Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl and this region of Green Belt is fully enclosed by the large built up area anyway. Development would have a defensible outer boundary to the west and in part south consisting of dense woodland which would prevent unrestricted sprawl. Purpose B – Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose C - The site is 0.36ha and if developed would result in a small incursion into undeveloped countryside. The site has undeveloped countryside to the north, west and south.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	If the site is release from the Green Belt and developed, the residential properties to the north would be enclosed by development which would reduce their sense of openness. The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are no other sites in this location under consideration which are likely to have cumulative impacts.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging and would not represent unrestricted sprawl. Removal of the site from the Green Belt is likely to have localised impacts on the Green Belt to the north. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by dense woodland to the west and the south (in part), and The Avenue (a minor road) to the east are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of a hedgerow and residential property boundaries to the north. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

GBCFS 17 – Land off Kempton Avenue, Wylde Green



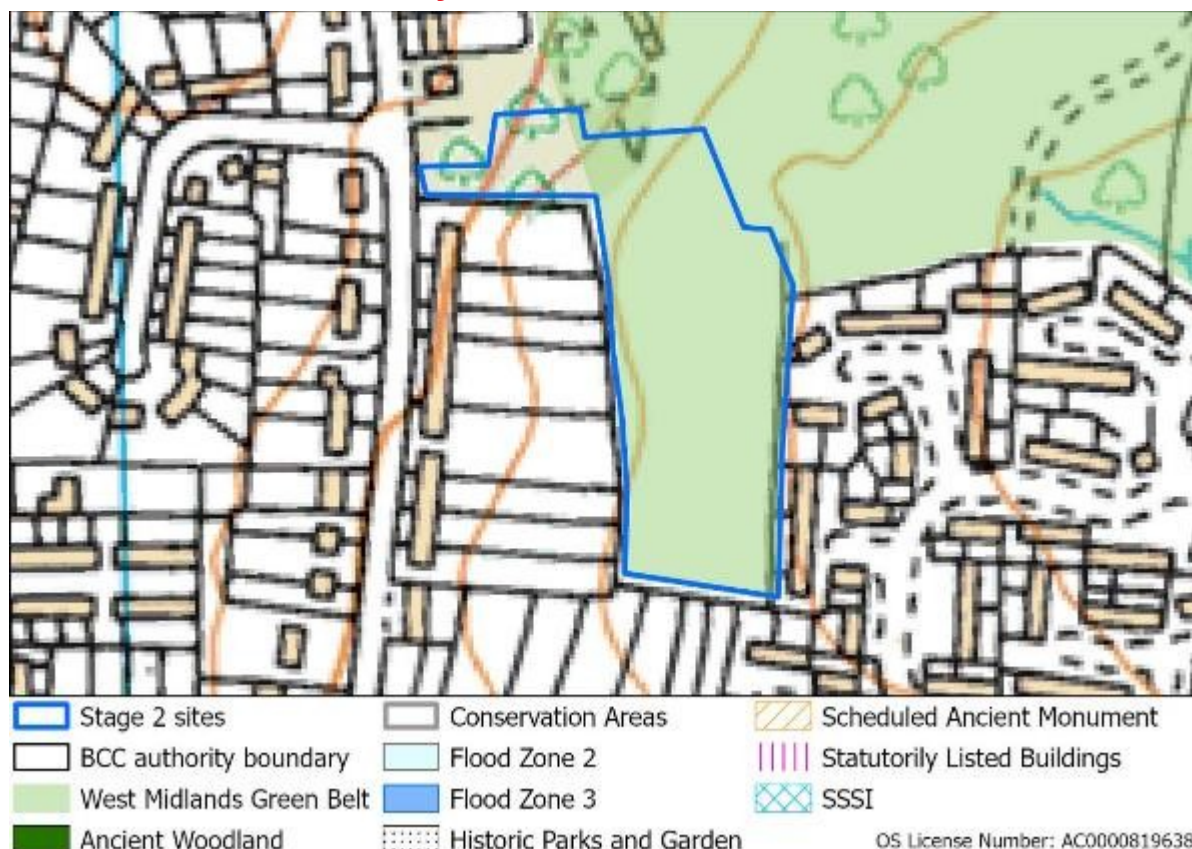
Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The site is adjacent to the defined large built up area of Birmingham along its northern boundary. The site is free from existing development and comprises overgrown grassland scrubland and is bounded on all sides by a mature largely unbroken tree belt. The site has a defensible boundary either between the site and the large built up area, between the site and the surrounding Green Belt or in reasonable proximity. They consist of residential property boundaries to the north and a tree belt, which is less defensible. However, the southwest and southeast boundaries follow mature woodland, which is therefore defensible. The site is connected to the large built up area along one boundary and development of the site would not result in an incongruous pattern of development. Development of the site could potentially be considered as infill development, due to the site sitting within a wider region of Green Belt that is fully enclosed by the large built up area and is therefore disconnected from the wider West Midlands Green Belt. Overall, the site makes a moderate contribution to this purpose.
Purpose B	No contribution	The site does not play a role in preventing neighbouring towns from merging. The site makes no contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose C	Moderate contribution	The site consists of open countryside and rural land uses, being an area of undeveloped open space. The site has a moderate degree of openness with no existing built form. There are no views across the site, and no views into the surrounding Green Belt, due to the dense vegetation that surrounds the site, which impacts and reduces the sense of openness. The site is bounded to the north by the large built up area of Birmingham, and the Green Belt continues on in the surrounding directions. However, the existing built form does not additionally impact on the sense of openness of the site due to it being screened by vegetation. Overall, the site makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The site makes a moderate contribution to three purposes, and no contribution to two purposes. Overall, the site makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however these are not significant. Therefore the site can be considered as potential grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with no strong contribution to any purpose. Purpose A – Development of the site would not represent unrestricted sprawl given it's adjacent to the large built up area, and this region of Green Belt is fully enclosed by the large built up area. The site's existing outer boundary adjacent to the surrounding Green Belt is predominantly defensible, which would prevent unrestricted sprawl. Purpose B – Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose C – The site is 5.5ha and if developed would result in a small incursion into undeveloped countryside. However, the site has undeveloped countryside to the southwest and southeast.

Impact assessment considerations	Assessment
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	If released from the Green Belt and developed, the Green Belt to the west, would become partly enclosed by development which would reduce its sense of openness. The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are no other sites in this location under consideration which are likely to have cumulative impacts.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging and would not result in unrestricted sprawl. Removal of the site from the Green Belt is likely to have localised impacts on the Green Belt to west. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: take site forward for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by mature woodland to the southwest and southeast which are existing defensible boundaries.

GBCFS 18 – Land at Walmley Golf Club

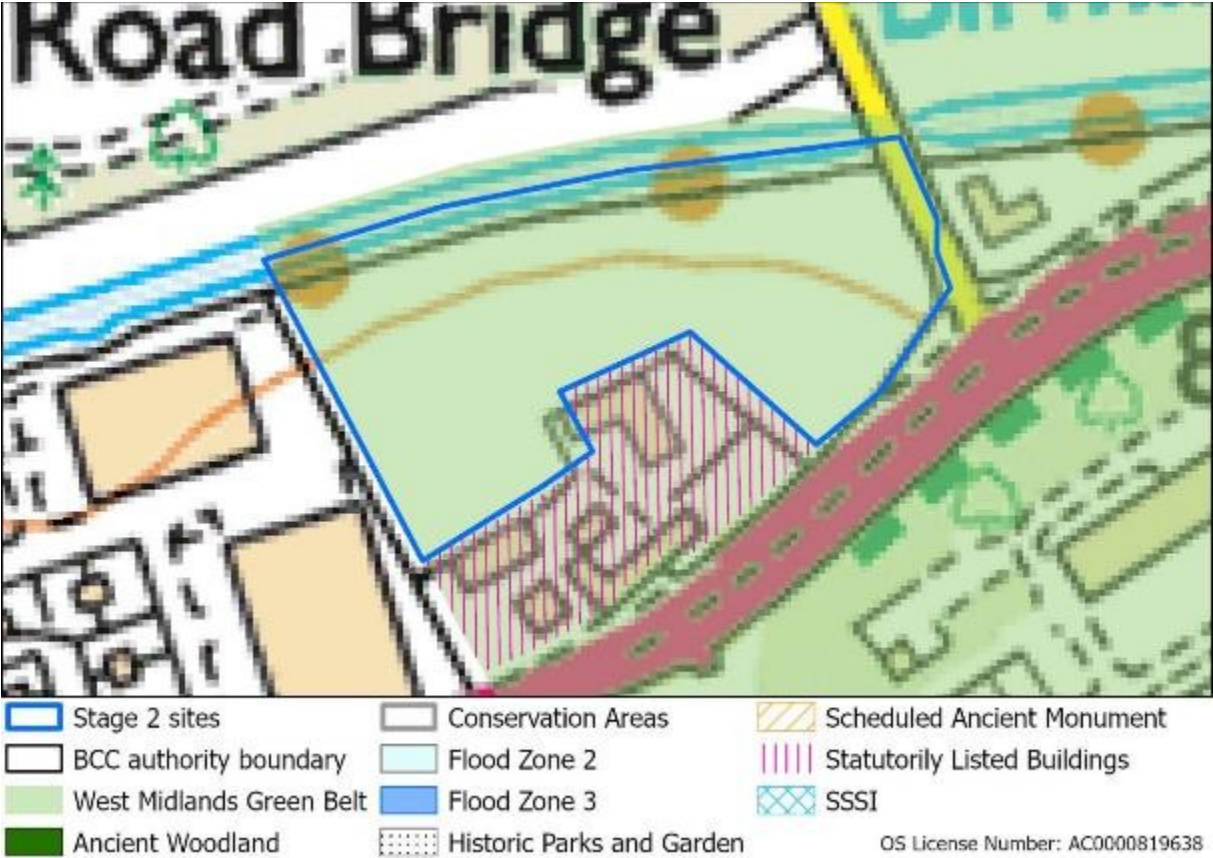


Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The site is adjacent to the defined large built up area of Birmingham along its southern, western and part of its eastern boundary. The site is part of a golf course, with some associated buildings within the site although this is not extensive. The boundaries between the site and the large built up area, and the site and the surrounding Green Belt are less defensible, and there are no other defensible boundaries in reasonable proximity. They consist of following residential property boundaries to the west, south and in part east. The north and remaining eastern boundary are undefined by any physical features on the ground. As such, the site lacks physical features that could restrict and contain development. The site is largely enclosed by the large built up area such that development would not result in an incongruous pattern of development and it could be considered to round off the settlement pattern. Overall, the site makes a moderate contribution to this purpose.
Purpose B	No contribution	The site does not play a role in preventing neighbouring towns from merging. The site makes no contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose C	Moderate contribution	The site consists of open countryside, with its use as part of a golf course. The site has a strong-moderate degree of openness, with less than 10% built form. There are views across the southern part of the site, but views into neighbouring Green Belt areas, when looking northwards are restricted by vegetation and built form. The site is enclosed by existing development along a number of boundaries impacting the sense of openness. Overall, the site makes a moderate contribution to this purpose
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose
Overall assessment	Moderate contribution	The site makes a moderate contribution to three purposes and no contribution to two purposes. The site therefore has been judged to make a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however these are not significant. Therefore, the site can provisionally be considered grey belt

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with no strong contribution to any purposes. Purpose A – Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl and this region of Green Belt is fully enclosed by the large built up area anyway. The site’s existing outer boundary is less defensible and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose B – Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose C - The site is 2ha and if developed would result in a small incursion into undeveloped countryside. The site has undeveloped countryside to the north.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.

Impact assessment considerations	Assessment
Are there any cumulative impacts (due to release of adjacent sites)?	There are no other sites in this location under consideration which are likely to have cumulative impacts.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging and would not represent unrestricted sprawl. Removal of the site from the Green Belt will not have any impacts on the surrounding Green Belt. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundary to the north is undefined by any physical features on the ground. This boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.



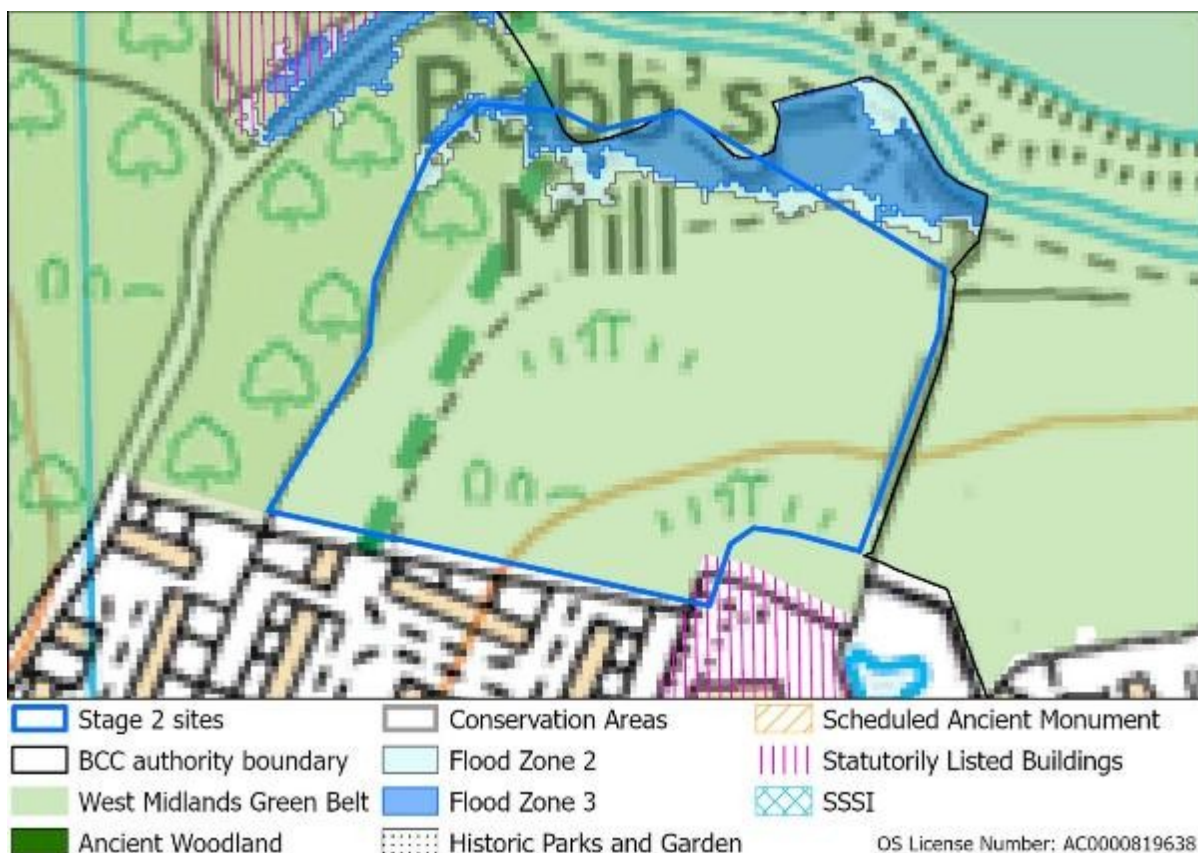
Assessment criteria	Outcome	Assessment
Purpose A	Weak contribution	The site is adjacent to the defined large built-up area of Birmingham along its western and northern boundaries. Despite not yet fully built at present, the area to the north of the was allocated as the Peddimore development as a Core Employment Area under Policy TP19 of the adopted Birmingham Development Plan. Therefore, they are considered to be part of the large built-up area of Birmingham. The site is free of existing development and other urbanising influences. The boundaries between the site and the large built-up area to the north, and in part the Green Belt area to the south are defensible. They consist of the Birmingham and Fazeley Canal to the north, and Kingsbury Road (A4097) to the south (noting that part of the south boundary follows the property boundary of the listed building, which is less defensible). The boundaries to the east and west of the site are considered less defensible. These consist of the established industrial/office cluster to the west and a narrow/single lane road (Wiggins Hill Road), to the east although an established hotel (Cuttle Bridge Inn) on the other side of Wiggins Hill Road could help contain further sprawl. As such, the site has physical features that could restrict and contain development. The site is largely enclosed by large built-up areas such that development would not result in an incongruous pattern of development, and could be considered infill development to round off the settlement pattern. Overall, the site makes a weak contribution to this purpose.
Purpose B	No contribution	The site does not play a role in preventing neighbouring towns from merging. Overall, the site makes no contribution to this purpose.
Purpose C	Moderate contribution	The site consists of open countryside. The site has a moderate degree of openness as views are restricted by built form and vegetation, with less than 10% built form. There are some views on Wiggins Hill Road and the Greaves across the site but other views, for example along the Birmingham and Fazeley Canal to the north and along Kingsbury Road are restricted by built form or vegetation. The site is largely enclosed by existing development. These include an established industrial cluster to its west, the part built out Peddimore development to its north, an existing hotel to its east (across Wiggins Hill Road), and a sewage treatment work to the south, impacting the sense of openness. Overall, the site makes a moderate contribution to this purpose
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.

Assessment criteria	Outcome	Assessment
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Weak contribution	The site makes moderate contribution to two purposes, weak contribution to one purpose and no contribution to two purposes. Overall, the site makes a weak contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however these are not significant. Therefore, the site can be considered as potential grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a weak overall contribution to Green Belt purposes, with no strong contribution to any purpose. Purpose A – Development of the site would not represent unrestricted sprawl as development would round off the settlement edge. Purpose B – Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose C – The site is 2.8ha and development would entail a small incursion into the undeveloped countryside. The site is largely enclosed by existing development, with undeveloped countryside to the north (noting this is due for development as part of the Peddimore).
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	If released from the Green Belt and developed, the Green Belt to the south, which includes the listed building, would be enclosed by development which would reduce their sense of openness. The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are no other sites in this location under consideration which are likely to have cumulative impacts.

Impact assessment considerations	Assessment
Conclusion	The site makes a weak overall contribution to Green Belt purposes, and the part of the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging and would not represent unrestricted sprawl. Removal of the site from the Green Belt is likely to have localised impacts on the Green Belt to south. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: take site forward for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Kingsbury Road (A4097) to the south and Birmingham and Fazeley Canal to the north, which are existing defensible boundaries. The remainder of the site's existing outer boundary are less defensible consisting of Wiggins Hill Road to the west (a narrow/ single lane) and property boundaries to the east. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

GBCFS 20 – Land at Gressel Lane, Tile Cross



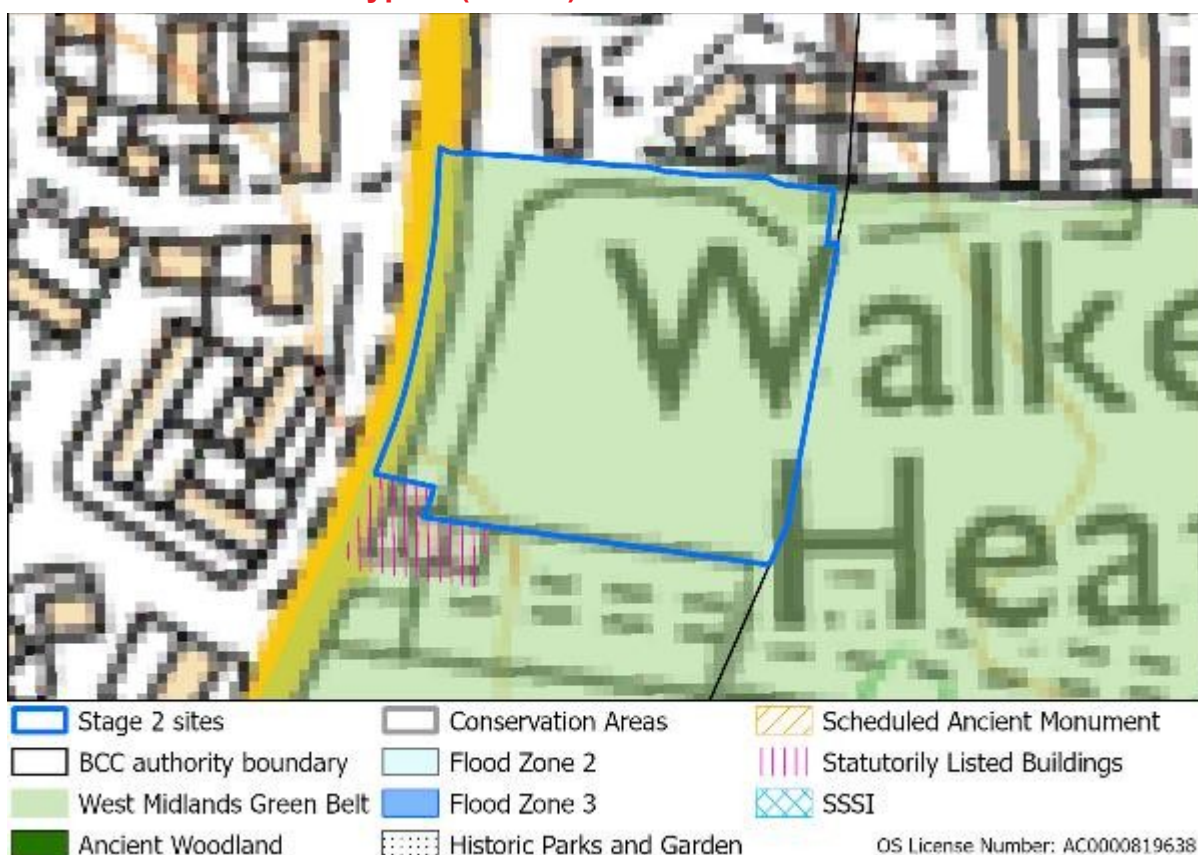
Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The site is adjacent to the defined large built-up area of Birmingham along its southern boundary. The site is free of existing development, comprising mostly shrubland and surrounded by trees. The site has a mix of less defensible and defensible boundaries either between the site and the large built up area, between the site and the surrounding Green Belt, or in reasonable proximity. They consist of a well-established woodland tree belt to the west, with boundaries to the north and east defined by a footpath and trees, which are less defensible, although River Cole and Babbs Mill Lake can be found to the north in reasonable proximity. Also, where the site joins the built up area to the south it follows field boundaries bordering the residential properties, and are therefore less defensible. As such, the site has physical features that could restrict and contain development to the south and north. The site is adjacent to the large built-up area along one boundary however, the connection to the large built up area is such that new development will not result in an incongruous pattern of development. Overall, the site makes a moderate contribution to this purpose.
Purpose B	No contribution	The site does not play a role in preventing neighbouring towns from merging. Overall, the site makes no contribution to this purpose.
Purpose C	Moderate contribution	The site consists of open countryside. The site has a moderate degree of openness with less than 10% built form. There are some views across the site from Thaxted Road on the southern boundary but long-line view towards Babbs Mill Lake and Kingfisher Country Park are restricted by dense vegetation. Views on other boundaries are restricted by vegetation cover. The site is connected to an established residential development and Sheldon Hall to its south and is surrounded by open countryside along the remaining boundaries. Overall, the site makes a moderate contribution to this purpose
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The site makes a moderate contribution to three purposes and no contribution to two purposes. Overall, the site makes a moderate contribution to Green Belt purposes.

Assessment criteria	Outcome	Assessment
Is the parcel potentially considered grey belt?	Yes (Part)	The site does not score strongly against either Purpose A, Purpose B or Purpose D. Flood Zone 2/3 covers approximately 10% of the site along River Cole, with a further approximately 40% of the site being covered by an area at risk of surface water flooding. Only the remaining area of the site can therefore be considered potential grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with no strong contribution to any purpose. Purpose A – Development of the site would not represent unrestricted sprawl. The site's existing outer boundaries are a mix of defensible and less defensible. The less defensible boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose B – Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose C – The site is 3ha and if developed, would entail a small incursion into the undeveloped countryside. The site has undeveloped countryside to the north, east and west.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	If the site is released from the Green Belt and developed, a small area of Green Belt to the southeast of the site would be enclosed by development and disconnected from the surrounding Green Belt. The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are no other sites in this location under consideration which are likely to have cumulative impacts.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and part of the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging and would not represent unrestricted sprawl. Removal of the site from the Green Belt is likely to have localised impacts on the surrounding Green Belt to the southeast. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: take site forward for further consideration.

Impact assessment considerations	Assessment
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by mature treeline to the west which are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of property boundaries and trees (noting however, the River Cole is in close proximity to the north). This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary

GBCFS 21 – Land at Maypole (Area 1)



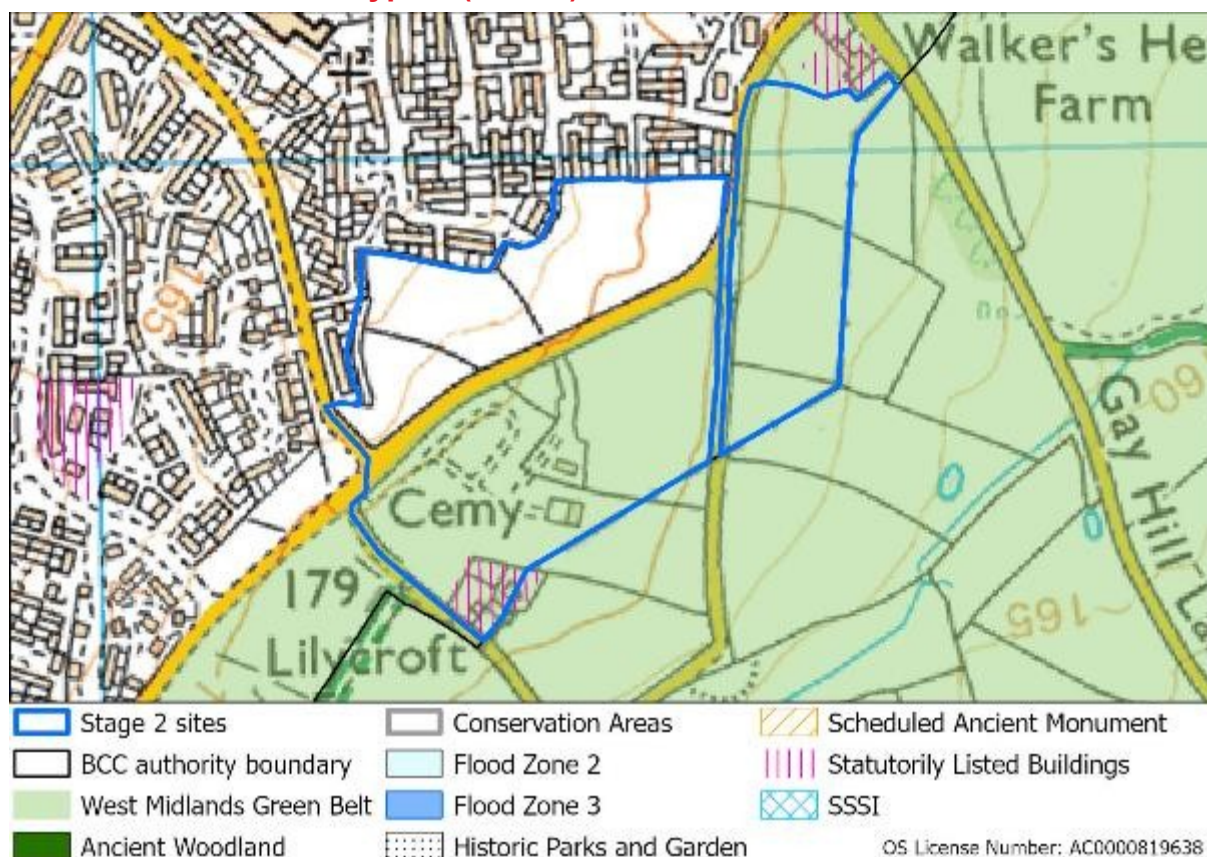
Assessment criteria	Outcome	Assessment
Purpose A	Moderate Contribution	The site is adjacent to the defined large built up area of Birmingham along its western and northern boundary. The site is free from existing development and other urbanising influences. The boundaries between the site and the large built up area, and the site and the surrounding Green Belt are a mix of defensible and less defensible, and there are no other defensible boundaries in reasonable proximity. They consist of Walkers Heath Road to the west (a minor road), which is defensible. The boundary to the north follows residential property boundaries, whereas the southern boundary follows the Moundsley Hall Care Village access road; these are less defensible. The site's eastern boundary follows the administrative boundary which is undefined by any features on the ground. As such the site lack physical features which could restrict and contain development. The site is connected to the large built up area along two boundaries and due to its level of connection, development would not result in an incongruous pattern of development. However, it is noted that due to the lack of defensible boundaries there is a potential risk of sprawl. Overall, the site makes a moderate contribution to this purpose.
Purpose B	Weak contribution	The site is located in a gap between Birmingham and the neighbouring town of Redditch. The site forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the site makes a weak contribution to this purpose
Purpose C	Moderate contribution	The site consists of open countryside and rural land use, consisting of dense vegetation and woodland. The site has a moderate degree of openness, with no built form. There are limited to no long line views across the site or into surrounding Green Belt areas due to dense vegetation. The site is partly enclosed by existing development along its western and northern boundaries, however due to the dense vegetation that borders the site this does not impact on the already limited openness. The open countryside continues to the east and south of the site, with the Green Belt carrying on in these directions. Overall, the site makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The site makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. Overall, the site makes a moderate contribution to Green Belt purposes.

Assessment criteria	Outcome	Assessment
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however these are not significant. Therefore, the site can be considered as potential grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	This site makes a moderate overall contribution to Green Belt purposes, with no strong contribution to any purposes. Purpose A – Development of the site would not represent unrestricted sprawl due to its level of connection with the large built up area. The site’s existing outer boundary is less defensible and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose B – Development of the site would slightly reduce the gap between the Birmingham and Redditch. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of these, and it would not result in them merging. Purpose C – The site is 0.9ha and if developed would result in a small incursion into undeveloped countryside. The site has undeveloped countryside to the south and east (noting that further to the east Hall Care Village is present).
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are no other sites in this location under consideration which are likely to have cumulative impacts.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging and would not represent unrestricted sprawl. Removal of the site from the Green Belt is likely to have localised impacts on the Green Belt to the north. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration.

Impact assessment considerations	Assessment
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Walkers Heath Road to the west, which is an existing defensible boundary. The site's existing outer boundaries are less defensible consisting of no defined boundary to the east, the Moundsley Hall Care Village access road to the south and property boundaries to the north. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

GBCFS 22 – Land at Maypole (Area 2)⁸⁷



⁸⁷ Only the site boundary that is within the Green Belt has been assessed (a small section to the northwest of the site is outside the Green Belt).

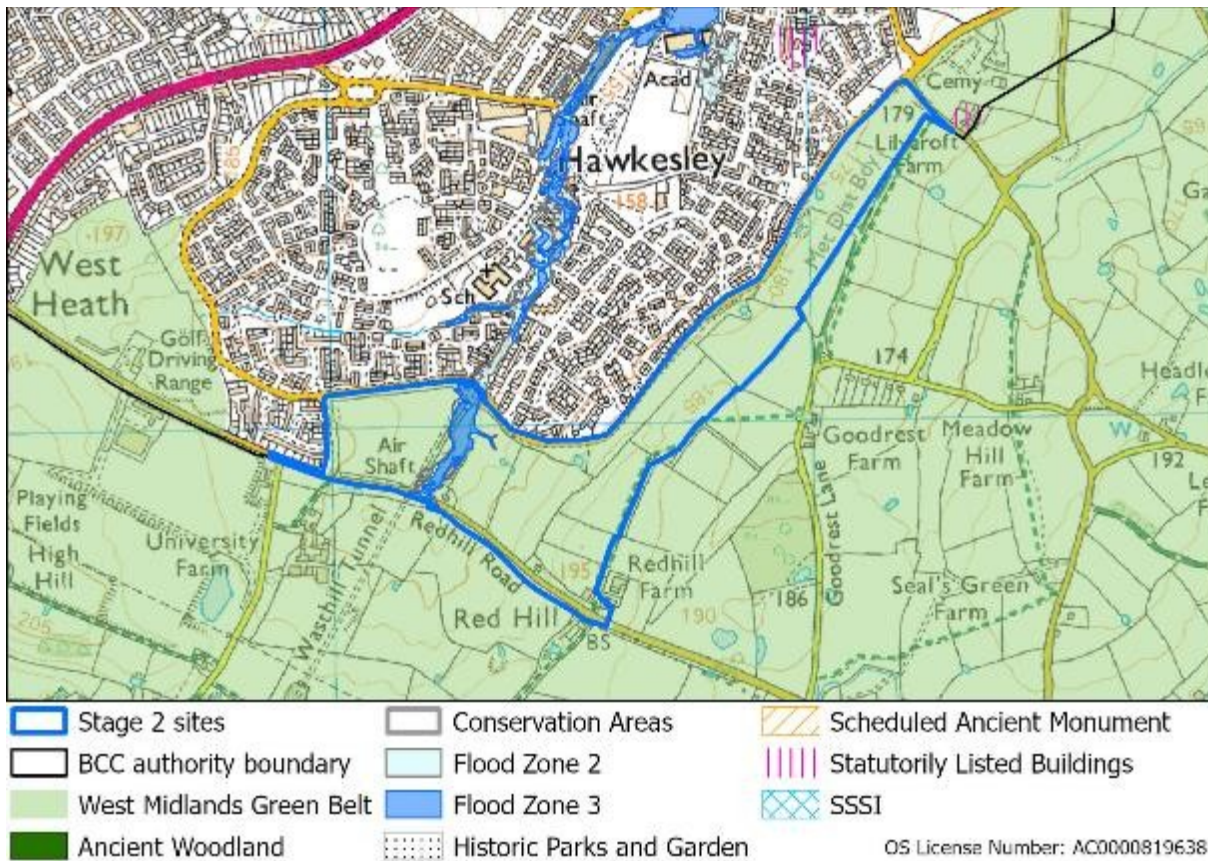
Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The site is adjacent to the defined large built up area of Birmingham along its north and northeastern boundary. The site is predominately open countryside although contains some existing development and other urbanising influences. The site is divided by Icknield Street, with land to the east comprising open agricultural land (with no built form), and the land to the west is Kings Norton a cemetery (including some built form associated with this land use), and one residential property in the southwest corner, along with some farm buildings). The site has a defensible boundary either between the site and the large built up area, between the site and the surrounding Green Belt, or in reasonable proximity. They consist of Longdales Road/Icknield Street to the west/northwest and Primrose Hill follows the southwest boundary, these are minor roads and are therefore defensible. The site's eastern and southeastern boundary follows the administrative boundary that is undefined on the ground by any physical features, however Chinn Brook and Icknield Street (a narrow public road at this section), which although are less defensible, would be a boundary in reasonable proximity (noting this would potentially double the site size and extend into a neighbouring authority). The site therefore has physical features which could restrict and contain development. If developed the site would not result in an incongruous pattern of development due to its level of connection with the existing built form. Overall, the site makes a moderate contribution to this purpose.
Purpose B	Weak contribution	The site is located between Birmingham and the neighbouring town of Redditch. The site forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the site makes a weak contribution to this purpose.
Purpose C	Strong contribution	The site consists of open countryside and rural land uses. The site has a strong-moderate degree of openness and contains less than 10% built form. There are medium distance views in parts across the site and into the surrounding Green Belt to the east and south. Other views are restricted by topography, built form and vegetation, particularly the treeline/vegetation and raised topography to the east and south. The raised topography beyond the site boundary somewhat reduces the perceived openness. The site is surrounded by open countryside along its eastern, southern and part of the western boundaries, with the Green Belt carrying on in these directions. To the remaining part of the west and north boundary, the site joins the built form of Birmingham and is therefore partly enclosed, although this does not impact the sense of openness with this primarily being screened due to vegetation. Overall, the site makes a strong contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The site supports a strong-moderate degree of openness and there is a defensible boundary between the site and the existing built form of the large built up area of Birmingham, which currently contains development and prevents it from threatening the overall openness and permanence of the Green Belt. However, the outer boundary of the site is undefined, which may result in a risk of sprawl if the site is developed, noting there is a less defensible boundary in reasonable proximity. The site therefore has been judged to make a moderate overall contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D. The site contains one listed building and some limited areas at risk of surface water flooding, however as these cover less than 10% of the site's total area, the site can be considered as potential grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with a strong contribution to Purpose C. Purpose A – Development of the site would not represent unrestricted sprawl due to its level of connection with the large built up area. The site's existing outer boundary is undefined and less defensible and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose B – Development of the site would slightly reduce the gap between the Birmingham and Redditch. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of these, and it would not result in them merging. Purpose C - The site is 8ha and if developed would result in a small incursion into undeveloped countryside. The site has undeveloped countryside to the northeast, southeast and southwest.

Impact assessment considerations	Assessment
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	If the site is release from the Green Belt and developed, a section of Green Belt to the north would be enclosed by development which would reduce its sense of openness. The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes
Are there any cumulative impacts (due to release of adjacent sites)?	There is one other Call for Sites around GBCFS 22: GBCFS 23. Collectively, the development of these sites would have a similar impact as set out above for Purposes A and B. Cumulatively it would represent a slightly larger incursion into undeveloped countryside for Purpose C of 37ha in total, albeit this would not be significant relative to the size of the Birmingham conurbation. The remaining surrounding Green Belt could continue to perform its Green Belt function.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging and would not represent unrestricted sprawl. Removal of the site from the Green Belt is likely to have localised impacts on the Green Belt to the north. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Primrose Hill to the southwest, which is an existing defensible boundary. The remainder of the site's existing outer boundary is undefined by any physical features to the east and southeast, only following the administrative boundary. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

GBCFS 23 – Wast Hills (Area 1)⁸⁸



⁸⁸ Only the site boundary that is within the Green Belt has been assessed (a small section to the southwest of the site is outside the Green Belt).

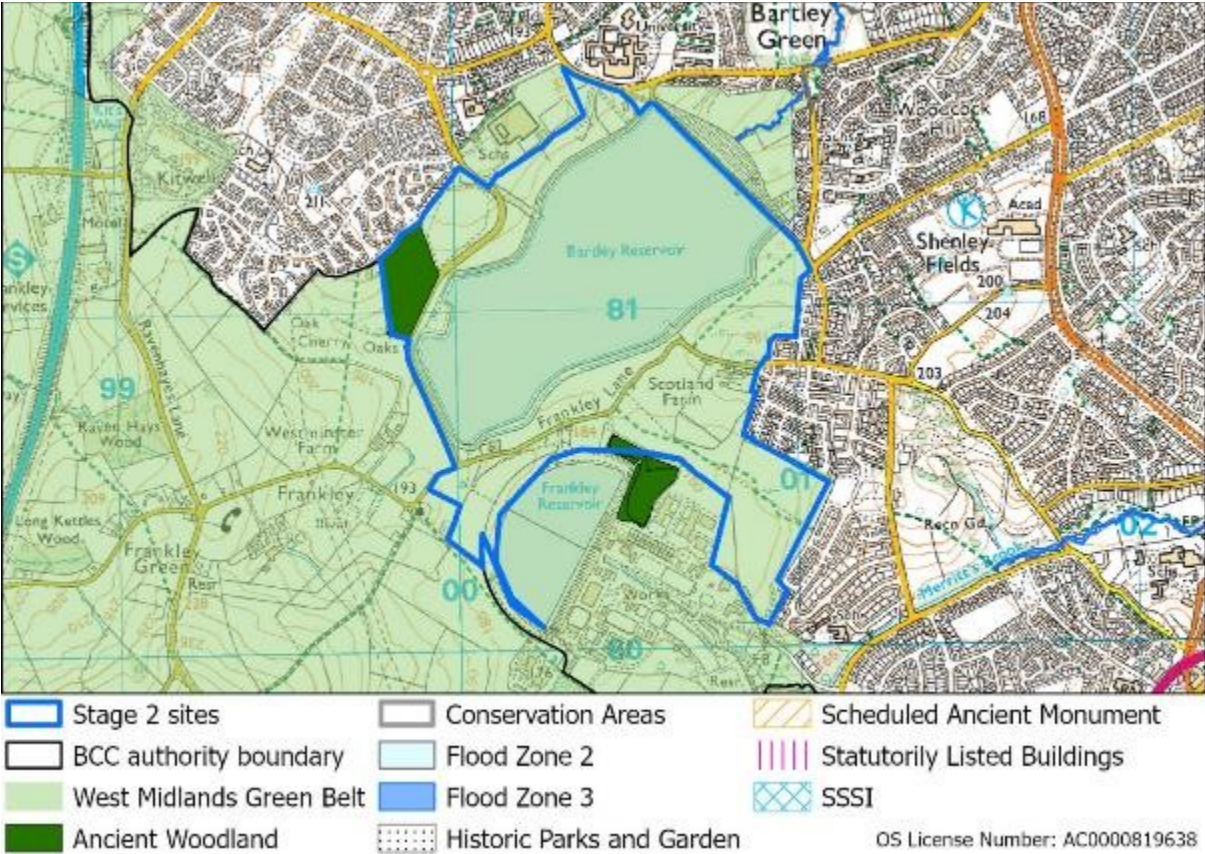
Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The site is adjacent to the defined large built up area of Birmingham along the entirety of its western / northern boundary. The site is predominantly open countryside, including agricultural uses and areas of woodland. The site contains some existing development all of which is along Redhill Road, including residential properties and commercial units, although this is not extensive. The boundary between the site and the large built up area is defensible, forming a clear delineation between dense development and the adjacent countryside, comprised of Longdales Road to the north and west boundary, which is a main road. The south boundary between the site and the open countryside is defined by Redhill Road, which is a main road and a defensible boundary. The east boundary of the site sits along the administrative boundary, and is located in the middle of agricultural land with no physical features on the ground to form a boundary. As such, the site has physical features that could restrict and contain existing development associated with the large built up area. If developed the site would not result in an incongruous pattern of development, however due to the lack of an outer defensible boundary there is a potential risk of sprawl. Overall, the site makes a moderate contribution to this purpose.
Purpose B	Weak contribution	The site is located in a gap between Birmingham and the neighbouring town of Redditch. The site forms a very small part of a gap, without making a contribution to visual separation, and development would not physically reduce the perceived or actual distance between towns. Overall, the site makes a weak contribution to this purpose.
Purpose C	Strong contribution	The site mainly consists of open countryside and rural land uses, such as agriculture, with some semi-urban land uses, including residential properties and commercial premises. The site has a strong-moderate degree of openness, with less than 10% built form. There are long distance views in parts across the site and into surrounding Green Belt, but other views are restricted by topography and vegetation. The site opens into countryside along the entirety of its eastern and southern boundaries, all of which is Green Belt land (including in the neighbouring authority area). The site joins the built form of Birmingham to the west where the main road forms the boundary between the countryside and the built up area of Birmingham, however this does not impact on the sense of openness in the site. Overall, the site makes a strong contribution to this purpose
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.

Assessment criteria	Outcome	Assessment
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The site supports a strong-moderate degree of openness and there is a defensible boundary between the site and the existing built form of the large built up area of Birmingham, which currently contains development and prevents it from threatening the overall openness and permanence of the Green Belt. However, the outer boundary of the site is not defensible, which may result in a risk of sprawl if the site is developed. The site therefore has been judged to make a moderate overall contribution to Green Belt purposes
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against Purpose A, Purpose B or Purpose D. There are some areas covered by Flood Zone 2/3, however as these cover less than 10% of the total site area, the site can be considered potential grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with a strong contribution to Purpose C. Purpose A – Development of the site would not represent unrestricted sprawl due to its level of connection with the large built up area. The site’s existing outer boundary is undefined and less defensible and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose B – Development of the site would slightly reduce the gap between the Birmingham and Redditch. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of these, and it would not result in them merging. Purpose C - The site is 29ha and if developed would result in a modest incursion into undeveloped countryside. The site has undeveloped countryside to the northeast, southeast and southwest.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.

Impact assessment considerations	Assessment
Are there any cumulative impacts (due to release of adjacent sites)?	There is one other Call for Sites around GBCFS 23: GBCFS 22. Collectively, the development of these sites would have a similar impact as set out above for Purposes A and B. Cumulatively it would represent a slightly larger incursion into undeveloped countryside for Purpose C of 37ha in total, albeit this would not be significant relative to the size of the Birmingham conurbation. The remaining surrounding Green Belt could continue to perform its Green Belt function.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging and a recognisable and permanent new Green Belt boundary could be created to prevent unrestricted sprawl (due to an existing undefined outer boundary), . Removal of the site from the Green Belt will not have any impacts on the surrounding Green Belt. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Redhill Road to the southwest and Primrose Hill to the west / north, which is an existing defensible boundary. The remainder of the site's existing outer boundary is undefined by any physical features to the east, only following the administrative boundary. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

GBCFS 25 – Land at Frankley (Area 1)



Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The site is adjacent to the defined large built up area of Birmingham along part of its northwestern, north and eastern boundaries. The site is open countryside, consisting of Bartley Reservoir and surrounding undeveloped land. The boundaries between the site and the large built up area and the site and surrounding Green belt are predominately less defensible and there are no other defensible boundaries in reasonable proximity. On the northeastern boundary that follows Genners Lane (a minor road) is considered defensible. The remaining boundaries consist of the administrative boundary to the west, which is undefined by any physical features on the ground. The southern boundary follows Frankley Reservoir and the built form associated with the water treatment works. The eastern boundary and part of the northwestern boundary follows residential property boundaries and the existing built form. These are therefore less defensible. As such, the site lacks physical features that could restrict and contain development. The site is predominately enclosed by the large built up area along most of two boundaries and the connection to the large built up area is such that new development would not result in an incongruous pattern of development. However, it is noted that due to the lack of defensible boundaries there is a potential risk of sprawl. Overall, the site makes a moderate contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose B	No contribution	The site does not play a role in preventing neighbouring towns from merging. The site makes no contribution to this purpose.
Purpose C	Moderate contribution	The site partly consists of open countryside and rural land use, with Bartley Reservoir making up the majority of the site area. The site has a strong-moderate degree of openness, with less than 10% built form. There are long line views in parts across the site and into surrounding Green Belt to the south/southwest, but other views are restricted by built form and vegetation. The vegetation that lines sections of Frankley Lane creates a division in the site with views being restricted and impacting on the sense of openness. However, the long line views across Bartley Reservoir in places, and views across Frankley Reservoir (where available) which sits outside the site, does increase the sense of openness. The built form associated with the water treatment works, although outside the site boundary, does impact on the openness of the section of the site that is just to the north of it. The site is surrounded by open countryside to the south/southwest with the Green Belt carrying on in this direction. To the north/northwest and east, the site joins the built form of Birmingham and is therefore partly enclosed however this only impacts on the sense of openness when close to this existing development. Overall, the site makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose
Overall assessment	Moderate contribution	The site makes a moderate contribution to three purposes, and no contribution to two purposes. Overall, the site makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against either Purpose A, Purpose B or Purpose D. There are some areas of ancient woodland and areas at risk of surface water flooding, however as these cover less than 30% of the site area, the site can be considered potential grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with no strong contribution to any purposes. Purpose A – Development of the site would not represent unrestricted sprawl. The site’s existing outer boundary is less defensible and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose B – Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose C – The site is 113ha and if developed would result in a large inclusion into undeveloped countryside. However, the site has undeveloped countryside to the west and southwest.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	If the site is released from the Green Belt and developed, the areas of Green Belt to the northwest and northeast, and in part south would become enclosed by development and disconnected from the wider Green Belt which is likely to impact its Green Belt function and purpose. The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are no other sites in this location under consideration which are likely to have cumulative impacts.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging. Development may represent unrestricted sprawl, as it would not be reasonably contained by defensible boundaries, however a recognisable and permanent new Green Belt boundary could be created to prevent this unrestricted sprawl. Removal of the site from the Green Belt is likely to have localised impacts on the Green Belt to the northwest, northeast and in part south. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site’s existing outer boundaries are less defensible consisting of following Frankley Reservoir and built form associated with the water treatment works to the south, and an undefined boundary to the west. These existing boundaries would need to be strengthened or defined to create a recognisable and permanent new Green Belt boundary.

GBCFS 26 – Land at Frankley (Area 2)



Assessment criteria	Outcome	Assessment
Purpose A	Moderate contribution	The site is in part adjacent to the defined large built up area of Birmingham along its small eastern boundary. The site is undeveloped land, consisting of dense woodland and scrubland, and is free from built form. The site has a defensible boundary either between the site and the large built up area, between the site and the surrounding Green Belt, or in reasonable proximity. They consist of Ravenhayes Lane to the west and Balmoral Road to the south, which are minor roads and are defensible. The site's northern boundary follows a dense mature treeline which can be considered defensible. The small eastern boundary is undefined by any physical features on the ground, with this appearing to cross Balmoral Road. As such the site has physical features that could restrict and contain development. The site is adjacent to the large built up area to the east and is surrounded by existing development to the north (Kitwell Land National Grid distribution infrastructure) and the west (M5 Southbound service station). As such it is unlikely to result in an incongruous pattern of development. Overall, the site makes a moderate contribution to this purpose
Purpose B	No contribution	The site does not play a role in preventing neighbouring towns from merging. The site makes no contribution to this purpose.

Assessment criteria	Outcome	Assessment
Purpose C	Moderate contribution	The site consists of open countryside, with the site primarily being open woodland and scrubland. The site has a moderate degree of openness with no built form, but views are restricted due to vegetation. The site is in part surrounded by open countryside to the south and west, however, the M5 Southbound service station is nearby, and there is also built form located to the east and north. These are screened from view by vegetation, which impacts on the sense of openness, however views into the surrounded Green Belt, which carries on in these directions, are therefore restricted. Overall, the site makes a moderate contribution to this purpose.
Purpose D	No contribution	No Green Belt land in Birmingham is considered to make a contribution to preserving the setting and special character of historic towns.
Purpose E	Moderate contribution	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The site therefore makes a moderate contribution to Purpose E
Overall assessment	Moderate contribution	The site makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to two purposes. Overall, the site makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The site does not score strongly against Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however these are not significant. Therefore, the site can be considered potential grey belt.

Impact assessment considerations	Assessment
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	The site makes a moderate overall contribution to Green Belt purposes, with no strong contribution to any purpose. Purpose A – Development of the site would not represent unrestricted sprawl. Development would have a defensible outer boundary to the west and south which would prevent unrestricted sprawl; however the site's northern boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary. Purpose B – Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose C – The site is 1.5ha and if developed would result in a small incursion into undeveloped countryside. However, the site has undeveloped countryside to the south, and the west once beyond the existing built form (noting the M5 Southbound Service station and M5 are in between).

Impact assessment considerations	Assessment
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	If the site is released from the Green Belt and developed, the area of Green Belt to the north and south would become partially enclosed by development which would reduce its sense of openness. The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are no other sites in this location under consideration which are likely to have cumulative impacts.
Conclusion	The site makes a moderate overall contribution to Green Belt purposes, and the site is considered to be provisional grey belt. Development of the site would not result in neighbouring towns merging and would not represent unrestricted sprawl. Removal of the site from the Green Belt is likely to have localised impacts on the Green Belt to the north and south. Overall, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt. Recommendation: Take site forward for further consideration
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Ravenhayes Lane to the west and Balmoral Road to the south which are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of treelines to the north. This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.



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