



South Worcestershire Councils

Green Belt Assessment

Part 2: Site Assessments



Report for

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1. Background and Methodology

1.1 Background

1. This Report is Part 2 of an Assessment of the Green Belt for the South Worcestershire Councils (SWC) and considers the likely effect on the Green Belt of sites which have been put forward by landowners or their agents as being available for development. The report follows the preparation of a strategic assessment of Green Belt purposes¹. The sites assessed in this report have been derived from the Strategic Housing and Employment Land Availability Assessment 'Call for Sites' and are being tested against Green Belt policy alongside other planning considerations. This report makes no recommendations about the ultimate suitability or otherwise of sites for development, which is a matter for the SWC as part of the plan making process.

1.2 The National Planning Policy Framework (NPPF)

2. National policy for Green Belts is set out in the NPPF (2019) (paras. 133 - 147). The purposes of Green Belts (para. 134) are as follows:
 - ▶ to check the unrestricted sprawl of large built-up areas;
 - ▶ to prevent neighbouring towns merging into one another;
 - ▶ to assist in safeguarding the countryside from encroachment;
 - ▶ to preserve the setting and special character of historic towns; and
 - ▶ to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
3. The NPPF (para. 133) notes the two 'essential characteristics' of Green Belts are 'their openness and their permanence'. Openness should not be confused with the landscape character of an area. Although Green Belts might contain land which is of high quality and possibly recognised as a valued landscape, and land designated as being of nature conservation value, its purpose is not to protect such features but to keep land permanently open i.e. free from development. The methodology (Section 1.3 below) defines the matter of openness further. Permanence is a planning consideration rather than a physical one. Nevertheless, it is recognised that there are benefits in using other features as Green Belt boundaries, where these are clearly defined on the ground and perform a physical and/or visual role in separating town and countryside.
4. The NPPF advocates enhancement of Green Belts, stating (para. 141) that: "*local planning authorities should plan positively to enhance their beneficial use.*" Practically, this includes measures such as the provision of opportunities for access, outdoor sport and recreation, enhancing landscapes, visual amenity and biodiversity, and improving damaged and derelict land. The NPPF (para. 138) also requires local authorities, as part of the revision of Green Belt boundaries, to: "*set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.*"

¹ Wood (March 2018) **South Worcestershire Green Belt Assessment - Part 1: Strategic Assessment of Green Belt Purposes**

1.3 Site Assessment Methodology

5. The Part 1 Strategic Assessment Report set out the character and qualities of the Green Belt across South Worcestershire, and its role in fulfilling the purposes set for it in national policy. This Report uses the Strategic Assessment to help determine the likely effects of the development of sites on the Green Belt, both individually and cumulatively. Other documents will consider the need and justification for development.
6. The following matrices (Tables 1.1, 1.2 and 1.3) are used to record and guide the Assessment of the contribution to Green Belt purposes of each proposed site. Where the site is co-extensive with the parent parcel, the analysis of the Strategic Assessment is reproduced, otherwise the analysis is adapted to fit the site proposed, be this covering part of a parcel or multiple parcels.
7. For each Green Belt purpose, a guide question is used as the reference point for the consideration of the degree to which the parcel contributes to that purpose, in turn assisted by criteria which help to steer the judgements made in specific circumstances. The results are recorded in a matrix which sets out comments on how each site performs against Green Belt purposes. Consideration is given in the Assessment to both the strategic and local roles of the Green Belt generally and in the context of settlement edges in particular.

Table 1.1 Site Assessment Proforma

Location Map and Aerial			
Site Description (land use, condition, degree of openness – visual and physical), boundary quality	XX		
	Visual Openness²	Physical Openness	Boundary Quality
	XX	XX	XX
Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative		
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>			
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>			
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>			

² See Table below for assessment criteria

Green Belt Purpose	Contribution to Green Belt Purposes / Explanation <i>Grading of: Significant Contribution / Contribution / Limited or No Contribution, with accompanying narrative</i>
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	

Table 1.2 Criteria used in the Assessment of Visual and Physical Openness and Boundary Quality

Visual Openness	High	Clear, middle and longer-distance views across the land.
	Mixed	Partially enclosed (e.g. by landform, vegetation or built form) but with views in/out.
	Low	Flat, surrounded by trees and vegetation.
Physical Openness	High	No built form or very limited urbanising influences.
	Mixed	Some built form, but not a defining feature.
	Low	Existing development and urban influences a prominent, defining element.
Quality of Boundaries	Strong	Prominent physical features (roads, railways, buildings/urban edge).
	Moderate	Less robust physical features (paths/tracks, watercourses, woodlands, hedgerows).
	Weak	No definable boundary on the ground.

Table 1.3 Site Gradings against Green Belt Purposes

Purpose & Guide Question	Grading	Assessment Criteria
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Significant Contribution	An extension of a built-up area which is not contained by substantial boundaries.
	Contribution	An extension of a built-up area with a degree of containment by substantial boundaries.
	Limited or No Contribution	Largely enclosed by existing development, strong containment and a limited relationship with the wider Green Belt.
To prevent neighbouring towns from merging into one another	Significant Contribution	Located within a gap between settlements which would be physically and/or visually compromised by development and which is unlikely to be able to be mitigated.

Purpose & Guide Question	Grading	Assessment Criteria
<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Contribution	Located within a strategic or local gap which could be physically and/or visually compromised by development but could also be mitigated.
	Limited or No Contribution	Not located within a strategic or local gap.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Significant Contribution	Of open character, proximate to an urban edge, maintaining a clear distinction between town and country.
	Contribution	Of open character, detached or unrelated to an urban edge.
	Limited or No Contribution	Land is largely urbanised and/or has little or no relationship with the wider Green Belt.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	Significant Contribution	Contains, or is directly adjacent to, a Conservation Area or other significant historic feature and contributes physically and/or visually to their setting.
	Contribution	In the vicinity of Conservation Area or other significant historic feature and partially contributes physically and/or visually to their setting.
	Limited or No Contribution	No relationship with a Conservation Area or other significant historic feature.
Overall Contribution <i>In light of the judgements made on individual purposes, what is the overall contribution of the parcel to the Green Belt?</i>	Significant Contribution	Makes a significant contribution to one or more Green Belt purposes, or an accumulation of contributions to purposes.
	Contribution	Makes a contribution to one or more Green Belt purposes.
	Limited or No Contribution	Makes a limited or no contribution to Green Belt purposes.

The Colouring Assessment for Individual Green Belt Purposes

The site makes a **Significant Contribution** to a Green Belt purpose clearly and unambiguously against the assessment criterion.

The site makes a **Contribution** to a Green Belt purpose against the assessment criterion, although this is more diffuse in character and/or has been compromised by development.

The site makes a **Limited or No Contribution** to a Green Belt purpose because of either performing no clear role in a particular location and/or has been compromised by development



1.4 Judgement of the Likely Effects of Development on the Green Belt

8. The following table (Table 1.4) is used to summarise, in the light of the assessment of Green Belt purposes, the likely effect of development on the Green Belt, on-site and in the immediate vicinity, and the potential for mitigation of the adverse effects arising.

Table 1.4 Evaluation Template Relating to Site Development

Evaluation Question (adapted from: Calverton Parish Council v Nottingham City Council & Ors [2015] EWHC 1078 (Admin) (21 April 2015))	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Narrative stating the likely degree of harm to the Green Belt as: significant , moderate or limited (and combinations thereof), reflecting the meeting of Green Belt purposes of the parcel affected and the likely impact of development on openness. This is a professional judgement.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Narrative reflecting opportunities to employ strategic and local measures such as landscaping to mitigate the impacts of development on openness.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	Narrative, reflecting the relationship of the site with its wider Green Belt context.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Narrative in light of site-specific context.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Narrative based on the above assessment.

9. The completed proformas for potential development sites are set out in **Appendix A**.

1.5 Mitigation of Harm to the Green Belt and Enhancement of Beneficial Use

10. The NPPF (2019) (para. 138) notes that: *"Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land."*
11. In defining harm to remaining Green Belt land, loss of openness is the principal consideration, such as through the breaching of a physical barrier, increased containment, or severance from adjoining Green Belt. Such direct harm can be mitigated to some degree. Table 1.5 (adapted from

the Oxfordshire Green Belt Study (LUC, 2015)) sets out examples of generic measures which could be employed in specific localities. The extent to which individual measures (and combinations thereof) are appropriate depends upon the site-specific context.

12. As a general rule, these measures can be used at both a site-specific scale to ameliorate local impacts and as part of a wider strategic intervention which addresses the cumulative loss of significant areas of Green Belt (and other biodiversity, heritage, recreation and landscape assets) through a Green Infrastructure Strategy.
13. As part of the Assessment in **Appendix A**, comments are offered in respect of potential enhancement of boundary features to assist with the amelioration of visual impacts, along with reference to the potential interface with a wider Green Infrastructure Strategy.

Table 1.5 Approaches to the Mitigation of Harm to the Green Belt and Enhancement of Beneficial Use

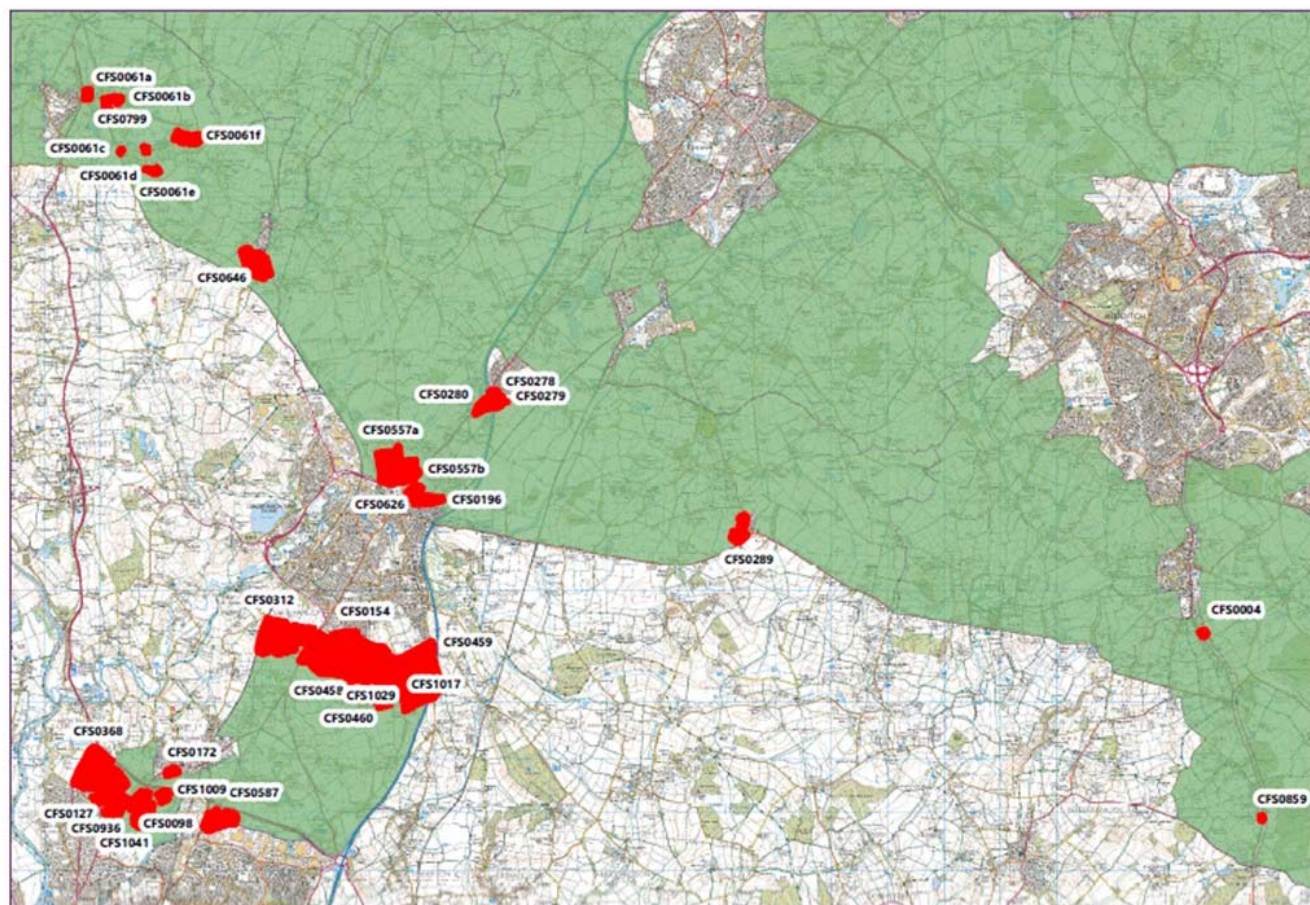
Measure	Application	Considerations
Landscaping to integrate a new Green Belt boundary to an existing edge to maximise consistency.	Maintaining separation between urban and open land.	A relatively homogeneous boundary is likely to be stronger than one with greater variation. Landscaping works can help to minimise the impact of breaches in such boundaries or strengthen weak boundaries thereby creating greater definition.
Strengthen boundary features at weak points, particularly where breached by roads.	Reducing opportunities for localised sprawl.	Landscaping can help to strengthen settlement-edge function and gateways to settlements in particular.
Define Green Belt edges using strong, natural elements which form a visual barrier.	Reducing the perception of urbanisation and screening intrusive elements such as roads.	Boundaries which physically and visually contain areas, such as major roads can have detrimental effects on local amenity.
Creation of permeable edges using building density, height, massing and landscaping to create a transition from urban to rural.	Reduces the perception of urbanisation.	Potential for an incoherent urban edge and reductions in site yield.
Attention to the management of landscape elements (such as hedgerows and tree belts) which contribute to boundary definition.	Ensures permanence.	The management and, where necessary, enhancement of landscape elements is important in helping to maintain the robustness and therefore function of boundaries. Management is often dependent upon the intentions of the landowner.
Enhance visual openness within the Green Belt.	Increases perception of the countryside.	Whilst visual openness needs to be considered alongside physical openness, a stronger visual connection between areas of adjacent countryside can increase perception of wider, open countryside.

Measure	Application	Considerations
Conserve and enhance landscape elements and views which provide an appreciation of historic setting and character.	Preservation of the setting and special character of historic assets.	Landscape character and historic settings assessment can help to identify valued characteristics that should be retained and strengthened, and where intrusive elements might be removed.
Enhance access such as through increasing the connectivity of Public Rights of Way (PRoW) and the creation of circular walks.	Increases perception of the countryside.	Enhancing the connectivity, and encouraging the use, of PRoW can help to increase the perception of the distinction between town and country and thereby appreciation of the valued characteristics of the Green Belt.
Design road infrastructure to limit the perception of urbanisation associated with new development.	Reducing the perception of urbanisation.	Increased activity levels can increase the perception of urbanisation.
Use sustainable drainage features to define/enhance the separation between urban areas and countryside.	Strengthening the separation between urban and open land.	These features can also act as significant boundary features and transition zones between town and country.
Provide locations for outdoor sport.	Helps to maintain openness in the immediate vicinity of urban areas.	A balance needs to be struck between the role of these accepted Green Belt uses and the urbanising influences which can accompany them.
Improve damaged and derelict land.	Creates sense of character.	Positive management will give land a functional value, speeding the natural recovery process, even if only for short term visual amenity purposes.
Enhance biodiversity value.	Strengthens character and perception of countryside.	The majority of Green Belt would benefit from biodiversity enhancement measures such as hedgerow management, greater habitat connectivity and sensitive management of field margins.

2. Summary Results of the Site Assessment

Figure 2.1 gives an overview of the location of the sites assessed and, for context, Figure 2.2 reproduces the strategic assessment of the overall contribution of land to the Green Belt.

Figure 2.1 Location of Sites Identified for Assessment



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Figure 2.2 Strategic Assessment of Contribution to Green Belt Purposes

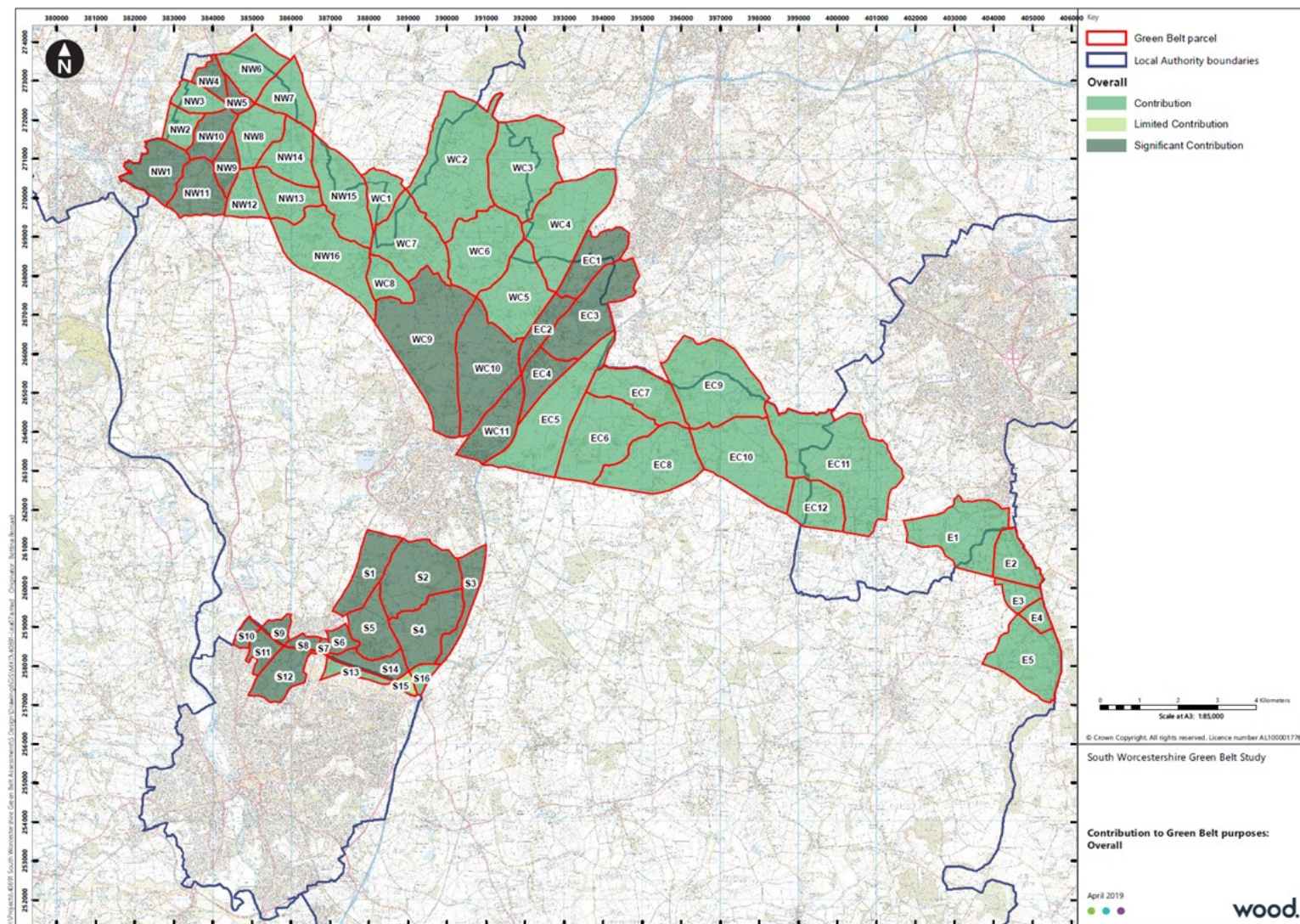


Table 2.1 summarises the results of the assessment, site-by-site, in respect of the overall contribution of the site to Green Belt purposes and the conclusions on the likely effect on the Green Belt of the development of that site, taking into account matters such as site size, openness (physical and visual) and boundary quality.

Table 2.1 Summary of the Assessment of the Impacts of Site Development (see Appendix A)

Site Reference	Parent Green Belt Parcel(s) and Contribution to Green Belt Purposes	Overall Contribution of the site to Green Belt Purposes	Assessment of Likely Harm to the Green Belt
Land at the M5 Junction 5, Wychbold (CFS0278)	EC4 (Significant Contribution)	The site makes an overall Limited Contribution to Green Belt purposes, reflecting its size and high degree of enclosure by roads associated with M5 Junction.	Development of the site is judged to result in limited harm to the Green Belt, reflecting its size and contained character.
Land off Stoke Road, Wychbold (CFS0279)	EC4 (Significant Contribution)	The site makes an overall Contribution to Green Belt purposes, reflecting its connection visual and physical connection with the wider Green Belt to the south.	Development of the site is judged to result in moderate to significant harm to the Green Belt, being detached from the built-up area of Wychbold and part of open countryside to the south of Wychbold. Development would be visually intrusive on rising land.
Land off Bromsgrove Road, Wychbold (CFS0280)	WC11 (Significant Contribution)	The site makes an overall Contribution to Green Belt purposes, reflecting its connection with the wider Green Belt to the south.	Development of the site is judged to result in moderate to significant harm to the Green Belt, being detached from the built-up area of Wychbold and part of open countryside to the south of Wychbold across the M5. Development would contribute to the erosion of the strategic gap between Bromsgrove and Droitwich and constitute localised sprawl along the A38.
Land to the east and west of Cornmeadow	S10/S11 (Significant Contribution)	Overall, the land which has a high to mixed physical and visual openness, makes a Significant Contribution to meeting Green Belt purposes, preventing localised	Development of the site is judged to have a significantly harmful effect on the Green Belt, by virtue of its scale and configuration. The strategic function of the Green Belt would be

Site Reference	Parent Green Belt Parcel(s) and Contribution to Green Belt Purposes	Overall Contribution of the site to Green Belt Purposes	Assessment of Likely Harm to the Green Belt
Lane, Church Farm, Worcester (CFS0368)		sprawl of the built edge of Worcester at Northwick, and providing an important part of the setting for Worcester and the village of Claines.	removed, damaging the role of remaining areas of Green Belt to the north of Worcester and leaving various incoherent pockets which would no longer perform any Green Belt function.
Land to the north of St Anne's Close, east of Cornmeadow Lane, Worcester (CFS0127)	S11 (Significant Contribution)	The site, whilst small and within the ambit of the built edge of Worcester at Northwick, nevertheless is clearly part of the wider Green Belt which contains the unbounded built edge from extending further into land which retains a degree of open countryside character. As such, the site makes an overall Contribution to Green Belt purposes, being part of wider land which helps to limit sprawl, incremental encroachment and maintain the setting of both the Claines Conservation Area and the City of Worcester.	Development of the site is judged to result in a moderate degree of harm to the Green Belt, reflecting the intrusion of the unbounded urban edge into open countryside, with the external boundary defined only by hedgerows to the north and east which, whilst substantial, are not significant boundary features.
Worcester Garden Centre, Droitwich Road, Worcester (CFS0936)	S11 (Significant Contribution)	The site is of a moderate scale and clearly separated into east and west parts. Whilst the land to the east containing the garden centre has been compromised in its Green Belt role. the part of the site to the west comprising pasture and allotments has a clearer role in containing the built edge of Worcester at Northwick. As such, the site is part of the wider Green Belt which retains a degree of open countryside character. As such, the site makes an overall Contribution to Green Belt purposes, being part of wider land which helps to limit sprawl, incremental encroachment and maintain the	Development of the site is judged to result in a moderate degree of harm to the Green Belt, reflecting the extension of built development from the built edge of Worcester into land which, whilst having a degree of built form and being part of localised development along the Droitwich Road, nevertheless retains a role in containing development of the unbounded edge of Worcester at Northwick. Development of the site would leave a significant parcel of land to south isolated and significantly diminished in its Green Belt role.

Site Reference	Parent Green Belt Parcel(s) and Contribution to Green Belt Purposes	Overall Contribution of the site to Green Belt Purposes	Assessment of Likely Harm to the Green Belt
		setting of both the Claines Conservation Area and the City of Worcester.	
The Haven, Droitwich Road, Worcester (CFS1041)	S11 (Significant Contribution)	Whilst the site is small, contains a dwelling, is strongly bounded and largely disconnected from the wider Green Belt, it nevertheless makes a Contribution to Green Belt purposes by helping to prevent further sprawl along the Droitwich Road.	Development of the site is judged to result in a limited to moderate degree of harm to the Green Belt, reflecting the small size of the site and its well bounded character, balanced against its role in preventing further sprawl along the Droitwich Road. Removal of Green Belt designation would create an incongruous 'hole' within wider washed over land.
Ravensmeadow Golf Centre, Droitwich Road, Worcester (CFS0098)	S12 (Significant Contribution)	The scale of the site and its location mean that cumulatively there is a Significant Contribution to Green Belt purposes, reflecting its role as a substantial part of the open land to the north of Worcester, providing setting for the City and part of the open countryside (albeit modified) in this locality.	Development of the site is judged to result in a significant degree of harm to the Green Belt, reflecting the intrusion of development into (albeit modified) open countryside, with external boundaries defined only by hedgerows which are not significant boundary features. The surrounding Green Belt would be diminished in its integrity.
Land to the south of Hindlip Lane, east of Moat House Lane (CFS1009)	S12 (Significant Contribution)	The site, whilst of a moderate scale is within the ambit of the built edge of Worcester at Blackpole and is clearly part of the wider Green Belt which contains the built edge from extending further into land which retains a degree of open countryside character. As such, the site makes an overall Significant Contribution to Green Belt purposes, being part of wider land which helps to limit sprawl, incremental encroachment and	Development of the site is judged to result in a moderate to significant degree of harm to the Green Belt, reflecting the intrusion of largely unbounded development into open countryside, not directly related to a settlement edge.

Site Reference	Parent Green Belt Parcel(s) and Contribution to Green Belt Purposes	Overall Contribution of the site to Green Belt Purposes	Assessment of Likely Harm to the Green Belt
		maintain the setting of both the Claines Conservation Area and the City of Worcester.	
Land to the east of Blackpole Road, Worcester (CFS0587)	S13 (Contribution)	Whilst the land of which the site is a part has been severed from its wider countryside context to the north of the A449, it nevertheless makes a Contribution to Green Belt purposes safeguarding the countryside from encroachment. This reflects the open character of the land which is sufficiently extensive to present an impression of open countryside, as viewed from the canal towpath.	Development of the site would be harmful to the Green Belt, although the extent of this harm is judged to be limited to moderate , reflecting the open character of the land but its potential for visual and physical enclosure. The Green Belt on the extreme southwest corner would become entirely detached from the wider Green Belt and a small parcel of land to the north would lose its Green Belt function.
Land north of Hill End, Droitwich (CFS0626)	WC11 (Significant Contribution)	Reflecting the role of the land as part of a wider parcel which forms the majority of the strategic gap between Droitwich Spa and Bromsgrove, and the absence of substantial boundaries which could subdivide the parcel, the site makes a Significant Contribution to the Green Belt. Similarly, the land in its own right contributes to the Green Belt through its role as part of the northerly context for Droitwich Spa and in the prevention of sprawl and encroachment into open countryside, although these roles are less significant.	Development of the Green Belt in this location would, by definition, be harmful, which is judged to make a Significant Contribution to Green Belt purposes. The extent of this harm is judged to be moderate to significant reflecting the strategic and local role of the Green Belt but the potential for development to be contained within existing boundary features and the mitigation through tree planting of the impact on the visual openness of the Green Belt.
Land east of Hill End, Droitwich (CFS0196)	WC11 (Significant Contribution)	Reflecting the role of the land as part of a wider parcel which forms the majority of the strategic gap between Droitwich Spa and Bromsgrove, and the absence of substantial boundaries which could subdivide the	Development of the Green Belt in this location would, by definition, be harmful, which is judged to make a Contribution to Green Belt purposes. The extent of this harm is judged to be moderate reflecting the local role of the Green Belt containing the

Site Reference	Parent Green Belt Parcel(s) and Contribution to Green Belt Purposes	Overall Contribution of the site to Green Belt Purposes	Assessment of Likely Harm to the Green Belt
		parcel, the site makes a Contribution to the Green Belt. Similarly, the land in its own right contributes to the Green Belt through its role as part of the northerly context for Droitwich Spa and in the prevention of sprawl and encroachment into open countryside, although these roles are less significant.	northern edge of Droitwich, but the potential for development to be contained within existing boundary features and the mitigation through tree planting of the impact on the visual openness of the Green Belt.
Land to the south of Copcut Lane, west of the A38 Droitwich Road, Droitwich Spa (CFS0312)	S1 (Significant Contribution)	The site forms part of a larger parcel (S1) which forms a significant part of the land between Droitwich Spa and Worcester, having a high to moderate level of visual and physical openness. The land makes a Significant Contribution to the Green Belt in this location, strongly related to Green Belt to the east across the A38 and to the south towards Fernhill Heath. The scale and location of the proposed site means that the Significant Contribution made to Green Belt purposes in respect of preventing sprawl and encroachment and maintaining separation at the strategic scale also applies to the site scale.	Development of this land is judged to have a significant impact on the Green Belt through the erosion of its strategic role, in allowing the sprawl of the large built-up area of Droitwich Spa, the erosion of the strategic gap between Droitwich Spa and Worcester, and incremental, unbounded encroachment into open countryside.
Land to the south of Pulley Lane, Droitwich Spa (CFS0154)	S2 (Significant Contribution)	The site forms part of a larger parcel (S2) which forms a major part of the land between Droitwich Spa and Worcester, having a high degree of visual and physical openness. The land makes a Significant Contribution to the Green Belt in this location, strongly related to Green Belt to the west across the A38, south and east. The scale and location of the proposed site means that the Significant Contribution to Green Belt purposes in	Development of this land is judged to have a significant impact on the Green Belt through the erosion of its strategic role, in allowing the sprawl of the large built-up area of Droitwich Spa, the erosion of the strategic gap between Droitwich Spa and Worcester, and incremental, unbounded encroachment into open countryside.

Site Reference	Parent Green Belt Parcel(s) and Contribution to Green Belt Purposes	Overall Contribution of the site to Green Belt Purposes	Assessment of Likely Harm to the Green Belt
		respect of preventing sprawl and encroachment and maintaining separation at the strategic scale also applies to the site scale.	
Land to the south of Pulley Lane, Droitwich (CFS0458)	S2 (Significant Contribution)	The site forms part of a larger parcel (S2) which forms a major part of the land between Droitwich Spa and Worcester, having a strong visual and physical openness, the land makes a Significant Contribution to the Green Belt in this location, strongly related to Green Belt to the south and west. The scale and location of the proposed site means that the Significant Contribution to Green Belt purposes in respect of preventing sprawl and encroachment and maintaining separation at the strategic scale also applies to the site scale.	Development of this land is judged to have a significant impact on the Green Belt through the erosion of its strategic role, in allowing the sprawl of the large built-up area of Droitwich Spa, the erosion of the strategic gap between Droitwich Spa and Worcester, and incremental, unbounded encroachment into open countryside.
Land to the west and east of Newland Common Road, Droitwich (CFS0460)	S2 & S3 (Significant Contribution)	The site forms a substantial part of a larger parcel (S2 and S3) which in turn are a major part of the land between Droitwich Spa and Worcester. Exhibiting strong visual and physical openness, the land makes a Significant Contribution to the Green Belt in this location, clearly part of the Green Belt to the west and south. The scale and location of the site means that the Significant Contribution to Green Belt purposes in respect of preventing sprawl and encroachment and maintaining separation at the strategic scale also applies to the site scale.	Development of this land would have a significant impact on the Green Belt through the erosion of its strategic role, in allowing the sprawl of the large built-up area of Droitwich Spa, the erosion of the strategic gap between Droitwich Spa and Worcester, and incremental, unbounded encroachment into open countryside.

Site Reference	Parent Green Belt Parcel(s) and Contribution to Green Belt Purposes	Overall Contribution of the site to Green Belt Purposes	Assessment of Likely Harm to the Green Belt
Land to the west of Newland Common Road, Droitwich Spa (CFS1017)	S2 (Significant Contribution)	The site forms part of the open countryside between Droitwich Spa and Worcester. Although of a modest size, it is nevertheless part of this wider land and as such makes a Contribution to its role.	Development of this land would have a significant to moderate impact on the Green Belt, introducing built form into the open countryside, on a site which has largely insubstantial boundaries. Development would be incongruous with existing built form and the open character of the land.
Land to the west of Newland Common Road, north of Newland Farm, Droitwich Spa (CFS1029)	S2 (Significant Contribution)	The site forms part of the open countryside between Droitwich Spa and Worcester. Although of a modest size, it is nevertheless part of this wider land and as such makes a Contribution to its role.	Development of this land would have a significant to moderate impact on the Green Belt, introducing built form into the open countryside, on a site which has largely insubstantial boundaries. Development would be incongruous with existing built form and the open character of the land.
Land to the south of Newland Lane, east of Newland Common Road, Droitwich (CFS0459)	S3 (Significant Contribution)	The site forms part of a larger parcel (S3) which in turn forms part of the land between Droitwich Spa and Worcester, having a strong visual and physical openness, the land makes a Significant Contribution to the Green Belt in this location, strongly related to Green Belt to the west across Newland Common Road. The scale and location of the proposed site means that the Significant Contribution to Green Belt purposes in respect of preventing sprawl and encroachment and maintaining separation at the strategic scale also applies to the site scale.	Development of this land is judged to have a significant impact on the Green Belt through the erosion of its strategic role, in allowing the sprawl of the large built-up area of Droitwich Spa, the erosion of the strategic gap between Droitwich Spa and Worcester, and incremental, unbounded encroachment into open countryside.

Site Reference	Parent Green Belt Parcel(s) and Contribution to Green Belt Purposes	Overall Contribution of the site to Green Belt Purposes	Assessment of Likely Harm to the Green Belt
Land to the south of Droitwich Road, Fernhill Heath (CFS0172)	S8 (Significant Contribution)	The site forms part of the open countryside between Worcester and Fernhill Heath and is the remaining gap to the south of Fernhill Heath. There is an overall Contribution to the Green Belt maintaining openness in this location, enhanced by its elevated position with long-distance views over Worcester, thereby part of the setting of the City.	Development of this land would have a significant to moderate impact on the Green Belt, introducing built form into the remaining open land to the south of Fernhill Heath, thereby reducing the sense of openness in this location, emphasised by its elevated position. Whilst the land is enclosed on three sides, it nevertheless retains a sense of physical and visual continuity with the wider Green Belt immediately to the south which forms a significant part of the open land separating Worcester and Fernhill Heath.
Land to the south of Cutnall Green, Droitwich Spa (CFS0646)	NW16 (Significant Contribution)	The site forms part of the open countryside between Droitwich Spa and Kidderminster and whilst being in the vicinity of the village of Cutnall Green has only a limited physical connection with its built edge. The site also plays a role in preventing localised sprawl along the A44 and overall makes a Contribution to the Green Belt in this location.	Development of this land would have a significant to moderate impact on the Green Belt, introducing built form into open countryside, from a minimal connection with the established edge of a settlement. Whilst being contained to some degree by surrounding roads, various boundaries are insubstantial with a limited degree of permanence. Mitigation of physical and visual impacts is difficult to envisage.
Land to the north of Roman Way, west of Dodderhill Road/Crutch Lane, Droitwich (CFS0557a)	WC9 (Significant Contribution)	The site is part of a larger parcel (WC9) which is part of the open countryside to the north of Droitwich Spa. The site and the wider countryside in this location has a high to moderate degree of visual and physical openness and as such is sensitive to change. The site makes an overall Significant Contribution to Green Belt purposes, reflecting its role in preventing sprawl beyond the established limit of Roman Way, preventing	Development of this land is judged to have a significant to moderate impact on the Green Belt through the erosion of its strategic role, in allowing the sprawl of the large built-up area of Droitwich Spa beyond clearly established boundaries and the incremental, unbounded encroachment into open countryside. Development would leave an isolated pocket of Green Belt currently covering two detached properties adjacent to Crutch Lane.

Site Reference	Parent Green Belt Parcel(s) and Contribution to Green Belt Purposes	Overall Contribution of the site to Green Belt Purposes	Assessment of Likely Harm to the Green Belt
		encroachment, providing setting and being part of the land separating Droitwich Spa and Bromsgrove.	
Land to the north of Roman Way/Bromsgrove Road, east of Dodderhill Road/Crutch Lane, Droitwich (CFS0557b)	WC10 (Significant Contribution)	The site is part of a larger parcel (WC10) which is part of the open countryside to the northwest of Droitwich Spa. The site and the wider countryside in this location has a high to moderate degree of visual and physical openness and as such is sensitive to change. The site makes an overall Significant Contribution to Green Belt purposes, reflecting its role in preventing sprawl beyond the established limit of Roman Way, with additional Contributions in respect of preventing encroachment, providing setting and being part of the land separating Droitwich Spa and Bromsgrove.	Development of this land is judged to have a significant to moderate impact on the Green Belt through the erosion of its strategic role, in allowing the sprawl of the large built-up area of Droitwich Spa beyond clearly established boundaries, erosion of the strategic separation role in this locality and the incremental encroachment into open countryside.
Land to the west of Hanbury (CFS0289)	EC8 (Contribution)	The Green Belt serves to maintain the open character of the land in this locality, preventing incremental erosion of the countryside through the extension of existing built development, maintaining the existing settlement pattern in scale and relationship with its open context. The site is part of this role making an overall Contribution to Green Belt purposes. Whilst the site is relatively remote from large built-up areas, it is nevertheless accessible, and sensitive to change. The absence of substantial boundaries to the west is problematic.	Development of the site would have a harmful effect on the Green Belt in this location which is judged to be moderate to significant , reflecting the open character (visually and physically) of the site, the unbounded western edge and the proposed scale in relation to the receiving settlement. Together, these would create a degree of harm which would be difficult to mitigate.

Site Reference	Parent Green Belt Parcel(s) and Contribution to Green Belt Purposes	Overall Contribution of the site to Green Belt Purposes	Assessment of Likely Harm to the Green Belt
Land to the east of The Ridgeway, Astwood Bank (CFS0004)	E2 (Contribution)	The site makes an overall Contribution to Green Belt purposes reflecting its role as part of the semi-open character of land arranged The Ridgeway, particularly to the east where there are glimpsed, extensive views, particularly across this site. The intensification of localised sprawl is prevented, along with the maintenance of a wider sense of openness reflected in Green Belt washing over development in this locality.	Development of the site is judged to result in moderate to limited harm to the Green Belt, reflecting its size and bounded character, balanced against a clear role as part of the open character of built form in this locality and the role of Green Belt in limiting intensification along The Ridgeway.
Land to the west of the Evesham Road, Cookhill (CFS0859)	E5 (Significant Contribution)	The site overall makes a Contribution to Green Belt purposes reflecting its localised role in preventing sprawl along the A441 and wider incremental encroachment of development into open countryside. The Green Belt in this location protects the established balance between built development and open countryside associated with Cookhill and its environs which would need to be reflected in any introduced built development.	Development of the site is judged to result in moderate to limited harm to the Green Belt, reflecting its size and bounded character, balanced against a clear role as part of the open character of built form in this locality and the role of Green Belt in limiting intensification along the Evesham Road.
Land to the south of Walton Road, east of the railway line, Hartlebury Trading Estate (CFS0061a)	NW13 (Contribution)	The site is well contained as part of the curtilage of the Hartlebury Trading Estate and whilst development would be contained, the site has an open quality related to land to the east along Walton Road. As such the site makes a Contribution to the Green Belt by maintaining this sense of openness, albeit localised.	The site is of medium size and clearly bounded and retains a degree of open character being outside the MDS boundary but context for the MDS. Whilst this overall openness would be lost through development, there is the opportunity through the masterplanning to limit the density, height and extent of development as well as boundary treatment to limit visual intrusion. As such development of the site is judged to result in

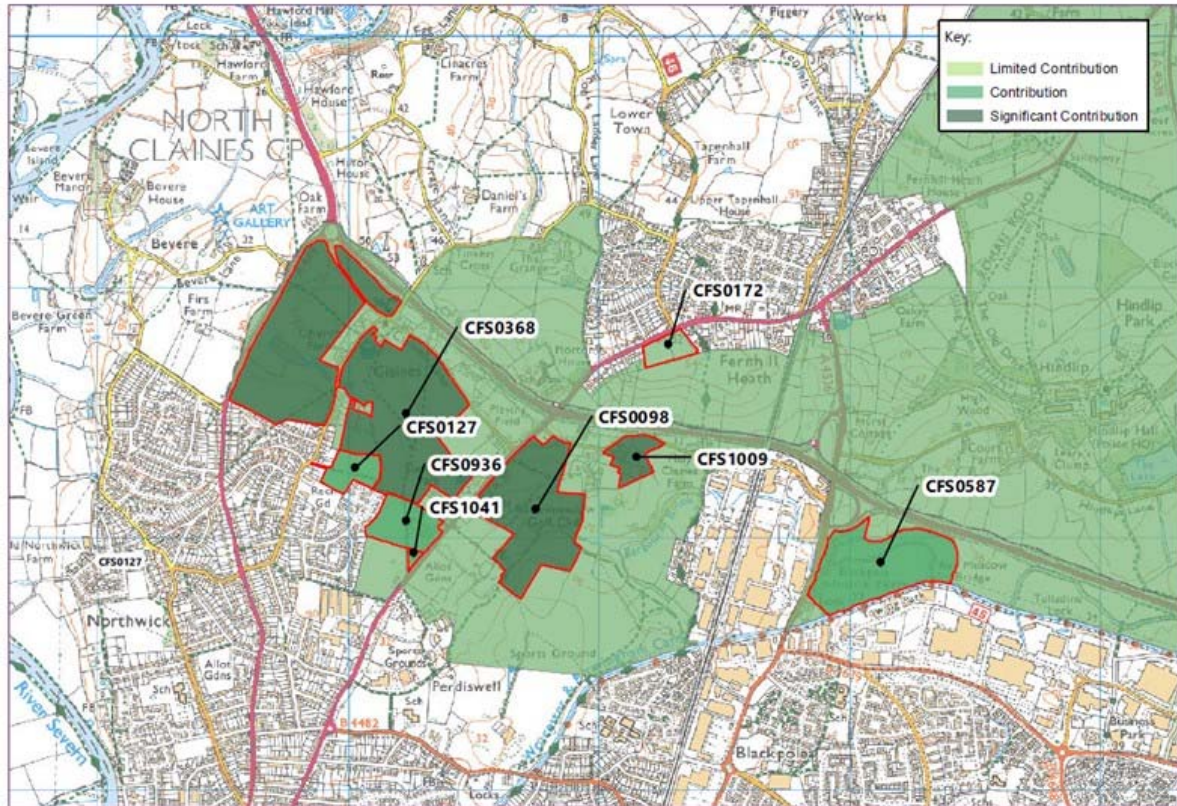
Site Reference	Parent Green Belt Parcel(s) and Contribution to Green Belt Purposes	Overall Contribution of the site to Green Belt Purposes	Assessment of Likely Harm to the Green Belt
a limited to moderate degree of harm to the Green Belt.			
Land to the south of Walton Road (CFS0061b)	NW13 (Contribution)	The site is well contained as part of the curtilage of the Hartlebury Trading Estate and whilst development would be contained, the site has an open quality related to land to the east along Walton Road. As such the site makes a Contribution to the Green Belt by maintaining this sense of openness, albeit localised.	The site is of small size and clearly bounded and retains a degree of open character being outside the MDS boundary but context for the MDS. Whilst this overall openness would be lost through development, there is the opportunity through the masterplanning to limit the density, height and extent of development as well as boundary treatment to limit visual intrusion. As such development of the site is judged to result in a limited to moderate degree of harm to the Green Belt
Land to the west of Beech Drive (CFS0061c)	NW13 (Contribution)	The site is part of the curtilage of the Hartlebury Trading Estate with little or no connection to wider open land to the west, making a Limited Contribution to Green Belt purposes.	The site is of small scale and clearly bounded and development would be a clear extension of existing development. As such development of the site is judged to result in a limited degree of harm to the Green Belt
Land to the north of Oak Drive (CFS0061d)	NW13 (Contribution)	The site is part of the curtilage of the Hartlebury Trading Estate with little or no connection to wider open land to the north, making a Limited Contribution to Green Belt purposes.	The site is of small scale and development would be a clear extension of existing development. Although boundaries to the north and east are not substantial, development of the site is judged to result in a limited degree of harm to the Green Belt.
Land to the northeast of Crown Lane (CFS0061e)	NW13 (Contribution)	The site makes a Contribution to Green Belt purposes in respect of preventing the encroachment of built form into open countryside to the southeast of Hartlebury Trading Estate which itself is of a substantial scale and relatively dense built form. The	Whilst the site is of a medium scale, of apparently previously developed character, moderately well defined by a boundary hedgerow, and development would be an extension of the Trading Estate, there would nevertheless be a moderate degree of harm to the Green Belt . This reflects the open physical and visual quality

Site Reference	Parent Green Belt Parcel(s) and Contribution to Green Belt Purposes	Overall Contribution of the site to Green Belt Purposes	Assessment of Likely Harm to the Green Belt
		land forms part of the transition of built form to open countryside off Crown Lane and as such performs a containment function, notwithstanding its apparently (limited) previously developed character.	of the site which forms a transition (albeit modest) between the extensive and dense built-up character of the Trading Estate and open countryside to the southeast.
Land to the north of Oak Drive, west of Ryeland Lane (CFS0061f)	NW13 (Contribution)	The site makes a Contribution to Green Belt purposes in respect of preventing the encroachment of built form into semi-open countryside to the north of Hartlebury Trading Estate which itself is of a substantial scale and relatively dense built form. The land forms part of the transition of built form to open countryside beyond Ryeland Lane/Walton Road and as such performs a containment function.	Development of the site would by definition be inappropriate and therefore harmful to the Green Belt. The degree of harm to the Green Belt as a result of site development is judged to be moderate to limited , reflecting the relationship of the site to existing development at Hartlebury Trading Estate, the reasonably well-defined character of the site, balanced against its size and relationship with the wider setting of semi-open countryside.
Land to the south of Walton Road, east of Hartlebury Trading Estate (CFS0799)	NW13 (Contribution)	The site makes an overall Contribution to Green Belt purposes, reflecting its role in maintaining a degree of openness of the wider tract of land to the southwest of Walton Road. Although bordered by residential development to the southeast along Walton Road, this is of relatively low density and is part of the semi-rural character.	Development of the site for housing would, by definition, be inappropriate and therefore harmful to the Green Belt. The degree of harm is judged to be moderate , reflecting the introduction of further residential development into a semi-rural area. Whilst the Hartlebury Trading Estate is a clearly the dominant presence in the locality, additional development would contribute to a sense of urbanisation.
Land to the north of Station Road, east of the A449 (CFS0174)	NW8 (Contribution)	The site makes an overall Contribution to Green Belt purposes, reflecting its role as part of open land to the east of the A449 and between the A449 and the Kidderminster – Droitwich railway line in particular. The land prevents further localised sprawl (of which there is	Development of the site is judged to result in a moderate to significant degree of harm to the Green Belt, reflecting the location of the land as part of open countryside to the east of the A449 and the unbounded character of the site to the east and north. Notwithstanding the presence of the Hartlebury Trading

Site Reference	Parent Green Belt Parcel(s) and Contribution to Green Belt Purposes	Overall Contribution of the site to Green Belt Purposes	Assessment of Likely Harm to the Green Belt
		some evidence off Station Road at Moors Avenue and prevents incremental encroachment into the open countryside in this location.	Estate to the south west, development for commercial or residential uses would be incongruous and damage the purposes of the Green Belt in this location, being to prevent encroachment into open countryside and prevent localised sprawl.

3. Observations and Conclusions

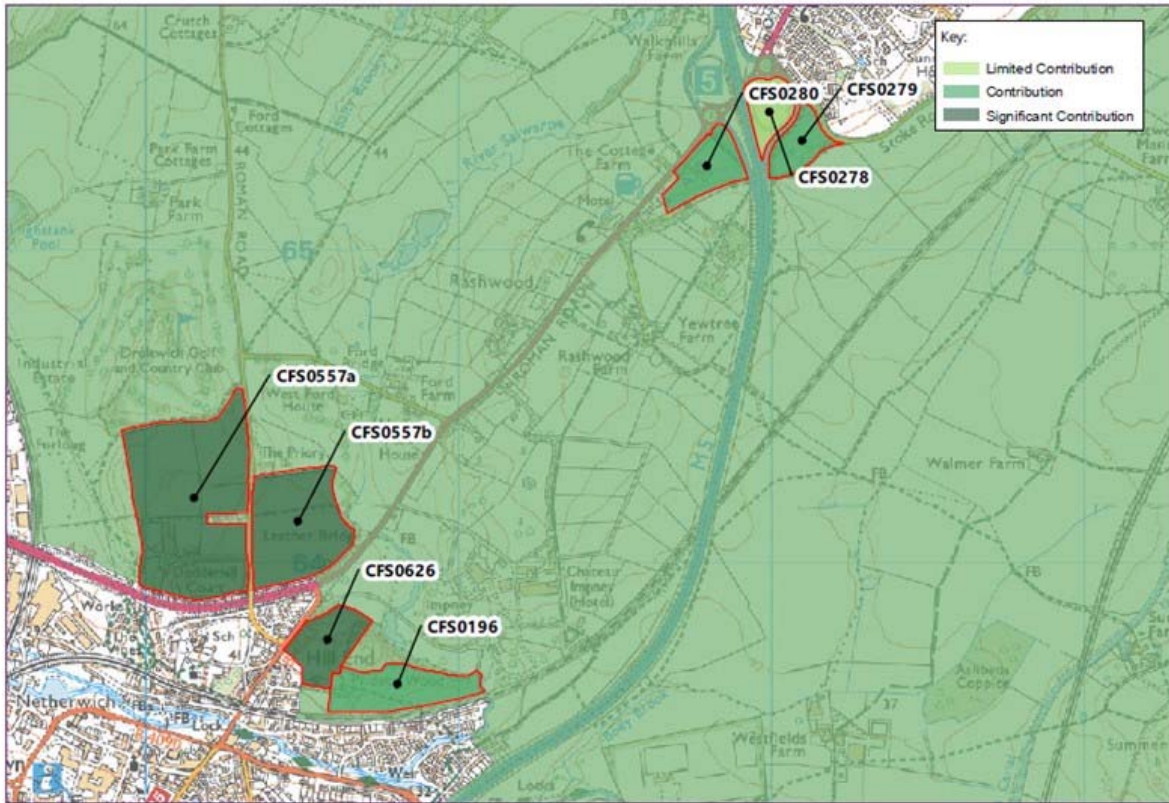
3.1 Sites north of Worcester (CFS0368, CFS0127, CFS00936, CFS1041, CFS0098, CFS1009 & CFS0587)



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1. The various sites are of contrasting different scales consequently with varying degrees of likely harm to the Green Belt. However, the broad location is sensitive in Green Belt terms, being land which contains the northern edge of Worcester, is a significant part of the context for the City, and is locally significant in respect of the Claines Conservation Area. Consequently, harm is judged to be significant for the larger sites (CFS0368 and CFS0098) and moderate for the smaller (CFS0127, CFS00936, CFS1009), some of which have problematic boundaries which are varying strength and permanence.
2. Cumulatively, development of all the sites (or various combinations thereof), would prove to be of particular harm to the Green Belt in this locality, creating variously 'islands' of development in open land, and isolated pockets of 'remnant' Green Belt. Equally, sites brought forward individually would create irregular patterns of development and result in an incoherent Green Belt.
3. Land east of Blackpole Road (CFS0587) is of a mixed sensitivity reflecting its localised open character but wider degree of enclosure. The effects of development on the Green Belt are consequently less than significant but would require a high degree of mitigation through boundary planting and other measures to ensure reduction of visual impact to the lowest reasonable degree.

3.2 Sites north of Droitwich Spa (CFS0626, CFS0196, CFS0557a & b, CFS0278, CFS0279 & CFS0280)



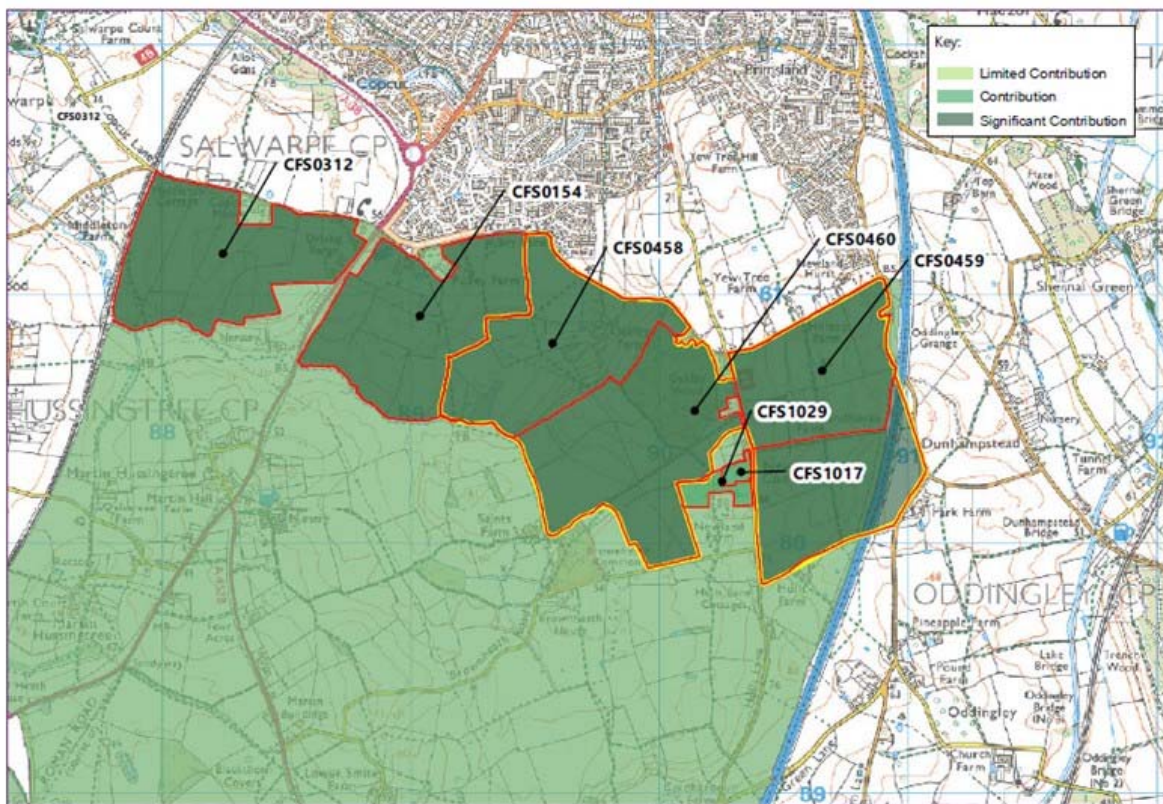
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4. Sites CFS0626 and CFS0196 are part of open land which forms the northern edge of Droitwich and is part of the wider strategic land separating Droitwich Spa from Bromsgrove. As such it has a high degree of sensitivity which is accentuated by the absence of significant containing boundaries and topography which increases visual exposure. Pridzor Wood performs a containment role, which together with the railway line helps to define land to the east of Hill End. Land to the north of Hill End (CFS0626) is more problematic, being on elevated topography and not being clearly contained.
5. Sites CFS0557a & b are of a large scale beyond the established boundary of Roman Way and their development would represent an extension of built form into open countryside to the north of Droitwich, with variable containment by substantial boundaries. Their impact on the Green Belt is judged to be moderate to significant, reflecting the creation of sprawl into open countryside with only limited potential for mitigation. Cumulatively, development of both sites would have a significant impact on the Green Belt reflecting the scale and limited containment of the land. Development would contribute to the erosion of the strategic gap between Bromsgrove and Droitwich Spa.
6. Sites CFS0278, CFS0279 & CFS0280 clustered around Junction 5 of the M5 are of varying potential impact, ranging from limited to moderate to significant, reflecting the degree of physical and visual enclosure of the sites. Strong containment by access roads significantly lessens the likely impact (CFS0278), although expansion onto semi-contained higher ground (CFS0279) is judged to have a moderate to significant impact. Land immediately to the south (CFS0280) would be similarly damaging constituting a clear erosion of the strategic gap between Droitwich Spa and Bromsgrove, despite its relatively well-bounded character.

7. Apart from site CFS0557a, these sites sit within the gap between Bromsgrove and Droitwich which strategically was judged to make a Significant Contribution to the Green Belt, principally in maintaining the separation between the towns. Physically, development of these sites (either cumulatively or singly) would diminish the extent of this separation.

3.3 Sites South of Droitwich Spa (CFS0312, CFS0154, CFS0460 (yellow boundary), CFS0458, CFS0459, CFS1017, CFS1029)

8. These sites collectively comprise the whole of the southern arc of land to the south of Droitwich Spa and a substantial part of the open countryside between Droitwich Spa and Worcester. In all cases, development is judged to cause significant harm, reflecting the sprawl of Droitwich Spa beyond established limits and the erosion of the strategic gap between Droitwich Spa and Worcester.



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9. Of particular importance is the general absence of a substantive southern boundary through which development would be contained (notwithstanding Site CFS0460 partially abutting Brown Heath Lane and Washpole Lane), leaving the potential for unconstrained sprawl.
10. Apart from the two smaller sites (CFS1017 and CFS1029), cumulatively the effect of development of these sites on the Green Belt would be significant to the extent of fundamentally undermining its strategic role in this location. Brought forward in isolation, the sites to the east of the A38 would create an incoherent development pattern which would leave isolated pockets of Green Belt land.

3.4 Site at Fernhill Heath (CFS0172)

11. Land to the south of Fernhill Heath (CFS0172), whilst being of a relatively modest scale, is in a sensitive location, being the remaining gap to the south of the A38 Droitwich Road. Its open character affords expansive views to Worcester and beyond. Consequently, the harm to the Green Belt is judged to be significant to moderate, with some opportunity for mitigation through boundary strengthening to the south.

3.5 Site at Cutnall Green (CFS0646)

12. This site is adjacent, but only partially attached, to the defined settlement boundary of Cutnall Green. As such it forms an extension into open countryside to the south of the village and whilst being contained by roads on some sides, is unbounded on others. These characteristics, together with the scale of the site (being equivalent to the current footprint of Cutnall Green, would result in a significant to moderate impact on the Green Belt with limited opportunity for mitigation.

3.6 Sites at Astwood Bank and Cookhill (CFS0004 & CFS0859)

13. Both sites are of a modest size and development would reflect the established settlement pattern of the locality. However, this would constitute the reinforcement of localised sprawl, more severe in the case of CFS0004 (which would be a direct extension of the contiguous built edge of Astwood Bank), less so for CFS0859 (which would be an addition to existing clusters of development along the A441 Evesham Road). Combined with the contribution of CFS0004 to the visual openness of the Green Belt, the impact of development is judged to be limited to moderate.

3.7 Site at Hanbury (CFS0289)

14. This site is judged to have a moderate to significant impact on the Green Belt through the introduction of large-scale development into open countryside, doubling the footprint of the existing settlement. Whilst immediate adjacent to the built edge of the village and bounded to the north and south, the insubstantial western edge would constitute localised sprawl and encroachment which would be difficult to mitigate.

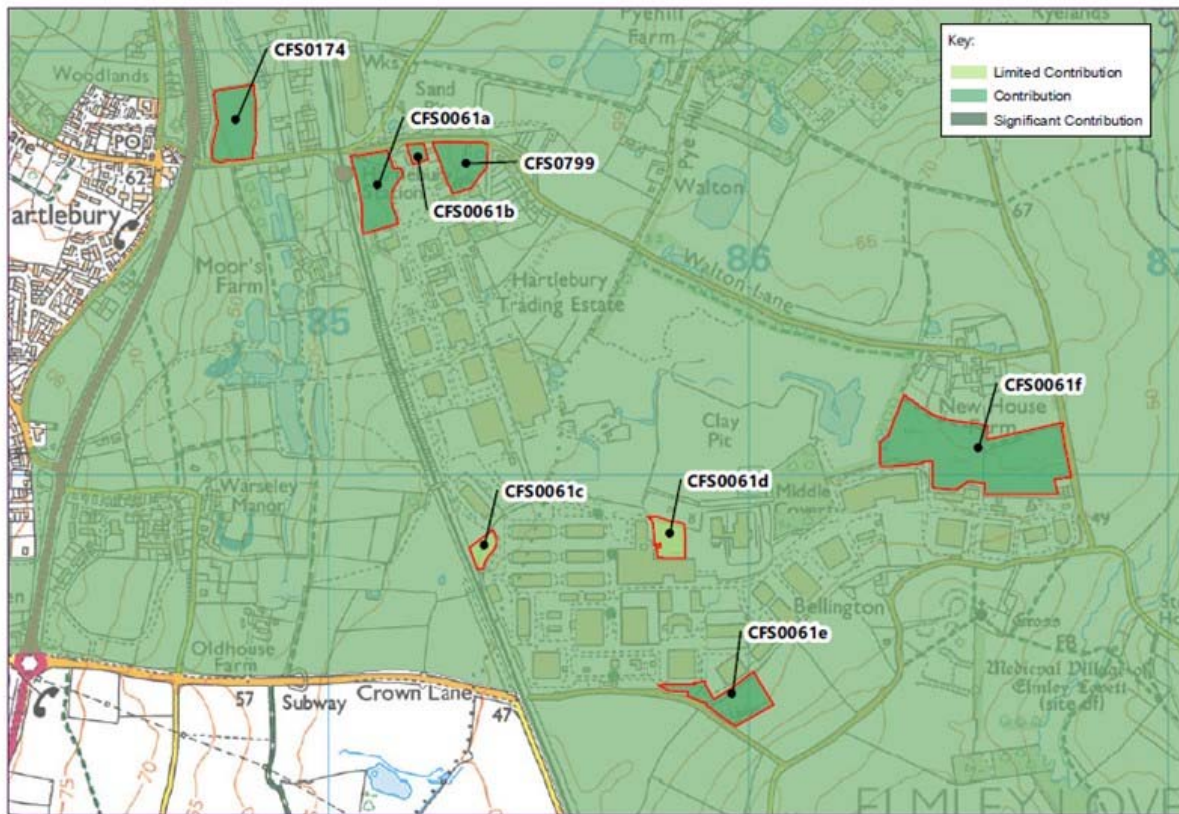
3.8 Sites in and around Hartlebury Trading Estate (CFS0061a - f, CFS0799, CFS0174)

15. The assessment of the contribution of sites in and around Hartlebury Trading Estate and the implications of development for the Green Belt demonstrates that:
 - ▶ The sites make varying contributions to Green Belt purposes, broadly the smaller, more enclosed and closer to the existing footprint of the Trading Estate they are, the more limited their contribution.
 - ▶ A series of incremental additions to the existing footprint of the Trading Estate is unlikely to result in anything more than moderate harm to the Green Belt (through a reduction in its openness), and to some degree these effects can be mitigated through site design and landscaping.
 - ▶ Some of the sites are problematic in that their external boundaries are currently poorly defined, making it difficult to satisfy the Green Belt test of permanence.
 - ▶ Development for employment uses is likely to be less damaging than for residential uses, reflecting the existing dominance of the Trading Estate as Major Developed Site in the Green Belt. Incremental

residential development would represent an intensification of development in the Green Belt which would be difficult to justify through Very Special Circumstances.

- ▶ The cumulative effects of development on the Green Belt are judged to fall into four clear categories (see section 3.5 below), ranging from minimal through to significant as progressively more, larger and more disconnected sites are considered.
- ▶ Should Hartlebury Trading Estate be considered for removal from the Green Belt as a large built-up area, the current MDS boundary should be used as a starting point for the consideration of long-term development needs and the implications of these on the Green Belt. This could require detailed consideration of what kind of development is appropriate on what area, the north of the site, adjacent to Walton Lane being more visually sensitive than the southern extent containing substantial industrial buildings.

16. The likely cumulative effects of site development are set out in Table 3.1, based on four broad scales of development, being: small-scale additions to the Trading Estate (sites CFS0061b, c & d), small-scale sites plus moderate additions (sites CFS0061a and CFS0061e); sites CFS0061a-to-e plus a large site (CFS0061f); and sites CFS0061a-to-f plus employment site CFS0174 and housing site CFS0799.



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Table 3.1 Likely Cumulative Effects of Development in and around Hartlebury Trading Estate

Scale	Sites	Likely Cumulative Effect*	Reasoning
1	Sites CFS0061a, b, c & d	Minimal	Sites b, c & d are modest in size and closely related to the current MDS footprint. Additional built form would not erode the sense of openness and adjustment of the MDS boundary (or definition of an

Scale	Sites	Likely Cumulative Effect*	Reasoning
			inset boundary if this approach is taken) could readily accommodate such development.
2	Sites CFS0061a, b, c, d & e	Minimal to Moderate	As above, but the addition of larger scale sites CFS0061a and CFS0061e would result in a higher cumulative impact given the extension of the footprint of the Trading Estate notwithstanding the apparent previously developed character of the land (tbc).
3	Sites CFS0061a, b, c, d, e & f	Moderate	The Inclusion of site CFS0061f which would represent a large-scale extension of the Trading Estate and intrusion into the openness of the Green Belt, notwithstanding the apparent previously developed character of the land (tbc) and its connection with existing built form of the Trading Estate off Oak Drive.
4	Sites CFS0061a, b, c, d, e & f & CFS0799 & CFS0174	Moderate to Significant	Assuming that CFS0799 is proposed for housing, the likely cumulative impact of the developments as a whole would be significant and therefore damaging to the Green Belt. Site CFS0174, being unrelated to the existing built form of the Hartlebury Trading Estate, is judged to be particularly inappropriate, whilst Site CFS0799, which being proximate to some existing residential development along Walton Road, would urbanise the locality.

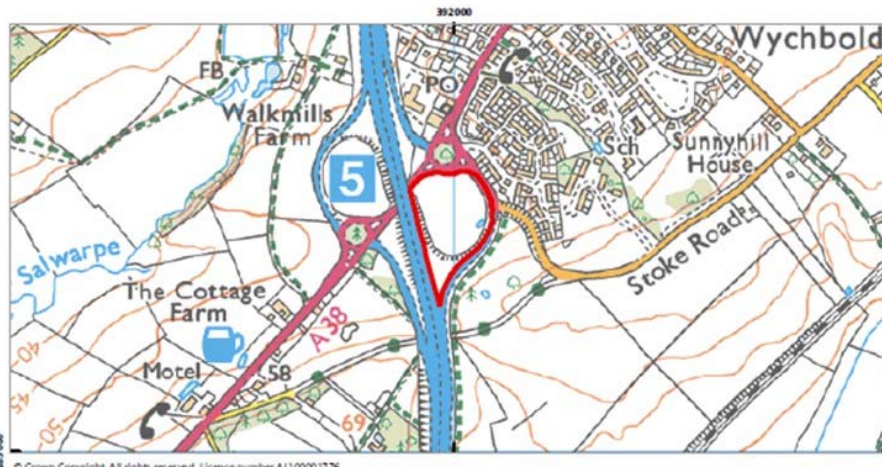
* A three-point scale of Minimal, Moderate and Significant

Appendix A

Detailed Assessment of Sites

Land at the M5 Junction 5, Wychbold (CFS0278)

Location Map and Aerial



Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land in use as rough pasture located immediately to the west of the M5 at Junction 5, enclosed by the M5, the M5 slip road and the A38. The land is flat with significant boundary vegetation to the south, planted along the embankment of the M5. There is no public access to the land.		
	Visual Openness	Physical Openness	Boundary Quality
	The site is partially open with views across from the A38 roundabout.	The land has high openness with an absence of built development.	Boundaries are strong on all sides, formed by roads.



Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Limited Contribution Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative Whilst the site is clearly separated from the built-up area of Wychbold to the northeast across the A38, the degree of containment means that localised sprawl would be contained.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution Whilst the site lies between Wychbold and Droitwich Spa, the M5 forms a significant barrier between them.

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<i>which might occur through a reduction in the distance between them?</i>		
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Limited Contribution The site is not part of open countryside.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site has no relationship with a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Limited Contribution The site makes an overall Limited Contribution to Green Belt purposes, reflecting its size and high degree of enclosure by roads associated with M5 Junction.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development would be harmful in removing open land which is of some value to maintaining a very localised sense of openness in the immediate vicinity of the A38 roundabout.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Boundary landscaping could be used to soften the visual impact of development as viewed from the A38 roundabout.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	Green Belt to the south east across the M5 slip-road would continue to serve a purpose and be unaffected by the site's development.

Evaluation Question	Assessment
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site is strongly bounded on all sides.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site is judged to result in limited harm to the Green Belt, reflecting its size and contained character.

Land off Stoke Road, Wychbold (CFS0279)

Location
Map and
Aerial

Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land in use as rough pasture located to the east of the M5 slip-road, bounded by Stoke Road to the east and un-named track to the south. The land rises over 15m from the slip-road southeastwards towards the un-named track which has permissive access. A footpath runs along the northwestern edge of the site.		
	Visual Openness	Physical Openness	Boundary Quality
	The site is partially open with glimpsed views across from Stoke Road and the un-named track, in both cases hindered by dense boundary hedgerows. There are views into the site from the boundary footpath.	The land has high openness with an absence of built development.	Boundaries are strong to the northwest (M5 slip-road) and to the northeast (Stoke Road), less strong to the southeast in the form of the un-named track.



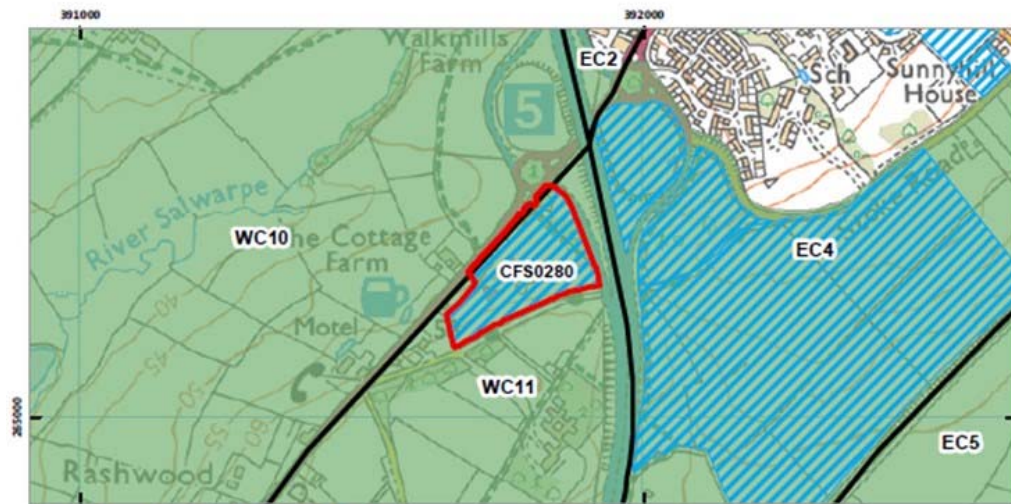
Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution</u> / <u>Contribution</u> / <u>Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Contribution The site is separated from the built-up area of Wychbold by Stoke Road and development would breach this containing boundary.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution Whilst the site lies between Wychbold and Droitwich Spa, the M5 forms a significant barrier between them.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site is part of open countryside to the south of Wychbold, and whilst the un-named track off Stoke Road contains the site, this is not a significant boundary and there remains a clear continuity between the site and wider open countryside to the south.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site has no relationship with a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site makes an overall Contribution to Green Belt purposes, reflecting its connection visual and physical connection with the wider Green Belt to the south.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development would be harmful in removing open land to the south of Wychbold. The degree of harm is judged to be moderate to significant, with visual intrusion into open countryside amplified by the rising character of the land.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Boundary landscaping could be used to soften the visual impact of development as viewed from Stoke Road, although visual intrusion is likely to remain.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	Green Belt to the south across the un-named track to the southeast would continue to protect the countryside from encroachment, although there would be a degree of compromise to its open character.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site is bounded on all sides, although the southern boundary is less than substantial being an un-named track, despite being a clear geographical feature.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site is judged to result in moderate to significant harm to the Green Belt, being detached from the built-up area of Wychbold and part of open countryside to the south of Wychbold. Development would be visually intrusive on rising land.

Land off Bromsgrove Road, Wychbold (CFS0280)

Location
Map and
Aerial

Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land in use as rough pasture located to the east of the A38 Bromsgrove Road south of the M5 Junction 5, bounded to the east by the M5 slip-road and un-named track to the south. The land rises over 15m from north to south towards the un-named track which has permissive access. A footpath runs along the northern edge of the site.		
	Visual Openness The site is partially open with glimpsed views across from the un-named track, in both cases hindered by dense boundary hedgerows. There are views into the site from the boundary footpath.	Physical Openness The land has high to moderate openness with residential development on the northwest boundary arranged along Bromsgrove Road.	Boundary Quality Boundaries are strong to the northwest (A38 Bromsgrove Road) and to the northeast (M5 slip-road), less strong to the south in the form of the un-named track.



Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Contribution The site is separated from the built-up area of Wychbold and development would breach this containing boundary formed by the M5. Development would consolidate sprawl (albeit localised) along the A38 Bromsgrove Road.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Contribution The site lies between Wychbold and Droitwich Spa and development would contribute to the narrowing of that gap.
		Contribution

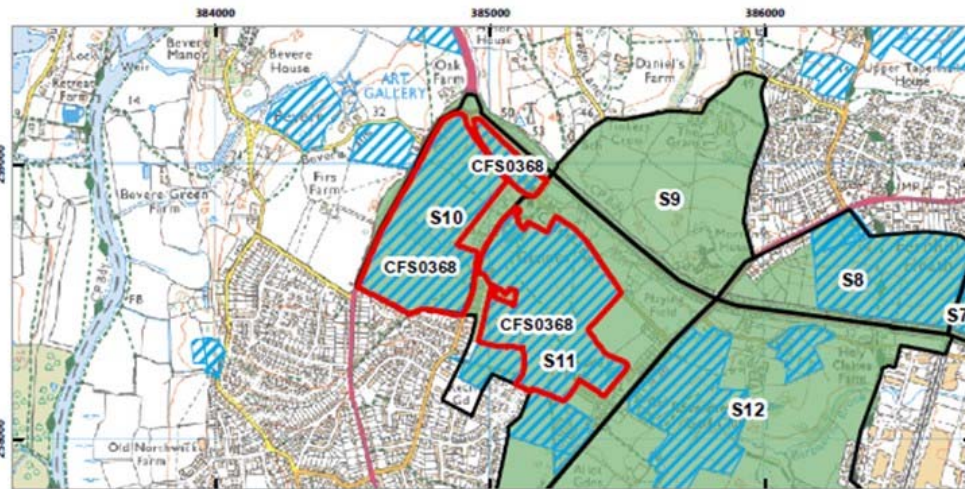
Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	The site is part of open countryside between Wychbold and Droitwich Spa, and whilst the un-named track contains the site, this is not a significant boundary and there remains a degree of continuity between the site and wider open countryside to the south.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site has no relationship with a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site makes an overall Contribution to Green Belt purposes, reflecting its connection with the wider Green Belt to the south.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development would be harmful in intruding into open land to the south of Wychbold, lying in the strategic gap between Bromsgrove and Droitwich, compounded by the creation of localised sprawl along the Bromsgrove Road. The degree of harm is judged to be moderate to significant.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Boundary landscaping could be used to soften the visual impact of development as viewed from the un-named track to the south, although visual intrusion is likely to remain.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	Green Belt to the south across the un-named track would continue to protect the countryside from encroachment, although there would be a degree of compromise to its open character.

Evaluation Question	Assessment
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site is bounded on all sides, although the southern boundary is less than substantial being an un-named track, despite being a clear geographical feature.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site is judged to result in moderate to significant harm to the Green Belt, being detached from the built-up area of Wychbold and part of open countryside to the south of Wychbold across the M5. Development would contribute to the erosion of the strategic gap between Bromsgrove and Droitwich and constitute localised sprawl along the A38.

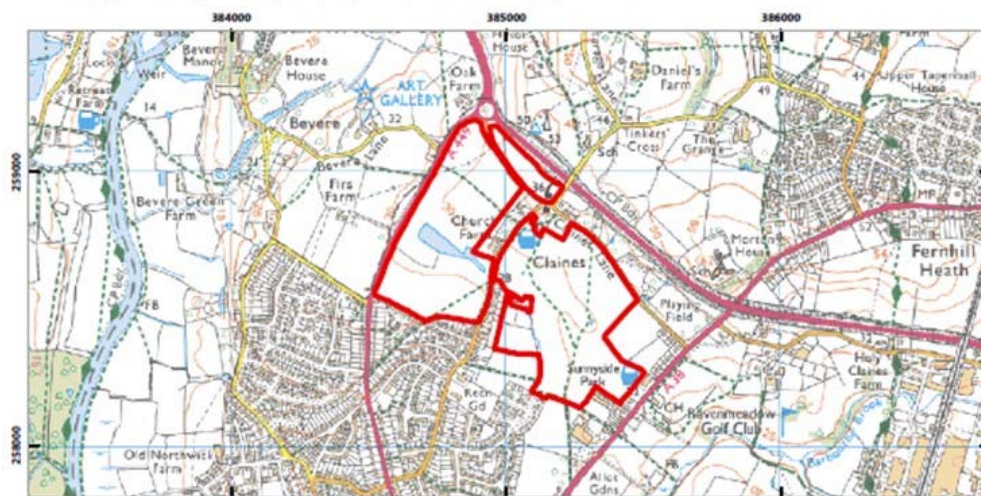
Land to the east and west of Cornmeadow Lane, Church Farm, Worcester (CFS0368)

Location
Map and
Aerial

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Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land predominantly in arable use situated between the northern built edge of Worcester at Northwick and Claines Lane, straddling Cornmeadow Lane. The large site is on gently rising (5m) land towards Claines Lane and comprises irregular shaped fields of various sizes, divided by hedgerows of varying strength and access tracks. PRow's run across the land. From Claines Lane there are expansive views across the land towards the City Centre and the Malvern Hills beyond.		
	Visual Openness Visual openness of the site is high, reflecting the topography and absence of vegetation cover, with available views across the site from peripheral roads and PRow which traverse.	Physical Openness The site has a high degree of physical openness reflecting the absence of built development.	Boundary Quality Boundary quality is highly variable, reflecting the size of the site and its footprint, comprising roads, property boundaries and field boundaries (hedgerows of varying strength and farm tracks)



View northwards from St Annes Close



View southwestwards from Cornmeadow Lane



View northwards from Cornmeadow Lane



View eastwards from Cornmeadow Lane



Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
		Significant Contribution

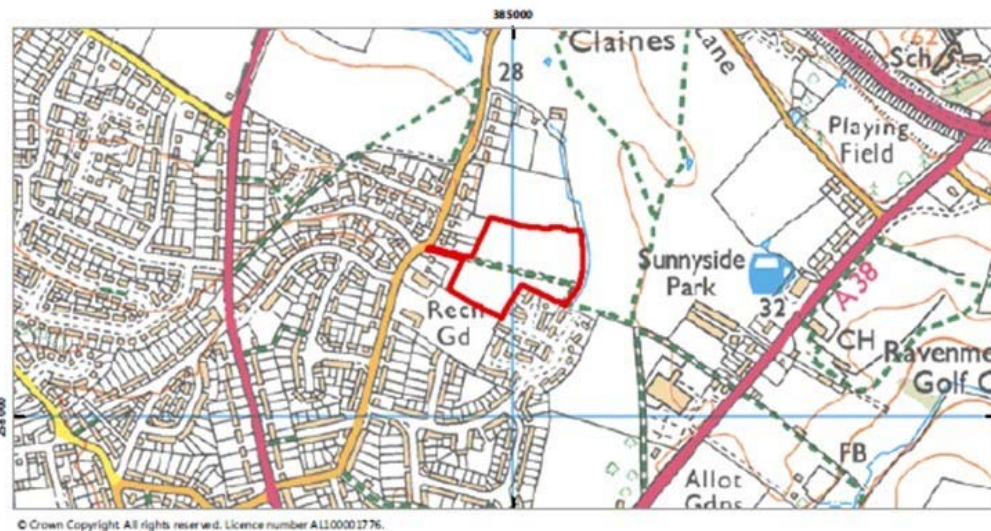
Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	The land contains the unbounded built edge of Worcester at Northwick preventing the extension of the built-up area into open land towards Claines, in turn bounded by the A449 to the north east. There is evidence of linear sprawl along the A38 in particular as well as ad hoc extensions of the urban edge.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Contribution Strategically, the land plays no role in this regard, although locally, the separate identity of the village of Claines is maintained as well as a broader separation between Worcester and Fernhill Heath.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution Notwithstanding various urbanising intrusions on the southeastern periphery of the parcel which reduces its openness, the parcel exhibits a largely rural character particularly towards Claines. Its bounded character limits its contribution to the wider open countryside to the north of the A449.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Significant Contribution The land forms part of the northerly context of Worcester with views towards the City from Claines Lane and Cornmeadow Lane, as well as locally providing the context for the Claines Conservation Area. In combination with land to the southwest, the parcel makes a Significant Contribution to maintaining this context.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Significant Contribution Overall, the land which has a high to mixed physical and visual openness, makes a Significant Contribution to meeting Green Belt purposes, preventing localised sprawl of the built edge of Worcester at Northwick, and providing an

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
		Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
		important part of the setting for Worcester and the village of Claines.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The extent of harm to the Green Belt resulting from development is judged to be significant, reflecting both the scale of development and its footprint. There would be the loss of a large tract of the Green Belt to the north of Worcester which performs various functions (preventing sprawl and encroachment, providing setting and maintaining local separation), as well as leaving various remnant pockets of Green Belt which would no longer perform a clear function.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The scale and footprint of the development is such that the damaging effects on openness and permanence could not be satisfactorily ameliorated.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The footprint of site development would result in various pockets and incoherent patches of Green Belt which would no longer perform their current role, either through isolation from the wider Green Belt or the narrowing of their extent. Strategically, the role of the wider Green Belt to the north of Worcester would be compromised through the erosion of its general extent, leaving various incoherent patches without continuity.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Whilst there are various strong boundaries defining the site (Cornmeadow Lane, the A449 Ombersley Road and Claines Lane), many site boundaries are weak, defined by property boundaries and boundary hedgerows of variable strength. As such the site is not clearly defined.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site is judged to have a significantly harmful effect on the Green Belt, by virtue of its scale and configuration. The strategic function of the Green Belt would be removed, damaging the role of remaining areas of Green Belt to the north of Worcester and leaving various incoherent pockets which would no longer perform any Green Belt function.

Land to the north of St Anne's Close, east of Cornmeadow Lane, Worcester (CFS0127)

Location
Map and
Aerial

Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land comprising a single field in use as rough grazing, on the built edge of Worcester at Northwick. The site is traversed and bisected by a footpath and bounded by property boundaries and hedgerows.		
	Visual Openness Visual openness of the site is high to moderate with views across from the footpath, although visually enclosed by overgrown boundary hedgerows limiting views outward.	Physical Openness The site has a high degree of physical openness, with no built development.	Boundary Quality Site boundaries comprise residential properties to the west (off Cornmeadow Lane) and south east (off St Anne's Close) and substantial hedgerows to the north, east (along with a drainage ditch) and south. The hedgerows are overgrown and interrupt visibility although are part of open countryside to the northwest of Northwick.



Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Contribution The built edge of Northwick is unbounded, with no substantial features to prevent further intrusion into open countryside. The Green Belt acts to prevent further sprawl in the absence of containing boundaries.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site plays no role in preventing the merger of towns.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The Green Belt prevents the incremental erosion of the open countryside which still exists towards Claines Lane.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Contribution Locally, the site is part of the buffer between the edge of Worcester and the Conservation Area at Claines and part of the context for the City Centre as viewed from Claines Lane.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site, whilst small and within the ambit of the built edge of Worcester at Northwick, nevertheless is clearly part of the wider Green Belt which contains the unbounded built edge from extending further into land which retains a degree of open countryside character. As such, the site makes an overall Contribution to Green Belt purposes, being part of wider land which helps to limit sprawl, incremental encroachment and maintain the setting of both the Claines Conservation Area and the City of Worcester.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The degree of harm to the Green Belt from development of the site is judged to be moderate, reflecting the balance between the size of the site and its part, along with adjacent Green Belt land, in meeting Green Belt purposes.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Additional planting would strengthen the current boundary although this would ameliorate visual impact only.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the north and east would continue to prevent sprawl and encroachment and provide setting, although these roles would be diminished.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	There is no significant boundary feature to contain the site.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site is judged to result in a moderate degree of harm to the Green Belt, reflecting the intrusion of the unbounded urban edge into open countryside, with the external boundary defined only by hedgerows to the north and east which, whilst substantial, are not significant boundary features.

Worcester Garden Centre, Droitwich Road, Worcester (CFS0936)**Location
Map and
Aerial**

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Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land comprising a garden centre and, pasture and allotment uses, situated between the Droitwich Road and the built edge of Worcester at Northwick.		
	Visual Openness Visual openness of the site is moderate to low, being variously enclosed by substantial hedgerows which limit extensive views across the site as a whole. There are various glimpsed views into parcels within the site.	Physical Openness The site has a moderate to high degree of physical openness, comprising the substantial garden centre building to the east, but otherwise open land to the west.	Boundary Quality Site boundaries comprise the Droitwich Road, a PRow to the north, property boundaries to the east and a substantial hedgerow to the south.



Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Contribution The site is part of the Green Belt containing the unbounded built edge of Worcester at Northwick and preventing further sprawl along the A38 Droitwich Road.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site plays no role in preventing the merger of towns.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The Green Belt prevents the incremental erosion of the open countryside which still exists towards Claines Lane.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Contribution Locally, the site is part of the buffer between the edge of Worcester and the Conservation Area at Claines and part of the context for the City Centre as viewed from Claines Lane.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site is of a moderate scale and clearly separated into east and west parts. Whilst the land to the east containing the garden centre has been compromised in its Green Belt role, the part of the site to the west comprising pasture and allotments has a clearer role in containing the built edge of Worcester at Northwick. As such, the site is part of the wider Green Belt which retains a degree of open countryside character. As such, the site makes an overall Contribution to Green Belt purposes, being part of wider land which helps to limit sprawl,

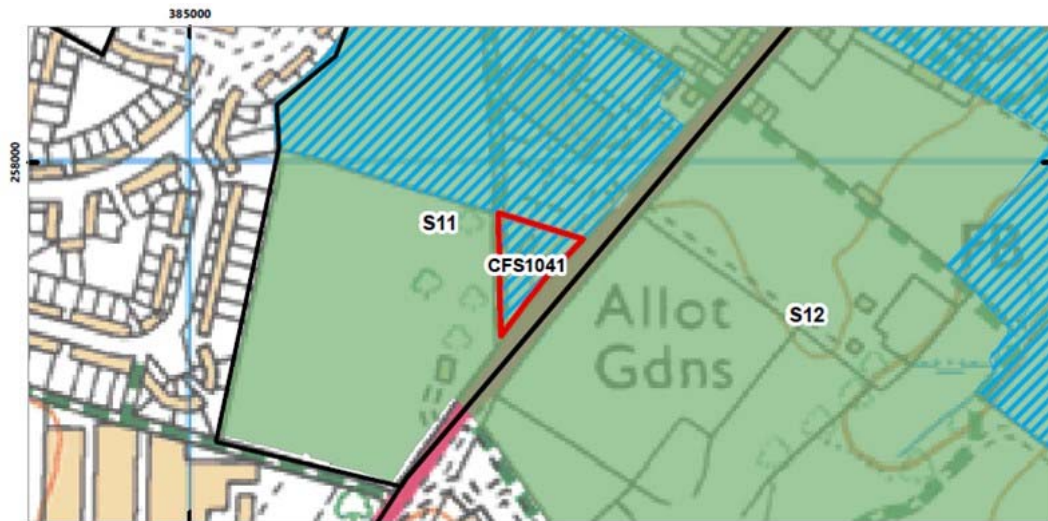
Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
		incremental encroachment and maintain the setting of both the Claines Conservation Area and the City of Worcester.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The degree of harm to the Green Belt from development of the site is judged to be moderate, reflecting the balance between the size of the site and its part, along with adjacent Green Belt land, in meeting Green Belt purposes.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	It is unclear how impacts on the Green Belt could be ameliorated.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the north, south and east would continue to prevent sprawl and encroachment and provide setting, although the land to the south would become isolated from the wider Green Belt and its role made unclear.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site is clearly defined on all sides.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site is judged to result in a moderate degree of harm to the Green Belt, reflecting the extension of built development from the built edge of Worcester into land which, whilst having a degree of built form and being part of localised development along the Droitwich Road, nevertheless retains a role in containing development of the unbounded edge of Worcester at Northwick. Development of the site would leave a significant parcel of land to south isolated and significantly diminished in its Green Belt role.

The Haven, Droitwich Road, Worcester (CFS1041)

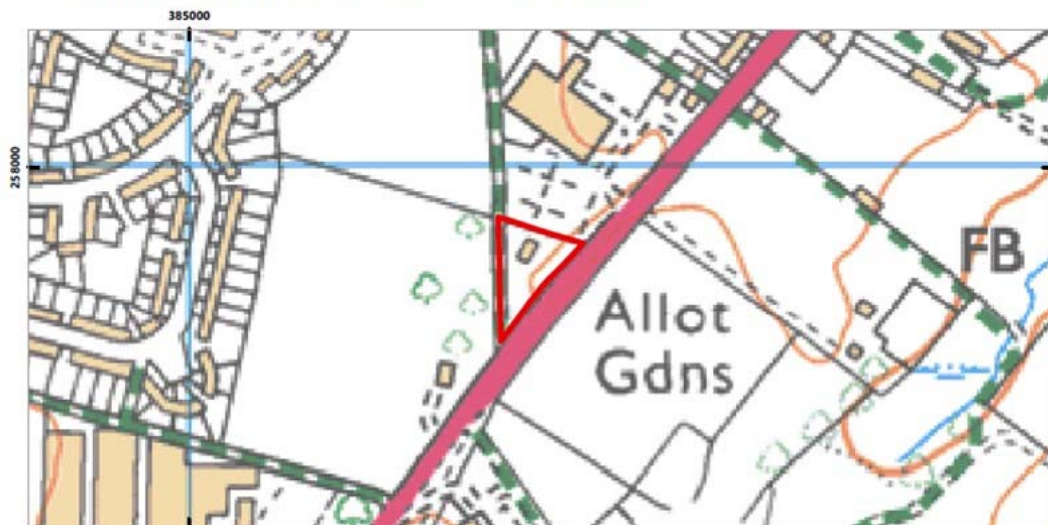
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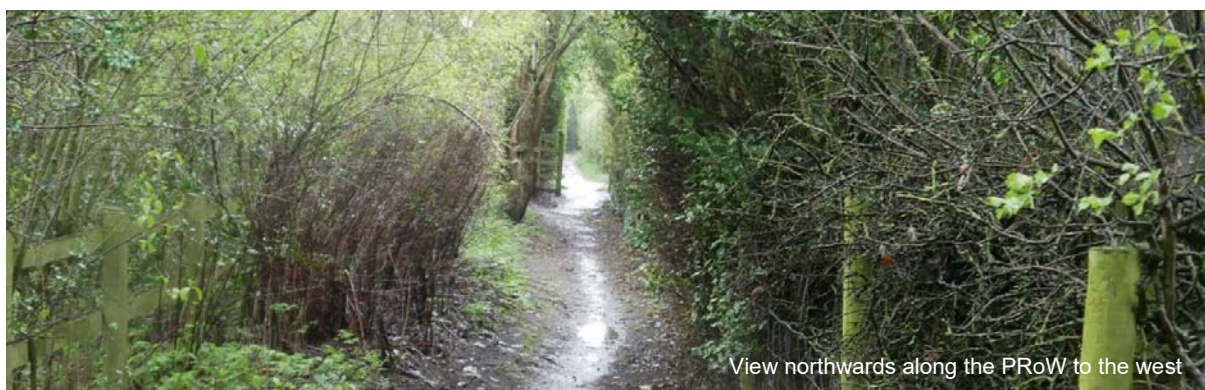


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Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land comprising a single residential property set within a large garden immediately to the east of the Droitwich Road.		
	Visual Openness Visual openness of the site is moderate, being enclosed on all sides by substantial hedgerows.	Physical Openness The site has a moderate degree of physical openness, comprising a domestic property and garden curtilage.	Boundary Quality Site boundaries comprise the Droitwich Road, a PRoW to the west and the boundary with the Worcester Garden Centre to the north.



Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond</i>	Preventing the unbounded and/or irregular extension of an urban area.	Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative Contribution Whilst the site is not adjacent to the built edge of Worcester, it does play a part in

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
<i>established limits, in light of the presence of significant boundaries?</i>		preventing additional sprawl along the Droitwich Road.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site plays no role in preventing the merger of towns.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Limited Contribution The site is distinct from the countryside to the north of Worcester.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The size and high degree of containment of the site means that it has a no connection with the Claines Conservation Area to the north and plays no clear role in providing setting for Worcester.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution Whilst the site is small, contains a dwelling, is strongly bounded and largely disconnected from the wider Green Belt, it nevertheless makes a Contribution to Green Belt purposes by helping to prevent further sprawl along the Droitwich Road.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The degree of harm to the Green Belt from development of the site is judged to be moderate to limited, reflecting the balance between the size and containment of the site and its role, in combination with adjacent Green Belt in preventing further sprawl along the Droitwich Road.

Evaluation Question	Assessment
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	There do not appear to be opportunities for amelioration.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the north, west, east and south would continue to prevent sprawl and encroachment and provide setting.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site is well bounded on all sides.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site is judged to result in a limited to moderate degree of harm to the Green Belt, reflecting the small size of the site and its well bounded character, balanced against its role in preventing further sprawl along the Droitwich Road. Removal of Green Belt designation would create an incongruous 'hole' within wider washed over land.

Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land in use as a golf course and driving range,		
	Visual Openness	Physical Openness	Boundary Quality
	Visual openness of the site is high with extensive views across the site from the Droitwich Road, PRoW crossing the site and from Hindlip Lane to the north.	The site has a high degree of physical openness, aside from built development associated with the clubhouse and driving range.	Site boundaries are variable, comprising the Droitwich Road to the west, Hindlip Lane/ property boundaries to the north and various field and hedgerow boundaries to the west, southeast and southwest.



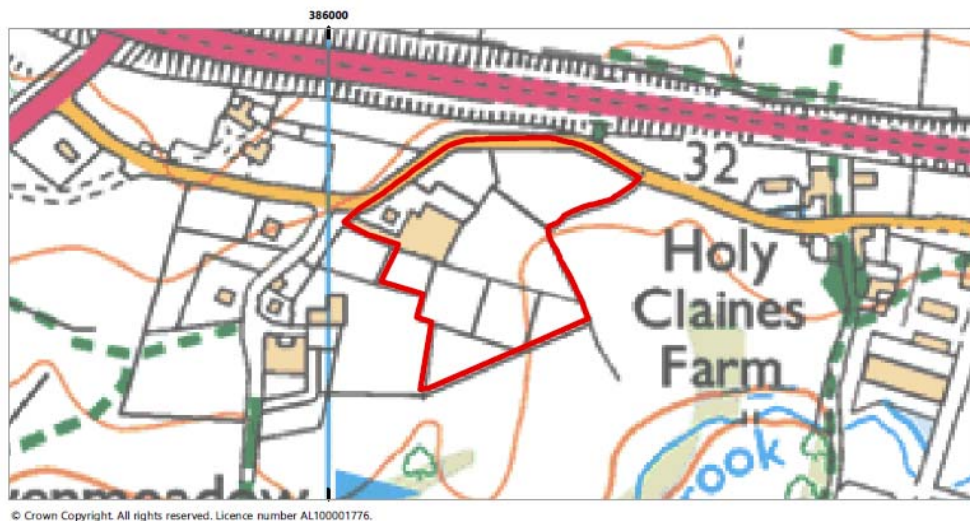
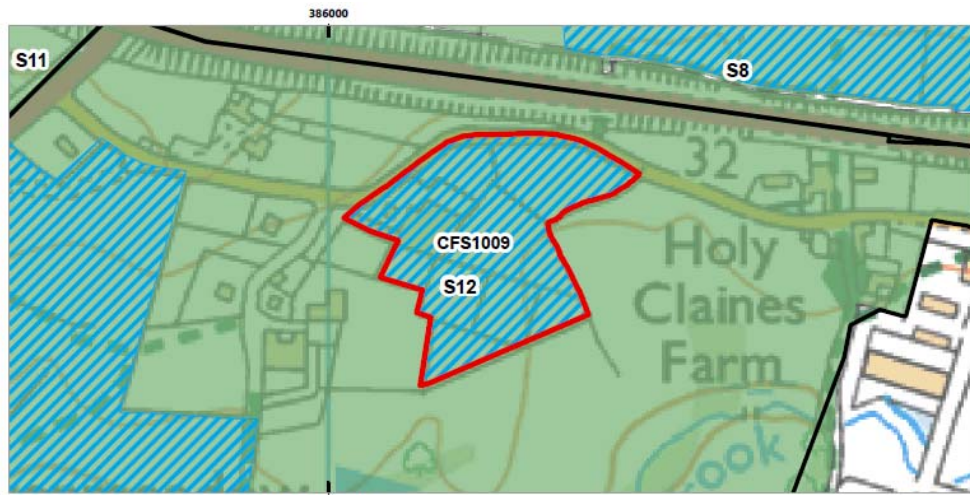
Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution</u> / <u>Contribution</u> / <u>Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Contribution Although not connected to the built edge of Worcester, the site contributes to preventing the introduction of sprawl along the Droitwich Road.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Contribution The site is part of wider land which maintains separation between Worcester and Fernhill Heath.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution Notwithstanding its location and current use, the site retains a quality of open countryside and relationship with wider open land in this locality.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Contribution Locally, the site is part of the buffer between the edge of Worcester and the Conservation Area at Claines and part of the context for the City Centre as viewed from Hindlip Lane.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Significant Contribution The scale of the site and its location mean that cumulatively there is a Significant Contribution to Green Belt purposes, reflecting its role as a substantial part of the open land to the north of Worcester, providing setting for the City and part of the open countryside (albeit modified) in this locality.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The degree of harm to the Green Belt from development of the site is judged to be significant, reflecting the size of the site, its detachment from an adjacent built edge and role as part of the wider land providing the northerly context for Worcester.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Additional planting would strengthen the current boundaries, although given the scale of the site and its topography, this would have limited effect.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the east and south would continue to prevent sprawl and encroachment and provide setting, although these roles would be significantly diminished.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Boundaries to the east and south of the site are insubstantial.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site is judged to result in a significant degree of harm to the Green Belt, reflecting the intrusion of development into (albeit modified) open countryside, with external boundaries defined only by hedgerows which are not significant boundary features. The surrounding Green Belt would be diminished in its integrity.

Land to the south of Hindlip Lane, East of Moat House Lane, Worcester (CFS1009)

Location
Map and
Aerial

Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land comprising various fields in pastoral use, including a domestic property to the north west. The site is bordered by Hindlip Lane to the north, otherwise boundaries are variously of hedgerows and field boundaries. There is no public access.		
	Visual Openness	Physical Openness	Boundary Quality
	Visual openness of the site is high to moderate with glimpsed views across from Hindlip Lane although otherwise visually enclosed with various hedgerows/tree belts.	The site has a moderate degree of physical openness, with a substantial detached property to the west.	Site boundaries comprise Hindlip Lane to the north, otherwise various field boundaries.



View southwards across the site from Hindlip Lane

Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative Contribution Whilst the site is separate from the built edge of Worcester at the Blackpole Trading Estate, there is a proximate relationship being some 200m to the west.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Contribution The site is part of wider land which prevents the localised merger of Worcester with Fernhill Heath albeit separated by the A449.
		Significant Contribution

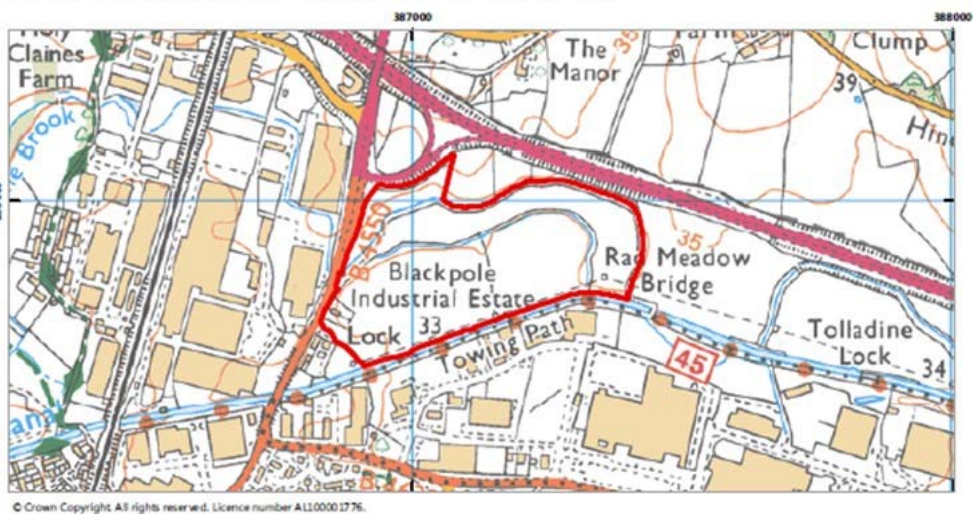
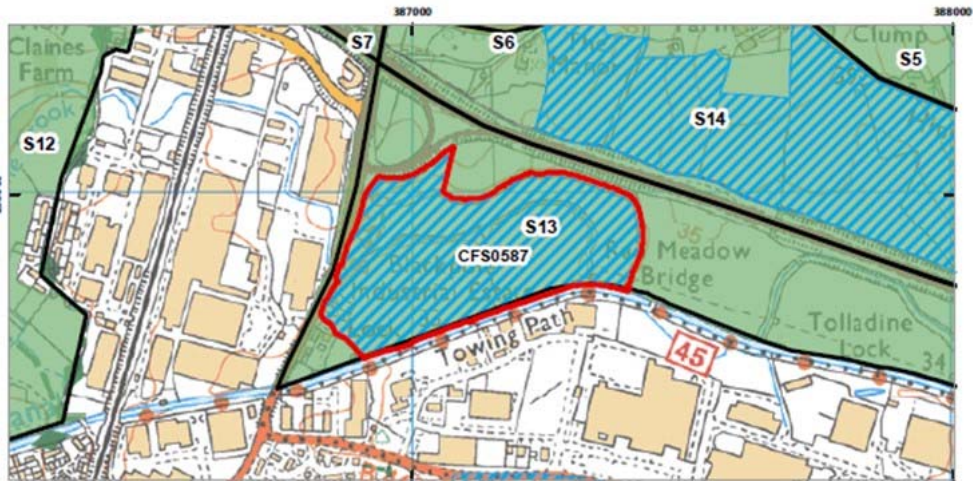
Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Although not of substantial scale, the Green Belt prevents the incremental erosion of the open countryside which still exists between Hindlip Lane and the built edge of Worcester.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Contribution Locally, the site is part of the buffer between the edge of Worcester and the Conservation Area at Claines and part of the context for the City Centre as viewed from Hindlip Lane.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Significant Contribution The site, whilst of a moderate scale is within the ambit of the built edge of Worcester at Blackpole and is clearly part of the wider Green Belt which contains the built edge from extending further into land which retains a degree of open countryside character. As such, the site makes an overall Significant Contribution to Green Belt purposes, being part of wider land which helps to limit sprawl, incremental encroachment and maintain the setting of both the Claines Conservation Area and the City of Worcester.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The degree of harm to the Green Belt from development of the site is judged to be moderate to significant, reflecting the balance between the size of the site and its part, along with adjacent Green Belt land, in meeting Green Belt purposes.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Additional planting would strengthen the current boundaries although this would ameliorate visual impact only.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of	The Green Belt to the south, east and west would continue to prevent sprawl and encroachment and

Evaluation Question	Assessment
Green Belts, or would the Green Belt function be undermined by the site's development?	provide setting, although these roles would be diminished by the introduction of built development.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Apart from Hindlip Lane, there is no significant boundary features to contain the site.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site is judged to result in a moderate to significant degree of harm to the Green Belt, reflecting the intrusion of largely unbounded development into open countryside, not directly related to a settlement edge.

Land to the east of Blackpole Road, Worcester (CFS0587)

Location
Map and
Aerial

Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land lying between the Worcester & Birmingham Canal in pastoral use, containing the sinuous course of Barbourne Brook and a high voltage power line traversing east – west adjacent to the canal. Openness is mixed, reflecting the presence of various hedgerows associated with field boundaries and recent planting associated with the A449 which restricts longer distance views to the north and there are short and middle-distance views towards the well-treed boundary of the A449 from the canal towpath. A single PRoW crosses the site from north-south to the east, otherwise there is no access to the land,		
	Visual Openness	Physical Openness	Boundary Quality
	The site exhibits moderate visual openness reflecting the visual enclosure of the land by substantial hedgerows but allowing for some views across from the canal towpath.	High, reflecting the absence of built development aside from some isolated properties to the southwest corner adjacent to the B4550 Blackpole Road.	Bounded by a combination of roads, the Worcester & Birmingham Canal and the meandering course of Barbourne Brook.



View northwards from the canal lock



View northeastwards from the canal lock



View northwards from the canal

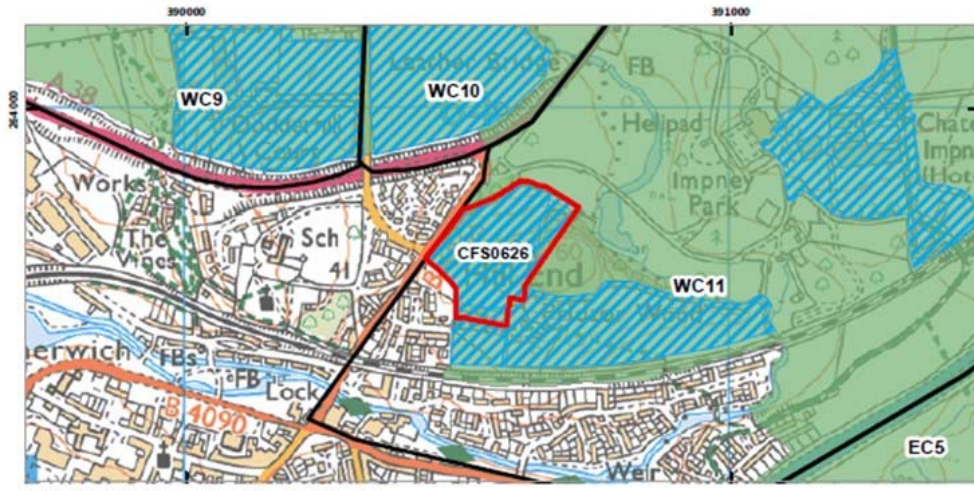
Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Limited Contribution Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative The bounded character of the site to the north and west and the wider land of which it is a part means that its role in preventing sprawl of the large built-up area of Worcester to the south and west is limited.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site makes only a Limited Contribution to preventing the merger of Worcester and Droitwich Spa, being part of the southerly tract of land bounded by the A449.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site is part of land which although enclosed by the A449 is of sufficient extent to present the character of open countryside as viewed from the towpath of the Worcester & Birmingham Canal. As such, the Green Belt helps to maintain openness in this locality.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site plays no role as part of the context for the historic core of Worcester.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution Whilst the land of which the site is a part has been severed from its wider countryside context to the north of the A449, it nevertheless makes a Contribution to Green Belt purposes safeguarding the countryside from encroachment. This reflects the open character of the land which is sufficiently extensive to present an impression of open countryside, as viewed from the canal towpath.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development is likely to result in a moderate degree of harm to the Green Belt, reflecting its open (visually and physically), but bounded, character.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Development would, by definition, be harmful, although amelioration of visual impacts could take the form of strategic planting to help integrate built form into the locality.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the east would continue to maintain a degree of openness, although this quality would be diminished by the encroachment of development. The wider Green Belt to the north across the A449 would continue to fulfil various Green Belt purposes. The Green Belt to the extreme southwest would lose its function.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The A449, B4550 and the Worcester & Birmingham Canal form strong boundaries to the north, west and south respectively. The Barbourne Brook and associated vegetation forms a sinuous easterly boundary, although this appears less than substantial. The site appears to leave residual Green Belt to the south west and north (adjacent to the A449), both of which would lose their Green Belt function.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site would be harmful to the Green Belt, although the extent of this harm is judged to be limited to moderate , reflecting the open character of the land but its potential for visual and physical enclosure. The Green Belt on the extreme southwest corner would become entirely detached from the wider Green Belt and a small parcel of land to the north would lose its Green Belt function.

Land north of Hill End, Droitwich (CFS0626)

Location
Map and
Aerial

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Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land in mixed pastoral and residential use with an area of dense woodland (Pridzor Wood) to the east associated with the knoll of higher ground towards which the site rises. The site is bounded to the south by a railway line and various property boundaries, whilst to the north the River Salwarpe and an access road associated with Chateau Impney. There is no public access to the land although views into the site are available from the PRoW/residential access road to the south along Hill End. Topography restricts views into the north of the site.		
	Visual Openness Moderate to high, reflecting the elevated character of the land with views southwards, in particular. Topography and tree belts to the north create visual enclosure.	Physical Openness Mixed, reflecting the presence of some built development along Hill End and the urban edge character of the land.	Boundary Quality Site boundaries are strong to the west (property boundaries and a road) and south (Hill End) but weak to the north, comprising a hedgerow and to the east where the proposed site boundary appears to cut through Pridzor Wood.



View northwards from the PRoW at Hill End



View northwards from the PRoW at Hill End



View southwards from the A38 Bromsgrove Road

Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Contribution The land is adjacent to the built edge of Droitwich at Pridzor Road/Hill End. As such development would constitute sprawl of a large built up area into open countryside. However, development could in principle be contained by the boundaries to the north formed by Pridzor Wood and the River Salwarpe.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Significant Contribution The land is part of the wider strategic parcel which forms a substantial part of the remaining open land between Bromsgrove and Droitwich. As such the land makes a Significant Contribution to maintaining this gap through preventing its incremental erosion.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site cannot be regarded as open countryside <i>per se</i>, but it forms part of the transition between the built edge of Droitwich and wider open land between Droitwich Spa and Bromsgrove (albeit intruded by development associated with Chateau Impney).

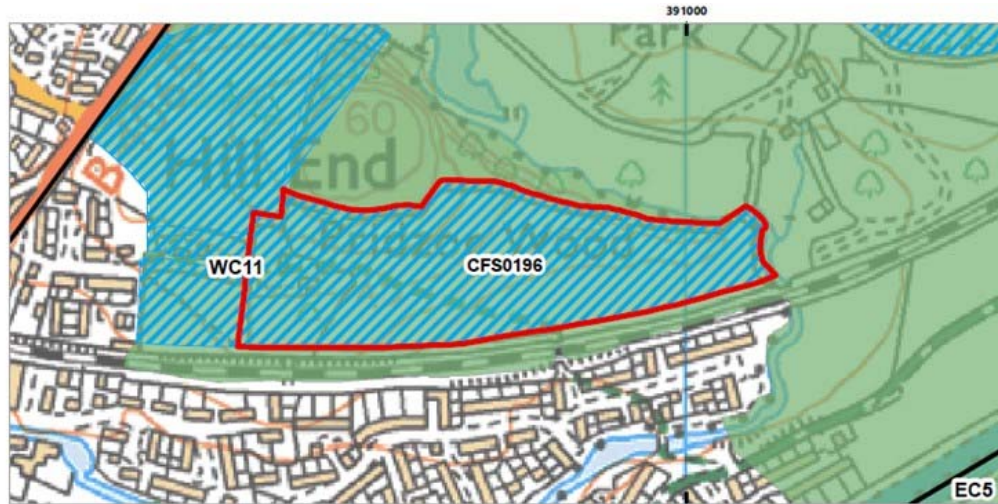
Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Contribution Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative The site is part of a wider strategic parcel which forms part of the northerly context for Droitwich Spa, and whilst 'concealed' by topography and vegetation, nevertheless contributes to the setting.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Significant Contribution Reflecting the role of the land as part of a wider parcel which forms the majority of the strategic gap between Droitwich Spa and Bromsgrove, and the absence of substantial boundaries which could subdivide the parcel, the site makes a Significant Contribution to the Green Belt. Similarly, the land in its own right contributes to the Green Belt through its role as part of the northerly context for Droitwich Spa and in the prevention of sprawl and encroachment into open countryside, although these roles are less significant.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Harm to the Green Belt is judged to be moderate to significant reflecting the compromising of the Significant Contribution which the land makes to preventing the merger of towns and the Contribution made to preventing sprawl, encroachment and preserving setting.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The land in principle lends itself to significant landscaping to both bound development and soften the
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	Green Belt to the north would continue to serve to prevent sprawl, merger, encroachment and preserve the northerly setting of Droitwich.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable	A combination of the River Salwarpe and Prizdor Wood could serve as a northern boundary. Boundaries to the

Evaluation Question	Assessment
and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	south and west are defined by a railway line and property boundaries respectively.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the Green Belt in this location would, by definition, be harmful, which is judged to make a Significant Contribution to Green Belt purposes. The extent of this harm is judged to be moderate to significant reflecting the strategic and local role of the Green Belt but the potential for development to be contained within existing boundary features and the mitigation through tree planting of the impact on the visual openness of the Green Belt.

Land east of Hill End, Droitwich (CFS0196)

Location
Map and
Aerial

Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land in mixed pastoral and residential use with an area of dense woodland (Pridzor Wood) to the north associated with the knoll of higher ground towards which the rest of the site rises. The site is bounded to the south by a railway line and various property boundaries. A PRoW traverses the site from west to east broadly parallel to the railway line, otherwise there is no access. Views into the site are from residential access roads and the PRoW, with topography restricting views to the north with more extensive middle-distance views to the south and east.		
	Visual Openness Moderate to high, reflecting the elevated character of the land with views southwards, in particular. Topography and tree belts to the north create visual enclosure.	Physical Openness Mixed, reflecting the presence of some built development along Hill End and the urban edge character of the land.	Boundary Quality Site boundaries are strong to the west (property boundaries and a road) and south (a railway line), but weak to the north, comprising the edge of Pridzor Wood and a hedgerow.



Contribution of the Site to Green Belt Purposes

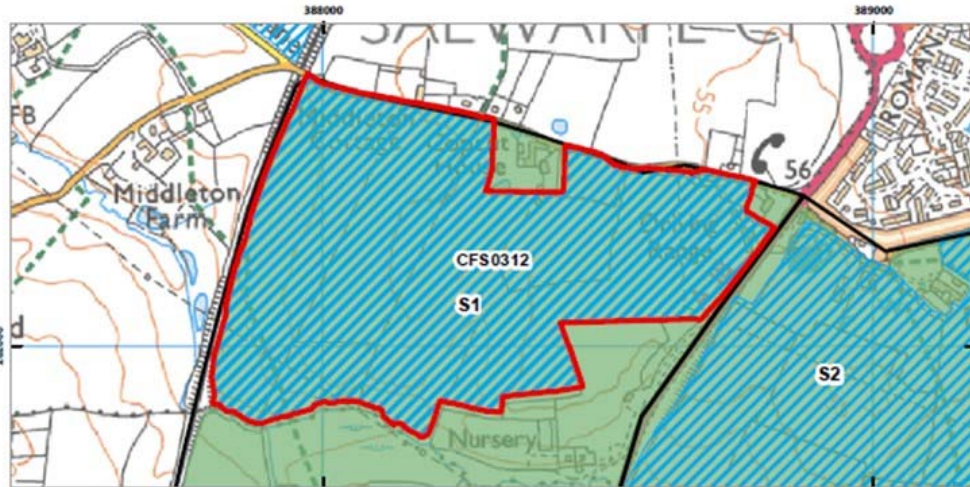
Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Contribution The land is adjacent to the built edge of Droitwich at Pridzor Road/Hill End. As such development would constitute sprawl of a large built up area into open countryside. However, development could in principle be contained by the boundaries to the north formed by Pridzor Wood and the River Salwarpe to the east.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Contribution The land is part of the wider strategic parcel which forms a substantial part of the remaining open land between Bromsgrove and Droitwich. As such the land makes a Contribution to maintaining this gap through preventing its incremental erosion.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site cannot be regarded as open countryside <i>per se</i>, but it forms part of the transition between the built edge of Droitwich and wider open land between Droitwich Spa and Bromsgrove (albeit intruded by development associated with Chateau Impney).
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Contribution The site is part of a wider strategic parcel which forms part of the northerly context for Droitwich Spa, and whilst 'concealed' by topography and vegetation, nevertheless contributes to the setting.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution Reflecting the role of the land as part of a wider parcel which forms the majority of the strategic gap between Droitwich Spa and Bromsgrove, and the absence of substantial boundaries which could subdivide the parcel, the site makes a

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
		Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
		Contribution to the Green Belt. Similarly, the land in its own right contributes to the Green Belt through its role as part of the northerly context for Droitwich Spa and in the prevention of sprawl and encroachment into open countryside, although these roles are less significant.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Harm to the Green Belt is judged to be moderate reflecting a degree of compromise to the Significant Contribution which the wider parcel makes to preventing the merger of towns and the Contribution made to preventing sprawl, encroachment and preserving setting.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Development of the land in principle lends itself to significant landscaping to both bound the development and soften the intrusion of built development into elevated, semi-open countryside which is visible from the B4090 Hanbury Road, for example.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	Green Belt to the north would continue to serve to prevent sprawl, merger, encroachment and preserve the northerly setting of Droitwich. If the site were to be developed, Green Belt designation covering the railway line to the south would become redundant and require adjustment of the boundary.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Prizdor Wood could serve as a northern boundary, although this is less than substantial. Boundaries to the south and west are defined by a railway line and property boundaries respectively.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the Green Belt in this location would, by definition, be harmful, which is judged to make a Contribution to Green Belt purposes. The extent of this harm is judged to be moderate reflecting the local role of the Green Belt containing the northern edge of Droitwich, but the potential for development to be contained within existing boundary features and the mitigation through tree planting of the impact on the visual openness of the Green Belt.

Land to the south of Copcut Lane, west of the A38 Droitwich Road, Droitwich Spa (CFS0312)

Location
Map and
Aerial

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User



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Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land in mixed arable/pasture use extending southwards from Copcut Lane to an undefined boundary comprising, variously, watercourses, hedgerows and field boundaries. The site is part of open countryside between Droitwich Spa and Worcester, characterised by undulating topography and a variety of short, medium and longer distance views within and across the site. A high voltage power line crosses the southwest corner of the site.		
	Visual Openness Visual openness is mixed to high, reflecting the presence of short and medium-distance views southwards from Copcut Lane interrupted by hedgerows and small-scale woodland, and by the rolling topography of the land.	Physical Openness Physical openness is high with no built form.	Boundary Quality There are clear boundaries to the west (a railway line), Copcut Lane (in part) to the north, the A38 (in part) to the east and mixed boundaries to the south, comprising a watercourse, hedgerows and field boundaries.



View southwards from Copcut Lane



View southwestwards from Copcut Lane



View southeastwards from Copcut Lane



View southwestwards from Copcut Lane toward the railway line

Contribution of the Site to Green Belt Purposes

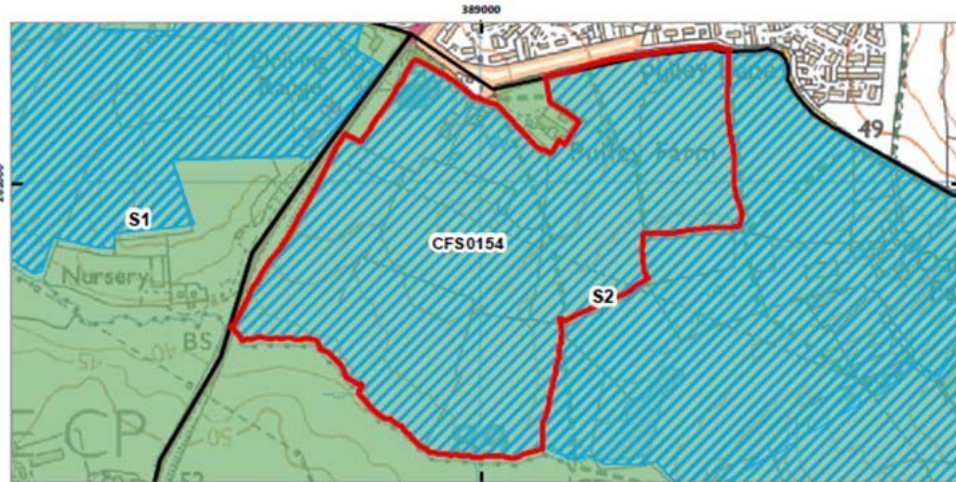
Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Significant Contribution The site is part of the remaining open countryside between Droitwich Spa and Worcester. Development would constitute the sprawl of Droitwich Spa beyond the established limit of this large built-up area formed by Copcut Lane. There is no substantive boundary to contain development to the south of the proposed site.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Significant Contribution The site forms part of the land separating Droitwich Spa and Worcester which strategically makes a Significant Contribution to this purpose. The site, by virtue of its size and location, also makes a Significant Contribution to this purpose.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Significant Contribution The site is part of the open countryside between Droitwich Spa and Worcester and is judged to have a mixed to high level of visual openness and a high level of physical openness, both of which would be compromised by development.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Contribution Whilst there is no visual connection with the historic core of Droitwich Spa, the land nevertheless forms part of the southerly context for the town and as such makes a Contribution to this purpose.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Significant Contribution The site forms part of a larger parcel (S1) which forms a significant part of the land between Droitwich Spa and Worcester, having a high to moderate level of visual and physical openness. The land makes a Significant Contribution to the Green Belt in this location, strongly related to

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
		Green Belt to the east across the A38 and to the south towards Fernhill Heath. The scale and location of the proposed site means that the Significant Contribution made to Green Belt purposes in respect of preventing sprawl and encroachment and maintaining separation at the strategic scale also applies to the site scale.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The harm to the Green Belt caused by development is judged to be significant , reflecting the open visual and physical character of the land, development extending beyond established limits into unbounded open countryside which makes a Significant Contribution to meeting Green Belt purposes.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Whilst the site exhibits a reasonably strong landscape structure with substantial woodland blocks and hedgerow boundaries, amelioration of the physical and visual impacts of development is unlikely to be effective given the degree of openness of the site and its open countryside character.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The adjacent Green Belt to the east and south would continue to serve its purposes in respect of preventing sprawl, maintaining separation and preventing encroachment, but would be significantly compromised through the erosion of the Green Belt as a whole in this strategic gap between Droitwich Spa and Worcester and therefore its ability to perform a strategic role.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Whilst the site is bounded to the north and west, there are few permanent features to the south or southeast which could form boundaries by which the site can be defined such that further extension into open countryside is clearly prevented. In addition, a small pocket of Green Belt land, currently occupied by a golf clubhouse, would remain, serving no Green Belt role.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of this land is judged to have a significant impact on the Green Belt through the erosion of its strategic role, in allowing the sprawl of the large built-up area of Droitwich Spa, the erosion of the strategic gap between Droitwich Spa and Worcester, and incremental, unbounded encroachment into open countryside.

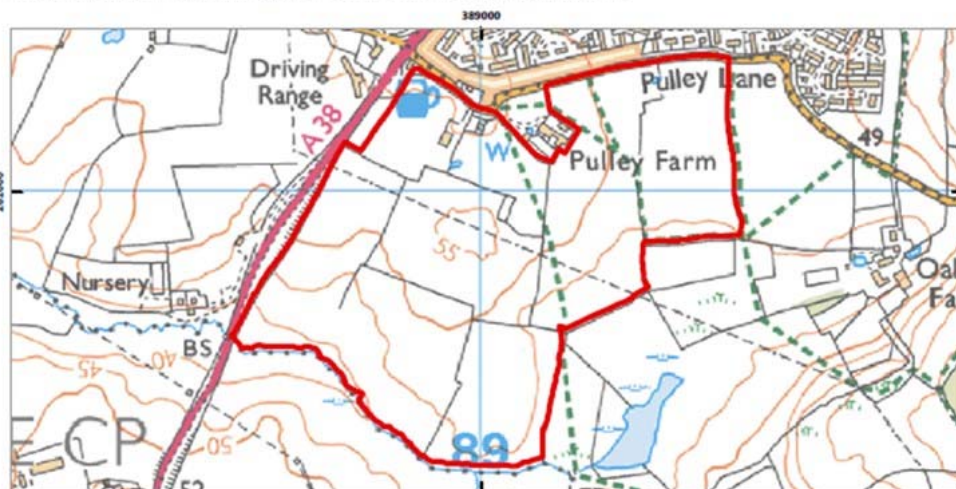
Land to the south of Pulley Lane, Droitwich Spa (CFS0154)

Location
Map and
Aerial

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User



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Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land in mixed arable/pasture use extending southwards from Pulley Lane to an undefined boundary comprising, variously, watercourses, hedgerows and field boundaries. The site is part of open countryside between Droitwich Spa and Worcester, characterised by undulating topography and a variety of short, medium and longer distance views within and across the site from the PRoWs which traverse it.		
	Visual Openness Visual openness is mixed to high, reflecting the presence of short and medium-distance views southwards from Pulley Lane, interrupted by hedgerows and small-scale woodland, and by the rolling topography of the land.	Physical Openness Physical openness is high with minimal built form, there being two isolated farmsteads and some residential properties adjacent to Pulley Lane.	Boundary Quality There are clear boundaries to the north and west, comprising Pulley Lane and the A38, otherwise insubstantial being a watercourse, hedgerows and field boundaries.



View southwards from Pulley Farm



View eastwards from PRoW at Pulley Farm



View southwestwards from PRoW at Pulley Farm

Contribution of the Site to Green Belt Purposes

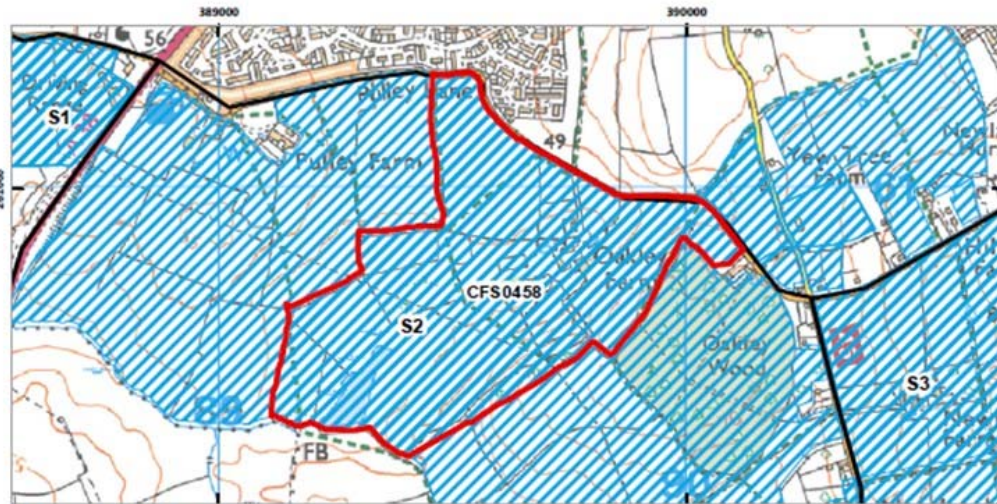
Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Significant Contribution The site is part of the remaining open countryside between Droitwich Spa and Worcester. Development would constitute the sprawl of Droitwich Spa beyond the established limit of this large built-up area formed by Pulley Lane. There is no substantive boundary to contain development to the south of the proposed site.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Significant Contribution The site forms part of the land separating Droitwich Spa and Worcester which strategically makes a Significant Contribution to this purpose. The site, by virtue of its size and location, also makes a Significant Contribution to this purpose.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Significant Contribution The site is part of the open countryside between Droitwich Spa and Worcester and is judged to have a mixed to high level of visual openness and a high level of physical openness, both of which would be compromised by development.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Contribution Whilst there is no visual connection with the historic core of Droitwich Spa, the land nevertheless forms part of the southerly context for the town and as such make a Contribution to this purpose.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Significant Contribution The site forms part of a larger parcel (S2) which forms a major part of the land between Droitwich Spa and Worcester, having a high degree of visual and physical openness. The land makes a Significant Contribution to the Green Belt in this location, strongly related to Green

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
		Belt to the west across the A38, south and east. The scale and location of the proposed site means that the Significant Contribution to Green Belt purposes in respect of preventing sprawl and encroachment and maintaining separation at the strategic scale also applies to the site scale.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The harm to the Green Belt caused by development is judged to be significant , reflecting the largely open visual and physical character of the land, development extending beyond established limits into unbounded open countryside which makes a Significant Contribution to meeting Green Belt purposes.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Whilst the site exhibits a reasonably strong landscape structure with substantial woodland blocks and hedgerow boundaries, amelioration of the physical and visual impacts of development is unlikely to be effective given the degree of openness of the site and its open countryside character.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The adjacent Green Belt to the east, west and south would continue to serve its purposes in respect of preventing sprawl, maintaining separation and preventing encroachment, but would be compromised through the erosion of the Green Belt as a whole and its ability to perform a strategic role.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Whilst the site is bounded to the north and west, there are no permanent features to the south or east which could form boundaries by which the site can be defined such that further extension into open countryside is clearly prevented.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of this land is judged to have a significant impact on the Green Belt through the erosion of its strategic role, in allowing the sprawl of the large built-up area of Droitwich Spa, the erosion of the strategic gap between Droitwich Spa and Worcester, and incremental, unbounded encroachment into open countryside.

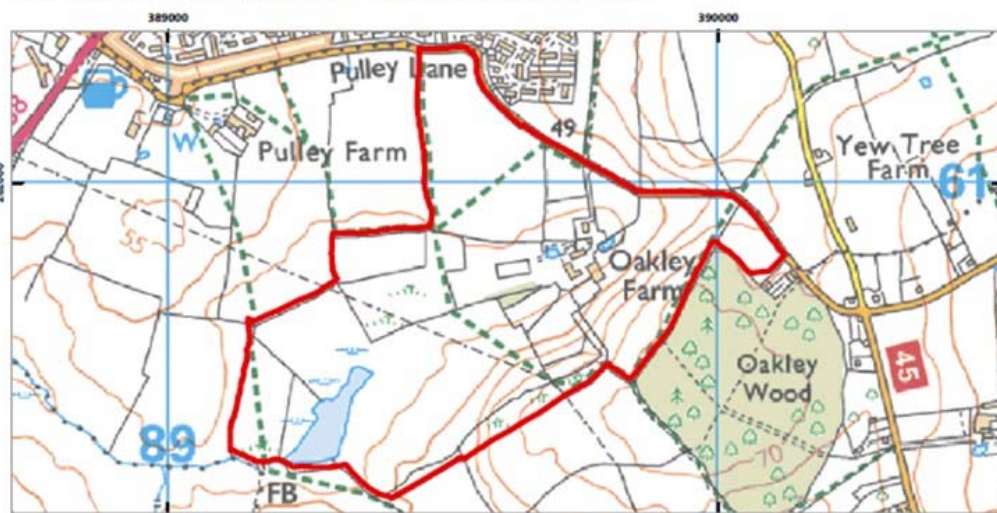
Land to the south of Pulley Lane, Droitwich (CFS0458)

Location
Map and
Aerial

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User



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Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land in mixed arable/pasture use extending southwards from Pulley Lane to an undefined boundary comprising, variously, watercourses, hedgerows, woodland edge and field boundaries. The site is part of open countryside between Droitwich and Worcester, characterised by undulating topography and a variety of short, medium and longer distance views within and across the site from the PRoWs which traverse it.		
	Visual Openness Visual openness is mixed to high, reflecting the presence of short and medium-distance views southwards from Pulley Lane, interrupted by hedgerows and small-scale woodland, and by the rolling topography of the land.	Physical Openness Physical openness is high with minimal built form, there being an isolated farmstead.	Boundary Quality There are clear boundaries to the northwest, comprising Pulley Lane, otherwise insubstantial being a watercourse, hedgerows and field boundaries and a woodland edge.



View northwards from the western corner of Oakley Wood



View northeastwards from the western corner of Oakley Wood



View southwestwards from Pulley Lane



Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Significant Contribution The site is part of the remaining open countryside between Droitwich Spa and Worcester. Development would constitute the sprawl of Droitwich Spa beyond the established limit of this large built-up area formed by Pulley Lane. There is no substantive boundary to contain development to the southeast or west of the proposed site.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Significant Contribution The site forms part of the land separating Droitwich Spa and Worcester which strategically makes a Significant Contribution to this purpose. The site, by virtue of its size and location, also makes a Significant Contribution to this purpose.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness,</i>	Maintaining the visual and physical openness of the countryside in the locality.	Significant Contribution The site is part of the open countryside between Droitwich Spa and Worcester and is judged to

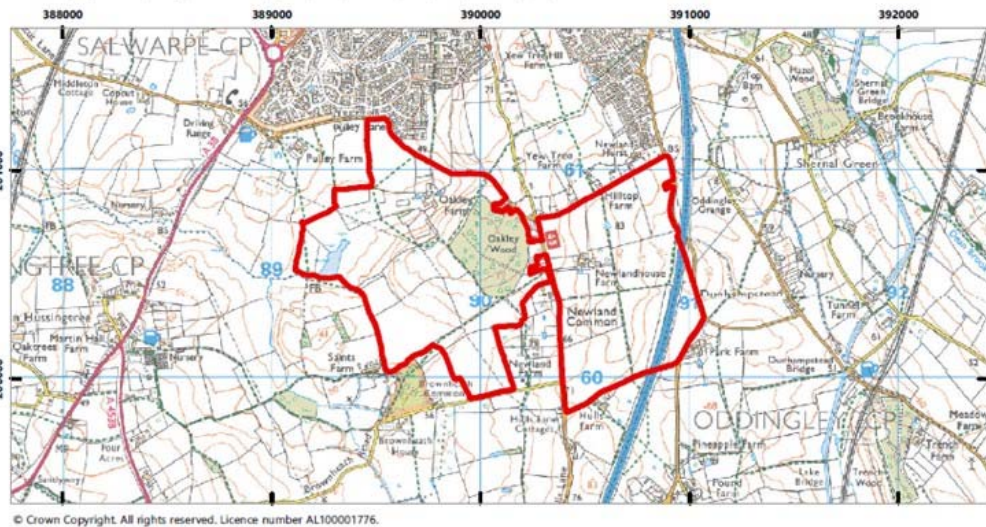
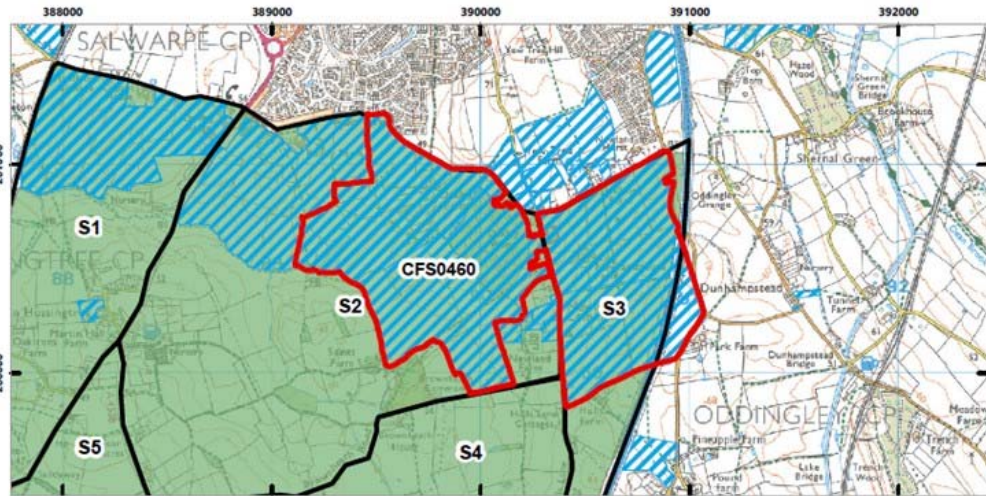
Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
<i>particularly in light of proximity to a settlement edge?</i>		have a mixed level of visual openness and a high level of physical openness, both of which would be compromised by development.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution There is no visual connection with the historic core of Droitwich Spa or with a principal entrance to the town.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Significant Contribution The site forms part of a larger parcel (S2) which forms a major part of the land between Droitwich Spa and Worcester, having a strong visual and physical openness, the land makes a Significant Contribution to the Green Belt in this location, strongly related to Green Belt to the south and west. The scale and location of the proposed site means that the Significant Contribution to Green Belt purposes in respect of preventing sprawl and encroachment and maintaining separation at the strategic scale also applies to the site scale.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The harm to the Green Belt caused by development is judged to be significant , reflecting the largely open visual and physical character of the land, development extending beyond established limits into unbounded open countryside which meets strategically significant Green Belt purposes.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Whilst the site exhibits a reasonably strong landscape structure with substantial woodland blocks and hedgerow boundaries, amelioration of the physical and visual impacts of development is unlikely to be effective given the degree of openness of the site and its open countryside character.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green	The adjacent Green Belt to the east, west and south would continue to serve its purposes in respect of preventing sprawl, maintaining separation and preventing encroachment, but would be compromised through the

Evaluation Question	Assessment
Belts, or would the Green Belt function be undermined by the site's development?	erosion of the Green Belt as a whole and its ability to perform a strategic role.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site is bounded to the north only, with no permanent features to the west, south or east which could form boundaries by which the site can be defined such that further extension into open countryside is clearly prevented.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of this land is judged to have a significant impact on the Green Belt through the erosion of its strategic role, in allowing the sprawl of the large built-up area of Droitwich Spa, the erosion of the strategic gap between Droitwich Spa and Worcester, and incremental, unbounded encroachment into open countryside.

Land to the west and east of Newland Common Road, Droitwich (CFS0460)

Location
Map and
Aerial

Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land in mixed arable/pasture/woodland use extending southwards from Pulley Lane and Newland Lane to various boundaries comprising watercourses, hedgerows, minor roads and field boundaries. The site is part of open countryside between Droitwich and Worcester, characterised by undulating topography and a variety of short, medium and longer distance views within and across the site from the various PRoWs which traverse it.		
	Visual Openness Visual openness is mixed to high, reflecting the presence of short and medium-distance views southwards from Pulley Lane, westwards from Newland Common Road and northwards from Brown Heath Lane, interrupted by hedgerows and woodland, and by the rolling topography of the land.	Physical Openness Physical openness is high with some isolated properties.	Boundary Quality Boundary quality is mixed and complex, comprising minor roads, field boundaries and the M5, reflecting the scale and configuration of the site.



View northwards towards Oakley Wood from Brown Heath Lane



View southwestwards from Newland Common Road



View westwards from the southwest corner of Oakley Wood



Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
		Significant Contribution

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	The site is part of the remaining open countryside between Droitwich Spa and Worcester. Development would constitute the sprawl of Droitwich Spa beyond the established limit of this large built-up area formed by Pulley Lane and Newland Lane. The boundaries of the site to the west and southwest are poorly defined, irregular, and not substantive within which development could be contained over the long term.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Significant Contribution The site forms part of the land separating Droitwich Spa and Worcester which strategically makes a Significant Contribution to this purpose. The site, by virtue of its size and location, makes a Significant Contribution to this purpose.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Significant Contribution The site is part of the open countryside between Droitwich Spa and Worcester and is judged to have a mixed to high level of visual openness and a high level of physical openness, both of which would be compromised by development.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution There is no visual connection with the historic core of Droitwich Spa or with a principal entrance to the town.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Significant Contribution The site forms a substantial part of a larger parcel (S2 and S3) which in turn are a major part of the land between Droitwich Spa and Worcester. Exhibiting strong visual and physical openness, the land makes a Significant Contribution to the Green Belt in this location, clearly part of the Green Belt to the west and south. The scale and location of the site means

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
		Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
		that the Significant Contribution to Green Belt purposes in respect of preventing sprawl and encroachment and maintaining separation at the strategic scale also applies to the site scale.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The harm to the Green Belt caused by development is judged to be significant , reflecting the largely open visual and physical character of the land, development extending beyond established limits into unbounded open countryside which meets strategically significant Green Belt purposes.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Whilst the site exhibits a reasonably strong landscape structure with substantial woodland blocks and hedgerow boundaries, amelioration of the physical and visual impacts of development is unlikely to be effective given the degree of openness of the site and its open countryside character.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The adjacent Green Belt to the west and south would continue to serve its purposes in respect of preventing sprawl, maintaining separation and preventing encroachment, but would be compromised through the erosion of the Green Belt as a whole and its ability to perform a strategic role.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Site boundaries are variable, particularly to the west and southwest with no permanent features which could form boundaries by which the site can be defined such that further extension into open countryside is prevented.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of this land would have a significant impact on the Green Belt through the erosion of its strategic role, in allowing the sprawl of the large built-up area of Droitwich Spa, the erosion of the strategic gap between Droitwich Spa and Worcester, and incremental, unbounded encroachment into open countryside.

Land to the west of Newland Common Road, Droitwich Spa (CFS1017)

Location
Map and
Aerial

Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Rough pasture immediate to the west of Newland Common Road, defined to the north, west and south by hedgerows and post and wire fencing.		
	Visual Openness	Physical Openness	Boundary Quality
	Visual openness is high with views across from the PRow which passes to the south. Glimpsed views from Newland Common Road.	Physical openness is high, reflecting the absence of built development.	Whilst Newland Common Road, forms a substantial boundary, other boundaries are variable and generally weak.



Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Limited Contribution The site makes no direct contribution to this purpose.
		Contribution

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	The site is part of land separating Droitwich Spa and Worcester and contributes to this separation (albeit modestly).
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site is part of open countryside between Droitwich Spa and Worcester and contributes to maintaining its openness.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site has no direct connection with the centre of Droitwich Spa.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site forms part of the open countryside between Droitwich Spa and Worcester. Although of a modest size, it is nevertheless part of this wider land and as such makes a Contribution to its role.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The harm to the Green Belt caused by development is judged to be significant to moderate , reflecting the open character of the site, its detachment from existing development and role as part of a wider strategic Green Belt parcel which maintains the openness of the countryside between Droitwich Spa and Worcester.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Mitigation of impacts i.e. the removal of openness, cannot be mitigated.
If this site were to be developed would the adjacent Green Belt continue to serve at least	The wider Green Belt would continue to perform its functions of preventing sprawl and encroachment.

Evaluation Question	Assessment
one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site is bounded by Newland Common Road, otherwise boundaries are not substantive.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of this land would have a significant to moderate impact on the Green Belt, introducing built form into the open countryside, on a site which has largely insubstantial boundaries. Development would be incongruous with existing built form and the open character of the land.

Land to the west of Newland Common Road, north of Newland Farm, Droitwich Spa (CFS1029)

Location
Map and
Aerial



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Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Rough pasture immediate to the west of Newland Common Road, defined to the north, west and south by hedgerows and post and wire fencing.		
	Visual Openness Visual openness is high with views across from the PRoW which passes through the site and glimpsed views from Newland Common Road.	Physical Openness Physical openness is high, reflecting the absence of built development.	Boundary Quality Whilst Newland Common Road, forms a substantial boundary, other boundaries are variable and generally weak.



View southwards towards the northern edge of the site



View southeastwards towards Newland Farm



View southwestwards from the PRoW crossing the site

Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	View southwards from Droitwich Road Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
		Limited Contribution

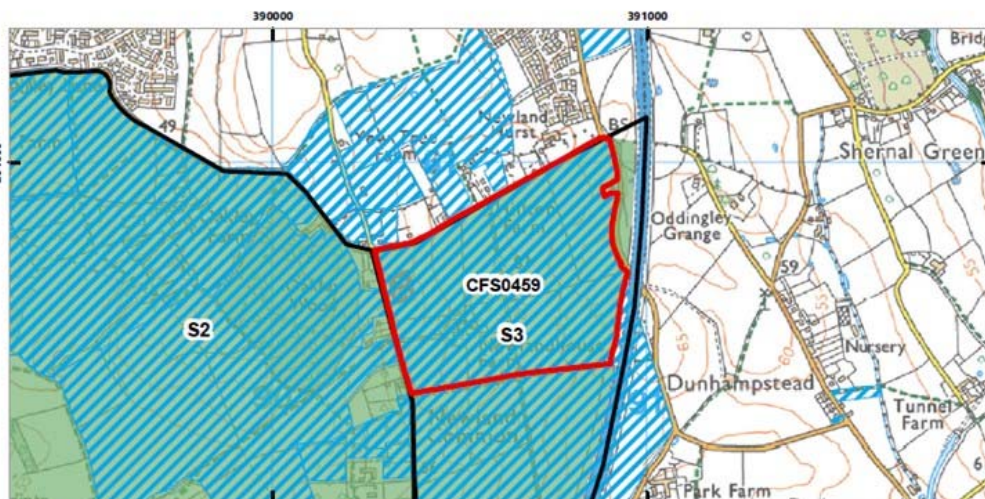
Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	The site makes no direct contribution to this purpose.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Contribution The site is part of land separating Droitwich Spa and Worcester and contributes to this separation (albeit modestly).
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site is part of open countryside between Droitwich Spa and Worcester and contributes to maintaining its openness.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site has no direct connection with the centre of Droitwich Spa.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site forms part of the open countryside between Droitwich Spa and Worcester. Although of a modest size, it is nevertheless part of this wider land and as such makes a Contribution to its role.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The harm to the Green Belt caused by development is judged to be significant to moderate , reflecting the open character of the site, its detachment from existing development and role as part of

Evaluation Question	Assessment
	a wider strategic Green Belt parcel which maintains the openness of the countryside between Droitwich Spa and Worcester.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Mitigation of impacts i.e. the removal of openness, cannot be mitigated.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The wider Green Belt would continue to perform its functions of preventing sprawl and encroachment.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site is bounded by Newland Common Road, otherwise boundaries are not substantive.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of this land would have a significant to moderate impact on the Green Belt, introducing built form into the open countryside, on a site which has largely insubstantial boundaries. Development would be incongruous with existing built form and the open character of the land.

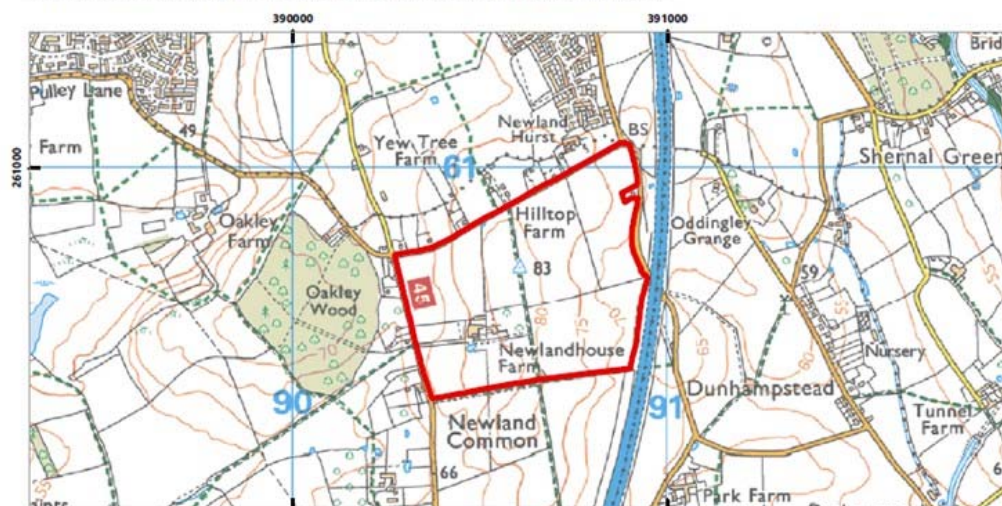
Land to the south of Newland Lane, east of Newland Common Road, Droitwich (CFS0459)

Location
Map and
Aerial

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User



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Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land in mixed arable/pasture use extending southwards from Newland Lane to Washpole Lane, bounded to the west by Newland Common Road and to the east by the M5 and Tagwell Road. The site is part of open countryside between Droitwich Spa and Worcester, characterised by undulating domed topography rising to 83m with a variety of short, medium and longer distance views within and across the site from the PRowWs which traverse and are adjacent to it (southern extent).		
	Visual Openness	Physical Openness	Boundary Quality
	Visual openness is high, reflecting the presence of medium and long-distance views to all points of the compass from inside the site as well as to the west from Newland Common Road.	Physical openness is high with minimal built form, with one isolated farmstead within the site.	The site is clearly bounded by roads to the west, north, east and south.



Contribution of the Site to Green Belt Purposes

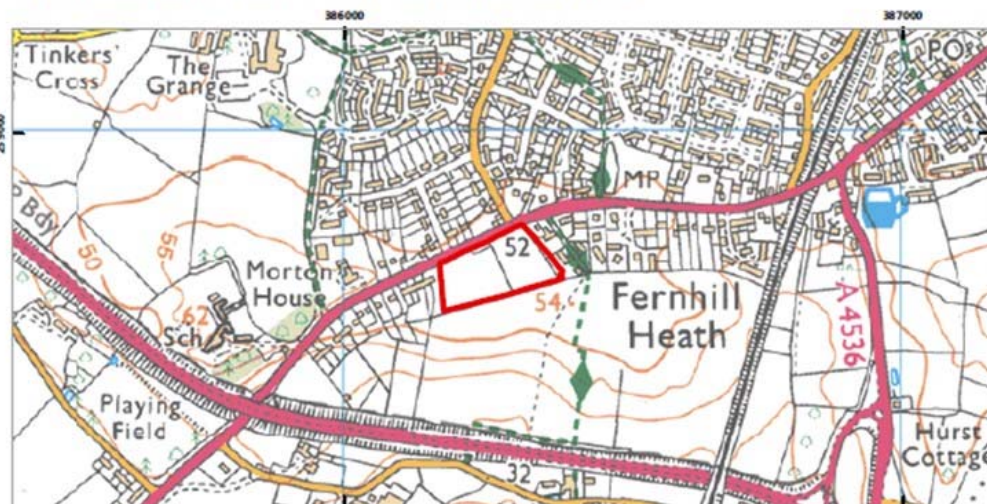
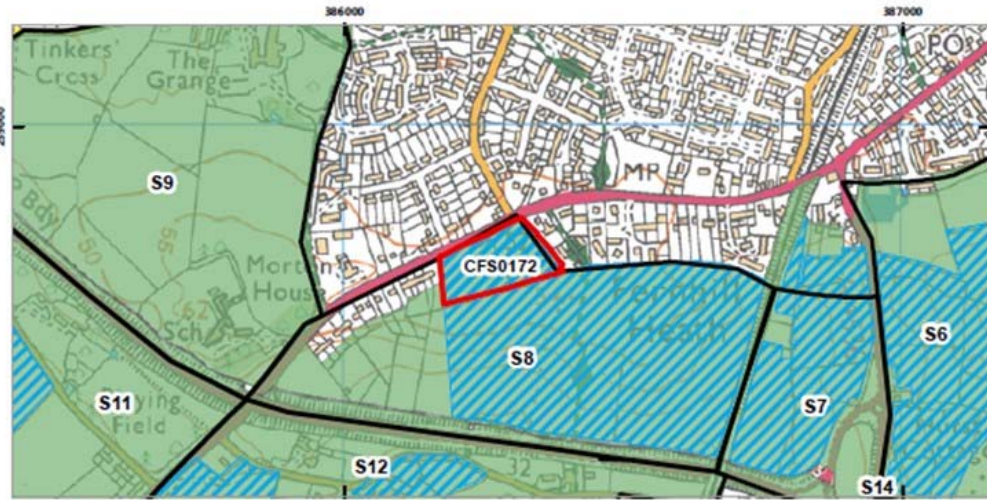
Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Significant Contribution The site is part of the remaining open countryside between Droitwich Spa and Worcester. Development would constitute the sprawl of Droitwich Spa beyond the established limit of this large built-up area formed by Newland Lane.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Significant Contribution The site forms part of the land separating Droitwich Spa and Worcester which strategically makes a Significant Contribution to this purpose. The site, by virtue of its size and location, makes a Significant Contribution to this purpose.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Significant Contribution The site is part of the open countryside between Droitwich Spa and Worcester and is judged to have a high level of visual openness and a high level of physical openness, both of which would be compromised by development.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution There is no visual connection with the historic core of Droitwich Spa or with a principal entrance to the town.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Significant Contribution The site forms part of a larger parcel (S3) which in turn forms part of the land between Droitwich Spa and Worcester, having a strong visual and physical openness, the land makes a Significant Contribution to the Green Belt in this location, strongly related to Green Belt to the west across Newland Common Road. The scale and location of the proposed site means that the Significant

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
		Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
		Contribution to Green Belt purposes in respect of preventing sprawl and encroachment and maintaining separation at the strategic scale also applies to the site scale.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The harm to the Green Belt caused by development is judged to be significant , reflecting the open visual and physical character of the land, development extending beyond established limits into unbounded open countryside which meets strategically significant Green Belt purposes.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Amelioration of the physical and visual impacts of development is unlikely to be effective given the degree of openness of the site and its open countryside character.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The adjacent Green Belt to the east, west and south would continue to serve its purposes in respect of preventing sprawl, maintaining separation and preventing encroachment, but would be compromised by virtue of the erosion of the Green Belt as a whole and its ability to perform a strategic role.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site's boundaries are largely defined by roads. However, an isolated area of Green Belt would remain between Tagwell Road and the M5.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of this land is judged to have a significant impact on the Green Belt through the erosion of its strategic role, in allowing the sprawl of the large built-up area of Droitwich Spa, the erosion of the strategic gap between Droitwich Spa and Worcester, and incremental encroachment into open countryside.

Land to the south of Droitwich Road, Fernhill Heath (CFS0172)

Location
Map and
Aerial

Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land immediately to the south of Droitwich Road in use as rough grazing. The site is broadly level but gently falls away on its southern extent, with long-distance views from the Droitwich Road across Worcester. There is no public access to the land.		
	Visual Openness Visual openness is high, reflecting the presence of long-distance views across the site from the Droitwich Road towards Worcester.	Physical Openness Physical openness is high, reflecting limited built development, with a small-holding to the southeast. The site is bordered to the east and west by residential properties.	Boundary Quality Droitwich Road forms a substantial northern boundary, with property boundaries to the east and west, and partially to the south defined by a substantial hedge, part of which is associated with the property boundary of a small-holding.



Contribution of the Site to Green Belt Purposes

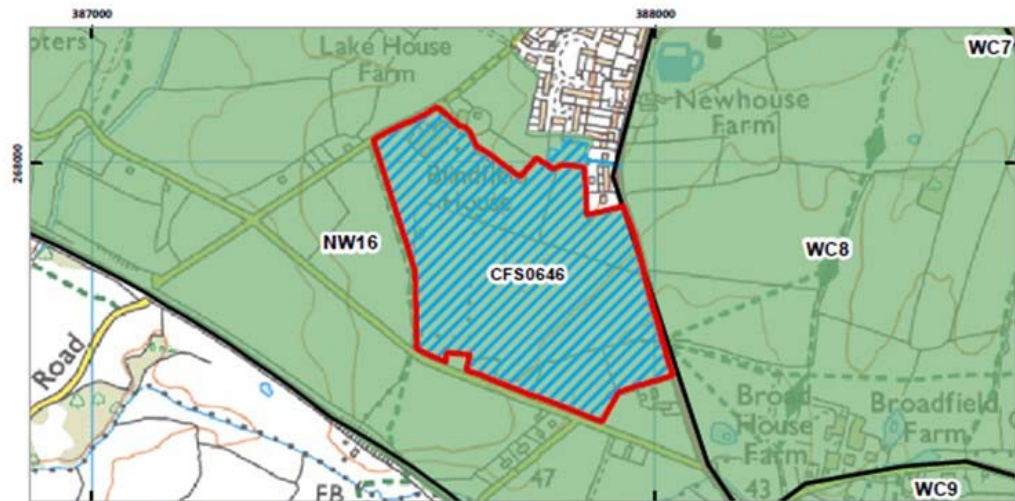
Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits,</i>	Preventing the unbounded and/or irregular extension of an urban area.	Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative Contribution The site makes a Contribution to containing the localised sprawl of Fernhill Heath, both along the Droitwich Road and southwards towards the A449.

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<i>in light of the presence of significant boundaries?</i>		
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Contribution The site is part of the wider tract of land to the north of the A449 which helps to maintain local separation between Worcester and Fernhill Heath.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site is part of open countryside to the south of Fernhill Heath. The site is bounded to the east and west by residential development and is the remaining gap to the south of the village, the contributes to maintaining its openness.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Contribution There are long-distance views of Worcester from the Droitwich Road across the land, thereby making a contribution to the setting of the City.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site forms part of the open countryside between Worcester and Fernhill Heath and is the remaining gap to the south of Fernhill Heath. There is an overall Contribution to the Green Belt maintaining openness in this location, enhanced by its elevated position with long-distance views over Worcester, thereby part of the setting of the City.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The harm to the Green Belt caused by development is judged to be significant to moderate , reflecting the open character of the site, physically and visually, being the remaining open gap to the south of Fernhill Heath offering extensive, long-distance views over Worcester. That said, the site is bounded on three sides and development would constitute a 'rounding-off' of the built form of the village in this location.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Mitigation of impacts i.e. the removal of openness, cannot be mitigated.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the south of the site would continue to perform its function of separating Worcester and Fernhill Heath and maintaining the openness of this elevated land which provides part of the context for the City of Worcester.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site is bounded by the Droitwich Road to the north and property boundaries to the east and west. The southern boundary is partly defined by a hedge and partly by a property boundary.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of this land would have a significant to moderate impact on the Green Belt, introducing built form into the remaining open land to the south of Fernhill Heath, thereby reducing the sense of openness in this location, emphasised by its elevated position. Whilst the land is enclosed on three sides, it nevertheless retains a sense of physical and visual continuity with the wider Green Belt immediately to the south which forms a significant part of the open land separating Worcester and Fernhill Heath.

Land to the south of Cutnall Green, Droitwich Spa (CFS0646)

Location
Map and
Aerial

Site Description
(land use, condition, degree of openness – visual and physical), boundary quality)

Land in pastoral use lying immediately to the south of Cutnall Green, broadly defined by the A442 Kidderminster Road, The Knoll and New Road. The land rises towards Cutnall Green from The Knoll, with expansive views across from surrounding roads. Boundaries comprise roads, hedgerows and property boundaries.

Visual Openness	Physical Openness	Boundary Quality
Visual openness is medium to high, reflecting rising, exposed character of the land, visible from surrounding roads.	Physical openness is high with minimal built form, there being a farmstead off New Road and a detached property off The Knoll.	High to the east, southwest and northwest, otherwise insubstantial being hedgerows.



Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Contribution The site makes a localised contribution in preventing the sprawl of Cutnall Green along the A442 Kidderminster Road.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site plays no role in this respect.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site is part of open countryside between Droitwich Spa and Kidderminster. Whilst the land contains settlement of various sizes and isolated farmsteads and dwellings, it has a predominantly rural character which is easily eroded by incremental development. The site's location to the south of Cutnall Green is clearly part of this open character and the introduction of built development would be intrusive.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site plays no role in this respect.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site forms part of the open countryside between Droitwich Spa and Kidderminster and whilst being in the vicinity of the

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
		Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
		village of Cutnall Green has only a limited physical connection with its built edge. The site also plays a role in preventing localised sprawl along the A44 and overall makes a Contribution to the Green Belt in this location.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The harm to the Green Belt caused by development is judged to be significant to moderate , reflecting the largely open visual and physical character of the land, development extending beyond established limits into open countryside. Development would be incongruous in respect of the scale of the existing settlement pattern and leave various semi-enclosed fragments of Green Belt without a clear purpose.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Mitigation of impacts is difficult to envisage given the topographical and open character of the land.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The surrounding Green Belt would continue to protect the open countryside from encroachment by incremental development.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Whilst the site is bounded by roads to the east and southwest, boundaries to the west and north are insubstantial.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of this land would have a significant to moderate impact on the Green Belt, introducing built form into open countryside, from a minimal connection with the established edge of a settlement. Whilst being contained to some degree by surrounding roads, various boundaries are insubstantial with a limited degree of permanence. Mitigation of physical and visual impacts is difficult to envisage.

Land to the north of Roman Way, west of Dodderhill Road/Crutch Lane, Droitwich (CFS0557a)



Site Description
(land use, condition, degree of openness – visual and physical), boundary quality)

Land in mixed arable/pasture use extending northwards from Roman Way, bounded to the east by Dodderhill Road/Crutch Lane, to north by a farm track and to the west by a hedged field boundary. The land rises around 15m from south to north and the site is part of open countryside to the north of Droitwich Spa characterised by undulating topography and a variety of short, medium and longer distance views. There is no public access, although a PRoW runs along the northern boundary.

Visual Openness	Physical Openness	Boundary Quality
Visual openness is moderate to high, reflecting the presence of short and medium-distance views into the site from Crutch Lane and PRoW to the north.	Physical openness is high to moderate with some built form, being various detached properties and a substantial farming enterprise.	There are clear boundaries to the south and east, comprising Roman Way and Dodderhill Road/Crutch Lane, less substantial to the north (a farm track) and a combination of hedgerows and property boundaries to the west.



View southwards from PRoW to north



View southwards from PRoW to north



View southwestwards from Crutch Lane

Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Significant Contribution The site is part of open countryside to the north of Droitwich Spa. Development is currently contained by Roman Way and the railway line. Breaching these substantial barriers would result in sprawl into open countryside. Locally, the Green Belt makes a Significant Contribution to prevent this from occurring, particularly where there are insubstantial external boundaries.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Contribution The site is part of the Green Belt which separates Droitwich Spa and Bromsgrove. Whilst being on the periphery of this land, the site nevertheless makes a Contribution to maintaining this separation.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site is part of the open countryside to the north of Droitwich Spa and is judged to have a mixed to high level of visual openness and a mixed to high level of physical openness, both of which would be compromised by development.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Contribution Whilst there is no visual connection with the historic core of Droitwich Spa, the land nevertheless forms part of the northerly context for the town and as such makes a Contribution to this purpose.

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Significant Contribution The site is part of a larger parcel (WC9) which is part of the open countryside to the north of Droitwich Spa. The site and the wider countryside in this location has a high to moderate degree of visual and physical openness and as such is sensitive to change. The site makes an overall Significant Contribution to Green Belt purposes, reflecting its role in preventing sprawl beyond the established limit of Roman Way, preventing encroachment, providing setting and being part of the land separating Droitwich Spa and Bromsgrove.

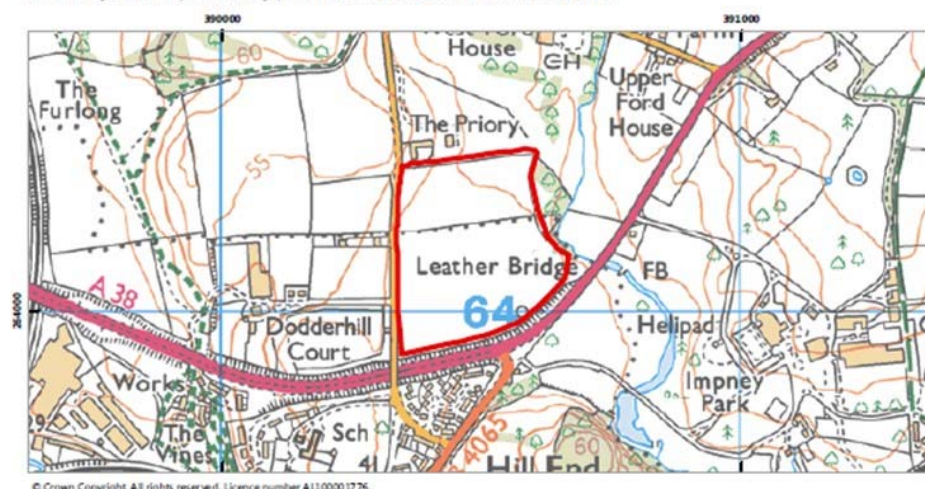
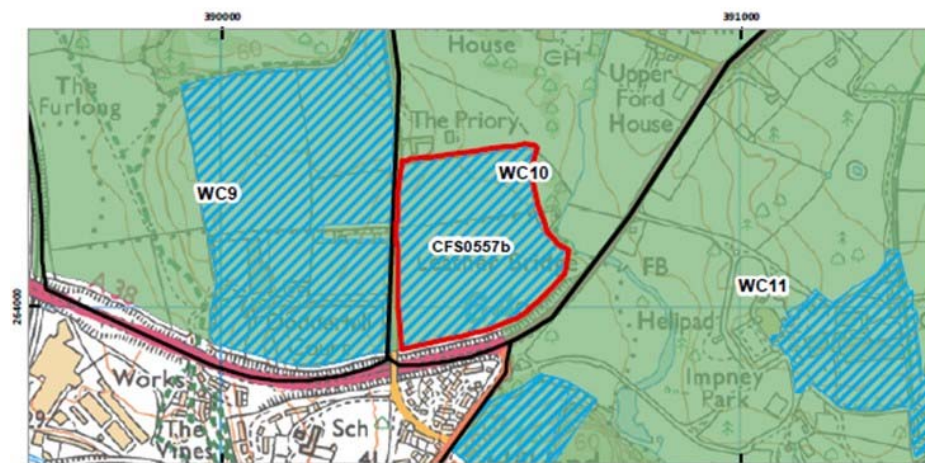
Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The harm to the Green Belt caused by development is judged to be significant to moderate , reflecting the largely open visual and physical character of the land, development extending beyond established limits into unbounded open countryside which strategically makes a Contribution to Green Belt purposes. The strategic role is reflected at the site scale where development would constitute a breach of established development boundaries and which cannot clearly be contained.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Given the degree of openness of the site and its relationship with the wider open countryside, amelioration of the physical and visual impacts of development is unlikely to be effective.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The adjacent Green Belt to the east, west and north would continue to serve its purposes in respect of preventing sprawl, maintaining separation and preventing encroachment, but would be compromised by virtue of the erosion of the Green Belt as a whole and a weakening of its strategic role.
Can a Green Belt boundary around the site be defined clearly, using physical	Whilst the site is bounded to the south and east, there are no permanent features to the north or west which could form

Evaluation Question	Assessment
features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	boundaries by which the site can be defined such that further extension into open countryside is clearly prevented.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of this land is judged to have a significant to moderate impact on the Green Belt through the erosion of its strategic role, in allowing the sprawl of the large built-up area of Droitwich Spa beyond clearly established boundaries and the incremental, unbounded encroachment into open countryside. Development would leave an isolated pocket of Green Belt currently covering two detached properties adjacent to Crutch Lane.

Land to the north of Roman Way/Bromsgrove Road, east of Dodderhill Road/Crutch Lane, Droitwich (CFS0557b)

Location Map and Aerial



Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land in mixed arable/pasture use extending northwards from Roman Way/Bromsgrove Road, bounded to the west by Dodderhill Road/Crutch Lane, to north by a hedged field boundary and to the east by a woodland edge. The site is largely at grade and the land is part of open countryside to the northeast of Droitwich Spa characterised by undulating topography and a variety of short, medium and longer distance views. There is no public access.		
	Visual Openness Visual openness is high, reflecting the presence of short and medium-distance views into the site from Crutch Lane.	Physical Openness Physical openness is high with no built form.	Boundary Quality There are clear boundaries to the south, west and east, comprising Roman Way/Bromsgrove Road, and Dodderhill Road/Crutch Lane, less substantial to the east (a woodland edge) and north, being a hedged field boundary, part of which is a property boundary adjacent to Crutch Lane.



Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
		Contribution

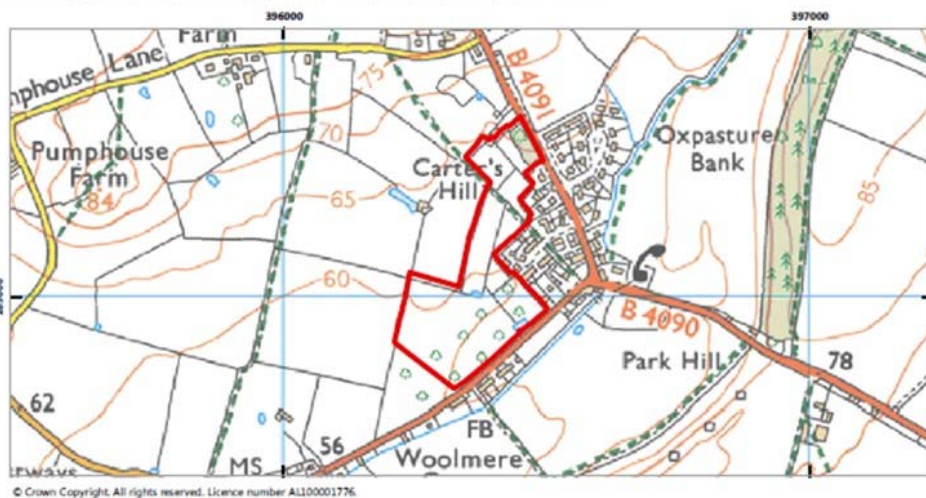
Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative The site is part of open countryside to the north of Droitwich Spa. Development is currently contained by Roman Way. Breaching this substantial barrier would result in sprawl into open countryside. Locally, the Green Belt makes a Contribution to preventing this from occurring, although the site is reasonably well contained, weakest to the north.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Contribution The site is part of the Green Belt which separates Droitwich Spa and Bromsgrove. Whilst being on the periphery of this land (northwest of the A38) the site nevertheless makes a Contribution to maintaining this separation.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site is part of the open countryside to the northwest of Droitwich Spa and is judged to have a high level of visual and physical openness, both of which would be compromised by development.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Contribution Whilst there is no visual connection with the historic core of Droitwich Spa, the land nevertheless forms part of the northerly context for the town and as such makes a Contribution to this purpose.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site is part of a larger parcel (WC10) which is part of the open countryside to the northwest of Droitwich Spa. The site and the wider countryside in this location has a high to moderate degree of visual and physical openness and as such is

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
		Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
		sensitive to change. The site makes an overall Contribution to Green Belt purposes, reflecting its role in preventing sprawl beyond the established limit of Roman Way, with additional Contributions in respect of preventing encroachment, providing setting and being part of the land separating Droitwich Spa and Bromsgrove.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The harm to the Green Belt caused by development is judged to be moderate to significant , reflecting the open visual and physical character of the land, development extending beyond established limits into open countryside which strategically makes a Significant Contribution to Green Belt purposes.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Given the degree of openness of the site and its relationship with the wider open countryside, amelioration of the physical and visual impacts of development is likely to only be partially effective.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The adjacent Green Belt to the east, west and north would continue to serve its purposes in respect of preventing sprawl, maintaining separation and preventing encroachment, but would be compromised by virtue of the erosion of the Green Belt as a whole and a weakening of its strategic role.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Whilst the site is clearly bounded to the south and west, and less so to the east, there is no permanent feature to the north which could form a boundary by which the site can be defined such that further extension into open countryside is clearly prevented.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of this land is judged to have a significant to moderate impact on the Green Belt through the erosion of its strategic role, in allowing the sprawl of the large built-up area of Droitwich Spa beyond clearly established boundaries, erosion of the strategic separation role in this locality and the incremental encroachment into open countryside.

Land to the west of Hanbury (CFS0289)

Location
Map and
Aerial

Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Situated immediately to the west of the village of Hanbury between the B4090 Salt Way and the B4091 Hanbury Road, the site rises south to north over 10m and comprises land in pastoral use. A PRoW traverses the site from southeast to northwest.		
	Visual Openness Visual openness is high to moderate, reflecting the presence of various short, and middle-distance views into and out of the site.	Physical Openness Physical openness is high with no built development on site.	Boundary Quality Boundaries are mixed, comprising roads to the southeast and north east, property boundaries to the east and hedgerows of varying strength to the west.



View southeastwards from Pumphouse Lane



View southeastwards from Pumphouse Lane



View southwards from Pumphouse Lane

Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Contribution Locally, the site contains the edge of Hanbury and although this is far from a large built-up area, in the absence of substantial boundaries to the west, the Green Belt serves to contain localised sprawl.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site makes no contribution to this purpose.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site is part of open countryside to the west of Hanbury where the Green Belt serves to contain pressures for incremental change which would cumulatively damage the open character of the land. Being directly connected to the built edge of Hanbury, the Green Belt serves a clear containment role, albeit on a relatively small scale. The absence of substantial boundaries to the west heightens this role.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site makes no contribution to this purpose.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The Green Belt serves to maintain the open character of the land in this locality, preventing incremental erosion of the countryside through the extension of

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<i>contribution of the site to the Green Belt?</i>		existing built development, maintaining the existing settlement pattern in scale and relationship with its open context. The site is part of this role making an overall Contribution to Green Belt purposes. Whilst the site is relatively remote from large built-up areas, it is nevertheless accessible, and sensitive to change. The absence of substantial boundaries to the west is problematic.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development would constitute a substantial intrusion into open countryside, both in absolute terms and relative to the size of Hanbury (almost doubling its footprint), As such, the harm to Green Belt is judged to be moderate to significant, the degree of harm is mitigated by the location of Hanbury adjacent to the southern edge of the Green Belt and the exclusion of the village itself from the Green Belt.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Amelioration of intrusion of built form into open countryside could only be partially successful, primarily through strengthening of landscape structure, but physical and visual openness would be lost.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	Green Belt to the west would continue protect open countryside from incremental encroachment and localised sprawl.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Whilst the site is bounded on three sides, the substantial western edge is problematic, with no significant boundary features which could contain development over the long term. Whilst the boundary hedgerows, could be strengthened by additional planting, this would create an arbitrary external limit to development.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site would have a harmful effect on the Green Belt in this location which is judged to be moderate to significant , reflecting the open character (visually and physically) of the site, the unbounded western edge and the proposed scale in relation to the receiving settlement. Together, these would create a degree of harm which would be difficult to mitigate.

Land to the east of The Ridgeway, Astwood Bank (CFS0004)

Location
Map and
Aerial

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User



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Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	A small site immediately to the east of The Ridgeway in turn part of the southern reaches of Astwood Bank. The site is a derelict former small-holding(?) set within a curtilage comprising developing scrub woodland. There is no public access to the site.		
	Visual Openness	Physical Openness	Boundary Quality
	Visual openness is moderate to high, with extensive, long-distance views across the land from the elevated position of The Ridgeway to open countryside to the east.	Physical openness is moderate, with various derelict buildings.	Boundaries appear to be strong, defined by The Ridgeway, adjacent residential property and a substantial hedgerow.



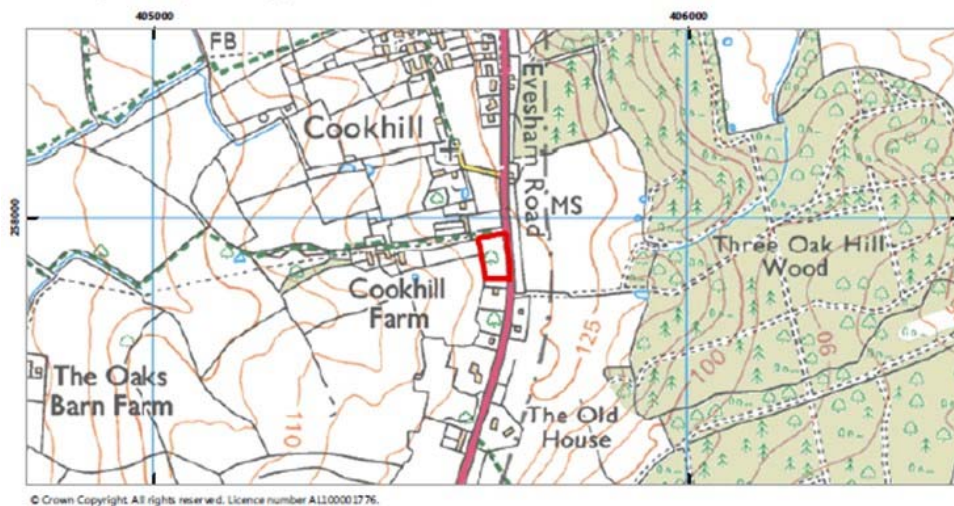
Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative Contribution The site is part of localised sprawl, historic sprawl along The Ridgeway. Green Belt washes over development in this locality to prevent intensification of this character, where, particularly to the east of The Ridgeway, there is a reasonably strong sense of openness associated with larger

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
		Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
		properties set in extensive grounds and starting with this site.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site makes no contribution to this purpose.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution Whilst the site is part of a longer run of development on both sides of The Ridgeway, it nevertheless forms part of the settlement pattern of the open countryside in this location, that is fragmented development of varying density arranged along The Ridgeway and feeder roads to the west. Development is washed over by Green Belt as part of this semi-open countryside character.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site makes no contribution to this purpose.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site makes an overall Contribution to Green Belt purposes reflecting its role as part of the semi-open character of land arranged The Ridgeway, particularly to the east where there are glimpsed, extensive views, particularly across this site. The intensification of localised sprawl is prevented, along with the maintenance of a wider sense of openness reflected in Green Belt washing over development in this locality.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development of the site is judged to result in moderate to limited harm to the Green Belt, reflecting the site's character as holding a relatively high degree of openness, yet being small and reasonably well contained. Whilst landscape is a separate issue, there is clear contribution to maintaining open views to the east, and by implication as sense of openness before contiguous development immediately to the north closes off views to the east.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Given the relatively high degree of enclosure which already exists, it is difficult to envisage how the impact of development could be ameliorated, although this would much depend upon the density of built form.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the north, west and south would continue to prevent further intensification of built form in this locality, although this role would be weakened by the development of this site given that site would need to remain in the Green Belt for the sake of continuity.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site is well bounded on three sides, less to the east, although exclusion of the site from the Green Belt would be incongruous in light of the wider pattern of the Green Belt in this locality and its function.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site is judged to result in moderate to limited harm to the Green Belt, reflecting its size and bounded character, balanced against a clear role as part of the open character of built form in this locality and the role of Green Belt in limiting intensification along The Ridgeway.

Land to the west of the Evesham Road, Cookhill (CFS0859)**Location
Map and
Aerial**

Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land adjacent to the A441 Evesham Road with dominated by developing scrub, and bounded by the A441 to the east, a farm access road to the north and a property boundary to the south. The western boundary appears to be a substantial hedgerow. There is no public access to the site.		
	Visual Openness Visual openness is moderate, reflecting the availability of views in from the A441, interrupted by maturing scrub woodland. There are no views to the wider Green Belt to the east.	Physical Openness Physical openness is high reflecting the absence of built structures.	Boundary Quality Boundaries are robust to the east, north and west, formed by roads and property boundaries. To the east, the quality of the boundary is less clear, but appears to be a substantial hedgerow separating the site from pastureland beyond.

Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Contribution Locally, the Green Belt prevents the further accumulation of built development along the A441 associated with the village of Cookhill which has grown as a cluster at the junction of Oak Tree Lane with the A441, but also in a linear fashion along the A441.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The Green Belt does not prevent merger of settlements in this specific locality.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site is part of Green Belt which prevents the incremental erosion of open land by development which cumulatively is likely to result in a reduction in openness if unchecked. The established settlement pattern which is a balance of clustered and linear character is maintained.

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site makes no contribution to this purpose.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site overall makes a Contribution to Green Belt purposes reflecting its localised role in preventing sprawl along the A441 and wider incremental encroachment of development into open countryside. The Green Belt in this location protects the established balance between built development and open countryside associated with Cookhill and its environs which would need to be reflected in any introduced built development.

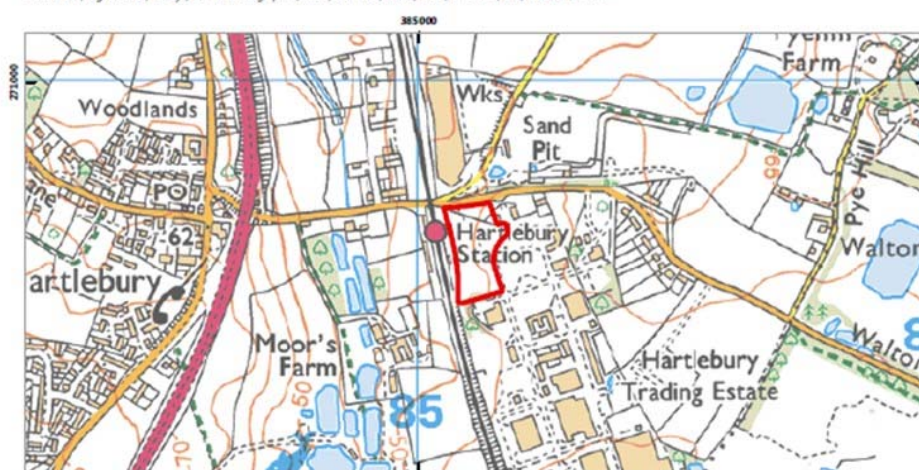
Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development of this site is judged to result in a moderate to limited degree of harm to the Green Belt, resulting from the incremental addition of linear development along the A441 which constitutes localised sprawl, along with the additional encroachment of development into open countryside, albeit part of an existing settlement pattern.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Given the relatively high degree of enclosure which already exists, it is difficult to envisage how the impact of development could be ameliorated, although this would much depend upon the density of built form.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The wider Green Belt of which the site is a part would continue to protect the countryside from encroachment and localised sprawl.
Can a Green Belt boundary around the site be defined clearly, using physical	The site is well bounded on three sides, less to the east, although exclusion of the site from the Green Belt would be incongruous in

Evaluation Question	Assessment
features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	light of the wider pattern of the Green Belt in this locality and its function.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site is judged to result in moderate to limited harm to the Green Belt, reflecting its size and bounded character, balanced against a clear role as part of the open character of built form in this locality and the role of Green Belt in limiting intensification along the Evesham Road.

Site CFS0061a – Land to the south of Walton Road, east of the railway line, Hartlebury Trading Estate

**Location
Map and
Aerial**



Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land in amenity grassland use forming the landscape context for the northerly buildings of the Hartlebury Trading Estate.		
	Visual Openness Visual openness is medium to high reflecting the use of the amenity use of the land. There are short distance views into the land from Walton Road.	Physical Openness Physical openness is high reflecting the absence of built development.	Boundary Quality The land is bounded to the east (estate road), west (industrial properties adjacent to the railway line) and north (Walton Road), with no defined boundary to the south.



View southwards from Walton Road



View southwards from Walton Road

Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative Limited Contribution The site is part of the curtilage of the Hartlebury Trading Estate and is strongly bounded to the north and west. Consequently, there is no risk of unrestricted sprawl.

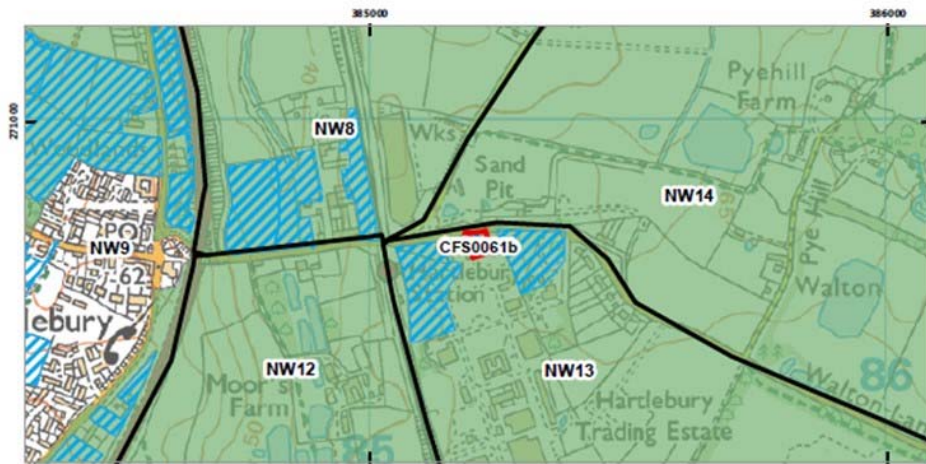
Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site does not contribute to preventing the merger of towns or settlements.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site is within the curtilage of the Hartlebury Trading Estate and is strongly bounded, with no risk of encroachment into open countryside. However, the site has an open quality which together with land to the east along Walton Road, is part of the transition to open countryside.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site is not part of the setting of an historic town or settlement.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site is well contained as part of the curtilage of the Hartlebury Trading Estate and whilst development would be contained, the site has an open quality related to land to the east along Walton Road. As such the site makes a Contribution to the Green Belt by maintaining this sense of openness, albeit localized.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development would not harm the Green Belt in the sense of contributing to intrusion into open

Evaluation Question	Assessment
	countryside, although the site's open character as part of the context for the Hartlebury Trading Estate means that there is a relationship between the site and the wider countryside to the west, north and east, albeit limited.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Whilst development of the site would be clearly bounded, the site nevertheless retains an open quality associated with curtilage of the Trading Estate.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The adjacent Green Belt to the north and west would continue to perform its principal function of preventing the encroachment of development into open countryside.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site boundary is clearly defined on three sides, less clearly to the south.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	The site is of medium size and clearly bounded and retains a degree of open character being outside the MDS boundary but context for the MDS. Whilst this overall openness would be lost through development, there is the opportunity through the masterplanning to limit the density, height and extent of development as well as boundary treatment to limit visual intrusion. As such development of the site is judged to result in a limited to moderate degree of harm to the Green Belt.

Site CFS0061b – Land to the south of Walton Road

Location
Map and
Aerial

Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land off Walton Road, forming part of the northerly context for the Hartlebury Trading Estate. In amenity grassland use.		
	Visual Openness	Physical Openness	Boundary Quality
	Visual openness is high, with views in from Walton Road.	Physical openness is high reflecting its use as amenity grassland.	The site is bounded to the north by Walton Road, to the west by an estate road, and to the west and south by property boundaries.



View southwestwards from Walton Road

Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Limited Contribution Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
		The site is part of the curtilage of the Hartlebury Trading Estate and is strongly bounded to the north, east and west. Consequently, there is no risk of unrestricted sprawl.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site does not contribute to preventing the merger of towns or settlements.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness,</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution The site is within the curtilage of the Hartlebury Trading Estate and is strongly

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
<i>particularly in light of proximity to a settlement edge?</i>		Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site is not part of the setting of an historic town or settlement.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site is well contained as part of the curtilage of the Hartlebury Trading Estate and whilst development would be contained, the site has an open quality related to land to the east along Walton Road. As such the site makes a Contribution to the Green Belt by maintaining this sense of openness, albeit localised.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development would not harm the Green Belt in the sense of contributing to intrusion into open countryside, although the site's open character as part of the context for the Hartlebury Trading Estate means that there is a relationship between the site and the wider countryside to the west, north and east, albeit limited.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Whilst development of the site would be clearly bounded, the site nevertheless retains an open quality associated with curtilage of the Trading Estate.

Evaluation Question	Assessment
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The adjacent Green Belt to the north, east and west would continue to perform its principal function of preventing the encroachment of development into open countryside.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site boundary is clearly defined on three sides, less clearly to the south.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	The small site is clearly bounded and retains a degree of open character being outside the MDS boundary but context for the MDS. Whilst this overall openness would be lost through development, there is the opportunity through the masterplanning to limit the density, height and extent of development as well as boundary treatment to limit visual intrusion. As such development of the site is judged to result in a limited to moderate degree of harm to the Green Belt

Site CFS0061c – Land to the west of Beech Drive

Location
Map and
Aerial

Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Grass and trees which is part of amenity land associate with the Hartlebury Trading Estate.		
	Visual Openness	Physical Openness	Boundary Quality
	Visual openness is limited low to moderate, limited by vegetation and the enclosure of surrounding development.	Physical openness is high, being amenity land associated with the Trading Estate.	Bounded by development and railway line.

Contribution of the Site to Green Belt Purposes

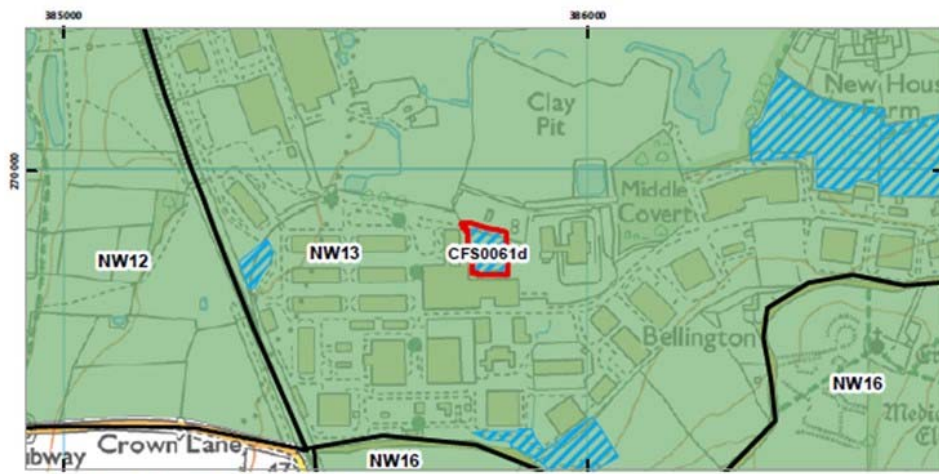
Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Limited Contribution Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative The site is part of the curtilage of the Hartlebury Trading Estate and is strongly bounded to the north and west. Consequently, there is no risk of unrestricted sprawl.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site does not constitute to preventing the merger of towns or settlements.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Limited Contribution The site is within the curtilage of the Hartlebury Trading Estate and is strongly bounded, with no risk of encroachment into open countryside.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site is not part of the setting of an historic town or settlement.

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
<i>Conservation Area) of an historic town or settlement?</i>		Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Limited Contribution The site is part of the curtilage of the Hartlebury Trading Estate with little or no connection to wider open land to the west, making a Limited Contribution to Green Belt purposes.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development would not harm the Green Belt in the sense of contributing to intrusion into open countryside.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Development of the site would be clearly bounded.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The adjacent Green Belt to the west would continue to perform its principal function of preventing the encroachment of development into open countryside.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site boundary is clearly defined on all sides
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	The site is of small scale and clearly bounded and development would be a clear extension of existing development. As such development of the site is judged to result in a limited degree of harm to the Green Belt

Site CFS0061d – Land to the north of Oak Drive

Location
Map and
Aerial

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User



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Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Visual Openness	Physical Openness	Boundary Quality
	Visual openness is low to medium reflecting the enclosure of the site by significant built form to the west and south and emerging scrub vegetation.	Physical openness is high, being undeveloped land.	Boundaries to the west and south are strong being built form and Oak Drive respectively. The boundary appears undefined to the east.

Contribution of the Site to Green Belt Purposes

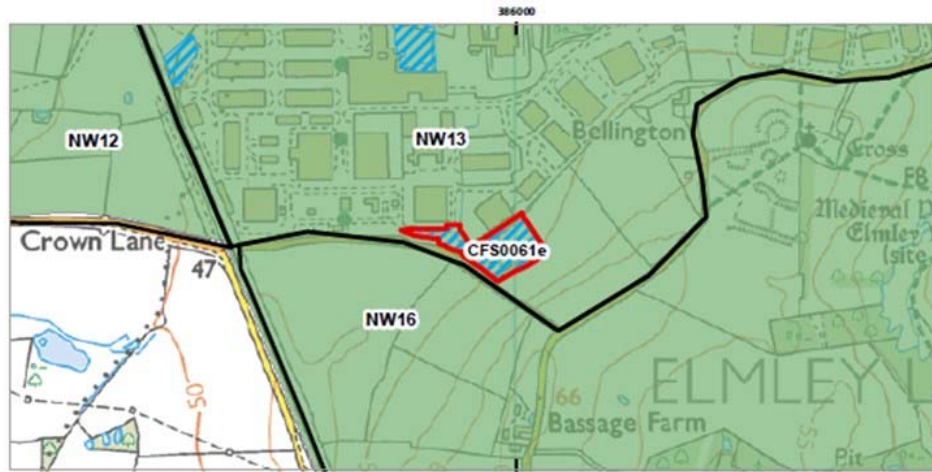
Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Limited Contribution The site is part of the curtilage of the Hartlebury Trading Estate and is strongly bounded to the north and west. Consequently, there is no risk of unrestricted sprawl.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site does not constitute to preventing the merger of towns or settlements.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Limited Contribution The site is within the curtilage of the Hartlebury Trading Estate with no risk of encroachment into open countryside.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution The site is not part of the setting of an

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution</u> / <u>Contribution</u> / <u>Limited or No Contribution</u> , with accompanying narrative
<i>Conservation Area) of an historic town or settlement?</i>		historic town or settlement.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Limited Contribution The site is part of the curtilage of the Hartlebury Trading Estate with little or no connection to wider open land to the north, making a Limited Contribution to Green Belt purposes.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development would not harm the Green Belt in the sense of contributing to intrusion into open countryside.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Development of the site would be bounded on two sides.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The adjacent Green Belt to the west would continue to perform its principal function of preventing the encroachment of development into open countryside.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site could be clearly defined on all sides through additional boundary definition to the north and east.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	The site is of small scale and development would be a clear extension of existing development. Although boundaries to the north and east are not substantial, development of the site is judged to result in a limited degree of harm to the Green Belt.

Site CFS0061e – Land to the northeast of Crown Lane

Location
Map and
Aerial

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User



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Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land to the northeast of Crown Lane, immediately adjacent to the Hartlebury Trading Estate, under rough grass/scrub and the containing various disused structures indicating previously developed character. The site rises gently to the southeast over around 5m, with glimpsed views across from Crown Lane.		
	Visual Openness	Physical Openness	Boundary Quality
	Visual openness is judged to be mixed, reflecting the presence of several derelict structures, set within a wider defined parcel which has an open quality. The site is adjacent to substantial structures associated with Hartlebury Trading Estate which are visually contained by a strong tree belt.	Physical openness is judged to be mixed reflecting the presence of several derelict structures on the site.	The site is a distinct parcel of land by virtue of the contrast between its rough grassland/scrub land cover and the wider arable field to the southeast. However, the dividing boundary between the two appears to be a low hedge. To the southwest, Crown Lane forms a clear boundary feature. The boundary between the site and the Trading Estate consists of a substantial tree-belt.



View northeastwards from Crown Lane



View northwestwards from Crown Lane

Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Contribution Hartlebury Trading Estate is classed as a Major Developed Site and contains substantial built development, some of which is densely arranged particularly in this south/southeastern area. As such there is potential for localised sprawl into adjacent open countryside, particularly where the boundaries of the Trading Estate are not clearly defined by physical features. The Green Belt therefore makes a Contribution to preventing this irregular extension.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site plays no role in preventing the merger of built-up areas.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution Whilst the site is not open countryside <i>per se</i>, it nevertheless exhibits an open character visually related to the open arable land to the southeast, which Green Belt policy protects from incremental encroachment.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution There is no relationship between the site and a cultural heritage designation.
		Contribution

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u>, with accompanying narrative The site makes a Contribution to Green Belt purposes in respect of preventing the encroachment of built form into open countryside to the southeast of Hartlebury Trading Estate which itself is of a substantial scale and relatively dense built form. The land forms part of the transition of built form to open countryside off Crown Lane and as such performs a containment function, notwithstanding its apparently (limited) previously developed character.

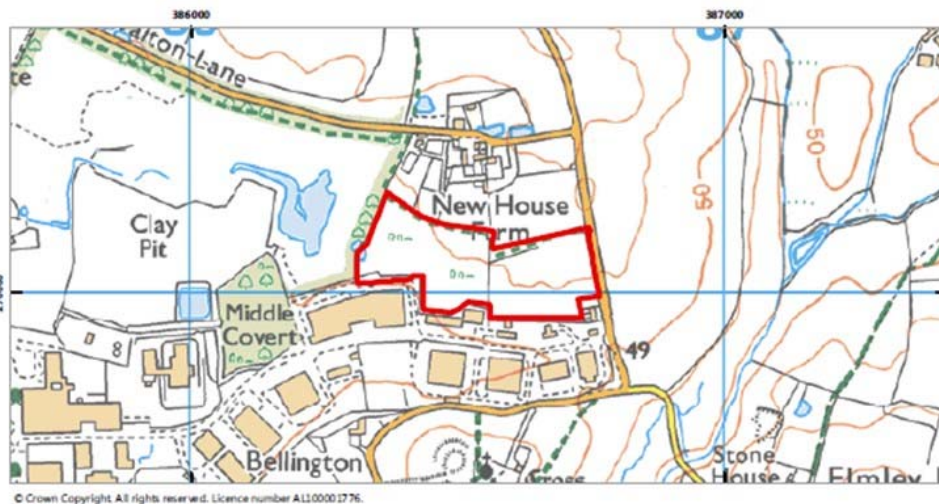
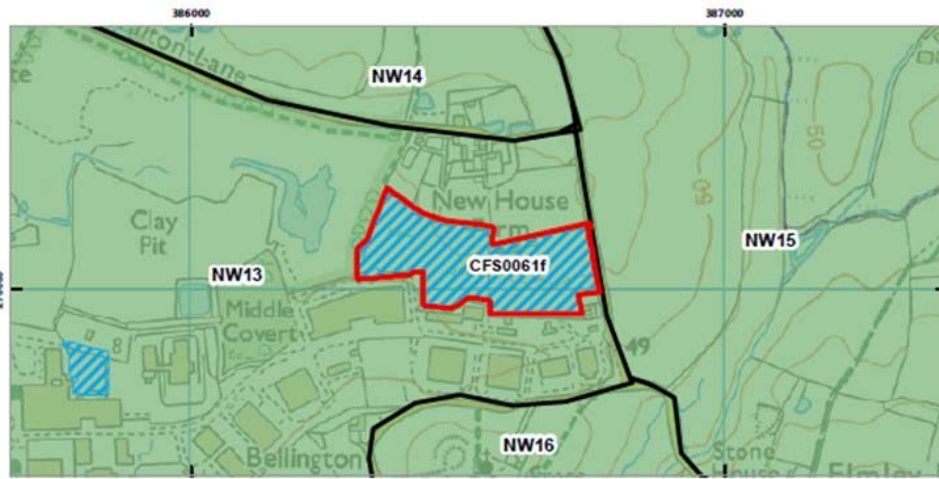
Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development of the site would be an extension of dense built form of Hartlebury Trading Estate into open land to the southeast, albeit apparently of a previously developed character. As such there would be a moderate degree of harm to the openness of the Green Belt, although more limited harm to its purposes of preventing sprawl and encroachment, reflecting its size, adjacency to the Trading Estate and semi-bounded character.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	A degree of mitigation of the visual impact of development would be possible through boundary treatment, although the extension of the Trading Estate could not be disguised.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	Green Belt to the east and south would continue to perform its role of protecting the open countryside from the incremental encroachment of development.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The existing hedgerow boundary feature could be used as the basis of a permanent boundary.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Whilst the site is of a medium scale, of apparently previously developed character, moderately well defined by a boundary hedgerow, and development would be an extension of the

Evaluation Question	Assessment
	Trading Estate, there would nevertheless be a moderate degree of harm to the Green Belt . This reflects the open physical and visual quality of the site which forms a transition (albeit modest) between the extensive and dense built-up character of the Trading Estate and open countryside to the southeast.

Site CFS0061f – Land to the north of Oak Drive, west of Ryeland Lane

**Location
Map and
Aerial**



Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land to the north of Oak Drive comprising unmanaged scrub land, bounded to the east by Ryeland Lane, to the north by a substantial hedgerow, to the west by a woodland belt screening the quarry and to the south by the discontinuous boundary created by buildings immediately off Oak Drive. There is no public access to the land, although a Public Right of Way (footpath) forms runs along the northern boundary. The site is largely flat although there is a gentle rise over 5m towards the north/northeast.		
	Visual Openness Visual openness moderate to high, limited by the presence of substantial scrub vegetation, although there are views across from the peripheral PRow to the north. Substantial boundary planting associated with the quarry workings limits views to the west, and views in from Ryeland Lane are limited by a substantial hedgerow.	Physical Openness Physical openness is high reflecting the absence of built development, although the site abuts the various (some substantial) commercial buildings off Oak Drive.	Boundary Quality Whilst the site is reasonably well defined, but these boundaries are only substantive to the east (Ryeland Lane) and to a lesser to the south (discontinuous built development off Oak Drive), with the northern boundary being an overgrown hedge and a more substantial tree belt to the west.



View southwards from internal PRow



View westwards from internal PRow



View southwestwards towards the site from Ryeland Lane

Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Contribution Hartlebury Trading Estate is a classed as a Major Developed Site and contains substantial built development, some of which is densely arranged. As such there is potential for localised sprawl into adjacent open countryside, particularly where the boundaries of the Trading Estate are not clearly defined by physical features. The Green Belt therefore makes a Contribution to preventing this irregular extension.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site plays no role in preventing the merger of built-up areas.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution Whilst the site is not open countryside <i>per se</i> , it nevertheless exhibits an open character which Green Belt policy protects from incremental encroachment.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution There is no relationship between the site and a cultural heritage designation.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site makes a Contribution to Green Belt purposes in respect of preventing the encroachment of built form into semi-open countryside to the north of

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<i>contribution of the site to the Green Belt?</i>		Hartlebury Trading Estate which itself is of a substantial scale and relatively dense built form. The land forms part of the transition of built form to open countryside beyond Ryeland Lane/Walton Road and as such performs a containment function.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development of the site would introduce built form into open land, extending northwards the footprint of commercial units currently arranged along Oak Drive. The size of the site means that the degree of physical and visual intrusion is
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Visual mitigation of development through additional boundary treatment would also help to further physical define site boundaries, although in the absence of permanent features, these will remain less than substantial.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the north and west will continue to protect semi-open countryside from encroachment (albeit contained by the Ryeland Lane/Walton Road and the presence of a significant quarry site). Green Belt to the east and north beyond Ryeland Lane/Walton Road will continue to serve clear Green Belt purposes of protecting the open countryside from encroachment.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The presence of Ryeland Lane and a substantial hedgerow/woodland belt planting to the west forms the basis of an external boundary, although the northern boundary is less robust, being an overgrown hedgerow.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site would by definition be inappropriate and therefore harmful to the Green Belt. The degree of harm to the Green Belt as a result of site development is judged to be moderate to limited , reflecting the relationship of the site to existing development at Hartlebury Trading Estate, the reasonably well-defined character of the site, balanced against its size and relationship with the wider setting of semi-open countryside.

Site CFS0799 – Land to the south of Walton Road, east of Hartlebury Trading Estate

Location
Map and
Aerial

Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land situated immediately to the south of Walton Road, northeast of the Hartlebury Trading Estate. The site appears to be mown grassland used for hay cropping, with land to the east possibly part of the curtilage of a dwelling house. The site is visible only from Walton Road.		
	Visual Openness	Physical Openness	Boundary Quality
	Visual openness is moderate with dense hedgerows along Walton Road restricting views in.	Physical openness is high to moderate reflecting the presence of some built structures on the land.	There are robust boundaries to the north and west (Walton Road and the Hartlebury Trading Estate respectively), whilst the boundary to the south is less clear, being part of a residential property.



View southeastwards from Walton Road



View southwestwards from Walton Road

Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Preventing the unbounded and/or irregular extension of an urban area.	Contribution The Green Belt in this location is broadly contained by Walton Road forming a clear edge to built development associated with Hartlebury Trading Estate to the west and residential development to the southeast. However, the site is part of an arc of Green Belt southwest of Walton Road which performs a localised role of preventing sprawl from the Trading Estate to the south and west.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site makes no direct contribution to preventing the merger of settlements.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution Whilst the site is not part of the open countryside, it nevertheless contributes a degree of openness to the locality which is easily eroded. The adjacent residential development to the southeast and the Hartlebury Trading Estate to the west at the entrance with Walton Road, retain a modest sense of openness.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution There is no visual relationship between the site and the Hartlebury Conservation Area to the west of the A449.

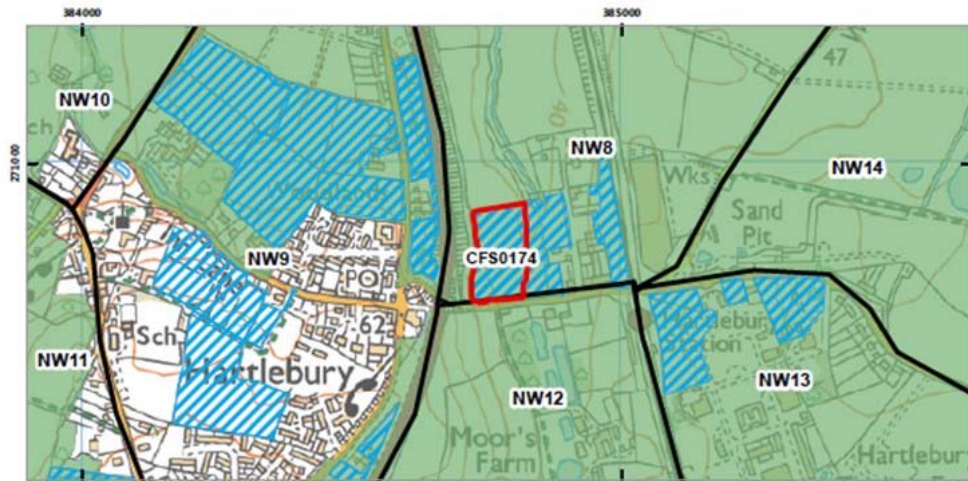
Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution</u> / <u>Contribution</u> / <u>Limited or No Contribution</u> , with accompanying narrative
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site makes an overall Contribution to Green Belt purposes, reflecting its role in maintaining a degree of openness of the wider tract of land to the southwest of Walton Road. Although bordered by residential development to the southeast along Walton Road, this is of relatively low density and is part of the semi-rural character.

Implications of Site Development

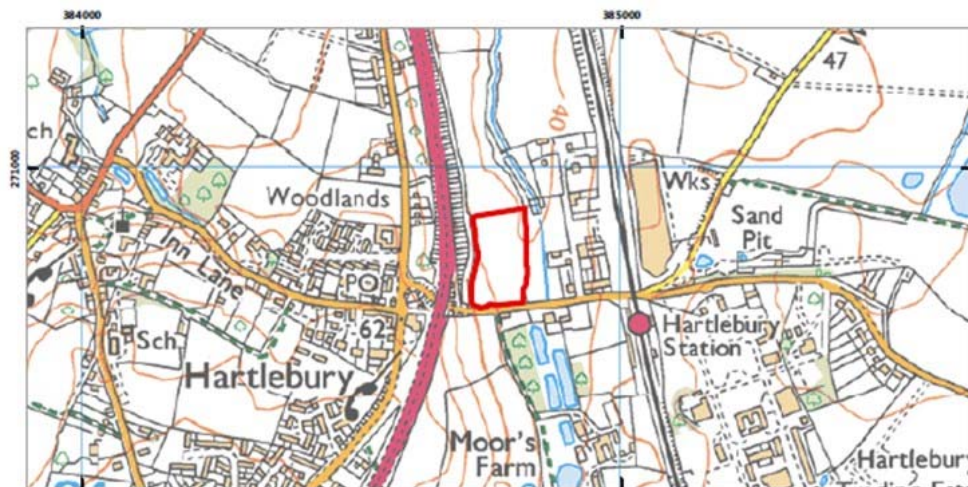
Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development of the site would contribute to the urbanisation of this semi-rural land and be moderately harmful, tempered by the role of Walton Road as a significant northern boundary and the presence of built development in the form of low density housing along Walton Road and the Hartlebury Trading Estate to the west.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Development could, in principle, be mitigated through additional boundary treatment along Walton Road.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The wider Green Belt to the southeast of the site and across Walton Road to the north/northeast would continue to serve its role in preventing encroachment of development into open countryside. Removal of the site from the Green Belt on its own would be incongruous and potentially prejudice the role of the Green Belt which washes over residential development to the southeast.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Boundaries could be defined to the north and west, whilst the southern boundary is less clear.

Evaluation Question	Assessment
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site for housing would, by definition, be in appropriate and therefore harmful to the Green Belt. The degree of harm is judged to be moderate , reflecting the introduction of further residential development into a semi-rural area. Whilst the Hartlebury Trading Estate is a clearly the dominant presence in the locality, additional development would contribute to a sense of urbanisation.

Site CFS0174 – Land to the north of Station Road, east of the A449

Location
Map and
Aerial

Source: Burt, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User



Site Description (land use, condition, degree of openness – visual and physical), boundary quality)	Land situated immediately to the north of Station Road and east of the A449, Hartlebury. The land is under pasture and forms part of wider open countryside to the east of the A449 centred on the course of an unnamed stream. There is some residential and commercial development to the east of the site off Moors Avenue, but this is fragmented and not adjacent to the site.		
	Visual Openness Visual openness of the land is judged to be moderate to high, reflecting the presence of views across the site from Station Road.	Physical Openness Physical openness is judged to be high reflecting the absence of built development.	Boundary Quality The site is bounded by Station Road to the south and the embankment of the A449 to the west, with boundaries to the east and north being the lines of remnant hedgerows.



Contribution of the Site to Green Belt Purposes

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond</i>	Preventing the unbounded and/or irregular extension of an urban area.	Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative Contribution The Green Belt in this location helps to prevent the localised sprawl of development into open land to the east of the A449. Development is

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
<i>established limits, in light of the presence of significant boundaries?</i>		presently largely contained to the west of the A449 and to the east of the Kidderminster – Droitwich railway, with some fragmented commercial and residential development at Moors Avenue off Station Road.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Preventing the actual or perceived merger of towns and/or parts thereof.	Limited Contribution The site makes no direct contribution to preventing the merger of settlements per se, although it is part of open land between contiguous development at Hartlebury village and Hartlebury Trading Estate.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Maintaining the visual and physical openness of the countryside in the locality.	Contribution Whilst set between the A449 and the Kidderminster – Droitwich railway line, the land nevertheless has an open countryside character and is clearly part of the wider open countryside to the north, south and east (notwithstanding the presence of the Hartlebury Trading Estate to the east).
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	The likely impact on the setting of a town or settlement (in particular a Conservation Area).	Limited Contribution There is no visual relationship between the site and the Hartlebury Conservation Area to the west of the A449.
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The overall contribution of the site to the Green Belt, both individually and in a wider context.	Contribution The site makes an overall Contribution to Green Belt purposes, reflecting its role as part of open land to the east of the A449 and between the A449 and the Kidderminster – Droitwich railway line in particular. The land prevents further localised sprawl (of which there is some evidence off Station Road at Moors Avenue and prevents incremental encroachment into the open countryside in this

Green Belt Purpose	Assessment Criteria: in light of the assessment of the parent parcel(s), what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
		Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
		location.

Implications of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development of the site would, by definition, be inappropriate and result in a moderate to significant degree of harm to the Green Belt. Whilst only a relatively small part of the wider strategic parcel identified to the north of Station Road and bounded on two sides by Station Road and the A449, the land is clearly part of open countryside between the A449 and the Kidderminster – Droitwich railway line.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Development would introduce built development into open countryside and could not be readily mitigated through boundary planting, for example.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the north, east and south would continue to serve Green Belt purposes of preventing encroachment into open countryside and localised sprawl.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Although bounded to the south and west, there are no substantive boundaries to the north or east to prevent the encroachment of development in the longer term.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site is judged to result in a moderate to significant degree of harm to the Green Belt, reflecting the location of the land as part of open countryside to the east of the A449 and the unbounded character of the site to the east and north. Notwithstanding the presence of the Hartlebury Trading Estate to the south west, development for commercial or residential uses would be incongruous and damage the purposes of the Green Belt in this location, being to prevent encroachment into open countryside and prevent localised sprawl.

