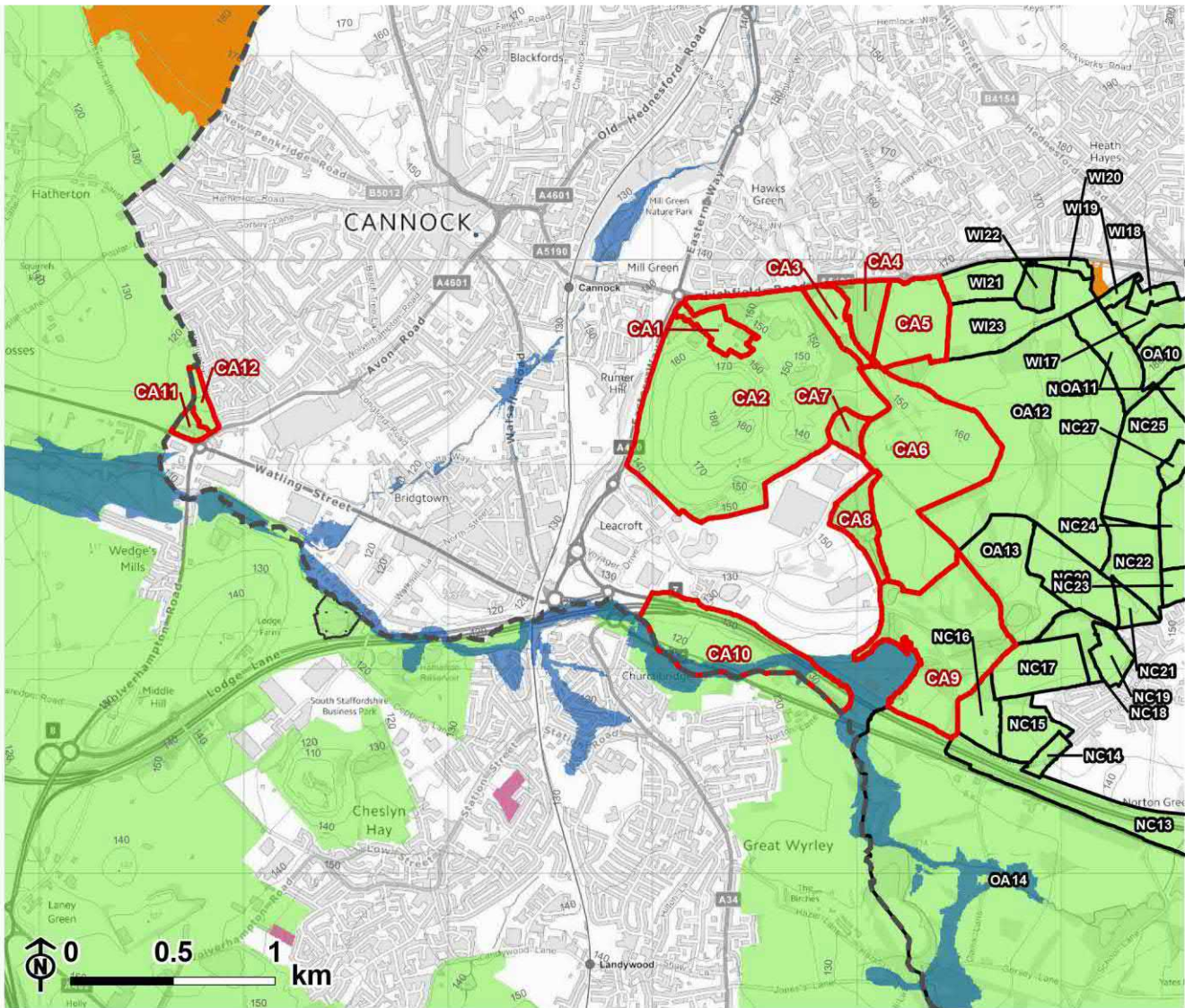


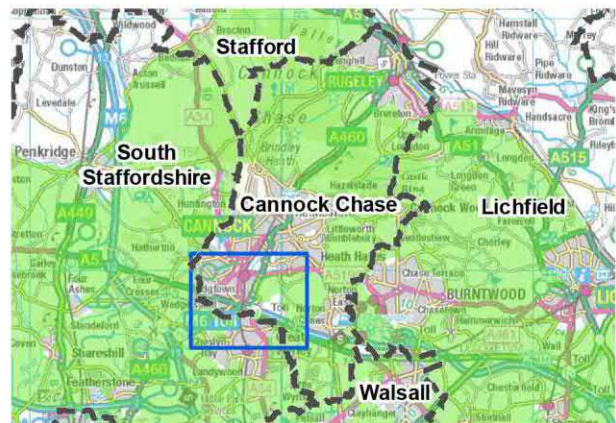
Appendix B

**Detailed Harm
Assessments
Cannock and
Churchbridge**

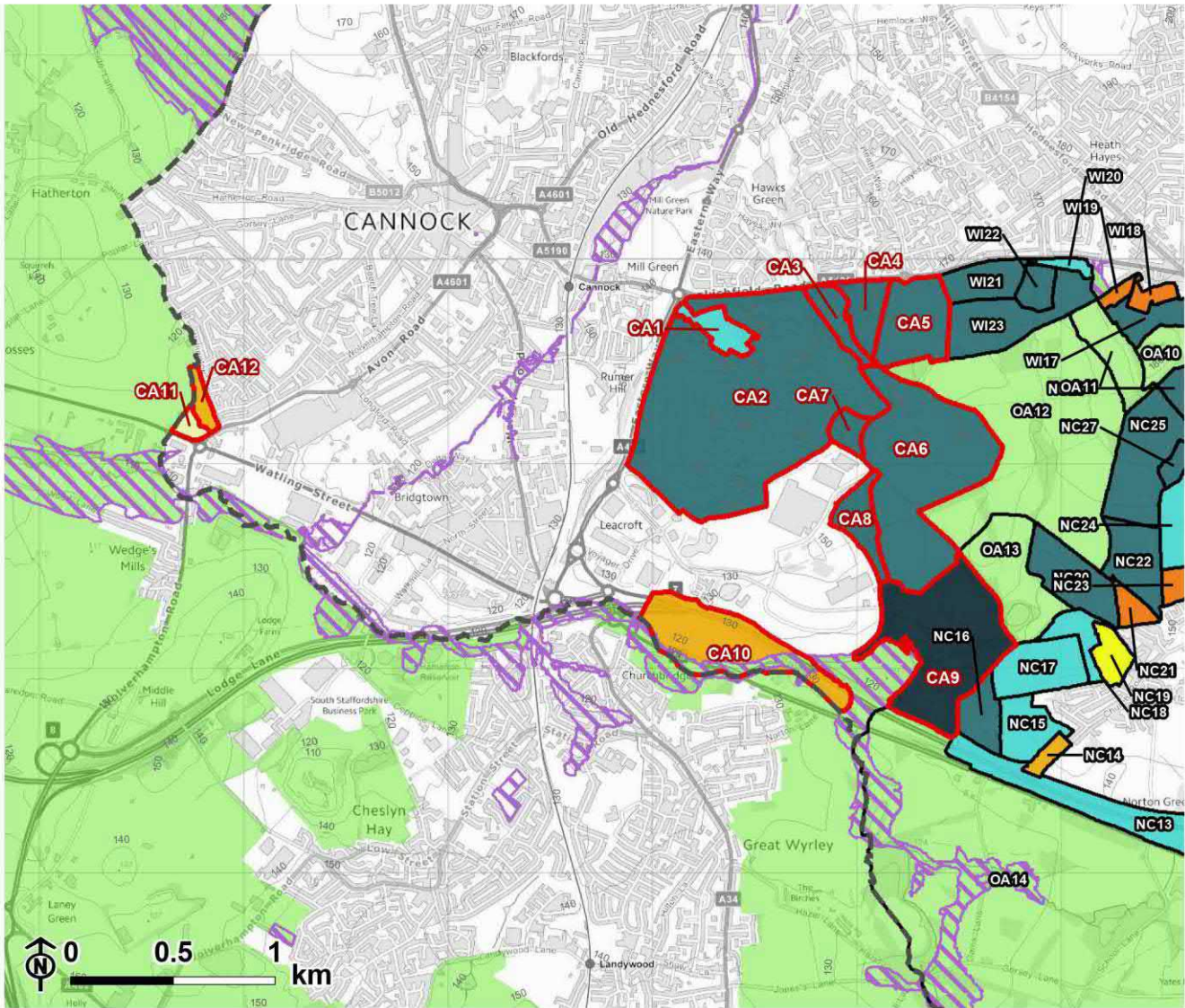
Cannock and Churchbridge



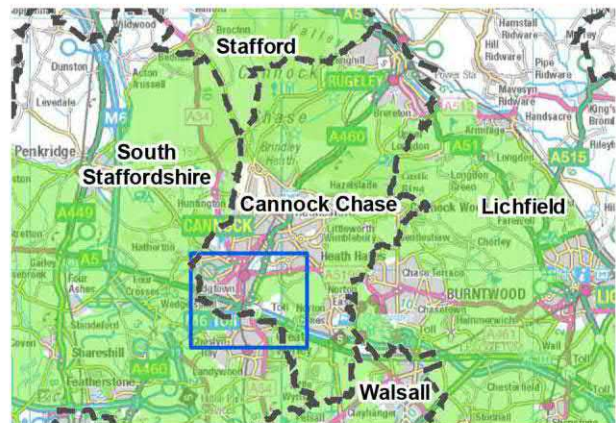
- Local Authority boundary
- Green Belt
- Red outline Cannock and Churchbridge parcel
- Black outline Neighbouring parcel
- Absolute constraints**
- Site of Special Scientific Interest
- Scheduled monument
- CRoW registered common land
- Cemetery
- Flood zone 3



Cannock and Churchbridge



- Local Authority boundary
 - Green Belt
 - ▭ Cannock and Churchbridge parcel
 - ▭ Neighbouring parcel
 - ▨ Absolute constraint(s)
- Harm rating**
- Very High
 - High
 - Moderate-High
 - Moderate
 - Low-Moderate
 - Low
 - No/Very Low



Components of harm assessment

The analysis of contribution applies to each parcel as a whole, and considers:

- the relevance of each Green Belt purpose, given the parcel's location relative to large built-up areas, towns, countryside and historic towns;
- the extent to which the land can be considered open in Green Belt terms;
- for Purpose 1-3, the degree of distinction between the parcel and urban area(s) - that is, the extent to which land is associated with the urban area or with the wider countryside. A stronger distinction from the urban area increases contribution to these purposes, where relevant.

The analysis of the harm of releasing the parcel indicated on the maps above considers:

- the loss of that parcel's contribution to the Green Belt purposes;
- additional harm resulting from the weakening of adjacent Green Belt land.

Notes on harm ratings

As all harm ratings are for the release of land as an expansion of an existing inset area, it is assumed that any intervening land to the inset edge will also be released. No assumptions are made regarding what intervening land might be released between the parcel and inset edge. Where a release of land would encompass areas with different harm ratings, the overall harm rating will always equate to the highest component harm rating.

Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- Special Areas of Conservation;
- Sites of Special Scientific Interest;
- Ancient woodland;
- Scheduled Monuments;
- Registered Parks and Gardens;
- Common land;
- Cemeteries;
- Flood Zone 3

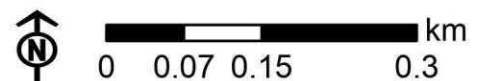
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Harm of release of land in CA1



- CA1
- Neighbouring parcel
- Local Authority boundary
- Green Belt



CA1

Parcel location and openness

Parcel size: 4.61ha

The parcel is located north east of Cannock and Churchbridge. Cannock and Churchbridge are part of the large built-up area of Cannock and are towns, in terms of the role of the Green Belt. They do not, in terms of the role of Green Belt, constitute historic towns.

The waste facilities at the Poplars site, including an anaerobic digestion plant, have a significant impact on Green belt openness, but their use is tied to the operational lifespan of the landfill site. There is no fixed timescale for this, but latest estimates (May 2020) are that the site will cease to be operational in about 12 years, followed by 10 years of restoration.

Distinction between parcel and inset area

The parcel lies within a larger area which is partially contained by the edges of the urban area. The main road and site perimeter tree belts form a strong Green Belt edge, but one which is compromised to a degree by the access road infrastructure. The development within the parcel means that views are dominated urban uses rather than countryside. Therefore, there is moderate distinction between the parcel and the urban area.

CA1

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Moderate
Land is relatively developed, but on a temporary basis, which limits its impact on Green Belt purposes. It is adjacent to the large built-up area of Cannock, and The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Moderate
Land is relatively developed, but on a temporary basis, which limits its impact on Green Belt purposes. This is washed over development in the countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

CA1

Impact on contribution of adjacent Green Belt

- Release of CA1 as an expansion of Cannock and Churchbridge:

Rating: Minor-moderate

The release and development of CA1 would weaken the boundary between the inset settlement and surrounding land in CA2, negating the role of the parcel's boundary tree belts, and would increase urbanising visual impact.

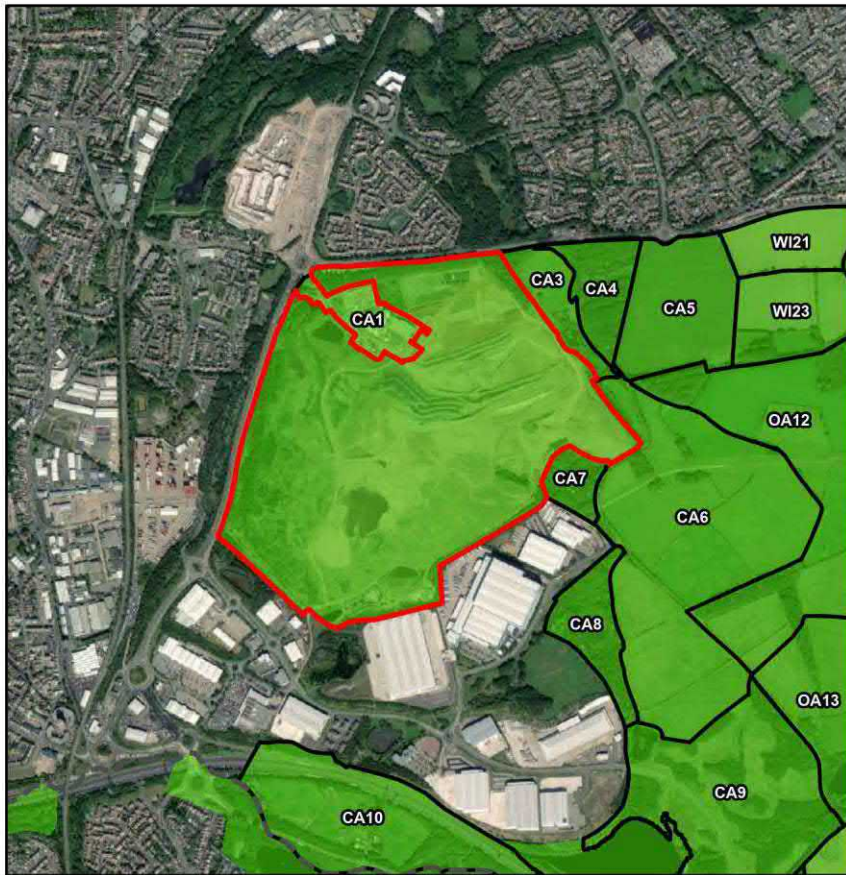
Overall harm of Green Belt release

- Parcel CA1 makes a moderate contribution to checking the unrestricted sprawl of the large built-up area of Cannock and to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Cannock and Churchbridge would be moderate-high.

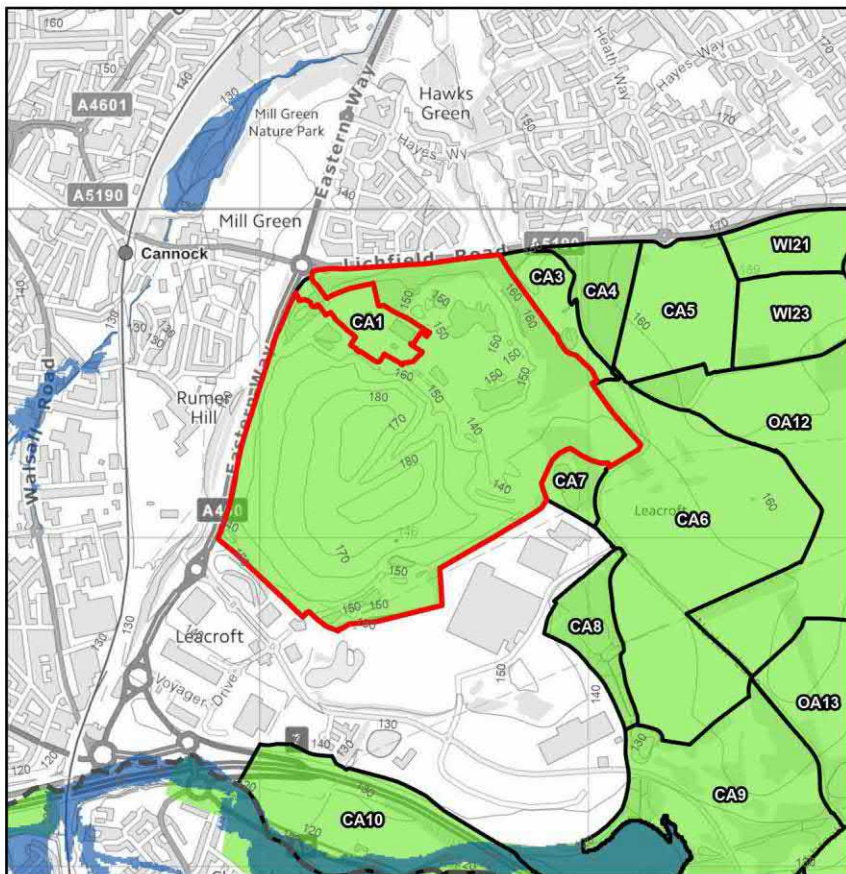
Moderate-High

- Harm could potentially be reduced by the introduction of new woodland belts and/or small woodlands on the boundaries of CA1. This would form strong Green Belt boundaries and would help reduce the impact of urban containment. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016) and the AONB Landscape Character Framework (2017).

Harm of release of land in CA2



- CA2
- Neighbouring parcel
- Local Authority boundary
- Green Belt
- Flood zone 3



CA2

Parcel location and openness

Parcel size: 86.95ha

The parcel is located to the east of Cannock and Churchbridge. Cannock and Churchbridge are part of the large built-up area of Cannock and are towns, in terms of the role of the Green Belt. They do not, in terms of the role of Green Belt, constitute historic towns.

The parcel comprises restored and active areas of the Poplars Landfill Site. The site has a remediation plan which will see it capped and landscaped. There are no defined dates for this process to commence and finish, but latest estimates (May 2020) are for 12 years of further waste infill followed by 10 years of restoration. Based on this assumption of restoration, the site is considered to constitute open countryside.

Distinction between parcel and inset area

Tree cover and main roads create strong distinction from inset settlement areas to the north and west, but the tree belt along the southern edge of the parcel forms a more moderate strength boundary to the large-scale commercial development beyond. The urban area partially contains the parcel but the perimeter tree belts and the rising landform within the parcel add significantly to its distinction from the settlement, and prevent the surrounding urban edges, and the anaerobic digestion plant near the northern edge of the site, from dominating views. Therefore, there is strong distinction between the parcel and the urban area.

CA2

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is relatively open but has some limited urbanising development within it and is adjacent to the large built-up area of Cannock. There is moderate distinction between the parcel and the urban area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is relatively open but has some limited urbanising development within it. This is washed over development in the countryside. There is strong distinction between the parcel and the urban area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

CA2

Impact on contribution of adjacent Green Belt

- Release of CA2 as an expansion of Cannock and Churchbridge:

Rating: Minor

The release and development of CA2 would create some urbanising containment of the wooded areas to the east in CA4 and CA7, and would weaken boundary separation for land in CA6.

The adjoining land within CA3 and CA1 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel CA2 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of Cannock and to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be moderate. Therefore the harm resulting from its release, as an expansion of Cannock and Churchbridge would be high.

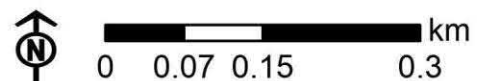
High

- Harm could potentially be reduced by the introduction of new woodland belts and/or small woodlands on the eastern side of the parcel within CA2. This would form a strong Green Belt boundary and would help reduce the impact of urban containment and the urbanising influence of development. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016) and the AONB Landscape Character Framework (2017).

Harm of release of land in CA3



-  CA3
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



CA3

Parcel location and openness

Parcel size: 4.62ha

The parcel is located to the north east of Cannock and Churchbridge. Cannock and Churchbridge are part of the large built-up area of Cannock and are towns, in terms of the role of the Green Belt. They do not, in terms of the role of Green Belt, constitute historic towns.

Land is open and is comprised of vacant grassland and wetland.

Distinction between parcel and inset area

Lichfield Road, the A5190 and associated tree cover combine to form a strong boundary feature creating separation from the settlement. The parcel is largely contained by urban development, but the size of the area limits urbanising influence, and means that neither the urban area nor the countryside dominates views. Therefore, there is moderate distinction between the parcel and the urban area.

CA3

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Relatively strong
Land is open and is adjacent to the large built-up area of Cannock. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

CA3

Impact on contribution of adjacent Green Belt

- Release of CA3 as an expansion of Cannock and Churchbridge:

Rating: Minor-moderate

The release and development of CA3 would increase urbanising containment and diminish the Green Belt boundary role of neighbouring woodland / tree belts in parcels CA4 and CA3. This would leave the area to the west, which includes planted land in CA6 (restored former landfill) that also plays a Green Belt boundary role, almost entirely contained by the urban area.

The adjoining land within CA2 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel CA3 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of Cannock and a relatively strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Cannock and Churchbridge would be high.

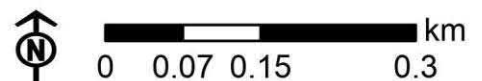
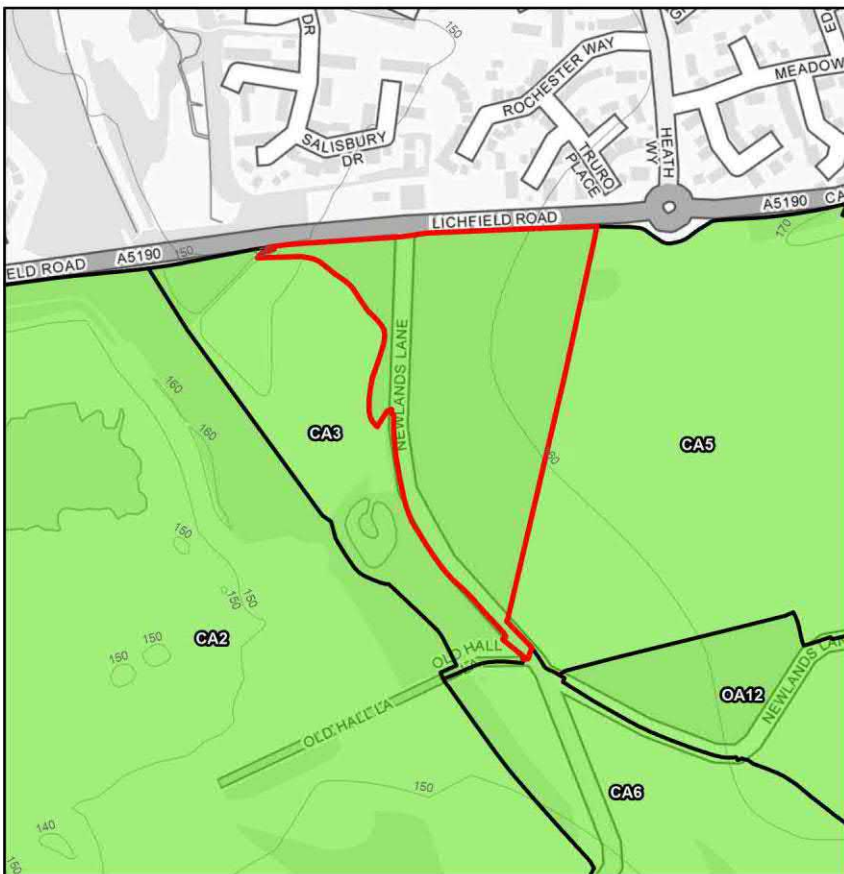
High

- Harm could potentially be reduced by the introduction of new woodland belts and/or small woodlands within CA3, particularly to the west/south. This would form strong Green Belt boundaries and would help reduce the impact of urban containment. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016) and the AONB Landscape Character Framework (2017).

Harm of release of land in CA4



- CA4
- Neighbouring parcel
- Local Authority boundary
- Green Belt



CA4

Parcel location and openness

Parcel size: 5.88ha

The parcel is located to the north east of Cannock and Churchbridge. Cannock and Churchbridge are part of the large built-up area of Cannock and are towns, in terms of the role of the Green Belt. They do not, in terms of the role of Green Belt, constitute historic towns.

Land is open and is comprised of a tree plantation. Newlands Lane crosses through the parcel to the south.

Distinction between parcel and inset area

Tree cover is very prominent within the parcel, making it significantly different from Cannock and Churchbridge and forming a strong boundary feature creating separation from the settlement. The parcel not contained by urbanising development and its tree cover means that the countryside dominates views. Therefore, there is very strong distinction between the parcel and the urban area.

CA4

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is adjacent to the large built-up area. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

CA4

Impact on contribution of adjacent Green Belt

- Release of CA4 as an expansion of Cannock and Churchbridge:

Rating: Negligible

There is no adjacent land that makes a stronger contribution to any of the Green Belt purposes.

The adjoining land within CA5, CA3, CA2 and CA6 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel CA4 has a very strong distinction from the inset settlement and therefore makes a particularly strong contribution to checking the unrestricted sprawl of the large built-up area of Cannock and a particularly strong contribution to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Cannock and Churchbridge would be high.

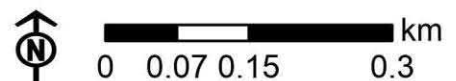
High

- Mitigation measures are not considered necessary as the impact on adjacent Green Belt land is judged to be negligible.

Harm of release of land in CA5



-  CA5
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



CA5

Parcel location and openness

Parcel size: 13.13ha

The parcel is located to the north east of Cannock and Churchbridge. Cannock and Churchbridge are part of the large built-up area of Cannock and are towns, in terms of the role of the Green Belt. They do not, in terms of the role of Green Belt, constitute historic towns.

Land is open, comprising of an agricultural field.

Distinction between parcel and inset area

The north of the parcel slopes away from the inset area to the north, providing some distinction from the inset area. Cannock Road, Lichfield Road, and the tree line to the north are a moderate boundary feature creating separation from the settlement. In addition, land is not contained by urban development and views are dominated by open countryside. Therefore, there is strong distinction between the parcel and the urban area.

CA5

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is adjacent to the large built-up area of Cannock. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open and there is a wide gap between Cannock and Burntwood. Urbanising development at Norton Canes reduces gaps but there are some significant separating features, including Chasewater and undulating land. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

CA5

Impact on contribution of adjacent Green Belt

- Release of CA5 as an expansion of Cannock and Churchbridge:

Rating: Minor

The release and development of CA5 would increase urbanising containment of land in CA4, and would also create some containment of remaining open land between this new inset edge and the large-scale commercial development to the south on Hickling Road.

The adjoining land within WI23, WI21 and CA6 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

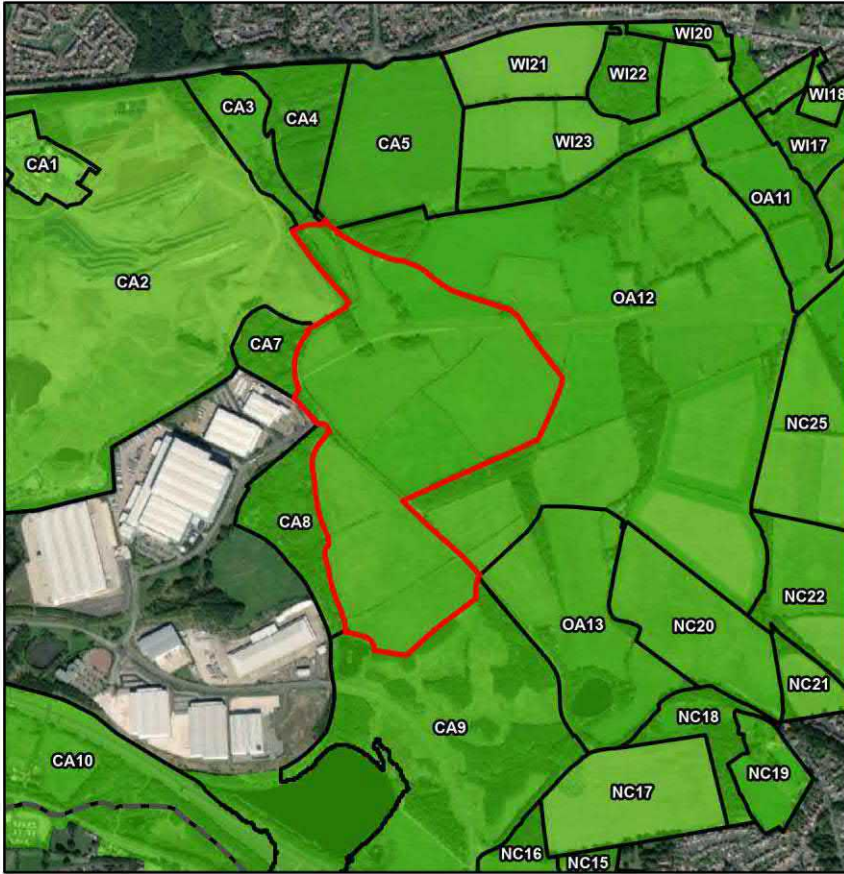
Overall harm of Green Belt release

- Parcel CA5 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of Cannock, a strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing neighbouring towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Cannock and Churchbridge would be high.

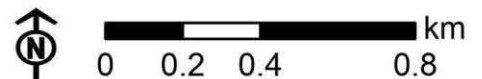
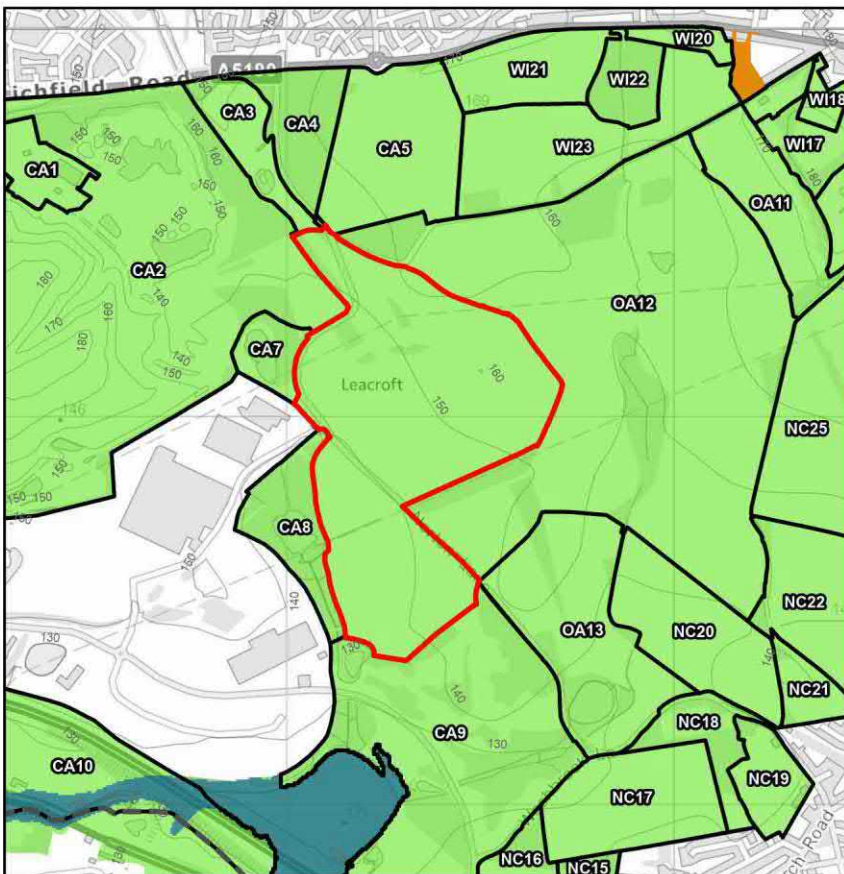
High

- Harm could potentially be reduced by the introduction of new woodland belts and/or small woodlands within CA5, to the south and west. This would form strong Green Belt boundaries and would help reduce the impact of urban containment. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016) and the AONB Landscape Character Framework (2017).

Harm of release of land in CA6



- CA6
- Neighbouring parcel
- Local Authority boundary
- Green Belt
- Flood zone 3
- CRoW registered common land



CA6

Parcel location and openness

Parcel size: 43.18ha

The parcel is located to the east of Cannock and Churchbridge. Cannock and Churchbridge are part of the large built-up area of Cannock and are towns, in terms of the role of the Green Belt. They do not, in terms of the role of Green Belt, constitute historic towns.

Land is open and is dominated by agricultural fields and separating hedgerows. Norton Lane crosses the parcel to the south.

Distinction between parcel and inset area

The scale of nearby commercial development on the urban edge means that intervening woodland, although it forms a strong boundary feature, does not remove urbanising visual influence. However, the parcel is not contained by urban development, extends a significant distance from the inset area and the sloping landform in the northeast of the parcel provides distinction from the inset area. Therefore, there is strong distinction between the parcel and the urban area.

CA6

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is adjacent to the large built-up area of Cannock. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open and there is a wide gap between Cannock and Burntwood. Urbanising development at Norton Canes reduces gaps but there are some significant separating features, including Chasewater and undulating land. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

CA6

Impact on contribution of adjacent Green Belt

- Release of CA6 as an expansion of Cannock and Churchbridge:

Rating: Minor

The release and development of CA6 would weaken the strong boundary distinction of land within CA9 and land to the east of CA6 from the settlement. It would also create some urbanising containment of the woodland in CA7, diminishing its boundary role. It is peripheral to the gap between Cannock and Norton Canes, so its release would have a negligible impact on the separation of Cannock from Burntwood, to the east of Norton Canes.

The adjoining land within CA5, CA2 and CA8 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel CA6 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of Cannock, a strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Cannock and Churchbridge would be high.

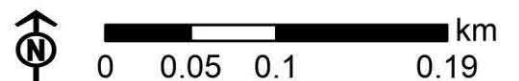
High

- Harm could potentially be reduced by the introduction of new woodland belts and/or small woodlands within CA6. This would form a strong Green Belt boundary and would help reduce the impact of urban containment. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016) and the AONB Landscape Character Framework (2017).

Harm of release of land in CA7



- CA7
- Neighbouring parcel
- Local Authority boundary
- Green Belt



CA7

Parcel location and openness

Parcel size: 2.86ha

The parcel is located to the east of Cannock and Churchbridge. Cannock and Churchbridge are part of the large built-up area of Cannock and are towns, in terms of the role of the Green Belt. They do not, in terms of the role of Green Belt, constitute historic towns.

Land is open and is comprised of tree cover and wetland.

Distinction between parcel and inset area

The parcel is in close proximity to Cannock and Churchbridge, but tree cover is very prominent, making it significantly different from the settlement and forming a strong boundary feature creating separation from the inset area. The parcel not contained by urbanising development, but is close enough to large scale urban development for there to be some urbanising visual influence.

Therefore, there is strong distinction between the parcel and the urban area.

CA7

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is adjacent to the large built-up area of Cannock. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

CA7

Impact on contribution of adjacent Green Belt

- Release of CA7 as an expansion of Cannock and Churchbridge:

Rating: Minor

The release of this parcel would have negligible impact on the higher ground in CA2, but would leave a weaker Green Belt boundary for land in CA6 to the east of Norton Lane, where the road and woodland currently form a strong boundary feature.

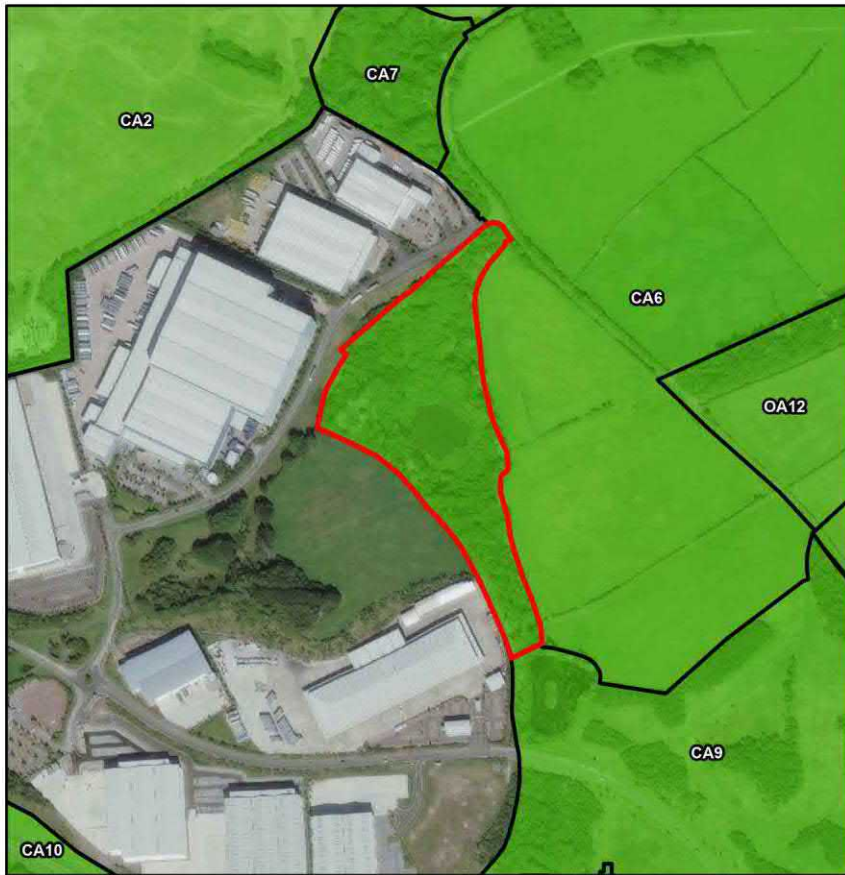
Overall harm of Green Belt release






- Parcel CA7 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of Cannock, and to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Cannock and Churchbridge would be high.

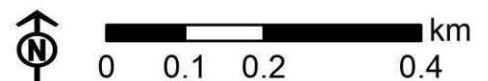
High

- Harm could potentially be reduced by the enhancement of existing woodland and/or introduction of new woodland belts/small woodlands within CA7, particularly to the east. This would form strong Green Belt boundaries and would help reduce the impact of urban containment. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in CA8



-  CA8
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



CA8

Parcel location and openness

Parcel size: 6.08ha

The parcel is located to the east of Cannock and Churchbridge. Cannock and Churchbridge are part of the large built-up area of Cannock and are towns, in terms of the role of the Green Belt. They do not, in terms of the role of Green Belt, constitute historic towns.

Land is open, comprising of tree cover and wetland.

Distinction between parcel and inset area

The parcel has some degree of containment by urban development, and is in close proximity to urban edges, but tree cover is very prominent within the parcel, making it significantly different from the settlement and forming a strong boundary feature creating separation from the inset area. Tree cover means that the urban area has little visual influence. Therefore, there is strong distinction between the parcel and the urban area.

CA8

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is adjacent to the large built-up area of Cannock. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open and there is a wide gap between Cannock and Burntwood. Urbanising development at Norton Canes reduces gaps but there are some significant separating features, including Chasewater and undulating land. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

CA8

Impact on contribution of adjacent Green Belt

- Release of CA8 as an expansion of Cannock and Churchbridge:

Rating: Minor

The release would weaken the boundary distinction of the adjacent fields to the west of Norton Lane, in parcel CA6. It would not have any impact on parcel CA9 to the south.

The adjoining land within CA6 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

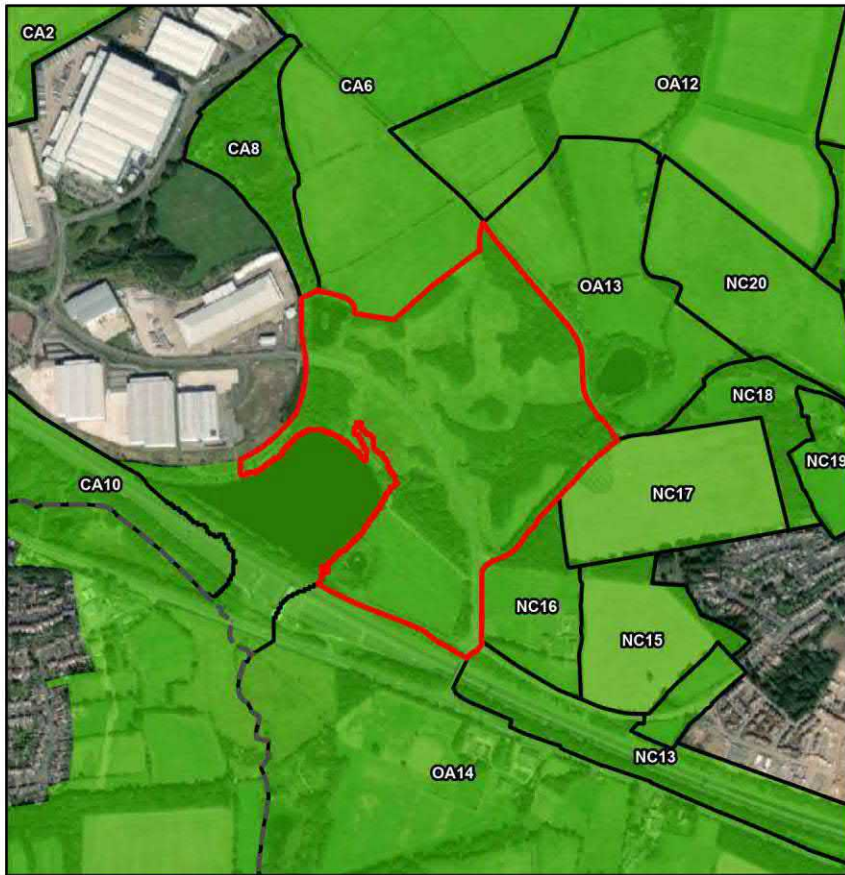
Overall harm of Green Belt release






- Parcel CA8 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of Cannock, a strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing neighbouring towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Cannock and Churchbridge would be high.

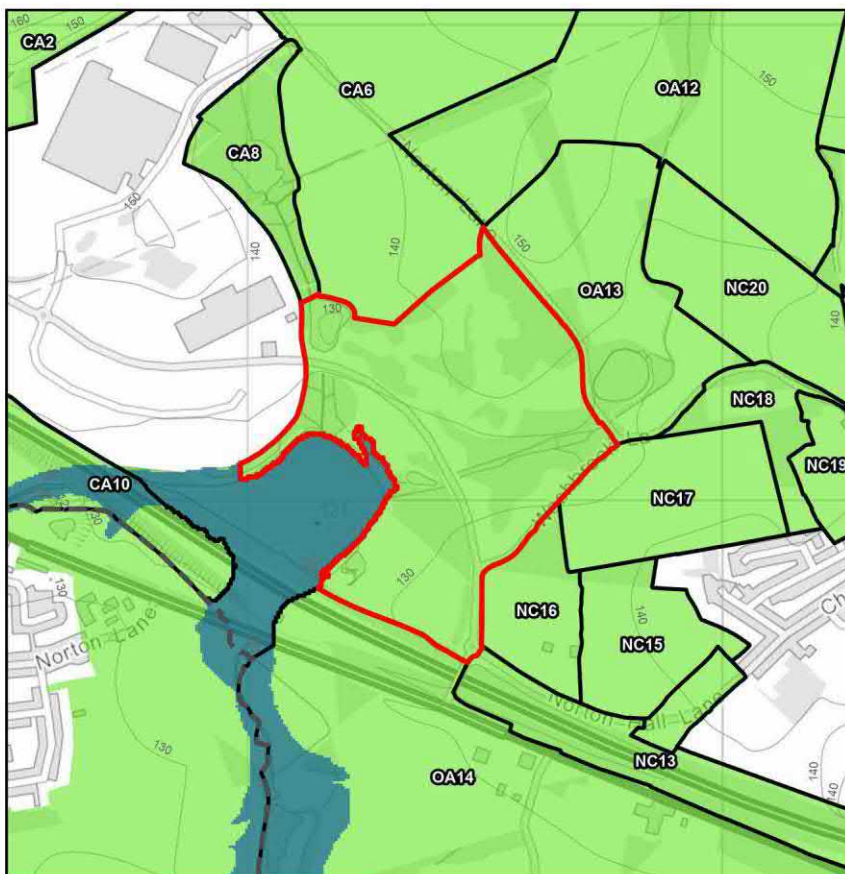
High

- Harm could potentially be reduced by the introduction of new woodland belts and/or small woodlands within CA8, particularly to the east. This would form strong Green Belt boundaries and would help reduce the impact of urban containment. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016)

Harm of release of land in CA9



-  CA9
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



CA9

Parcel location and openness

Parcel size: 33.62ha

The parcel is located to the east of Cannock and Churchbridge. Cannock and Churchbridge are part of the large built-up area of Cannock and are towns, in terms of the role of the Green Belt. They do not, in terms of the role of Green Belt, constitute historic towns.

Land is open and consists of sparse woodland scrub, open grassland and a large lake. A road linking the M6 Toll to the Kingswood Lakeside Employment Park runs through the parcel.

Distinction between parcel and inset area

The parcel extends a significant distance from the inset area and is not contained by urban development. The tree cover and the lake form a strong boundary to the urban area. In addition, the tree cover within the parcel as well as the undulating landform and wetland to the north west is significantly different from the inset area. The scale of development at the Kingswood Lakeside Employment Park means that neither the countryside nor the urban area dominates views, but there is still very strong distinction between the parcel and the urban area.

CA9

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is adjacent to the large built-up area of Cannock. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively strong
Land is open and lies in a wide gap between Cannock and Burntwood, but urbanising development at Norton Canes between the two reduces perceived separation. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

CA9

Impact on contribution of adjacent Green Belt

- Release of CA9 as an expansion of Cannock and Churchbridge:

Rating: Moderate

The release and development of CA9 would significantly reduce the settlement gap between Cannock and Norton Canes, which in turn would weaken the separation between the towns of Cannock and Burntwood, and also between Cannock and Brownhills. The remaining open land between Cannock and Norton Canes would become partially contained by urban areas, and would lack strong distinction from the large built-up area of Cannock.

The adjoining land within CA6, CA8, NC11, NC16 and NC17 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release






- Parcel CA9 has very strong distinction from the inset settlement and therefore makes a particularly strong contribution to checking the unrestricted sprawl of the large built-up area of Cannock and a particularly strong contribution to preventing encroachment on the countryside. It also makes a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be moderate. Therefore the harm resulting from its release, as an expansion of Cannock and Churchbridge would be very high.

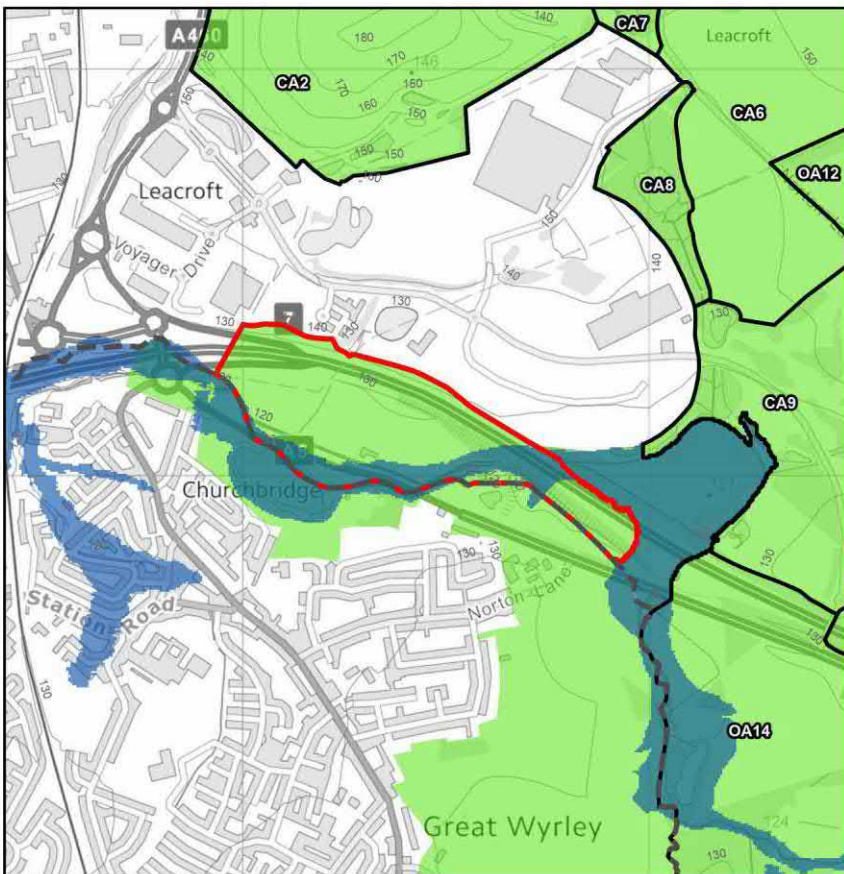
Very High

- Harm could potentially be reduced by the introduction of new woodland belts and/or small woodlands within CA9. This would form strong Green Belt boundaries and would help reduce the impact on the gap between Cannock and Brownhills. This would also help enhance the coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016)

Harm of release of land in CA10



-  CA10
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



CA10

Parcel location and openness

Parcel size: 22.44ha

The parcel is located to the south east of Cannock and Churchbridge. Cannock and Churchbridge are part of the large built-up area of Cannock and are towns, in terms of the role of the Green Belt. They do not, in terms of the role of Green Belt, constitute historic towns.

Aside from the M6 Toll, which traverses the northern edge of the parcel, land is open, comprising of paddock fields and agricultural buildings located in the south of the parcel. Agricultural buildings are 'appropriate development' within the Green Belt and therefore do not impact openness.

Distinction between parcel and inset area

This is an isolated area of land which has strong boundary separation from Cannock, due to the M6 Toll, and from Churchbridge, from which it is separated by the A5 and a belt of scrub vegetation. The parcel is largely contained by urban development, although the size of this and adjacent open in South Staffordshire limits the urbanising influence. Neither the countryside nor the urban area dominates views. Therefore, there is moderate distinction between the parcel and the urban area.

CA10

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Moderate
Land is open. It is largely contained by the large built-up areas of Cannock and Churchbridge/Great Wyrley/Cheslyn Hay, but still has some connectivity to the wider Green Belt. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
Although the parcel lies between the neighbouring towns of Cannock and Great Wyrley/Churchbridge/Cheslyn Hay, these have little physical separation. The M6 Toll plays a more significant role in retaining settlement distinction than any remaining Green Belt land. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Moderate
Although the land to the south of the motorway is open fields, the extent of its containment by urban edges and road infrastructure limits the extent to which it can be considered countryside, and limits its connectivity with the wider countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

CA10

Impact on contribution of adjacent Green Belt

- Release of CA10 as an expansion of Cannock and Churchbridge:

Rating: Negligible

The M6 Toll, the A5 and tree cover between the two form a strong boundary to the east, so the release of this parcel would have negligible impact on the wider Green Belt.

Open land to the south, within South Staffordshire, does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release






- Parcel CA10 makes a moderate contribution to checking the unrestricted sprawl of the large built-up area of Cannock and to preventing encroachment on the countryside, and a relatively weak contribution to preventing the merger of neighbouring towns. The additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Cannock and Churchbridge would be low-moderate.

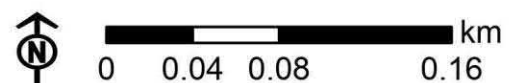
Low-Moderate

- Mitigation measures are not considered necessary as the impact on adjacent Green Belt land is judged to be negligible.

Harm of release of land in CA11



-  CA11
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



CA11

Parcel location and openness

Parcel size: 1.63ha

The parcel is located on the western edge of Cannock and Churchbridge. Cannock and Churchbridge are part of the large built-up area of Cannock and are towns, in terms of the role of the Green Belt. They do not, in terms of the role of Green Belt, constitute historic towns.

Land is relatively developed and has a significant amount of urbanising development within it, including a restaurant and a hotel.

Distinction between parcel and inset area

The parcel is in close proximity to Cannock and Churchbridge and has some degree of containment by urban development, with views that are dominated by the urban area. The A5 and A4601 create some boundary separation from the urban area, but the presence of development within the parcel weakens this distinction. Therefore, there is weak distinction between the parcel and the urban area.

CA11

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Weak/No

Land is adjacent to the large built-up area of Cannock. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a weak/no contribution to checking the sprawl of the large built up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Weak/No

Land does not lie between neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Weak/No

Land is relatively developed and has a significant amount of urbanising development within it. This is washed over development in the countryside and there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a weak/no contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

CA11

Impact on contribution of adjacent Green Belt

- Release of CA11 as an expansion of Cannock and Churchbridge:

Rating: Minor

The release and development of CA11 would weaken boundary separation between the parcel and open land to the west in South Staffordshire. The extent of development within the parcel means that there would be negligible impact on adjacent land in CA12.

Overall harm of Green Belt release

- Parcel CA11 makes only a weak/no contribution to all of the Green Belt purposes, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Cannock and Churchbridge would be very low.

No/Very Low

- Harm could potentially be reduced by enhancing and/or introducing hedgerow tree cover within CA11 to the west to form a strong Green Belt boundary. This would also help enhance the settled farmland landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016) and the AONB Landscape Character Framework (2017).

Harm of release of land in CA12



CA12

Parcel location and openness

Parcel size: 2.11ha

The parcel is located on the eastern edge of Cannock and Churchbridge. Cannock and Churchbridge are part of the large built-up area of Cannock and are towns, in terms of the role of the Green Belt. They do not, in terms of the role of Green Belt, constitute historic towns.

Land is open, comprising of vacant fields, sparse tree cover, and a small playing area in the north.

Distinction between parcel and inset area

Neither the countryside nor the urban area dominates views. However, the parcel is in close proximity to Cannock and Churchbridge and has some degree of containment by urban development. The residential road to the east creates only weak separation from the urban area. Therefore, there is weak distinction between the parcel and the urban area.

CA12

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Moderate
Land is open and is adjacent to the large built-up area of Cannock. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a moderate contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively weak
Land is characterised by uses which are associated with the urban area and diminish the extent to which it is perceived as countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

CA12

Impact on contribution of adjacent Green Belt

- Release of CA12 as an expansion of Cannock and Churchbridge:

Rating: Minor

The release and development of CA12 would weaken boundary separation between the parcel and open land to the west in South Staffordshire.

The adjoining land within CA11 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel CA12 makes a moderate contribution to checking the unrestricted sprawl of the large built-up area of Cannock and a relatively weak contribution to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Cannock and Churchbridge would be low-moderate.

Low-Moderate

- Harm could potentially be reduced by enhancing and/or introducing hedgerow tree cover within CA12 to the west to form a strong Green Belt boundary. This would also help enhance the settled farmland landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016) and the AONB Landscape Character Framework (2017).