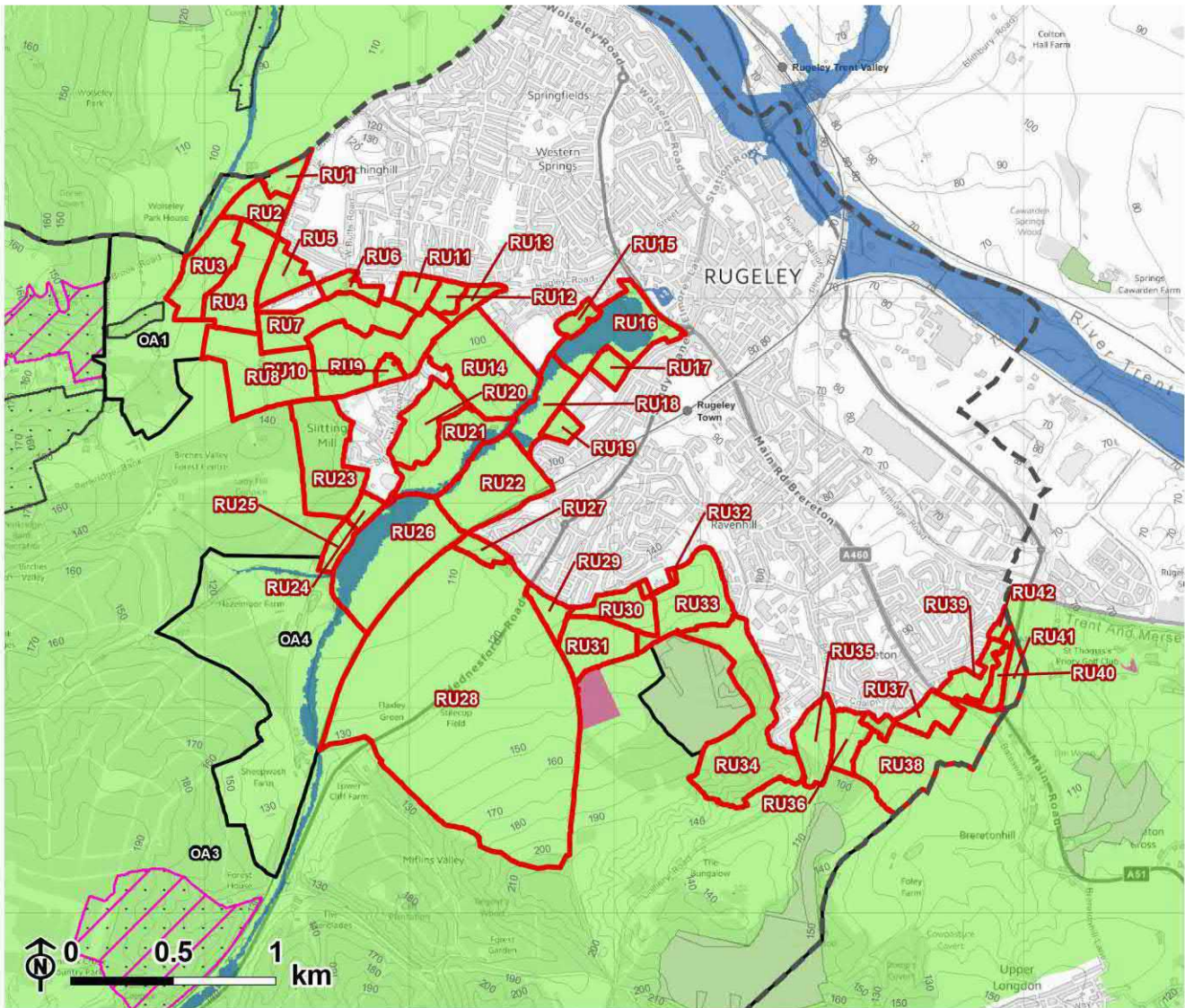


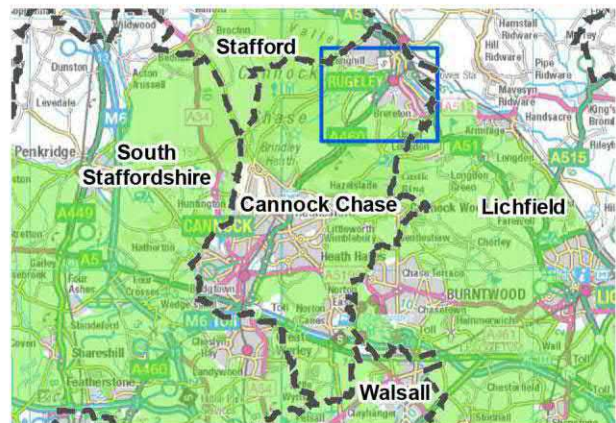
Appendix B

**Detailed Harm
Assessments
Rugeley - Part 1**

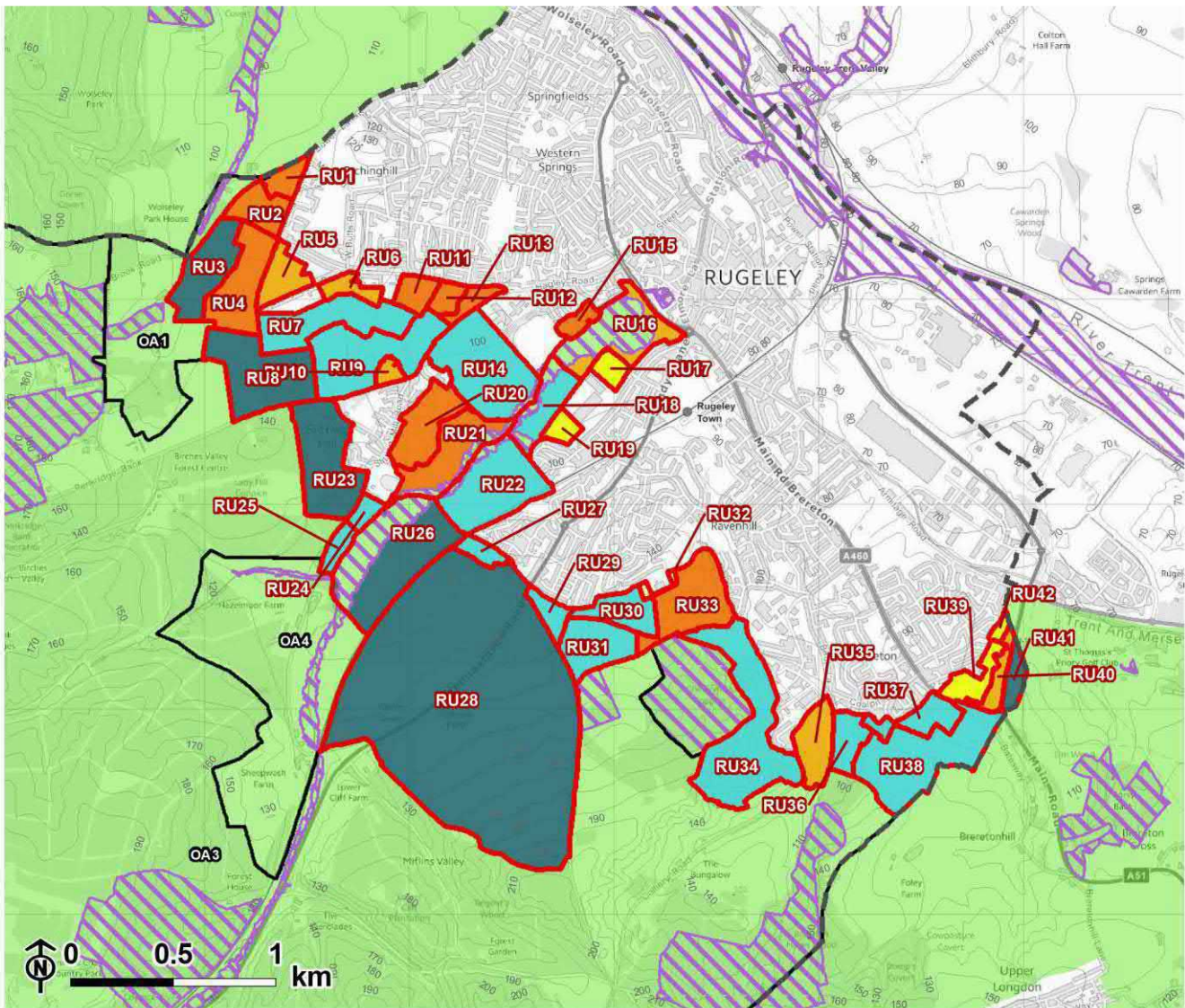
Rugeley



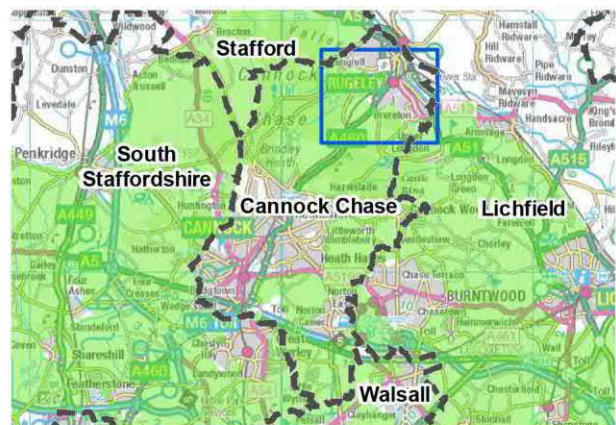
- Local Authority boundary
- Green Belt
- Red outline Rugeley parcel
- Black outline Neighbouring parcel
- Absolute constraints**
- Ancient woodland
- Special Area of Conservation
- Site of Special Scientific Interest
- Cemetery
- Flood zone 3



Rugeley



- Local Authority boundary
 - Green Belt
 - Red outline Rugeley parcel
 - Black outline Neighbouring parcel
 - Purple hatched Absolute constraint(s)
- Harm rating**
- Dark blue Very High
 - Medium blue High
 - Light blue Moderate-High
 - Orange Moderate
 - Yellow Low-Moderate
 - Light yellow Low
 - Pale yellow 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

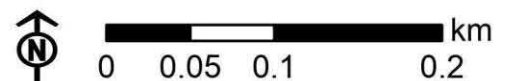
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Harm of release of land in RU1



-  RU1
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU1

Parcel location and openness

Parcel size: 2.67ha

The parcel is located on the western edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is open, comprising of a small field.

Distinction between parcel and inset area

There are several residential properties within the parcel but these do not have a significant urbanising influence. The small road to the east is a relatively weak boundary feature, providing limited separation from Rugeley, but views of the inset settlement edge are balanced by views of the wider countryside. In addition, the parcel does not extend very far from the inset settlement. Overall, there is moderate distinction between the parcel and the urban area.

RU1

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as 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
The parcel is open countryside and 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.

RU1

Impact on contribution of adjacent Green Belt

- Release of RU1 as an expansion of Rugeley:

Rating: Minor

The release and development of RU1 would weaken the boundary distinction of land to the north from the settlement.

The adjoining land within RU2 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 RU1 makes 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. Therefore the harm resulting from its release, as an expansion of Rugeley would be moderate.

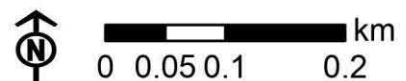
Moderate

- Harm could potentially be reduced by introducing stronger Green Belt boundaries to the north of the parcel in the form of a native broadleaved woodland/woodland belt. This would form a buffer to hard urban edges and would integrate with the wooded estate character of the landscape, 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 RU2



-  RU2
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU2

Parcel location and openness

Parcel size: 4.89ha

The parcel is located on the western edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is open comprising of agricultural fields. There is one residential property in the southeast of the parcel, but this scale of development does not impact openness.

Distinction between parcel and inset area

The small road to the east provides a weak degree of separation from Rugeley. The gentle undulations in the eastern field within the parcel provide some distinction from the inset area. The parcel is not contained by urban development and views are balanced between the urban area and countryside. Therefore, there is moderate distinction between the parcel and the urban area.

RU2

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
The parcel does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
The parcel is open countryside and 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.

RU2

Impact on contribution of adjacent Green Belt

- Release of RU2 as an expansion of Rugeley:

Rating: Minor

The release and development of RU2 would weaken the boundary distinction of fields to the north west from the settlement. The release would not have an impact on the distinction of land within RU4 or RU3 to the south, or the relevance of this land to Green Belt purposes.

The adjoining land within RU4 and RU1 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

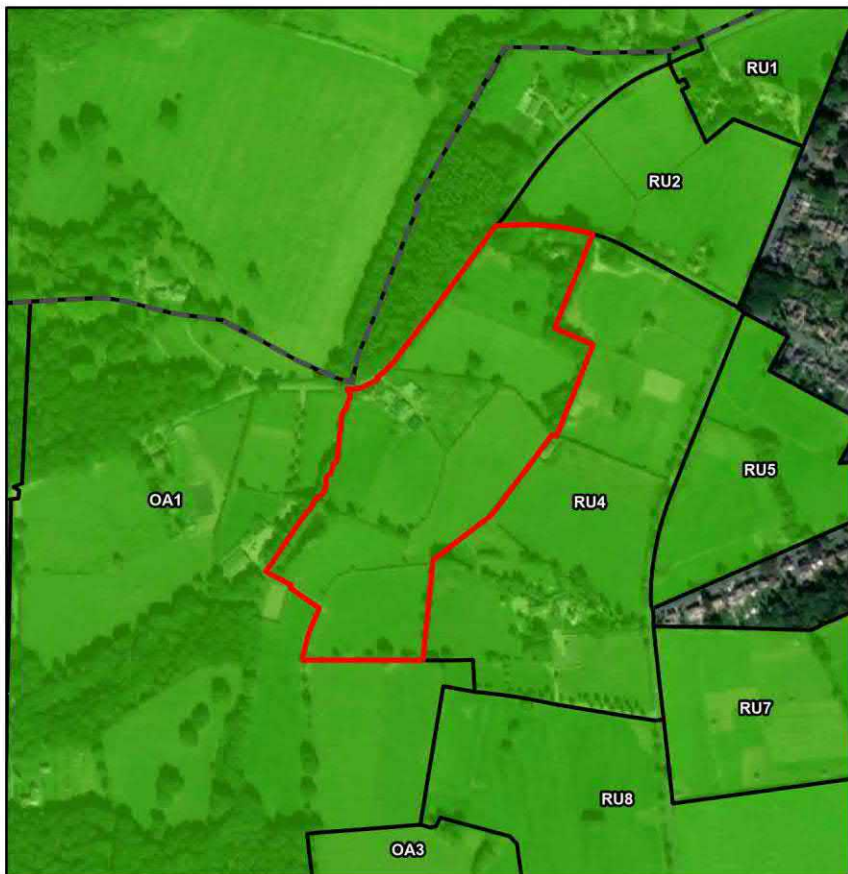
Overall harm of Green Belt release








- Parcel RU2 makes 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. Therefore the harm resulting from its release, as an expansion of Rugeley would be moderate.

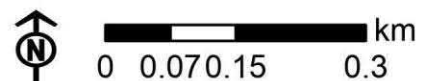
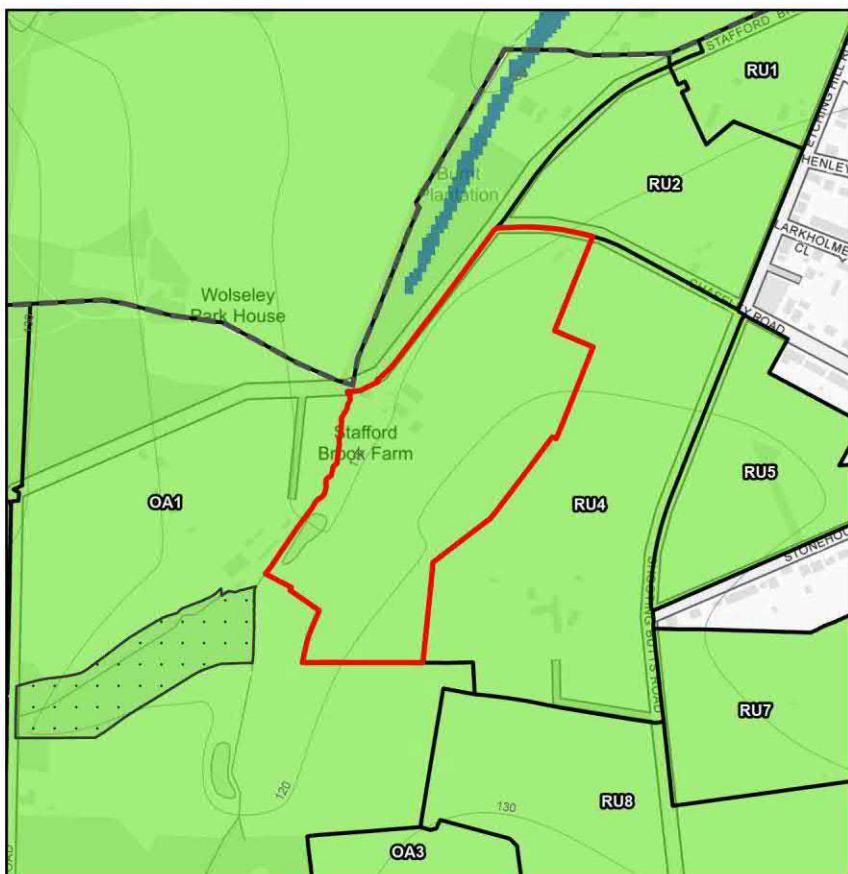
Moderate

- Harm could potentially be reduced by introducing stronger Green Belt boundaries to the north west RU2 in the form of a native broadleaved woodland/woodland belt. This would form a buffer to hard urban edges and would integrate with the wooded estate character of the landscape, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (November 2016) and the AONB Landscape Character Framework (July 2017).

Harm of release of land in RU3



-  RU3
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Special Area of Conservation
-  Site of Special Scientific Interest
-  Flood zone 3



RU3

Parcel location and openness

Parcel size: 9.24ha

The parcel is located to the west of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town. Cannock Chase SSSI lies to the southwest of the parcel.

The parcel is open, comprising of agricultural fields. There are agricultural use buildings in the west of the parcel, but these are considered to be an 'appropriate use in the Green Belt. There is one residential property in the north of the parcel, but this scale of development does not impact openness.

Distinction between parcel and inset area

The sloping landform within the parcel provides some distinction from the inset area and land within the parcel extends a significant distance from Rugeley. Multiple field boundaries and the road at the inset edge create a strong degree of separation from the inset settlement. Furthermore, the parcel is not contained by urban development and views are dominated by open countryside. Therefore, there is very strong distinction between the parcel and the urban area.

RU3

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
The parcel is open and lies in a wide gap between Rugeley and Hednesford to the south, with a large forested area acting as a significant separating feature. Although the settlement gap is robust, 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 moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
The parcel 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.

RU3

Impact on contribution of adjacent Green Belt

- Release of RU3 as an expansion of Rugeley:

Rating: Minor

The release and development of RU3 would reduce the strong boundary distinction of land to the south and the southwest from the settlement.

The release would increase the urbanising visual impact in these areas and result in them forming the Green Belt adjacent to the inset edge.

Furthermore, the release would reduce the landform distinction of land to the south, which is on the same slope as the parcel.

The adjoining land within RU2, RU4 and RU8 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 RU3 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. It also makes 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 Rugeley would be high.

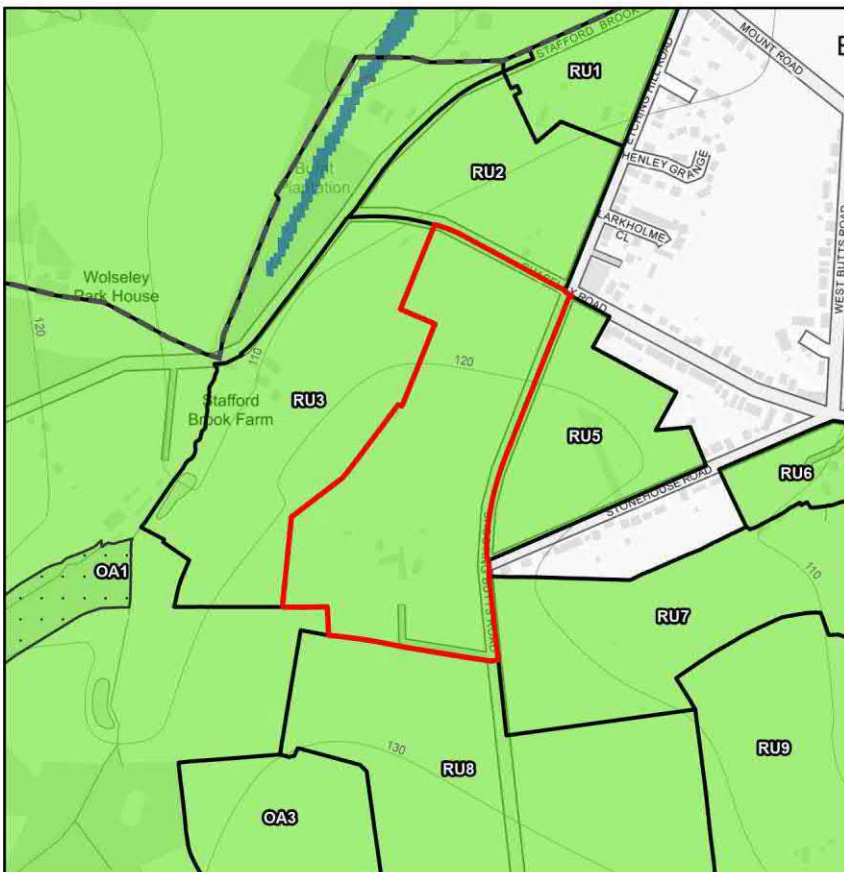
High

- Harm could potentially be reduced by introducing native broadleaved woodland/woodland belts to the south and southwest of RU3. This would form a strong Green Belt boundary that would help reduce the visual influence of development and would integrate with the wooded estate character of the landscape, 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 RU4



-  RU4
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Site of Special Scientific Interest
-  Flood zone 3



RU4

Parcel location and openness

Parcel size: 10.34ha

The parcel is located on the western edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is open, comprising of agricultural fields. There is a farmstead located in the south of the parcel, but this is considered to be 'appropriate development' in the Green Belt.

Distinction between parcel and inset area

The road and hedgerow to the east provide a moderate degree of separation from Rugeley. The parcel is not contained by urban development and neither the open countryside to the west nor the urban area to the east dominates views. Therefore, there is moderate distinction between the parcel and the urban area.

RU4

Contribution to the Green Belt purposes

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

Contribution: Weak/No

The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Relatively weak

The parcel is open and lies in a wide gap between Rugeley and Hednesford to the south, with a large forested area acting as a significant separating feature. 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: Relatively strong

The parcel 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.

RU4

Impact on contribution of adjacent Green Belt

- Release of RU4 as an expansion of Rugeley:

Rating: Minor

The release and development of RU4 would weaken the strong boundary distinction from the settlement of land within RU3 to the west, particularly in the southern half of the parcel where there is no mature tree cover to retain separation. It would leave a narrower area contained between the inset boundary and Stafford Brook Road, but the significant slope within RU3 would minimise any urbanising visual impact. The release would weaken the boundary distinction from the settlement of land within RU8 to the south.

The adjoining land within RU2, RU5 and RU7 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

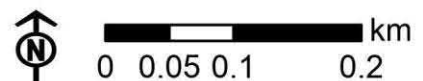
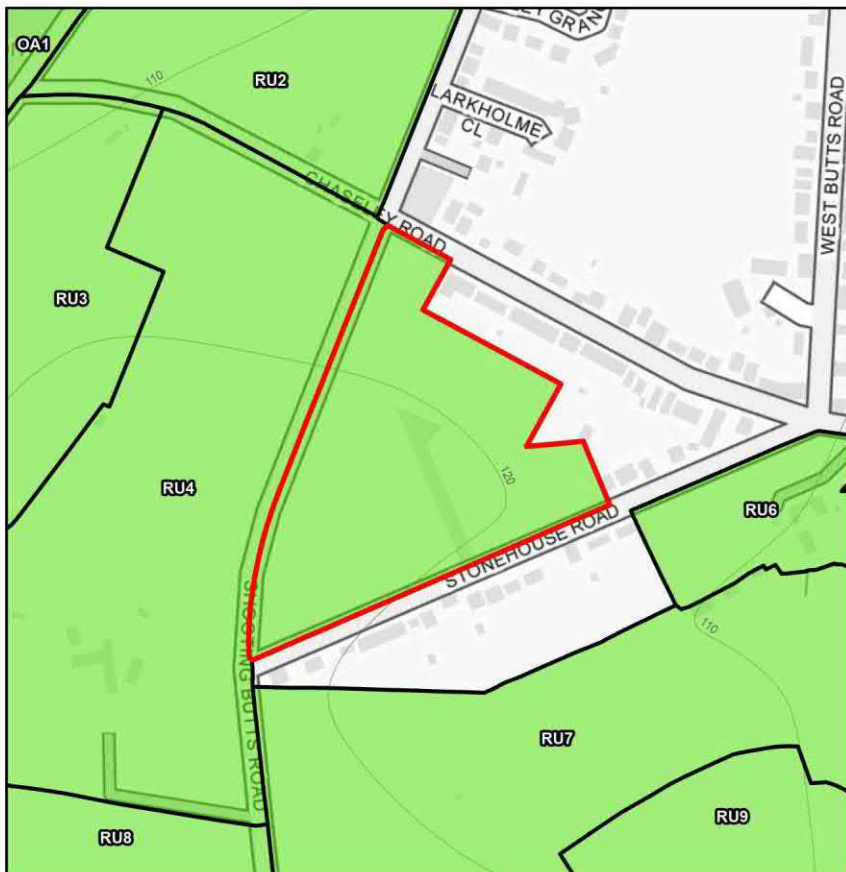
Overall harm of Green Belt release

- Parcel RU4 makes a relatively strong contribution to preventing encroachment on the countryside and it makes a relatively weak 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 Rugeley would be moderate.

Moderate

- Harm could potentially be reduced by introducing native broadleaved woodland/woodland belts, particularly to the southern half of RU4. This would form a strong Green Belt boundary and would integrate with the wooded estate character of the landscape, 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 RU5



RU5

Parcel location and openness

Parcel size: 4.69ha

The parcel is located on the western edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is open, comprising of agricultural fields. There is one residential property in the south of the parcel, but this scale of development does not impact openness.

Distinction between parcel and inset area

The parcel is largely contained by urban development but there are still views of open countryside to the west. The garden boundaries to the east and northeast and the small road to the south provide a weak degree of separation from Rugeley and the parcel lies in close proximity to the urban area.

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

RU5

Contribution to the Green Belt purposes

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

Contribution: Weak/No

The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Weak/No

The parcel is open and lies in a wide gap between Rugeley and Hednesford to the south, with a large forested area acting as a significant separating feature. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.

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

Contribution: Moderate

The parcel is open 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 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.

RU5

Impact on contribution of adjacent Green Belt

- Release of RU5 as an expansion of Rugeley:

Rating: Minor

The release and development of RU5 would result in the fields within RU4 to the west forming the Green Belt adjacent to the inset edge.

Overall harm of Green Belt release

- Parcel RU5 makes a moderate contribution to preventing encroachment on the countryside, 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 Rugeley would be low-moderate.

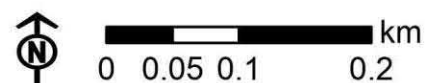
Low-Moderate

- Harm could potentially be reduced by strengthening the existing hedgerow boundaries along Shooting Butts Road to the west of RU5, including the conservation of existing hedgerow trees. This would help strengthen the rural farmed character of the landscape, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (November 2016) and the AONB Landscape Character Framework (July 2017).

Harm of release of land in RU6



-  RU6
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



RU6

Parcel location and openness

Parcel size: 2.54ha

The parcel is located on the western edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is open, comprising of a small field in the east and some tree cover in the west. There is a residential property in the central region of the parcel, but this scale of development does not impact openness.

Distinction between parcel and inset area

The tree cover in the west of the parcel provides some distinction from the urban area. However, the parcel lies in close proximity to the inset area and is partially contained by urban development. There is weak distinction between the parcel and the urban area in the eastern half of the parcel, and moderate distinction in the western part.

RU6

Contribution to the Green Belt purposes

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

Contribution: Weak/No

The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Relatively weak

The parcel is open and lies in a wide gap between Rugeley and Hednesford to the south, with a large forested area acting as a significant separating feature. 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: Relatively strong

The parcel 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.

RU6

Impact on contribution of adjacent Green Belt

- Release of RU6 as an expansion of Rugeley:

Rating: Minor

The release and development of the western half of RU6 would not have an impact on the distinction of land within RU7 to the south, or the relevance of this land to Green Belt purposes. The release of the eastern half, which has a weaker boundary with the wider Green Belt, would have a minor impact.

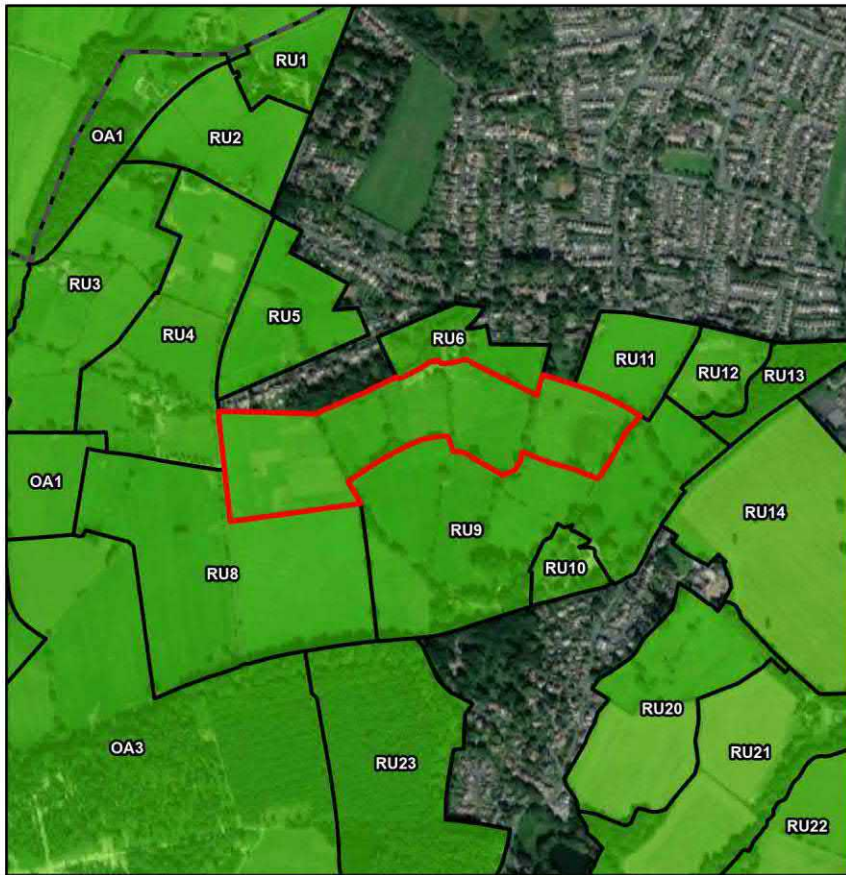
Overall harm of Green Belt release






- The western part of parcel RU6 makes a relatively strong contribution to preventing encroachment on the countryside and a relatively weak contribution to preventing the merger of settlements. The additional impact of its release on the adjacent Green Belt would be negligible. The eastern part of the parcel makes a moderate contribution to preventing encroachment on the countryside, but its release would have a minor impact on the adjacent Green Belt. In both instances, the harm resulting from its release, as an expansion of Rugeley would be low-moderate.

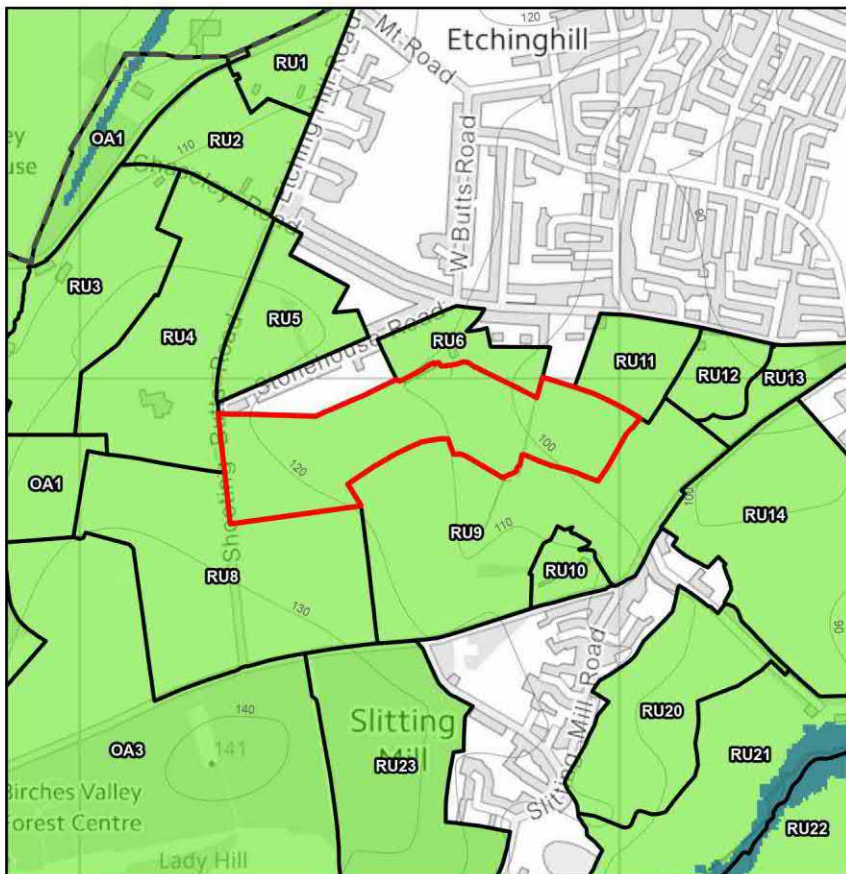
Low-Moderate

- [Harm could potentially be reduced by introducing native broadleaved woodland/woodland belts, particularly to the east of RU6. This would form a strong Green Belt boundary that would help reduce the urbanising visual influence of development and would integrate with the wooded estate character of the landscape, 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 RU7



-  RU7
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU7

Parcel location and openness

Parcel size: 12ha

The parcel is located on the western edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is open, comprising of agricultural fields. There are some agricultural use buildings in the central region of the parcel, but this is considered to be appropriate development in the Green Belt.

Distinction between parcel and inset area

The field boundaries and tree cover in the north provide a moderate degree of separation along most of the settlement edge. The countryside dominates views and the parcel is not contained by urban development, but relatively narrow fields form most of Green Belt edge in this area, strengthening its relationship with the settlement. Therefore, there is moderate distinction between the parcel and the urban area.

RU7

Contribution to the Green Belt purposes

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

Contribution: Weak/No

The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Relatively weak

The parcel is open and lies in a wide gap between Rugeley and Hednesford to the south, with a large forested area acting as a significant separating feature. 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: Relatively strong

The parcel 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.

RU7

Impact on contribution of adjacent Green Belt

- Release of RU7 as an expansion of Rugeley:

Rating: Minor-moderate

The release and development of RU7 would weaken the boundary distinction from the settlement of land within RU8 to the southwest and land in RU9 to the south, and would also introduce greater urbanising visual influence into both areas.

The adjoining land within RU4, RU6 and RU11 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

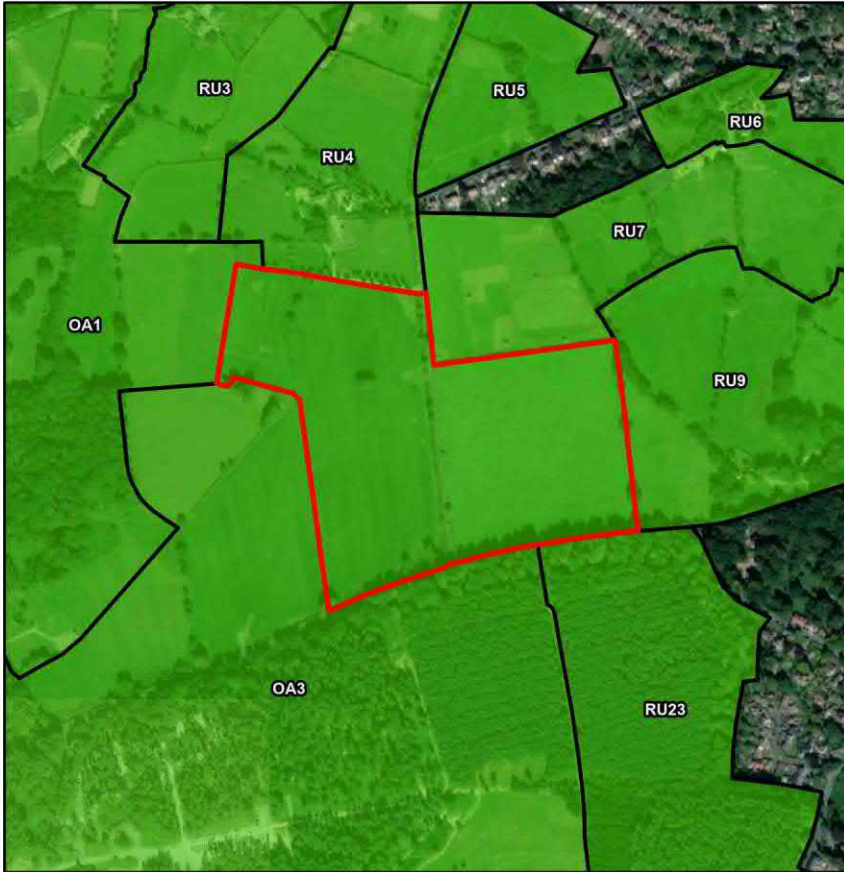
Overall harm of Green Belt release

- Parcel RU7 makes a relatively strong contribution to preventing encroachment on the countryside and it makes a relatively weak contribution to preventing neighbouring towns merging into one another. 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 Rugeley would be moderate-high.

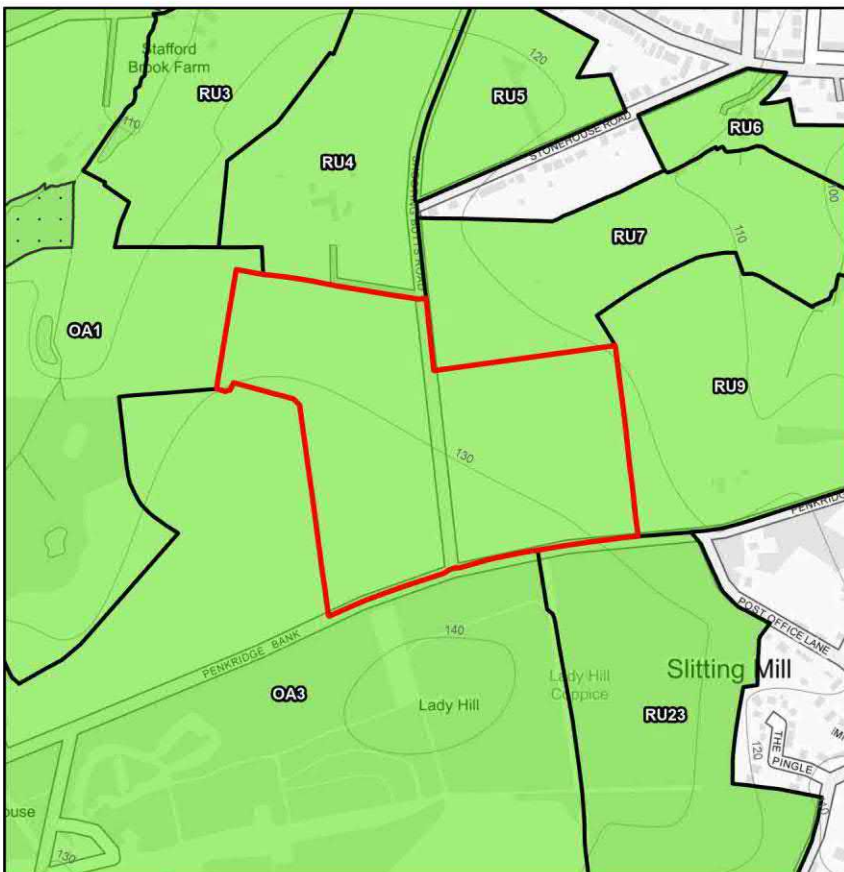
Moderate-High

- Harm could potentially be reduced by strengthening the existing hedgerow boundaries along southern and south-western edges of RU7, including the conservation of existing hedgerow trees. This would help reduce the urbanising visual influence of development and would strengthen the rural farmed character of the landscape, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (November 2016) and the AONB Landscape Character Framework (July 2017).

Harm of release of land in RU8



-  RU8
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Site of Special Scientific Interest



RU8

Parcel location and openness

Parcel size: 15.1ha

The parcel is located to the west of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is open, comprising of two large agricultural fields, which are bisected by a road.

Distinction between parcel and inset area

The field boundaries and intervening land to the north create a moderate degree of separation from Rugeley and the parcel extends a significant distance from the inset area. The western field of the parcel has stronger separation from the inset area due to the road that bisects the parcel.

Furthermore, the parcel is not contained by urban development and views from the parcel are dominated by open countryside. Therefore, there is strong distinction between the parcel and the urban area.

RU8

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
The parcel is open and lies in a wide gap between Rugeley and Hednesford to the south, with a large forested area acting as a significant separating feature. 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
The parcel 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: Relatively weak
Land is located at distance but has some visual relationship with the historic core and forms part of the wider green setting of the town.
- 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.

RU8

Impact on contribution of adjacent Green Belt

- Release of RU8 as an expansion of Rugeley:

Rating: Minor-moderate

The release and development of RU8 would leave a relatively narrow area of land contained between the new inset settlement edge and woodland to the west. There would be some increase in urbanising visual impact in this area and the release would also weaken the boundary distinction of this area from the settlement. The release would also weaken the boundary distinction of land within RU3 to the northwest.

There would be no weakening of the more distinct wooded area of RU23 to the south.

The adjoining land within RU9, RU7 and RU4 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

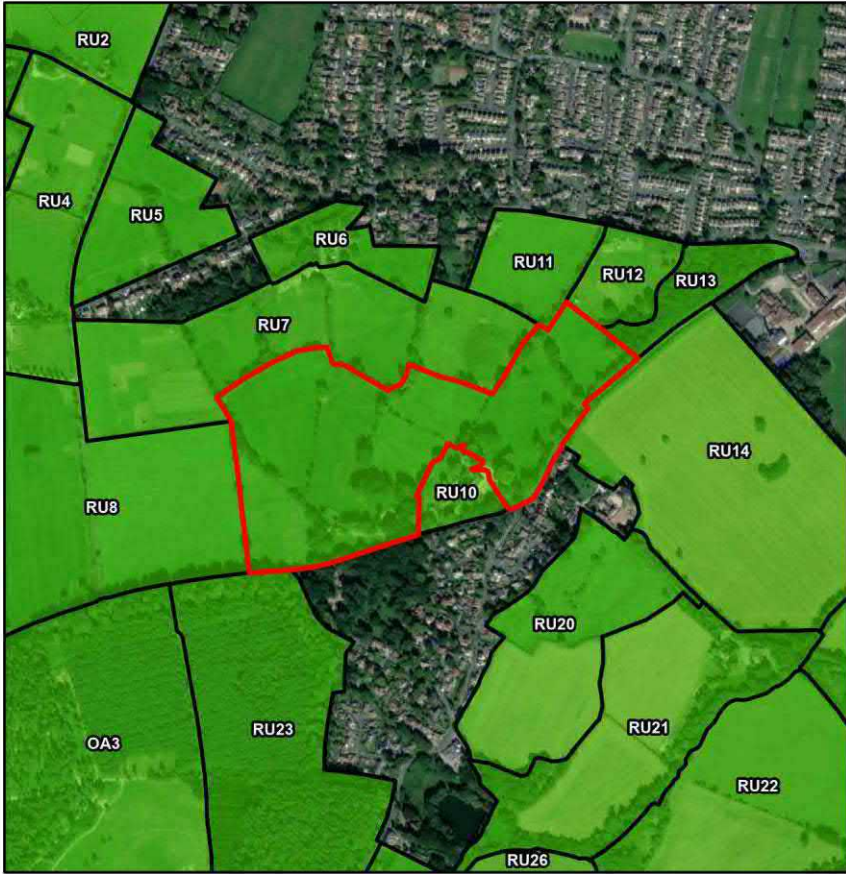
Overall harm of Green Belt release

- Parcel RU8 makes a strong contribution to preventing encroachment on the countryside, a moderate contribution to preventing neighbouring towns merging into one another and a relatively weak contribution to preserving the setting of a historic settlement. 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 Rugeley would be high.

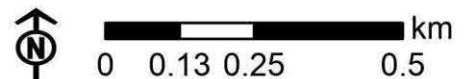
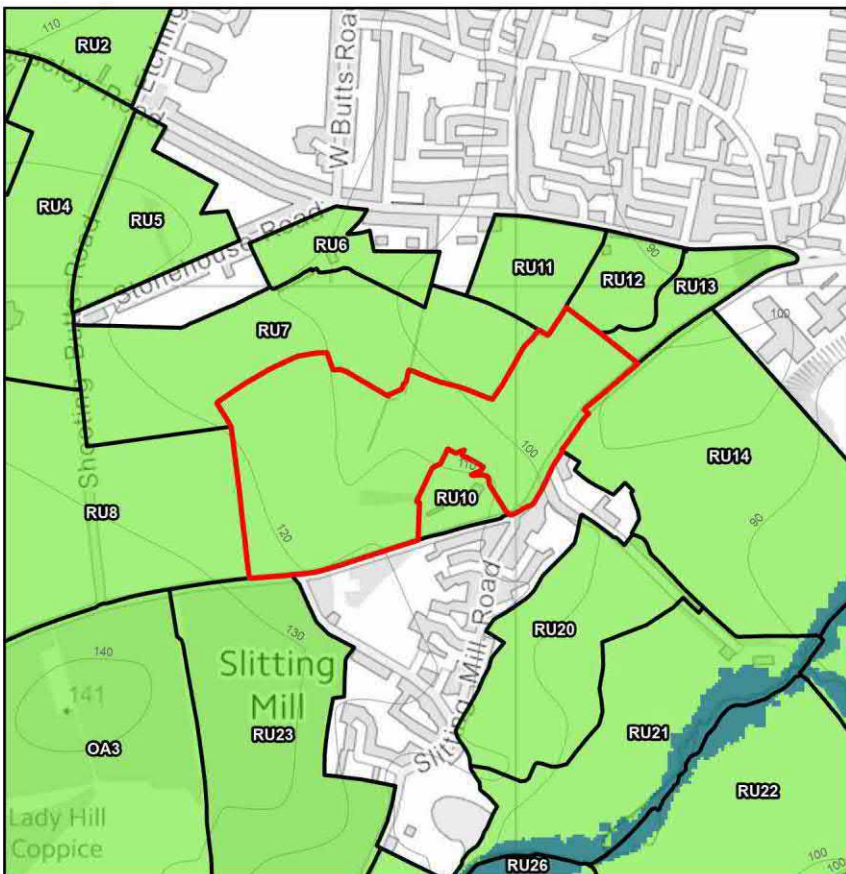
High

- Harm could potentially be reduced by introducing native broadleaved woodland/woodland belts to the west and north-west of RU8. This would form a strong Green Belt boundary that would help reduce the urbanising visual influence of development and would integrate with the wooded estate character of the landscape, 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 RU9



- RU9
- Neighbouring parcel
- Local Authority boundary
- Green Belt
- Flood zone 3



RU9

Parcel location and openness

Parcel size: 15.75ha

The parcel is located adjacent to the northern edge of the inset village of Slitting Mill, in close proximity to the edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is open, comprising of multiple agricultural fields. There is one residential property in the south east of the parcel, but this scale of development does not impact openness.

Distinction between parcel and inset area

The treeline to the south and the field boundaries to the north provide a moderate degree of separation from the inset settlements of Rugeley and Slitting Mill respectively. There is stronger separation in terms of distance from Rugeley than from Slitting Mill, but parkland trees create additional distinction from the latter. The undulating land in the east of the parcel also provides some landform distinction from Slitting Mill. There is sufficient distance between Rugeley and Slitting Mill for the urban areas not to have a containing impact, and for views from the parcel to be dominated by open countryside. Therefore, there is strong distinction between the parcel and the urban area.

RU9

Contribution to the Green Belt purposes

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

Contribution: Weak/No

The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Moderate

The parcel is open and lies in a wide gap between Rugeley and Hednesford to the south, with a large forested area acting as a significant separating feature. 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

The parcel 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.

RU9

Impact on contribution of adjacent Green Belt

- Release of RU9 as an expansion of Rugeley:

Rating: Minor

The release and development of RU9, either as an expansion of Slitting Mill or Rugeley, would weaken the boundary distinction from the settlement of land within RU8 to the west, and would increase urbanising visual influence on this area. The release would also increase urbanising containment and visual impact on land within RU13 to the northeast, and would weaken its boundary role. The release would not have an impact on the distinction of land to the southwest within RU23, or the relevance of this land to Green Belt purposes.

The adjoining land within RU11, RU12 and RU14 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 RU9 makes a strong contribution to preventing encroachment on the countryside and it makes 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 Rugeley would be moderate-high.

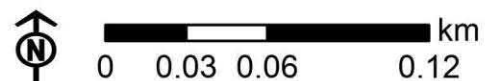
Moderate-High

- Harm could potentially be reduced by strengthening the existing hedgerow boundaries within RU9, including the conservation of existing hedgerow trees. This would create stronger Green Belt boundaries that would help reduce the urbanising visual influence of development. It would also strengthen the rural farmed character of the landscape, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (November 2016) and the AONB Landscape Character Framework (July 2017).

Harm of release of land in RU10



-  RU10
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



RU10

Parcel location and openness

Parcel size: 1.4ha

The parcel is located on the western edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is relatively open, but it contains several residential properties.

Distinction between parcel and inset area

The tree line at the inset edge provides a moderate degree of boundary separation from the urban area, and limits urbanising visual influence, and tree cover within the parcel is sufficient to create some distinction from the inset settlement. The parcel lies in close proximity to the urban area, but it is not contained by urban development. Therefore, there is moderate distinction between the parcel and the urban area.

RU10

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land is relatively open but has residential development within it. The parcel lies in a wide gap between Rugeley and Hednesford to the south, with a large forested area acting as a significant separating feature. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Moderate
This is washed over development in the countryside. Land is relatively open but has some limited residential development within it. 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.

RU10

Impact on contribution of adjacent Green Belt

- Release of RU10 as an expansion of Rugeley:

Rating: Minor

The release and development of RU10 would weaken the consistent Green Belt boundary along Penkridge Bank.

Overall harm of Green Belt release



- Parcel RU10 makes a moderate contribution to preventing encroachment on the countryside, 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 Rugeley would be low-moderate.

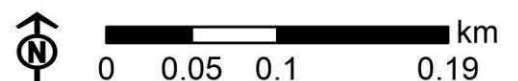
Low-Moderate

- Harm could potentially be reduced by strengthening and conserving the existing hedgerow boundaries within RU10, including that along Penkridge Road to the south. This would help reduce the urbanising visual influence of development, would help retain on the consistent Green Belt boundary to the south and would help strengthen the rural farmed character of the landscape, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (November 2016) and the AONB Landscape Character Framework (July 2017).

Harm of release of land in RU11



-  RU11
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



RU11

Parcel location and openness

Parcel size: 2.95ha

The parcel is located on the western edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is open, comprising of an agricultural field.

Distinction between parcel and inset area

The road and hedgerow to the north of the parcel and treeline to the west are moderate boundary features. However, this boundary has been breached by development in the north west of the parcel. Views from the parcel are balanced between the urban area and open countryside and the parcel is subject to a degree of urban containment by development to the north and west. Therefore, there is moderate distinction between the parcel and the urban area.

RU11

Contribution to the Green Belt purposes

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

Contribution: Weak/No

The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Relatively weak

The parcel is open and lies in a wide gap between Rugeley and Hednesford to the south, with a large forested area acting as a significant separating feature. 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: Relatively strong

The parcel 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.

RU11

Impact on contribution of adjacent Green Belt

- Release of RU11 as an expansion of Rugeley:

Rating: Minor

The release and development of RU11 would weaken the boundary distinction from the settlement of land to the south within RU7. The release would not impact the distinction of land within RU9 to the southeast, or the relevance of this land to Green Belt purposes.

The adjoining land within RU12 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 RU11 makes a relatively strong contribution to preventing encroachment on the countryside and it makes a relatively weak 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 Rugeley would be moderate.

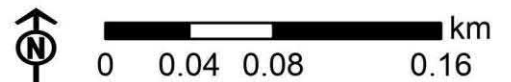
Moderate

- Harm could potentially be reduced by strengthening the existing hedgerow boundaries of RU11, including the conservation of existing hedgerow trees. This would create stronger Green Belt boundaries and would strengthen the rural farmed character of the landscape, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (November 2016) and the AONB Landscape Character Framework (July 2017).

Harm of release of land in RU12



-  RU12
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



RU12

Parcel location and openness

Parcel size: 2.14ha

The parcel is located on the western edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is open, comprising of a cricket pitch and pavilion/car park in the northwest corner.

Distinction between parcel and inset area

The parcel lies in close proximity to the settlement but the tree cover at the inset edge acts as a moderate boundary feature from Rugeley and reduces some views of the urban area. The parcel is subject to some degree of containment by the inset area to the north and east. Therefore, there is moderate distinction between the parcel and the urban area.

RU12

Contribution to the Green Belt purposes

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

Contribution: Weak/No

The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Relatively weak

The parcel open and lies in a wide gap between Rugeley and Hednesford to the south, with a large forested area acting a significant separating feature. 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

The parcel is open and characterised by cricket pitch uses which are associated with the urban area and diminish the extent to which it is perceived as 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.

RU12

Impact on contribution of adjacent Green Belt

- Release of RU12 as an expansion of Rugeley:

Rating: Minor-moderate

The release and development of RU12 would increase urbanising containment and urbanising visual impact on land within RU11 to the west, leaving all of the parcel in close proximity to the inset settlement area.

The release would slightly increase urbanising containment of the woodland to the east within RU13, and slightly weaken its role as a boundary feature.

The release would weaken the boundary separation of land to the south within RU9, and would increase urbanising visual influence.

Overall harm of Green Belt release






- Parcel RU12 makes a moderate contribution to preventing encroachment on the countryside and it makes a relatively weak contribution to preventing neighbouring towns merging into one another. 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 Rugeley would be moderate.

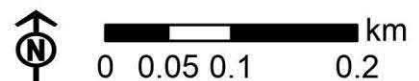
Moderate

- Harm could potentially be reduced by strengthening the existing hedgerow boundaries within RU12 to the west and south, including the conservation of existing hedgerow trees. This would create stronger Green Belt boundaries that would help reduce the urbanising visual influence of development and would strengthen the rural farmed character of the landscape, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (November 2016) and the AONB Landscape Character Framework (July 2017).

Harm of release of land in RU13



-  RU13
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU13

Parcel location and openness

Parcel size: 2.13ha

The parcel is located on the western edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is open, comprising of a wooded area.

Distinction between parcel and inset area

The parcel lies in close proximity to the inset area but the wooded land cover provides significant distinction from the urban area and acts as a strong boundary feature. The parcel is subject to a degree of containment by the inset area to the north and east, but the tree cover prevents views of the urban area. Therefore, there is strong distinction between the parcel and the urban area.

RU13

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
The parcel is open and lies in a wide gap between Rugeley and Hednesford to the south, with a large forested area acting as a significant separating feature. 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
The parcel 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.

RU13

Impact on contribution of adjacent Green Belt

- Release of RU13 as an expansion of Rugeley:

Rating: Negligible

There is no adjacent Green Belt land that makes a stronger contribution.

The adjoining land within RU12, RU9 and RU14 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 RU13 makes a strong contribution to preventing encroachment on the countryside and it makes a moderate contribution to preventing neighbouring towns merging into one another. 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 Rugeley would be moderate.

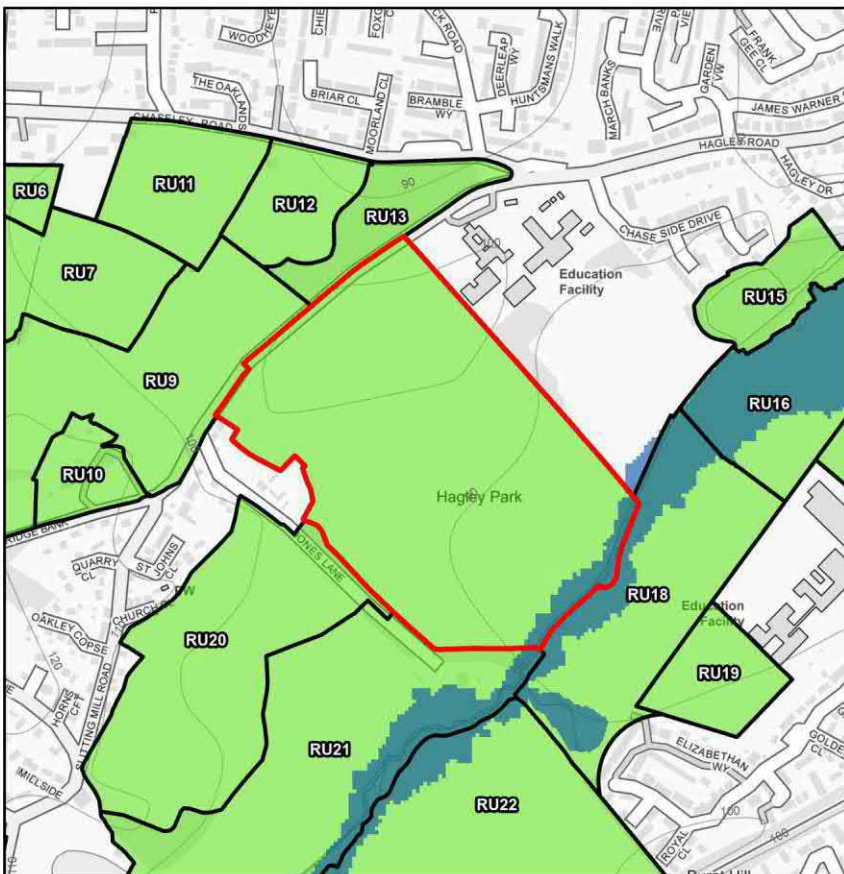
Moderate

- 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 RU14



-  RU14
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU14

Parcel location and openness

Parcel size: 17.46ha

The parcel is located on the southwest edge of Rugeley and also adjoins the inset village of Slitting Mill. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is open, comprising of an agricultural field.

Distinction between parcel and inset area

The hedgerow boundaries with Rugeley to the north and Slitting Mill to the south west provide only a weak degree of separation from inset settlement areas. However, the size of the field means that urban development is not considered to create significant containment, and views are balanced between open countryside and the urban areas to the north and south. Therefore, there is moderate distinction between the parcel and the urban area.

RU14

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
The parcel is open and lies in a wide gap between Rugeley and Hednesford to the south, with large forested areas acting as significant separating features. 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: Relatively strong
The parcel 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: Moderate
Land comprises part of the former parkland associated with Hagley Hall, a feature important to the historical setting of the historic core; and land is located at distance but has some visual relationship with the historic core.
- 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.

RU14

Impact on contribution of adjacent Green Belt

- Release of RU14 as an expansion of Rugeley:

Rating: Minor-moderate

The release and development of RU20 would increase urbanising containment of land to the west, southwest and south within RU9, RU20 and RU21 respectively. The release would also increase urbanising containment of woodland to the north in RU13, and would increase urbanising visual influence and diminish its role as a Green Belt boundary feature.

The adjoining land within RU18 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 RU14 makes a relatively strong contribution to preventing encroachment on the countryside, a moderate contribution to preserving the setting of a historic settlement and a relatively weak contribution to preventing neighbouring towns merging into one another. 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 Rugeley would be moderate-high.

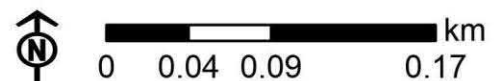
Moderate-High

- Harm could potentially be reduced by strengthening the existing hedgerow field boundaries to the west, southwest and south of RU14, as well as that along Penkridge Bank to the north. This would create stronger Green Belt boundaries that would help to reduce the urbanising visual influence of development and would strengthen the rural farmed character and historical integrity of the landscape, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in RU15



-  RU15
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU15

Parcel location and openness

Parcel size: 1.95ha

The parcel is located adjacent to the central region of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is open, comprising of tree cover in the east and a pond in the west.

Distinction between parcel and inset area

The parcel lies in close proximity to the inset edge and it is largely contained by urban development. However, the tree cover within the parcel prevents views of the urban area and creates a strong degree of separation from the inset area. The tree cover and pond land cover within the parcel provide significant distinction from the the urban area to the north. Therefore, there is strong distinction between the parcel and the urban area.

RU15

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
The parcel does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
The parcel 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: Moderate
Land comprises part of the former parkland associated with Hagley Hall and contains Rising Brook, features important to the historical setting of the historic core.
- 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.

RU15

Impact on contribution of adjacent Green Belt

- Release of RU15 as an expansion of Rugeley:

Rating: Negligible

There is no adjacent Green Belt that makes a stronger contribution.

The adjoining land within RU16 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 RU15 makes a strong contribution to preventing encroachment on the countryside and it makes a moderate contribution to preserving the setting of a historic settlement. 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 Rugeley would be moderate.

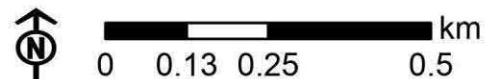
Moderate

- 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 RU16



-  RU16
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU16

Parcel location and openness

Parcel size: 12.8ha

The parcel is located adjacent to the central region of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town. The majority of the parcel is located within Flood Zone 3.

The parcel is open, comprising of a playing field, sports pitches and a pavilion/car park in the northeast corner. However, this developed area is not large enough in scale to impact openness.

Distinction between parcel and inset area

Tree cover to the west reduces some views of the urban area. However, there is no boundary feature to create separation from the settlement in the northeast and southeast of the parcel and the parcel is largely contained by urban development. Therefore, there is weak distinction between the parcel and the urban area.

RU16

Contribution to the Green Belt purposes

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

Contribution: Weak/No

The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Weak/No

The parcel does not lie between neighbouring towns.

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

Contribution: Relatively weak

The parcel is open and characterised by sports pitch 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: Moderate

Land lies in proximity to the historic core and has a direct visual relationship with it. The land also comprises part of the former parkland associated with Hagley Hall and contains Rising Brook, features important to the historical setting of the historic core.

- 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.

RU16

Impact on contribution of adjacent Green Belt

- Release of RU16 as an expansion of Rugeley:

Rating: Minor

The release and development of RU16 would isolate the woodland and lake in RU15 from the rest of the Green Belt, but as it is already within an area largely contained by urban edges the impact of this would be minor. The release and development of RU16 would not have an impact on the distinction of land within RU18 to the southwest, or the relevance of this land to Green Belt purposes.

The adjoining land within RU17 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 RU16 makes a moderate contribution to preserving the setting of a historic settlement, 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 Rugeley would be low-moderate.

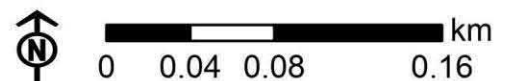
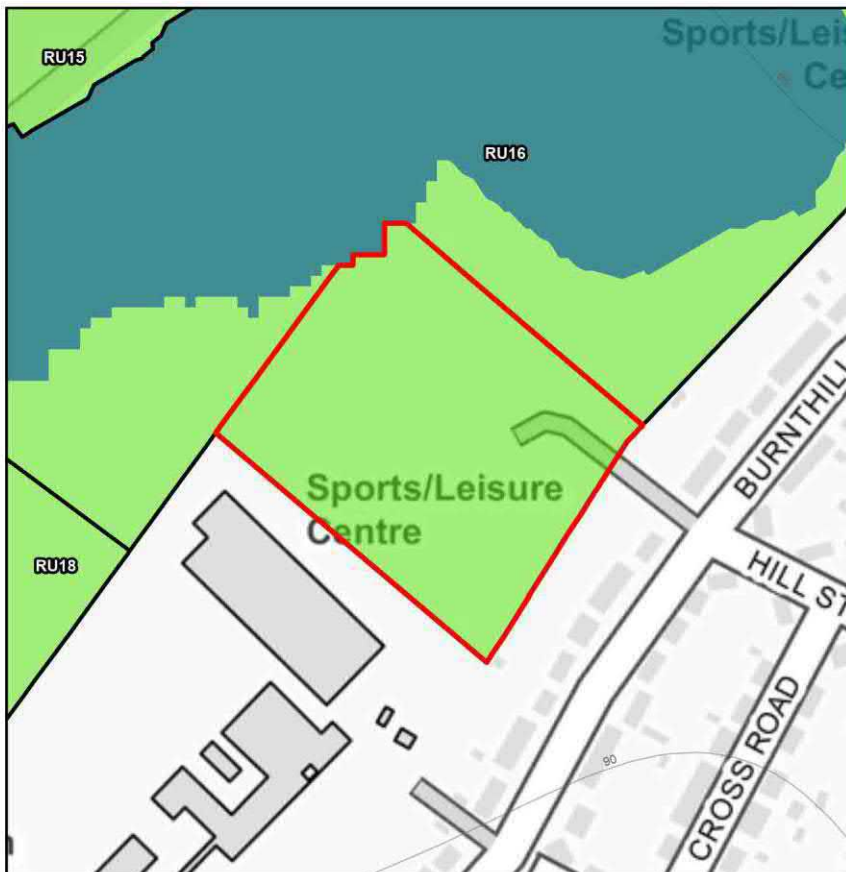
Low-Moderate

- Harm could potentially be reduced by strengthening the existing field boundaries and/or enhancing tree cover to the east of RU16. This would create stronger Green Belt boundaries that would help to reduce potential impact on RU21. These measures would also help strengthen the structure and overall historical integrity of the landscape, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (November 2016).

Harm of release of land in RU17



-  RU17
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU17

Parcel location and openness

Parcel size: 2.19ha

The parcel is located on the eastern edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is relatively open, comprising of recreational playing fields, sports pitches and ancillary car park.

Distinction between parcel and inset area

There is no boundary feature to create separation from Rugeley. The parcel is in close proximity to Rugeley and is largely contained by urban development. In addition, views are dominated by the urban area. Therefore, there is weak distinction between the parcel and the urban area.

RU17

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as 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 open and 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 weak/no contribution to safeguarding the countryside from encroachment.

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

Contribution: Relatively weak

Land lies in proximity to the historic core and has a direct visual relationship with it, but land contains development which detracts from its role.

- 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.

RU17

Impact on contribution of adjacent Green Belt

- Release of RU17 as an expansion of Rugeley:

Rating: Minor

The release would further enclose land in RU16, resulting in most of that parcel being in close proximity to the inset settlement edge.

Overall harm of Green Belt release






- Parcel RU17 makes a relatively weak contribution to preserving the setting and special character of historic settlements, 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 Rugeley would be low.

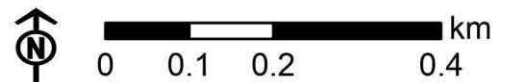
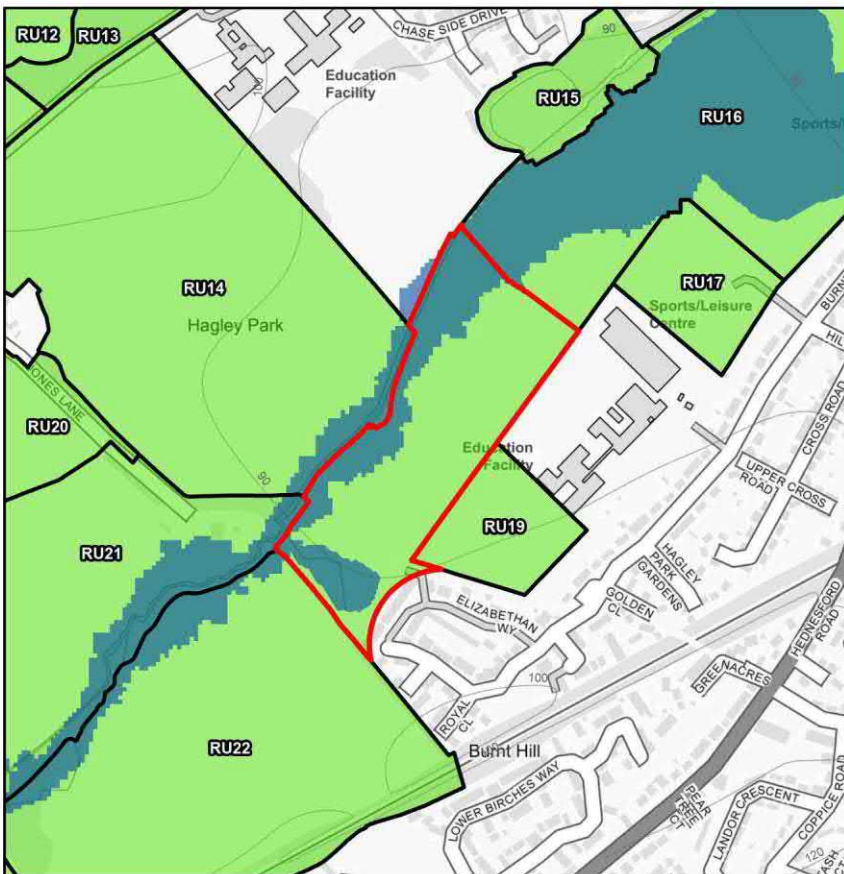
Low

- Harm could potentially be reduced by strengthening the existing field boundaries of RU17. This would create stronger Green Belt boundaries and would help strengthen the structure and overall historical integrity of the landscape, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (November 2016) and the AONB Landscape Character Framework (July 2017).

Harm of release of land in RU18



-  RU18
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU18

Parcel location and openness

Parcel size: 6.8ha

The parcel is located on the western edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open, comprising of an agricultural field and an area of shrubland to the south.

Distinction between parcel and inset area

The parcel has some degree of containment by urban development and the tree line to the south is only a weak Green Belt boundary feature. Most of the parcel lies in close proximity to the urban edges which partially contain it. As such, neither the countryside nor the urban area dominates views. Therefore, there is weak distinction between the parcel and the urban area.

RU18

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land is open and lies in a wide gap between Rugeley and Cannock, and agricultural fields and woodland are significant separating features. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Moderate
Land is open 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 moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Moderate
Land lies in proximity to the historic core and has a direct visual relationship with it. The land also comprises part of the former parkland associated with Hagley Hall and contains Rising Brook, features important to the historical setting of the historic core.
- 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.

RU18

Impact on contribution of adjacent Green Belt

- Release of RU18 as an expansion of Rugeley:

Rating: Minor-moderate

The release would increase urbanising containment of land to the north west in RU14, such that most of that area would be left in close proximity to an inset settlement edge. Although most of the land to the north east makes a weaker contribution to the Green Belt purposes, the release would isolate the woodland and lake in RU15 from the wider Green Belt. The release would not have an impact on the distinction of land within RU21 to the south west of RU18, or the relevance of this land to Green Belt purposes.

The adjoining land within RU16 and RU19 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 RU18 makes a moderate contribution to preventing encroachment on the countryside, and to preserving the setting and special character of historic settlements. 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 Rugeley would be moderate-high.

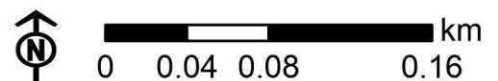
Moderate-High

- Harm could potentially be reduced by strengthening the existing field boundaries and/or enhancing tree cover within RU18. This would create stronger Green Belt boundaries and would help strengthen the structure and overall historical integrity of the landscape, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in RU19



-  RU19
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU19

Parcel location and openness

Parcel size: 1.96ha

The parcel is located on the south western edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open and is comprised of a recreational field.

Distinction between parcel and inset area

The parcel is in close proximity to Rugeley and is largely contained by urban development, with the urban area dominating views. In addition, there is no boundary feature to create separation from Hagley Park Academy to the north. Therefore, there is weak distinction between the parcel and the urban area.

RU19

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land is open and lies in a wide gap between Rugeley and Cannock, and agricultural fields and woodland are significant separating features. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively weak
Land is open countryside but 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: Relatively weak
Land lies in proximity to the historic core and has some visual relationship with it, but with intervening development at Rugeley Leisure Centre which diminishes the relationship.
- 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.

RU19

Impact on contribution of adjacent Green Belt

- Release of RU19 as an expansion of Rugeley:

Rating: Negligible

The release would not have an impact on the distinction of land within RU18 to the west of RU19, or the relevance of this land to Green Belt purposes.

Overall harm of Green Belt release






- Parcel RU19 makes a relatively weak contribution to preventing encroachment on the countryside and preserving the setting and special character of historic settlements, and 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 Rugeley would be low.

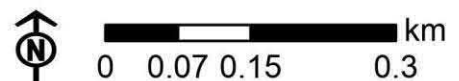
Low

- 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 RU20



-  RU20
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU20

Parcel location and openness

Parcel size: 8.27ha

The parcel is located on the eastern edge of the inset village of Slitting Mill, close to the south western edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open, comprising of agricultural fields.

Distinction between parcel and inset area

The garden boundaries at the inset edge to the west provide only a weak degree of separation from the settlement. The sloping landform within the parcel provides some degree of distinction from the inset area. The parcel is not contained by urban development and views are balanced between the urban area to the west and open countryside to the east. Therefore, there is moderate distinction between the parcel and the urban area.

RU20

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
The parcel is open and lies in a wide gap between Rugeley and Hednesford to the south, with large forested areas acting as significant separating features. 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: Relatively strong
The parcel 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: Relatively weak
Land is located at distance but has some visual relationship with the historic core.
- 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.

RU20

Impact on contribution of adjacent Green Belt

- Release of RU20 as an expansion of Rugeley:

Rating: Minor

The release and development of RU20 would weaken the boundary distinction from the settlement of land within RU21 to east. The release would also increase the urbanising visual impact in this area.

The adjoining land within RU14 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 RU20 makes a relatively strong contribution to preventing encroachment on the countryside, a relatively weak contribution to preventing neighbouring towns merging into one another and a relatively weak contribution to preserving the setting of a historic settlement. 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 Rugeley would be moderate.

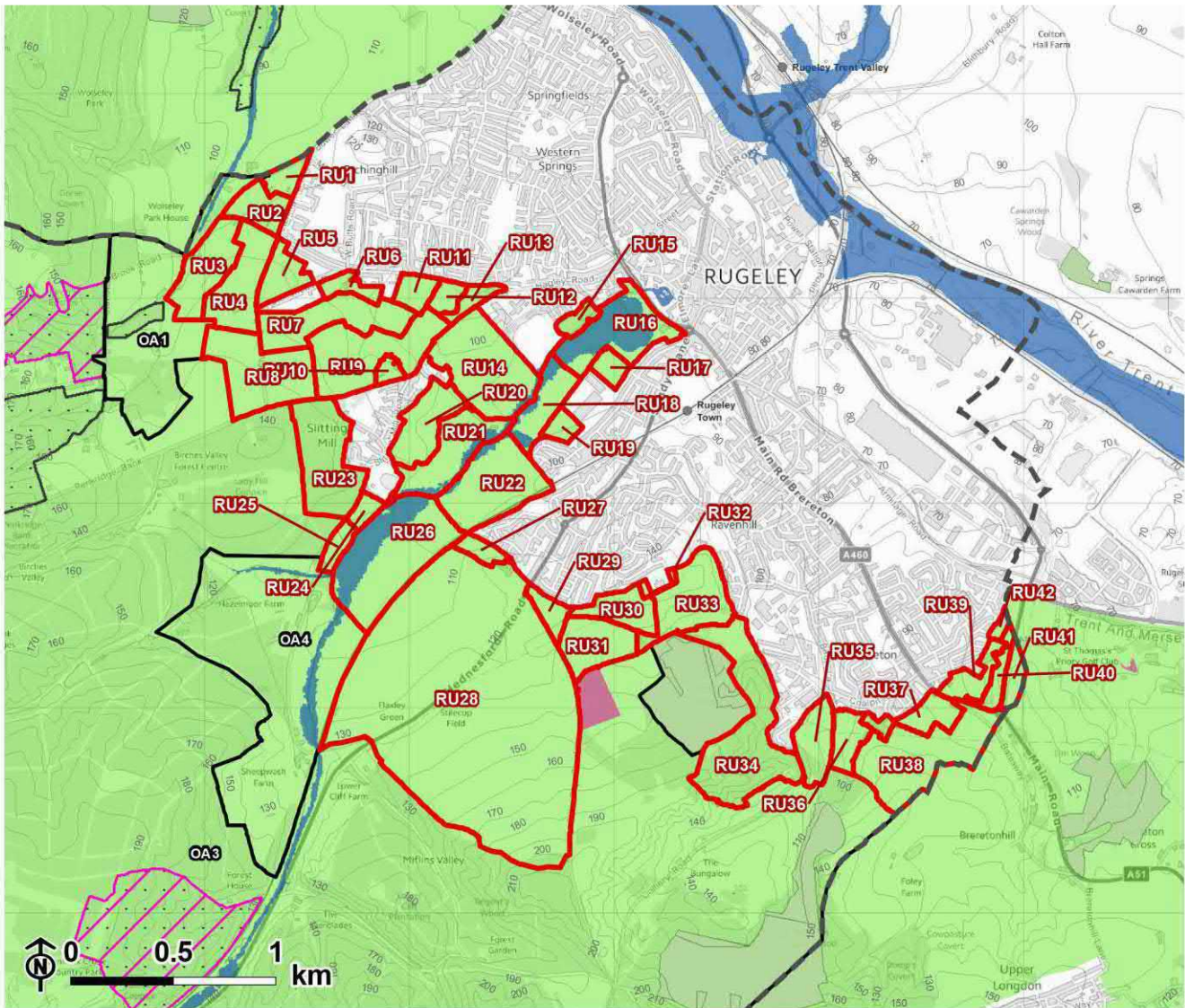
Moderate

- Harm could potentially be reduced by strengthening the existing hedgerow boundary to the east of RU20, including the conservation of existing hedgerow trees. This would create a stronger Green Belt boundary that would reduce the urbanising visual influence of development and would help strengthen the rural farmed character of the landscape, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Appendix B

**Detailed Harm
Assessments
Rugeley - Part 2**

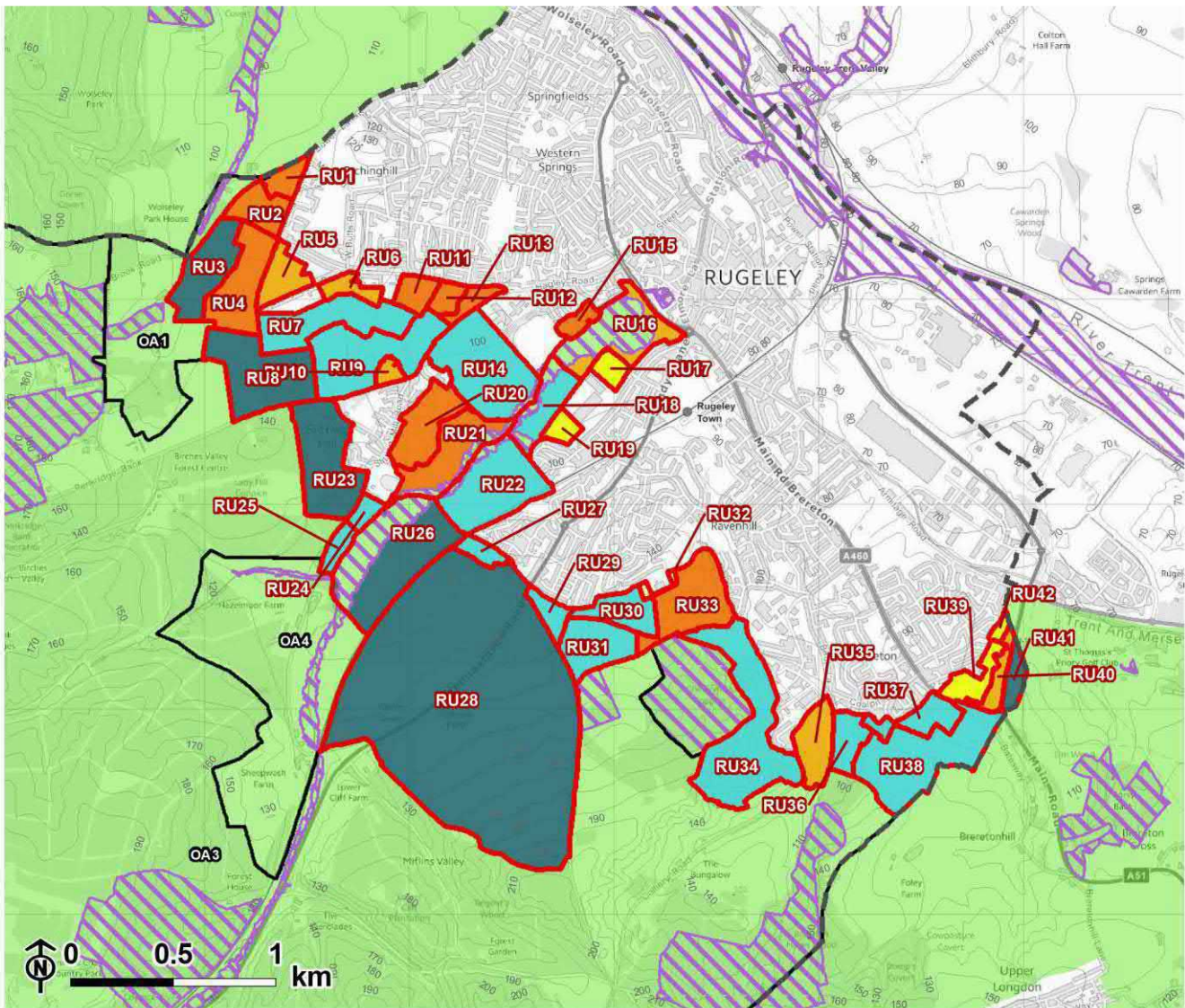
Rugeley



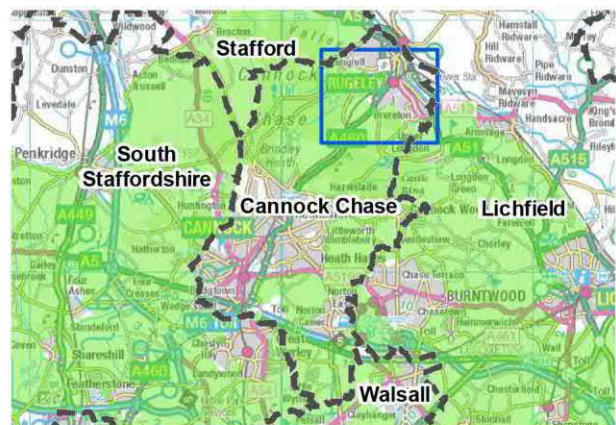
- Local Authority boundary
- Green Belt
- Rugeley parcel
- Neighbouring parcel
- Absolute constraints**
- Ancient woodland
- Special Area of Conservation
- Site of Special Scientific Interest
- Cemetery
- Flood zone 3



Rugeley



- Local Authority boundary
 - Green Belt
 - Red outline Rugeley parcel
 - Black outline Neighbouring parcel
 - Purple hatched 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.

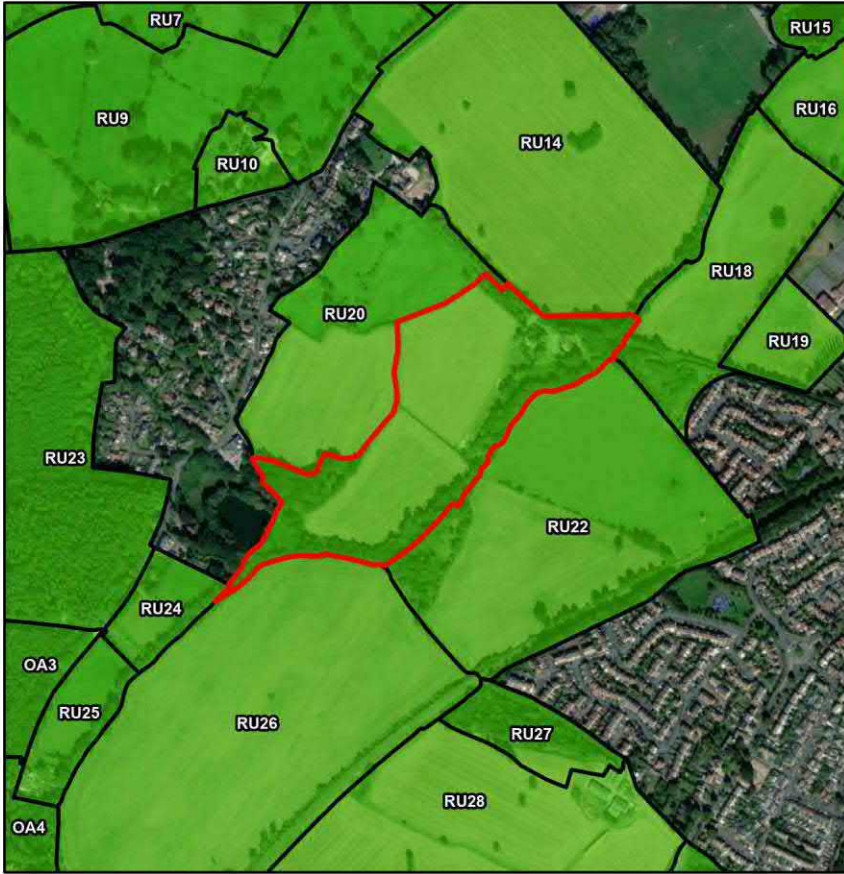
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:






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

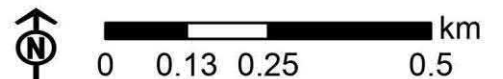
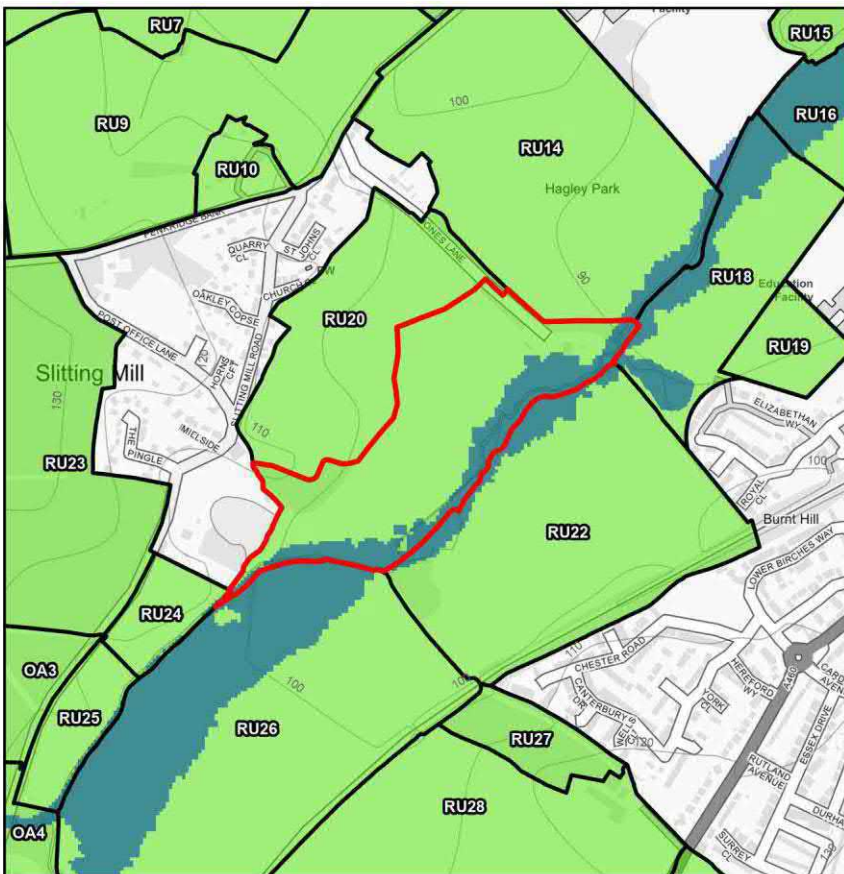
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Harm of release of land in RU21



-  RU21
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU21

Parcel location and openness

Parcel size: 10.82ha

The parcel is located between the south western edge of Rugeley and the inset village of Slitting Mill. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is open, comprising of two agricultural fields and tree cover at the inset edge in the west. There are several dwellings in the north eastern corner of the parcel as well as Sitting Mill Pumping Station, but these are too isolated to have any significant urbanising influence.

Distinction between parcel and inset area

Tree cover at the southern end of the parcel forms a strong settlement edge boundary feature, but boundary strength is weaker to the north. The landform of the parcel, sloping down towards Rising Brook, provides some degree of distinction from and reduces views of the urban area. The parcel is not contained by urban development due to the surrounding agricultural fields. Therefore, there is strong distinction between the parcel and the urban area.

RU21

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
The parcel is open and lies in a wide gap between Rugeley and Hednesford to the south, with large forested areas acting as significant separating features. 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
The parcel 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.

RU21

Impact on contribution of adjacent Green Belt

- Release of RU21 as an expansion of Rugeley:

Rating: Negligible

The release and development of RU21 would not have an impact on the distinction of land within RU26 to the south, or the relevance of this land to Green Belt purposes.

The adjoining land within RU20, RU14, RU18 and RU22 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 RU21 makes a strong contribution to preventing encroachment on the countryside and it makes a moderate contribution to preventing neighbouring towns merging into one another. 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 Rugeley would be moderate.

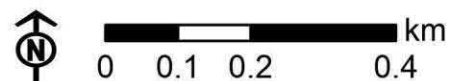
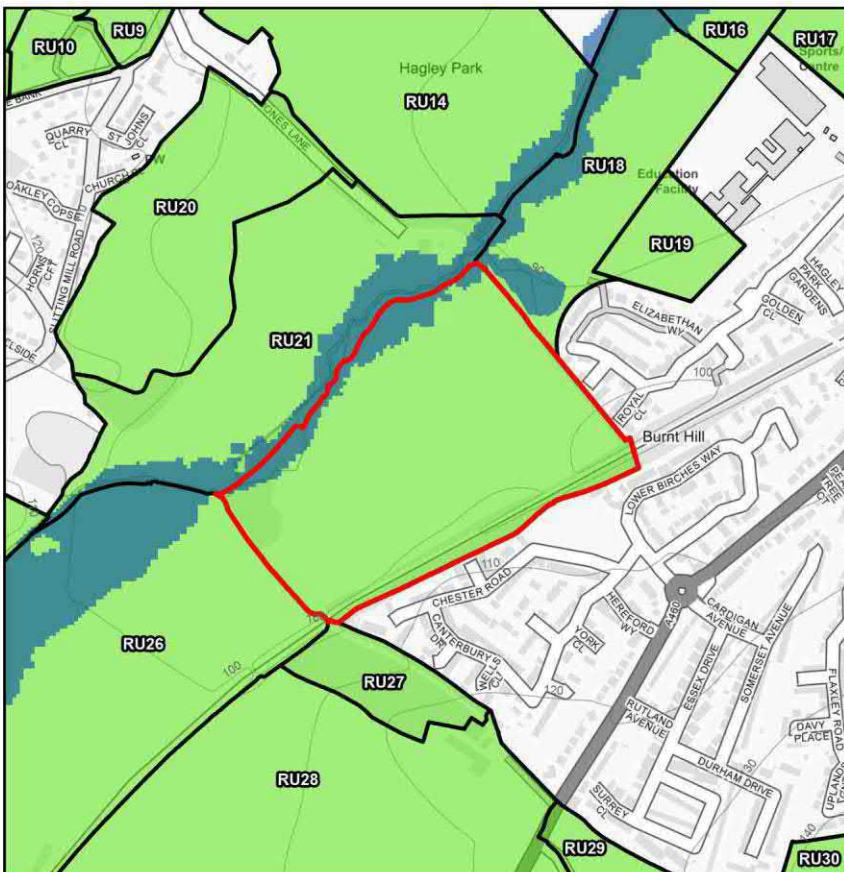
Moderate

- 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 RU22



-  RU22
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU22

Parcel location and openness

Parcel size: 14.82ha

The parcel is located on the south western edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open, comprising of agricultural fields and separating hedgerows. A railway line travels along the southern border of the parcel.

Distinction between parcel and inset area

There is a strong boundary feature of the railway line in the east of the parcel, but the north of the parcel is separated from the urban area by a moderate treeline boundary. Furthermore, in relation to the size of the area, urban development is not considered to create significant containment. Neither the countryside nor the urban area dominates views. Therefore, there is moderate distinction between the parcel and the urban area.

RU22

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
Land is open and lies in a wide gap between Rugeley and Cannock, and agricultural fields and woodland are significant separating features. 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: Relatively strong
Land is open countryside and 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.

RU22

Impact on contribution of adjacent Green Belt

- Release of RU22 as an expansion of Rugeley:

Rating: Minor-moderate

The release and development of RU22 would increase urbanising containment of land in RU21, and would leave most of the parcel in close proximity to the inset settlement edge of either Rugeley or Slitting Mill.

The release would not have an impact on the distinction of land within RU27 to the south of RU22, or the relevance of this land to Green Belt purposes. The release of RU22 would weaken the strong boundary distinction of land within RU26 from the settlement.

The adjoining land within RU18 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 RU22 makes a relatively strong contribution to preventing encroachment on the countryside, and a relatively weak contribution to preventing neighbouring towns merging into one another. 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 Rugeley would be moderate-high.

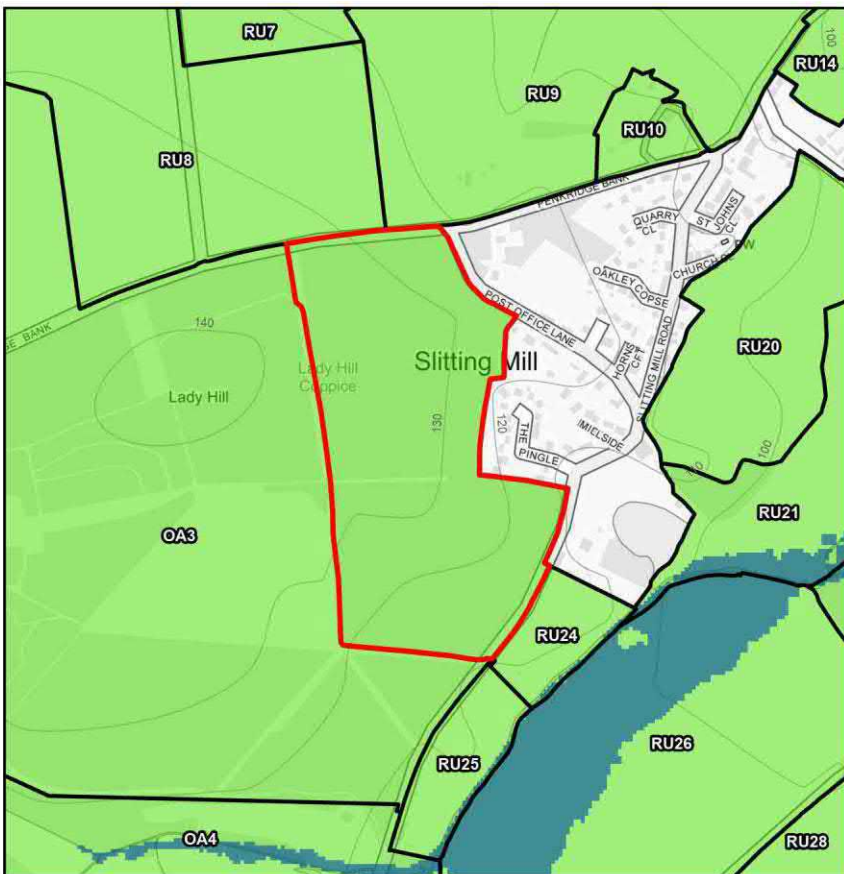
Moderate-High

- Harm could potentially be reduced by strengthening the existing field boundaries and/or enhancing tree cover within RU22 to the north-west and south-west. This would create stronger Green Belt boundaries that would help to reduce the impact of urbanising containment. These measures would also help strengthen the structure and overall historical integrity of the landscape, 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 RU23



-  RU23
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU23

Parcel location and openness

Parcel size: 14.34ha

The parcel is located on the south western edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is open, comprising of a forested area.

Distinction between parcel and inset area

The wooded land cover within the parcel prevents views of the urban area and acts as a strong boundary feature. The wooded land cover within the parcel is very prominent and provides significant distinction from the urban area. The parcel is not contained by urban development. Therefore, there is very strong distinction between the parcel and the urban area.

RU23

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
The parcel is open and lies in a wide gap between Rugeley and Hednesford to the south, with large forested areas acting as a significant separating feature. Although the settlement gap is robust, 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 moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
The parcel 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: Relatively weak
Land is located at distance but has some visual relationship with the historic core and forms part of the wider green setting of the town.
- 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.

RU23

Impact on contribution of adjacent Green Belt

- Release of RU23 as an expansion of Rugeley:

Rating: Minor

The release and development of RU23 would have a negligible impact on the forested land to the west and south, but breaching the belt of mature, broadleaf tree cover along the inset settlement edge would nonetheless constitute a weakening of a consistent, strong boundary feature.

The adjoining land within RU8, RU9 and RU24 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 RU23 has very strong distinction from Slitting Mill, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. It also makes 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 Rugeley would be high.

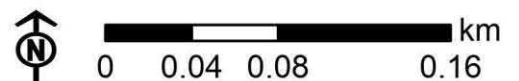
High

- Harm could potentially be reduced by introducing native broadleaved woodland/woodland belts to the south west of RU23. This would form a strong Green Belt boundary that would integrate with the wooded estate character of the landscape, 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 RU24



-  RU24
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU24

Parcel location and openness

Parcel size: 1.8ha

The parcel is located on the southwest edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is open, comprising two small fields. There are some agricultural use buildings in the central region of the parcel, but this is considered to be 'appropriate development' in the Green Belt.

Distinction between parcel and inset area

The tree cover within and adjacent to the inset area reduces views of the urban area. The garden boundary to the north provides only a weak degree of separation from the inset area, but the sloping landform down to Rising Brook creates some distinction from the inset area. The parcel is not contained by urban development. Therefore, there is strong distinction between the parcel and the urban area.

RU24

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
The parcel is open and lies in a wide gap between Rugeley and Hednesford to the south, with a large forested area acting as a significant separating feature. 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
The parcel 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.

RU24

Impact on contribution of adjacent Green Belt

- Release of RU24 as an expansion of Rugeley:

Rating: Minor

The release and development of RU24 would weaken the boundary distinction from the settlement of land within RU25 to the southwest.

The release would not have an impact on the distinction of land to the west within RU23 or land to the east within RU26, or the relevance of this land to Green Belt purposes.

Overall harm of Green Belt release






- Parcel RU24 makes a strong contribution to preventing encroachment on the countryside and it makes 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 Rugeley would be moderate-high.

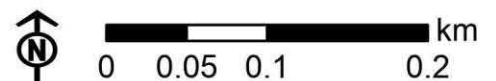
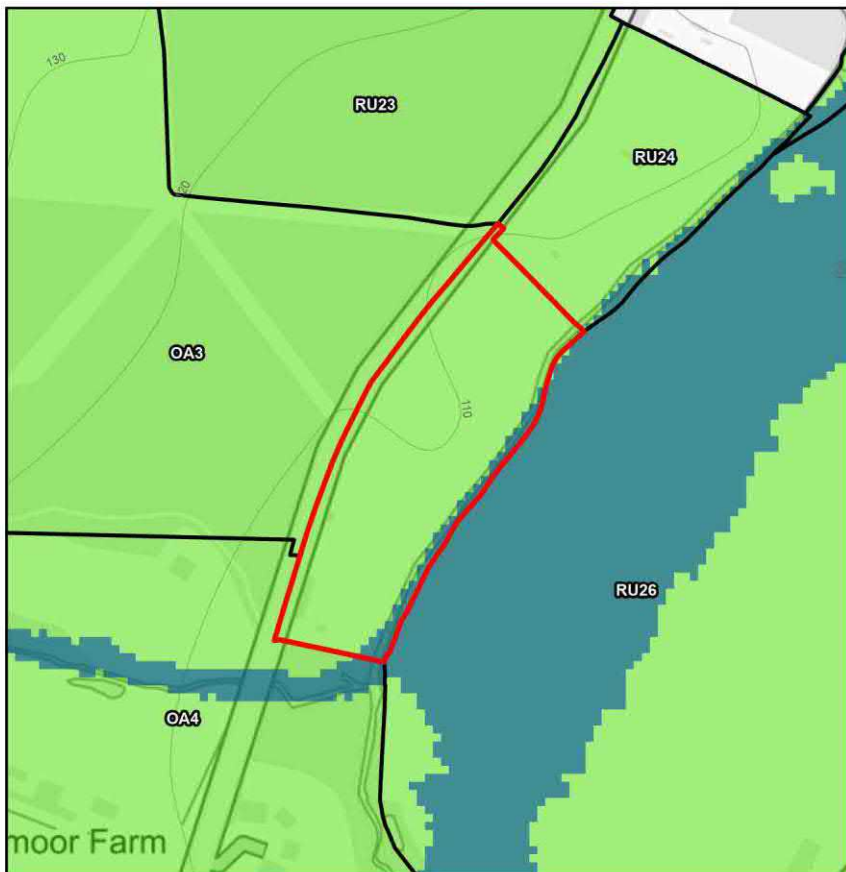
Moderate-High

- Harm could potentially be reduced by strengthening the existing hedgerow boundary to the southwest of RU24, including the conservation of existing hedgerow trees. This would create a stronger Green Belt boundary that would help strengthen the rural farmed character of the landscape, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (November 2016) and the AONB Landscape Character Framework (July 2017).

Harm of release of land in RU25



-  RU25
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU25

Parcel location and openness

Parcel size: 2.24ha

The parcel is located to the southwest of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

The parcel is open, comprising of a field and two residential properties at the southern end. The development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The field boundary and intervening land in the adjacent parcel to the north provide a moderate degree of separation from the inset area, and the sloping landform adds some further distinction. The parcel is not contained by urban development and views of open countryside dominate. Therefore, there is strong distinction between the parcel and the urban area.

RU25

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
The parcel is open and lies in a wide gap between Rugeley and Hednesford to the south, with large forested areas providing significant separating features. 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
The parcel 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.

RU25

Impact on contribution of adjacent Green Belt

- Release of RU25 as an expansion of Rugeley:

Rating: Minor

The release and development of RU25 would bring land to the east within RU26 into closer proximity to the inset edge, creating a degree of containment between inset settlement edges. The tree cover to the west and south is a strong boundary feature and therefore the release does not impact the distinction of these areas, or their relevance to Green Belt purposes.

The adjoining land within RU24 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

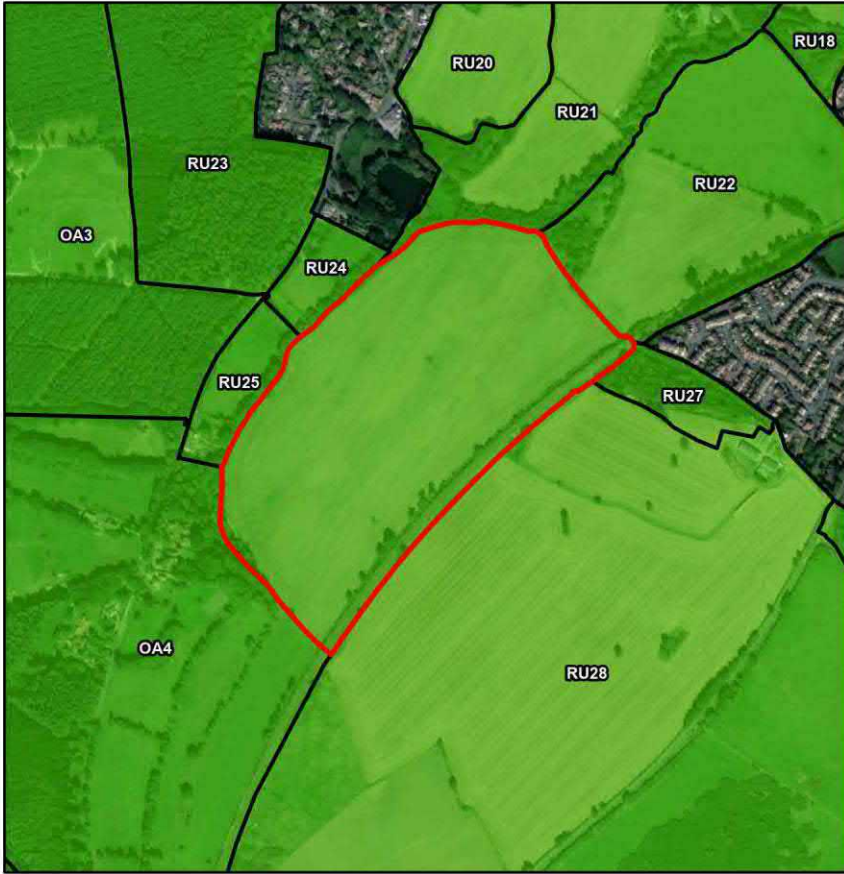
Overall harm of Green Belt release






- Parcel RU25 makes a strong contribution to preventing encroachment on the countryside and it makes 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 Rugeley would be moderate-high.

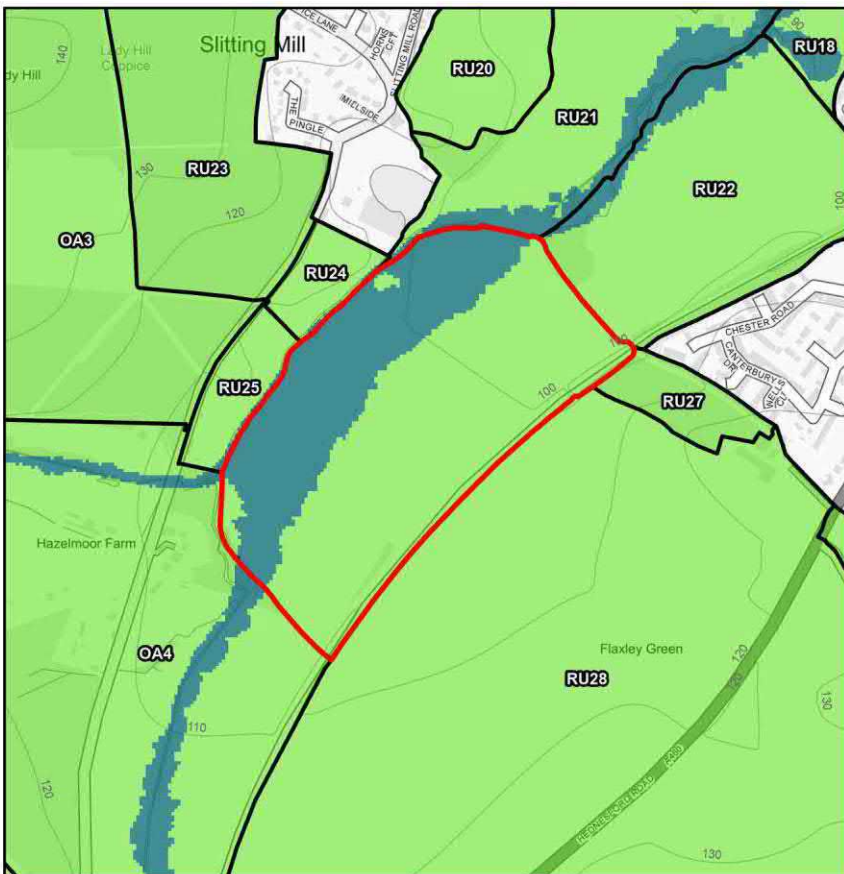
Moderate-High

- Harm could potentially be reduced by introducing native broadleaved woodland/woodland belts to the east of RU25. This would form a strong Green Belt boundary that would integrate with the wooded estate character of the landscape, 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 RU26



-  RU26
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU26

Parcel location and openness

Parcel size: 22.61ha

The parcel is located on the southwest edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town. The western half of the parcel is located within Flood Zone 3.

The parcel is open, comprising of a large agricultural field.

Distinction between parcel and inset area

The parcel is not contained by urban development and views are dominated by open countryside. The tree cover to the northwest and the railway line to the northeast provide a strong degree of separation from Rugeley and the parcel extends a significant distance from the settlement. Therefore, there is very strong distinction between the parcel and the urban area.

RU26

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
The parcel is open and lies in a wide gap between Rugeley and Hednesford to the south, with large forested areas acting as significant separating features. Although the settlement gap is robust, 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 moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
The parcel 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.

RU26

Impact on contribution of adjacent Green Belt

- Release of RU26 as an expansion of Rugeley:

Rating: Minor

The release and development of RU26 would increase the urbanising visual impact on land within RU28 to the east. The release would result in only negligible narrowing of the wide gap between Rugeley and Hednesford to the south.

The adjoining land within RU24, RU25, RU21, RU22 and RU27 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 RU26 has very strong distinction from the inset settlements of Rugeley and Slitting Mill, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. It also makes 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 Rugeley would be high.

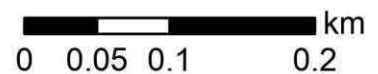
High

- Harm could potentially be reduced by strengthening the existing field boundaries and/or enhancing tree cover to the east and south of RU26. This would create stronger Green Belt boundaries that would help to reduce the urbanising visual influence of development and prevent any further narrowing of the gap between Rugeley and Hednesford. These measures would also help strengthen the structure and overall historical integrity of the landscape, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (November 2016) and the AONB Landscape Character Framework (July 2017).

Harm of release of land in RU27



-  RU27
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Flood zone 3



RU27

Parcel location and openness

Parcel size: 2.15ha

The parcel is located on the southern edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open, comprising of shrubland and tree cover.

Distinction between parcel and inset area

Although the parcel is in close proximity to the inset area and neither the countryside nor the urban area dominates views, the young woodland within the parcel is relatively prominent, increasing distinction from Rugeley and forming a strong boundary feature creating separation from the inset area. In addition, the parcel is not contained by urban development. Therefore, there is strong distinction between the parcel and the urban area.

RU27

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Moderate

Land is open and lies in a wide gap between Rugeley and Cannock, and agricultural fields and woodland are significant separating features.

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 and 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.

RU27

Impact on contribution of adjacent Green Belt

- Release of RU27 as an expansion of Rugeley:

Rating: Minor

The release would weaken the landcover and boundary distinction for land to the south in RU28.

The adjoining land within RU22 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

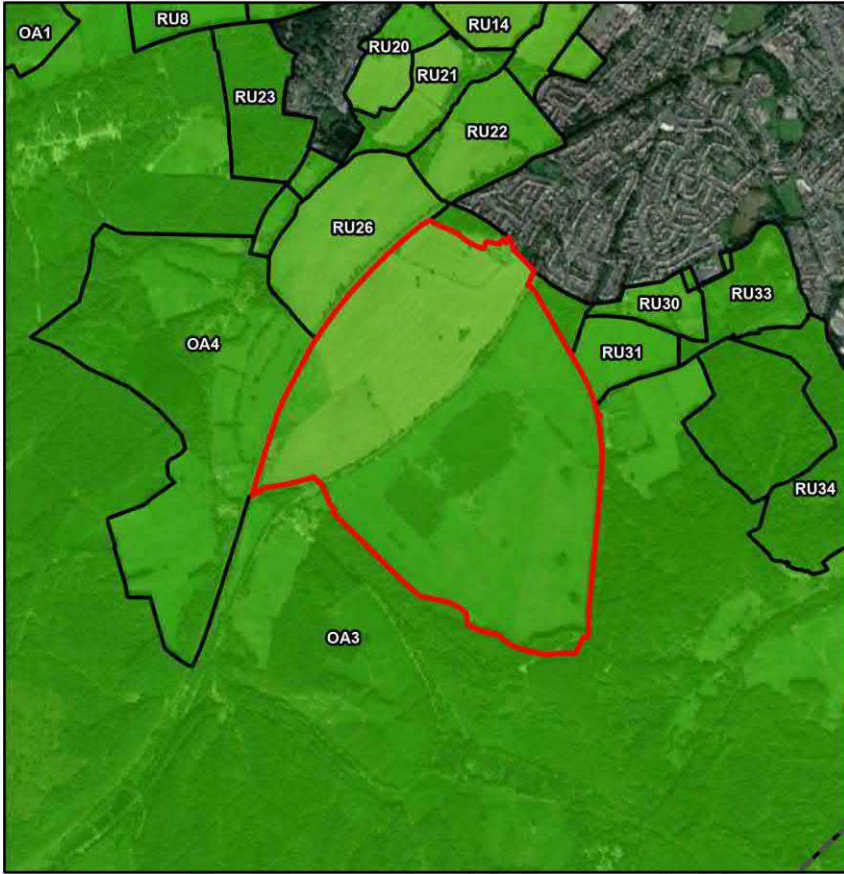
Overall harm of Green Belt release

- Parcel RU27 makes 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 Rugeley would be moderate-high.

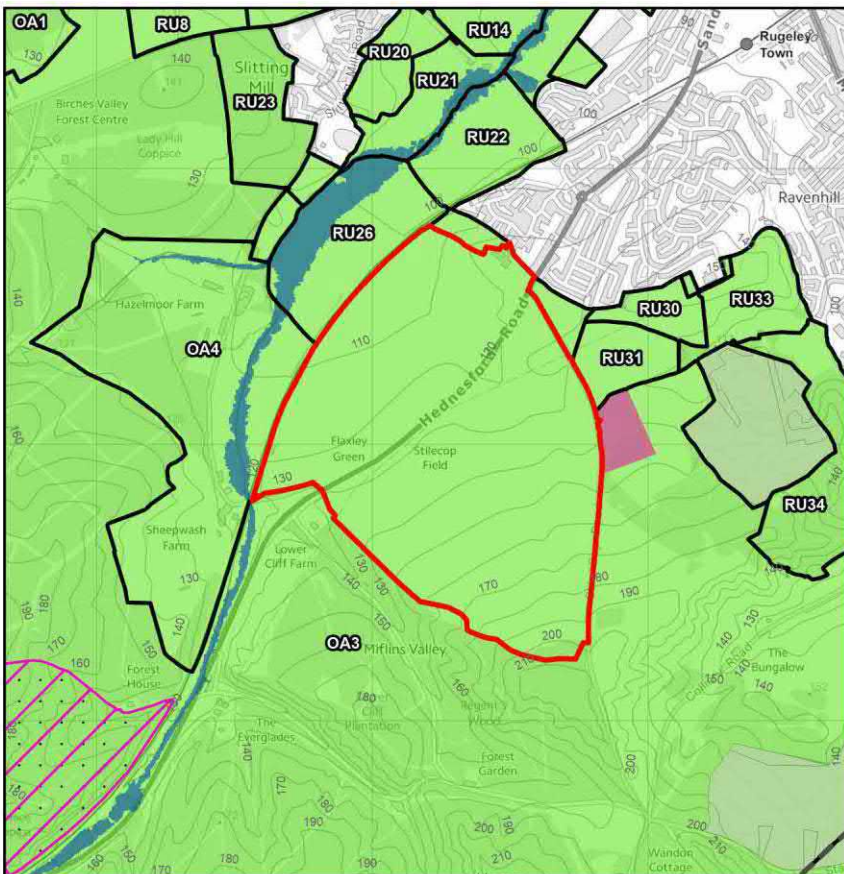
Moderate-High

- Harm could potentially be reduced by the maintenance and conservation of field boundaries within RU27. This would create stronger Green Belt boundaries with land to the south and would help strengthen the structure and overall historical integrity of the landscape, 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 RU28



- RU28
- Neighbouring parcel
- Local Authority boundary
- Green Belt
- Special Area of Conservation
- Site of Special Scientific Interest
- Cemetery
- Ancient woodland
- Flood zone 3



RU28

Parcel location and openness

Parcel size: 125.42ha

The parcel is located on the southern edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open, and is dominated by agricultural fields. Agricultural buildings are also located in the north and south of the parcel, however, these are 'appropriate development' within the Green Belt and therefore do not impact openness.

Distinction between parcel and inset area

Land is not contained by urban development and extends a significant distance from Rugeley, with views that are dominated by open countryside. The scrub woodland areas on the inset edge (RU27 and RU29) create strong boundary and land cover distinction for most of the parcel, but this distinction is weaker between RU27 and RU29. The undulating land within the parcel also create distinction from the inset area. Therefore, there is very strong distinction between most of the parcel and the urban area, but strong distinction in the area close to the inset settlement edge between RU27 and RU29, to the west of the A460 Hednesford Road.

RU28

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open and lies in a wide gap between Rugeley and Cannock, and agricultural fields and woodland are significant separating features. Although the settlement gap is robust, there is mostly 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 moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
The parcel 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.

RU28

Impact on contribution of adjacent Green Belt

- Release of RU28 as an expansion of Rugeley:

Rating: Minor

The release of land to the west of the A460 would increase urbanising visual impact on land within RU26. The release of land on higher ground to the east of the A460 would diminish the landform distinction of the forested high ground to the south. The release would result in negligible narrowing of the wide gap between Rugeley and Hednesford to the south.

The adjoining land within RU27, RU29 and RU31 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 RU28 largely has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be minor. Where RU28 has weaker distinction from the urban edge, to the east of the woodland block, the release of land would have greater impact on adjacent land within the same parcel that has stronger separation from the town, increasing its containment, so overall harm would be the same. Therefore the harm resulting from its release, as an expansion of Rugeley would be high.

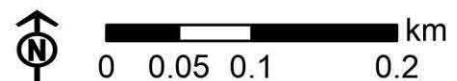
High

- Harm could potentially be reduced by strengthening the existing field boundaries and/or enhancing tree cover within RU28, particularly to the south and west. This would create stronger Green Belt boundaries that would help to reduce the urbanising visual influence of development and prevent any further narrowing of the gap between Rugeley and Hednesford. These measures would also help strengthen the structure and overall historical integrity of the landscape, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (November 2016) and the AONB Landscape Character Framework (July 2017).

Harm of release of land in RU29



-  RU29
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Cemetery



RU29

Parcel location and openness

Parcel size: 2.68ha

The parcel is located on the southern edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open, comprising of vacant shrubland and tree cover.

Distinction between parcel and inset area

Although the parcel is in close proximity to the inset area, it is not contained by urban development. The young scrub woodland within the parcel creates some additional distinction from the inset area, and forms a moderate inset boundary feature. Neither the urban area nor the countryside dominates views. Therefore, there is moderate distinction between the parcel and the urban area.

RU29

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
Land is open and lies in a wide gap between Rugeley and Cannock, and agricultural fields and woodland are significant separating features. 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: Relatively strong
Land is open countryside and 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.

RU29

Impact on contribution of adjacent Green Belt

- Release of RU29 as an expansion of Rugeley:

Rating: Minor-moderate

Release and development of this parcel would weaken separation from the settlement for land to the south in RU28, reducing the distinction provided by the scrub woodland and increasing urbanising visual impact.

The adjoining land within RU41 and RU31 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 RU29 makes a relatively strong contribution to preventing encroachment on the countryside and a relatively weak contribution to preventing neighbouring towns merging into one another. 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 Rugeley would be moderate-high.

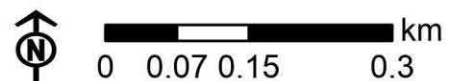
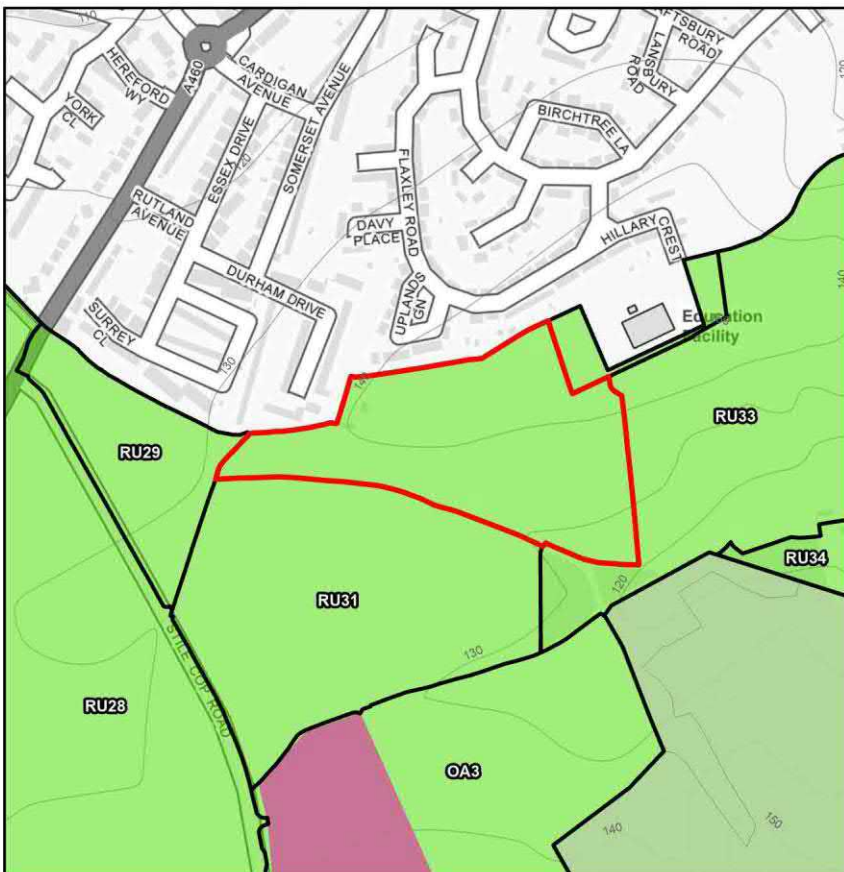
Moderate-High

- Harm could potentially be reduced by strengthening the existing hedgerow boundaries, particularly to the south and south-west of RU29 along Stile Cop Road, to form stronger Green Belt boundaries. This would help reduce the urbanising visual influence of development and would also strengthen the rural farmed character of the landscape, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (November 2016) and the AONB Landscape Character Framework (July 2017).

Harm of release of land in RU30



-  RU30
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Cemetery
-  Ancient woodland



RU30

Parcel location and openness

Parcel size: 5.59ha

The parcel is located on the southern edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open, comprising of paddock fields and separating hedgerows. A building is located on the western edge of the parcel, however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The parcel is in close proximity to Rugeley and neither the countryside nor the urban area dominates views. Although the garden hedgerow boundary to the north is only a weak boundary feature, creating little separation from the inset area, the parcel is not contained by urban development. Furthermore, the sloping landform within the parcel provides some distinction from the inset area. Therefore, there is moderate distinction between the parcel and the urban area.

RU30

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
Land is open and lies in a wide gap between Rugeley and Cannock, and agricultural fields and woodland are significant separating features. 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: Relatively strong
Land is open countryside and 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.

RU30

Impact on contribution of adjacent Green Belt

- Release of RU30 as an expansion of Rugeley:

Rating: Minor-moderate

The release and development of RU30 would increase urbanising containment and weaken the boundary distinction of land within RU33 from the settlement. The release downslope from the inset settlement edge would weaken the landform distinction of land within RU31 to the south of RU30.

The adjoining land within RU41 and RU32 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 RU30 makes a relatively strong contribution to preventing encroachment on the countryside, and a relatively weak contribution to preventing neighbouring towns merging into one another. 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 Rugeley would be moderate-high.

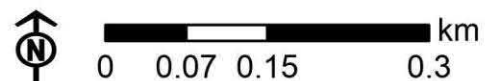
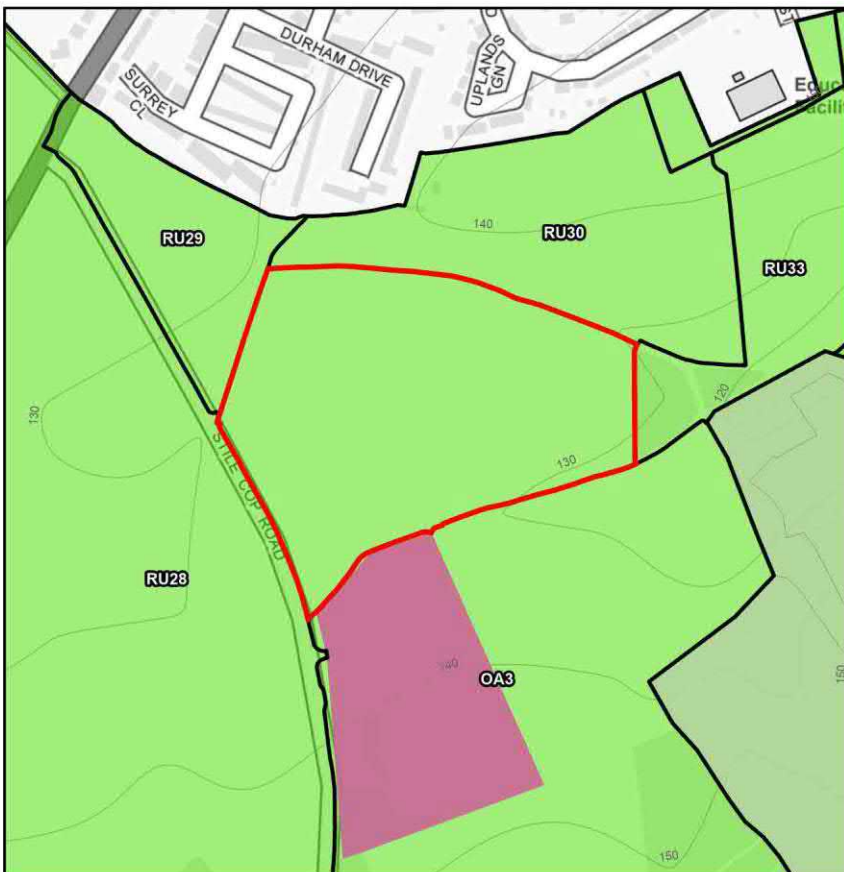
Moderate-High

- Harm could potentially be reduced by strengthening the existing hedgerow boundaries to the south and west of RU30 to form stronger Green Belt boundaries. This would also strengthen the rural farmed character of the landscape, 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 RU31



-  RU31
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Cemetery
-  Ancient woodland



RU31

Parcel location and openness

Parcel size: 8.01ha

The parcel is located south of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open, comprising of agricultural fields.

Distinction between parcel and inset area

The tree lines to the north are a moderate boundary feature creating separation from the inset area, and the sloping land in parcel RU30 creates some additional distinction from the urban area. In addition, the parcel extends is not contained by urban development, and is dominated by views of open countryside. Therefore, there is strong distinction between the parcel and the urban area.

RU31

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Moderate

Land is open and lies in a wide gap between Rugeley and Cannock, and agricultural fields and woodland are significant separating features.

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 and 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.

RU31

Impact on contribution of adjacent Green Belt

- Release of RU31 as an expansion of Rugeley:

Rating: Minor

The release and development of RU31 would weaken the boundary distinction of land to the south, leaving open fields extending less far from the inset edge than they do at present. It would also increase urbanising visual impact and weaken the boundary distinction of land within RU28 to the west.

The adjoining land within RU29, RU30 and RU33 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 RU31 makes 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 Rugeley would be moderate-high.

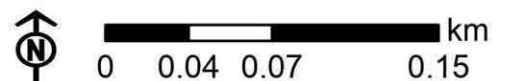
Moderate-High

- Harm could potentially be reduced by strengthening the existing hedgerow boundaries, particularly to the south and south-west of RU31, including along Stile Cop Road, to form a stronger Green Belt boundary. This would also strengthen the rural farmed character of the landscape, 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 RU32



-  RU32
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



RU32

Parcel location and openness

Parcel size: 0.61ha

The parcel is located on the southern edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open, comprising of playing fields to the east and west of the inset buildings of Chase View Community Primary School.

Distinction between parcel and inset area

The parcel has some degree of containment by urban development and is in close proximity to Rugeley. There is no boundary feature to create separation from the settlement, and views are dominated by the urban area. Therefore, there is weak distinction between the parcel and the urban area.

RU32

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Weak/No

Land is open and lies in a wide gap between Rugeley and Cannock, and agricultural fields and woodland are significant separating features. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.

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

Contribution: Relatively weak

Land is open and is characterised by uses which are associated with the urban area and diminish the extent to which it is perceived as countryside, including school playing fields. 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.

RU32

Impact on contribution of adjacent Green Belt

- Release of RU32 as an expansion of Rugeley:

Rating: Negligible

The release would not have an impact on the distinction of land within adjacent parcels RU30 and RU33, or the relevance of this land to Green Belt purposes.

Overall harm of Green Belt release

- Parcel RU32 makes a relatively weak contribution to preventing encroachment on the countryside, and 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 Rugeley would be very low.

No/Very Low

- 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 RU33



-  RU33
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Cemetery
-  Ancient woodland



RU33

Parcel location and openness

Parcel size: 11.52ha

The parcel is located on the southern edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open, comprising of shrubland and sparse tree cover.

Distinction between parcel and inset area

Although the parcel has some degree of containment by urban development, the tree lines to the north form a strong boundary feature creating separation from the inset area. As such, neither the countryside nor the urban area dominates views. Tree cover is very prominent within the parcel, and landform is raised, making it significantly different from the settlement. Therefore, there is strong distinction between the parcel and the urban area.

RU33

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Moderate

Land is open and lies in a wide gap between Rugeley and Cannock, and agricultural fields and woodland are significant separating features.

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 and 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.

RU33

Impact on contribution of adjacent Green Belt

- Release of RU33 as an expansion of Rugeley:

Rating: Negligible

The release would not have an impact on the distinction of land within RU34 to the south of RU33, or the relevance of this land to Green Belt purposes.

The adjoining land within RU31, RU30 and RU32 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

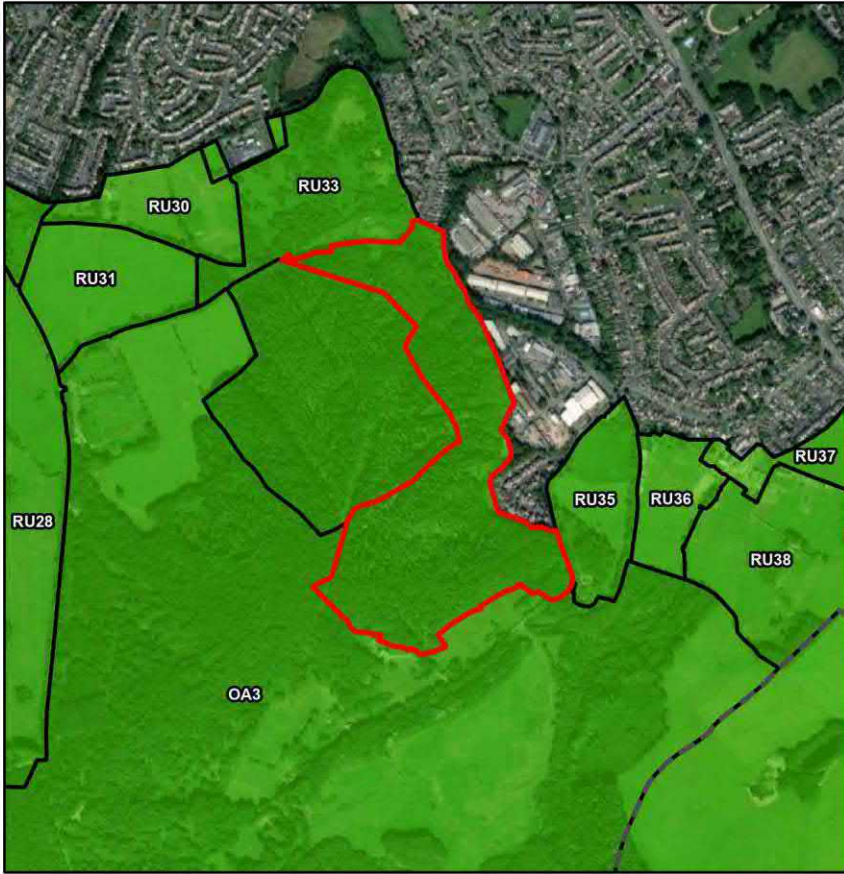
Overall harm of Green Belt release

- Parcel RU33 makes 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 negligible. Therefore the harm resulting from its release, as an expansion of Rugeley would be moderate.

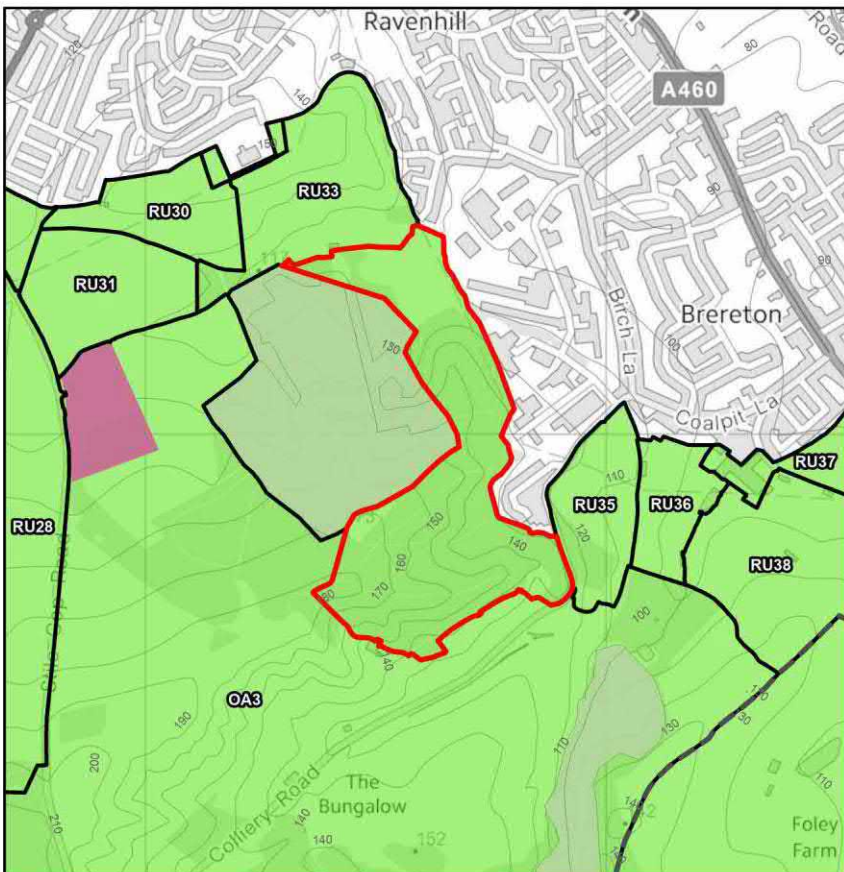
Moderate

- 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 RU34



-  RU34
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Cemetery
-  Ancient woodland



RU34

Parcel location and openness

Parcel size: 22.52ha

The parcel is located on the southern edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town. The parcel forms the eastern part of Chetwynds Coppice, the rest of which, to the west, is ancient woodland.

Land is open and is dominated by the Chetwynds Coppice woodland.

Distinction between parcel and inset area

Tree cover within the parcel is very prominent, making it significantly different from Rugeley and forming a strong boundary feature creating separation from the settlement. Furthermore, the parcel is not contained by urban development and extends a significant distance from the inset area. Views are dominated by open countryside. Therefore, there is very strong distinction between the parcel and the urban area.

RU34

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Moderate

Land is open and lies in a wide gap between Rugeley and Cannock, and agricultural fields and woodland are significant separating features.

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 and 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.

RU34

Impact on contribution of adjacent Green Belt

- Release of RU34 as an expansion of Rugeley:

Rating: Negligible

Woodland, in part constrained by ancient woodland designation, forms a strong boundary to the west and south of RU34. Its release would therefore result in negligible impact on adjacent Green Belt land.

The adjoining land within RU33 and RU35 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 RU34 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. It also makes a moderate contribution to preventing neighbouring towns merging into one another. 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 Rugeley would be moderate-high.

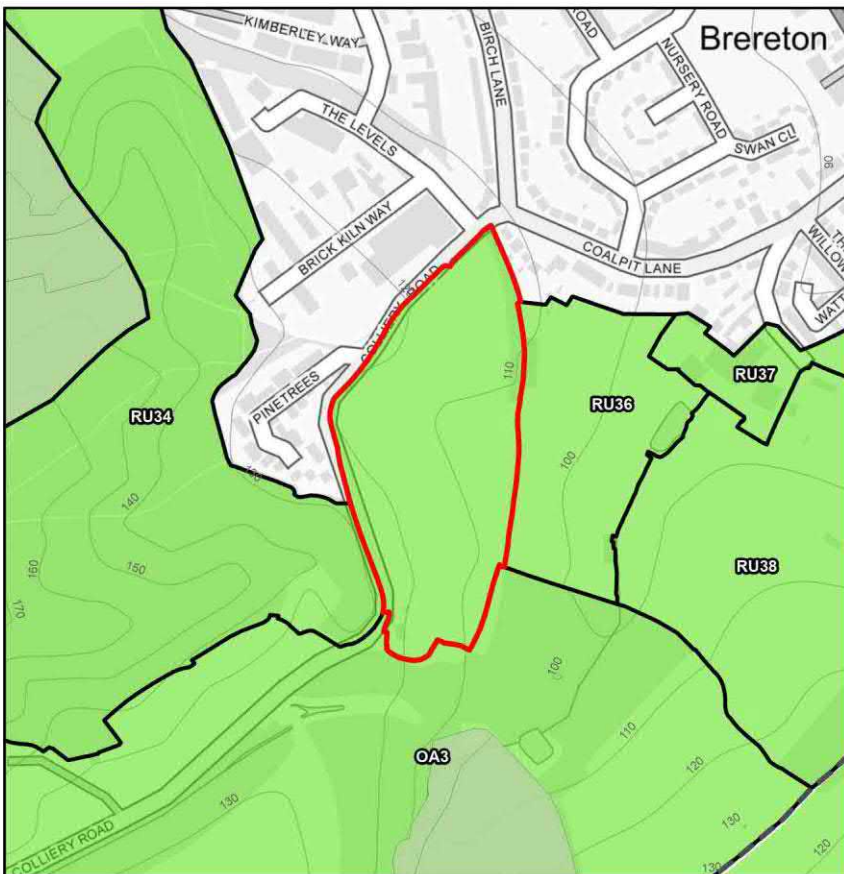
Moderate-High

- 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 RU35



-  RU35
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Ancient woodland



0 0.07 0.15 0.3 km

RU35

Parcel location and openness

Parcel size: 6.1ha

The parcel is located on the southern edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open, comprising of grassland, and an area of woodland and dwellings located in the south. An area of hardstanding is also located in the north of the parcel. However, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Land has some degree of containment by urban development and Colliery Road forms only a weak boundary to the inset area. Landform provides some distinction from the inset area and neither the countryside nor the urban area dominates views. Therefore, there is moderate distinction between the parcel and the urban area.

RU35

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
Land is open but lies in a wide gap between Rugeley and Burntwood, and agricultural fields and woodland are significant separating features. 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: 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.

RU35

Impact on contribution of adjacent Green Belt

- Release of RU35 as an expansion of Rugeley:

Rating: Negligible

The release would not have an impact on the distinction of woodland within RU34 to the west or to the south. It would have negligible impact on the distinction of land in RU36 to the east, or the relevance of this land to Green Belt purposes.

Overall harm of Green Belt release

- Parcel RU35 makes a relatively strong contribution to preventing encroachment on the countryside and a relatively weak contribution to maintaining settlement separation. 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 Rugeley 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 RU36



RU36

Parcel location and openness

Parcel size: 4.19ha

The parcel is located on the southern edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open, comprising of agricultural fields and agricultural buildings which are located in the west of the parcel. However, these are 'appropriate development' within the Green Belt and therefore do not impact openness.

Distinction between parcel and inset area

Land has some degree of containment by urban development, and the garden hedgerow boundary to the north is only a weak boundary feature, creating little separation from Rugeley. However, views are not dominated by the urban area. Therefore, there is moderate distinction between the parcel and the urban area.

RU36

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
Land is open and lies in a wide gap between Rugeley and Burntwood, and agricultural fields and woodland are significant separating features. 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: Relatively strong
Land is open countryside and 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.

RU36

Impact on contribution of adjacent Green Belt

- Release of RU36 as an expansion of Rugeley:

Rating: Minor-moderate

The release and development of RU36 would increase urbanising visual impact of land in RU38.

The adjoining land within RU35 and RU38 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 RU36 makes a relatively strong contribution to preventing encroachment on the countryside and a relatively weak contribution to preventing neighbouring towns merging into one another. 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 Rugeley would be moderate-high.

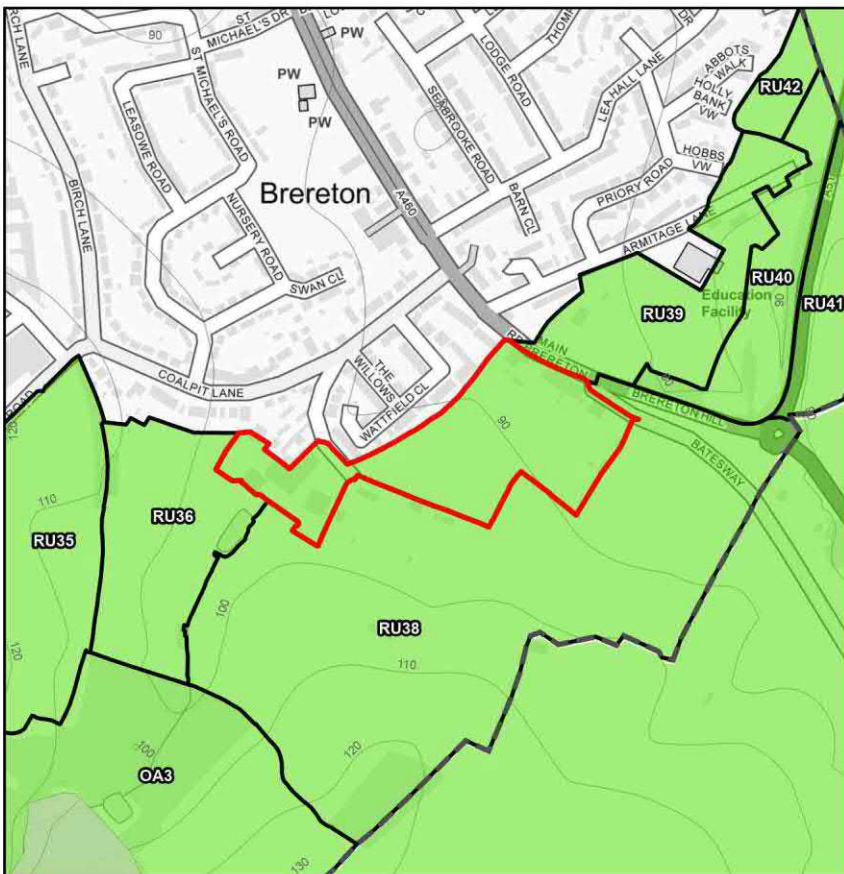
Moderate-High

- Harm could potentially be reduced by strengthening the existing hedgerow field boundaries and/or enhancing tree cover, particularly to the east and south-east of RU36. This would create a stronger Green Belt boundary and would also help conserve and restore the existing settled ancient farmland landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in RU37



-  RU37
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Ancient woodland



RU37

Parcel location and openness

Parcel size: 4.98ha

The parcel is located on the southern edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town. Brereton Conservation Area is located to the north.

Land is open, comprising of agricultural fields and separating hedgerows. The pub and associated car park on the inset settlement edge diminish openness locally but do not have a significant impact on the wider parcel. The property located in the north east of the parcel is too isolate to impact openness, and the farm buildings at the western end of the parcel are unlikely to be considered an inappropriate Green Belt use, and so do not diminish openness.

Distinction between parcel and inset area

The garden hedgerow boundary to the north is only a weak boundary feature, creating little separation from Rugeley, but the parcel is not contained by urban development. As such, neither the countryside nor the urban area dominates views. Therefore, there is moderate distinction between the parcel and the urban area.

RU37

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
Land is open and lies in a wide gap between Rugeley and Burntwood, and agricultural fields and woodland are significant separating features. 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: Relatively strong
Land is open countryside and 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.

RU37

Impact on contribution of adjacent Green Belt

- Release of RU37 as an expansion of Rugeley:

Rating: Minor-moderate

The release would have a visual urbanising impact on land within RU38 to the south, and would cause some weakening of boundary separation.

The adjoining land within RU38 and RU39 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 RU37 makes a relatively strong contribution to preventing encroachment on the countryside and a relatively weak contribution to preventing neighbouring towns merging into one another. 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 Rugeley would be moderate-high.

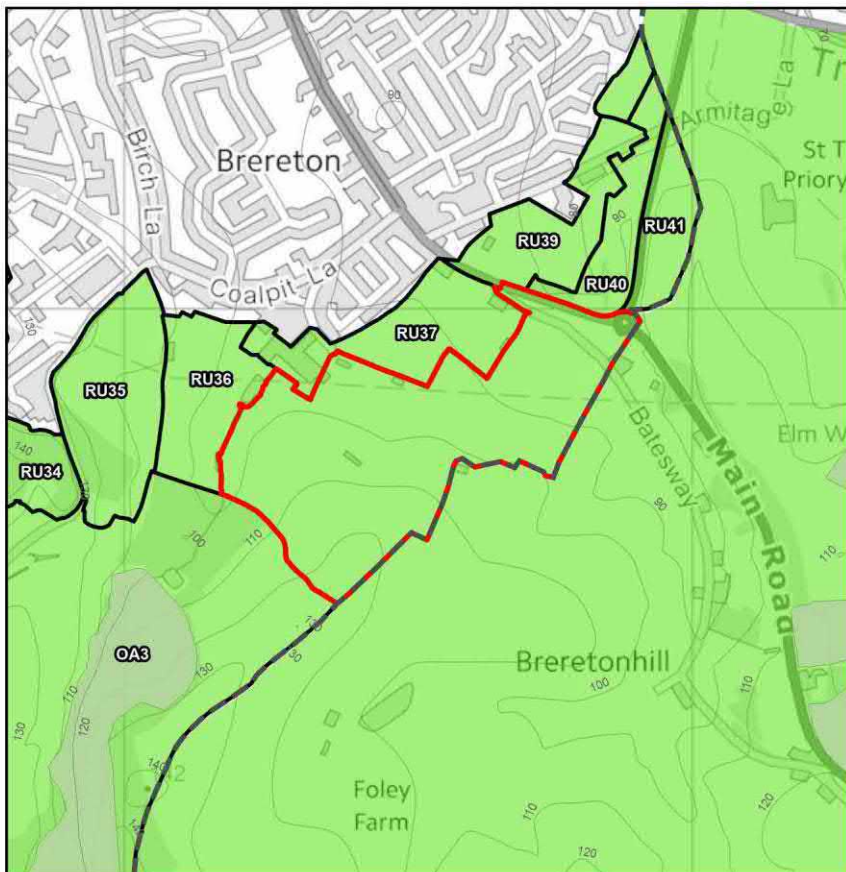
Moderate-High

- Harm could potentially be reduced by strengthening the existing hedgerow field boundaries and/or enhancing tree cover, particularly to the south and south-east of RU37, to create a stronger Green Belt boundary and help reduce the urbanising visual influence of development. These measures would also help conserve and restore the existing settled ancient farmland landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in RU38



-  RU38
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Ancient woodland



RU38

Parcel location and openness

Parcel size: 18.38ha

The parcel is located south of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open and is dominated by agricultural fields and separating hedgerows. Several agricultural buildings are located in the north of the parcel, however, these are 'appropriate development' within the Green Belt and therefore do not impact openness.

Distinction between parcel and inset area

The hedgerow to the north of the parcel is only a weak boundary feature, creating little separation from the inset area, but hedgerows within the parcel strength boundary separation further from the inset settlement edge. The sloping landform within the parcel provides some distinction from the settlement. Furthermore, the parcel 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.

RU38

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Moderate

Land is open and lies in a wide gap between Rugeley and Burntwood, and agricultural fields and woodland are significant separating features. 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 and 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.

RU38

Impact on contribution of adjacent Green Belt

- Release of RU38 as an expansion of Rugeley:

Rating: Minor

Release of this parcel would weaken boundary distinction and increase urbanising visual impact on land to the south, mostly in Lichfield District.

Release of RU38 would not impact the contribution of land within RU41, with which it shares a short frontage. This would be a negligible impact.

The adjoining land within RU36, RU37, RU39 and RU40 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 RU38 makes 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 Rugeley would be moderate-high.

Moderate-High

- Harm could potentially be reduced by strengthening the existing hedgerow field boundaries and/or enhancing tree cover, particularly to the south and south-east of RU38, to create stronger Green Belt boundaries and help reduce the urbanising visual influence of development. This would also help conserve and restore the existing settled ancient farmland landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in RU39



-  RU39
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



RU39

Parcel location and openness

Parcel size: 3.97ha

The parcel is located on the eastern edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open, comprising of school playing fields and separating tree lines. However, these are 'appropriate development' within the Green Belt and therefore do not impact openness.

Distinction between parcel and inset area

The parcel has some degree of containment by urban development and there is no boundary feature in the north to create separation from Rugeley. Furthermore, the parcel is in close proximity to the inset area and views are dominated by the urban area. Therefore, there is weak distinction between the parcel and the urban area.

RU39

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as 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 open and is characterised by uses which are associated with the urban area and diminish the extent to which it is perceived as countryside, including school playing fields and formal parkland with exercise facilities. 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.

RU39

Impact on contribution of adjacent Green Belt

- Release of RU39 as an expansion of Rugeley:

Rating: Minor

The release and development of RU39 would increase urbanising containment of land in RU37. The release of RU39 would weaken the boundary separation of land within RU40.

The adjoining land within RU41 and RU42 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 RU39 makes a relatively weak contribution to preventing encroachment on the countryside, 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 Rugeley would be low.

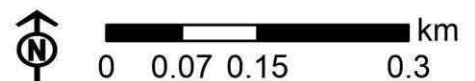
Low

- Harm could potentially be reduced by strengthening the existing hedgerow field boundaries and/or enhancing tree cover, particularly to the south and south-east of RU39, to create stronger Green Belt boundaries and help reduce the impact of urbanising containment to the south. This would also help conserve and restore the existing settled ancient farmland landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in RU40



-  RU40
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



RU40

Parcel location and openness

Parcel size: 2.82ha

The parcel is located east of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open, comprising of paddock fields and sparse tree cover. Armitage Lane cross the parcel in the north.

Distinction between parcel and inset area

The tree line to the west is a moderate boundary feature creating separation from Rugeley, so views are dominated by the urban area, and the sloping landform within the parcel provides some distinction from the settlement. The parcel is not contained by urban development, but lies in close proximity to the inset settlement edge. Therefore, there is moderate distinction between the parcel and the urban area.

RU40

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as 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 and 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.

RU40

Impact on contribution of adjacent Green Belt

- Release of RU40 as an expansion of Rugeley:

Rating: Negligible

The A51, Brereton Hill road and adjacent strong hedgerows mean that the parcel's release would have negligible impact on land to the east within RU41 or to the south within RU38.

The adjoining land within RU39 and RU42 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 RU40 makes a relatively strong contribution to preventing encroachment on the countryside, and 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 Rugeley would be low-moderate.

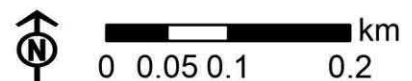
Low-Moderate

- 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 RU41



-  RU41
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



RU41

Parcel location and openness

Parcel size: 2.46ha

The parcel is located on the southern edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open, comprising of a steeply sloping field.

Distinction between parcel and inset area

The treeline, road and intervening land to the west provide a strong degree of separation from the settlement. The sloping landform provides significant distinction from the urban area and views from the parcel are dominated by open countryside. Furthermore, the parcel is not contained by urban development. Therefore, there is very strong distinction between the parcel and the urban area.

RU41

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as 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 and 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.

RU41

Impact on contribution of adjacent Green Belt

- Release of RU41 as an expansion of Rugeley:

Rating: Minor

The release and development of RU41 would result in land to the east forming the Green Belt adjacent to the inset edge and the strong boundary distinction from the settlement of this area would be significantly weakened.

The adjoining land within RU40 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 RU41 has very strong distinction from the inset settlement, and therefore makes a particularly strong 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 Rugeley would be high.

High

- Harm could potentially be reduced by strengthening the existing hedgerow field boundaries and/or enhancing tree cover to the east of RU41. This would create a stronger Green Belt boundary and would also help conserve and restore the existing settled ancient farmland landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016).

Harm of release of land in RU42



-  RU42
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt



0 0.03 0.07 0.13 km

RU42

Parcel location and openness

Parcel size: 0.77ha

The parcel is located on the eastern edge of Rugeley. Rugeley does not constitute a large built-up area but it is, in terms of the role of Green Belt, a historic town.

Land is open, comprising of a paddock field.

Distinction between parcel and inset area

The garden hedgerow boundary to the west is only a weak boundary feature, creating little separation from the inset area. The parcel has some degree of containment by urban development, is in close proximity to the inset area and views are dominated by the urban area. Therefore, there is weak distinction between the parcel and the urban area.

RU42

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as 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 open countryside but 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 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.

RU42

Impact on contribution of adjacent Green Belt

- Release of RU42 as an expansion of Rugeley:

Rating: Negligible

The release would not have an impact on the distinction of land within RU40 to the east of RU42, or the relevance of this land to Green Belt purposes.

The adjoining land within RU39, and land to the north in Lichfield District, 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 RU42 makes a moderate contribution to preventing encroachment on the countryside, and 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 Rugeley would be low.

Low

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